

WILFORD PRESERVE
Community Development District

DECEMBER 16, 2025

AGENDA

**Wilford Preserve
Community Development District**

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

December 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, December 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. Public Hearing for the Purpose of Imposing Special Debt Assessments; Consideration of Resolution 2026-05
- IV. Public Hearing for the Purpose of Imposing Operations & Maintenance Assessments; Consideration of Resolution 2026-06
- V. Approval of the Minutes of the November 10, 2025 Meeting
- VI. Discussion of Installation of Light Poles or Solar Lights
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity / Operations Manager – Report
- VIII. Financial Reports
 - A. Financial Statements as of November 30, 2025
 - B. Check Register

C. Boundary Amendment Funding Request #14

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – Tuesday, January 20, 2026, at 1:30 p.m. at the Plantation Oaks Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2026-05

[170.08 RESOLUTION LEVYING ASSESSMENTS – BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Wilford Preserve Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements for property within the District known as Cheswick South (“**Boundary Amendment Parcel**”) and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the Boundary Amendment Parcel; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure improvements (the “**Improvements**”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the project for the Boundary Amendment Parcel (the “**Project**”), the nature and location of which was initially described in Resolution 2026-02 and more particularly described in the its *Supplemental Engineering Report for Cheswick South*, dated October 30, 2025 (the “**Engineer’s Report**”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which Project’s plans and specifications are on file at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District Manager’s Offices**”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2026-02, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2026-02 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-02, said Resolution 2026-02 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2026-02, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-03, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel so improved and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On December 16, 2025, at the time and place specified in Resolution 2026-02 and the notices referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Preliminary Assessment Methodology Report for the Special Assessment Bonds, Series 2026 (Cheswick South Project)*, dated November 10, 2025 (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Assessments**"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District authorizes its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the special benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-02, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the

District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Project has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project as further provided in section 170.09, *Florida Statutes*, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time, if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Clay County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, site planned, sold in bulk to third parties, subjected to a declaration of condominium, or otherwise subdivided into platted units (all such processes shall be referred to in this Section 8 as ‘plats,’ ‘platted,’ and/or ‘platting’), the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review and approval. The District Manager shall cause the Assessments securing each series of Bonds issued to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. No further action by the Board of Supervisors shall be required. The District’s review and approval shall be limited solely to this function and the enforcement of the lien established by this Resolution. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding that the Developer intends

to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners' association that is exempt from special assessments under Florida law shall not be subject to the Assessments. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Clay County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears

that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 16th DAY OF DECEMBER 2025.

WILFORD PRESERVE COMMUNITY DEVELOPMENT
DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Supplemental Engineering Report for Cheswick South*, dated October 30, 2025

Exhibit B: *Preliminary Assessment Methodology Report for the Special Assessment Bonds,
Series 2026 (Cheswick South Project)*, dated November 10, 2025

**Supplemental
ENGINEERING REPORT
For
Cheswick South**

**Wilford Preserve
Clay County, Florida**

***PREPARED FOR:
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092***

Submitted By:



***Taylor & White, Inc.
9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257***

October 30, 2025

ENGINEER OF RECORD SIGNATURE PAGE

Project Name: **Wilford Preserve Community Development District**
Project Location:
Project City / State: **Clay County, Florida**
Computer Programs used for this report: **Microsoft Word and Excel**
T&W Job No. **16050**

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D. Glynn Taylor, P.E.
P.E. No. 44163



Portions of pages or sections of this
report are signed and sealed by the
District's Engineer

Sections I-X

Notes:

1. This report was prepared for the Wilford Preserve Community Development District is not intended for any other purpose, agency or third party use.

INTRODUCTION

This is the Supplemental Engineering Report for Cheswick South (the “Cheswick South Report”), which supplements the Engineering Report prepared by Taylor & White, Inc. for the Wilford Preserve Community Development District dated February 23, 2018, the Supplemental Engineering Report dated June 20, 2018, the Amended and Restated Second Supplemental Engineering Report, dated July 18, 2019, the Second Amended and Restated Second Supplemental Engineering Report dated August 15, 2019, and the Supplemental Engineering Report for Wilford Preserve Phase IV dated August 9, 2023 (collectively the “Engineer’s Report”).

PROJECT BACKGROUND

The Wilford Preserve Community Development District (the “District”) has amended its boundaries to include Cheswick South, a 135.1 acres property immediately to the south and west of the prior District boundary (Exhibit 2). The access from the prior District boundary to Cheswick South is via Cheswick Oak Avenue. Cheswick South is located at the end of Cheswick Oak Avenue, approximately 1.8 miles south of Argyle Forest Boulevard. Exhibit 1 represents a Location Map for the District.

In order to serve the residents of the District, the District either has or plans to design, permit, finance, acquire and / or construct, operate, and maintain all or part of certain transportation, drainage, utility infrastructure, recreational facilities including the Amenity Center, security facilities, and landscaping within and adjacent to the District (the Capital Improvement Plan or “CIP”). The CIP is described in more detail in the Engineer’s Report. The purpose of this Cheswick South Report is to provide a description of the portion of the CIP improvements and provide the estimated cost of improvements associated with the construction expenses that will be required for Cheswick South only (the “Cheswick South Project”). The Cheswick South Project may be subject to modification in the future. The implementation of any improvements outlined within the Cheswick South Project requires final approval by the District’s Board of Supervisors. Improvements contemplated in the Engineer’s Report encompass requirements set forth in the Clay County land development code.

GOVERNMENTAL ACTIONS

The Clay County Board of County Commissioners approved the District on February 28, 2017 and the addition of Wilford IV pursuant to Ordinance 2023-22 adopted on July 11, 2023 and effective July 1, 2023. All applicable zoning, vesting, and concurrency approvals are in place. The Clay County Utility Authority (CCUA) has issued the water and sewer construction plan approval and permits for the water, reuse and sewer plans to serve the added community. Table 2 is a list of all the development permits applied for and permit numbers.

PHASING

The District consists of Phase I thru III, Wilford IV, and Cheswick South with construction of all CIP improvements within Phases I thru III completed, Wilford IV and Cheswick South currently under construction. The table below outlines the lot numbers and sizes for all phases of development:

	50' Lots	60' Lots	TOTAL
Phase I	109	24	133
Phase II	139	35	174
Phase III	112	26	138
Phase IV	128	20	148
Cheswick South	169	63	232
	655	170	825

Phase I included the Master Sanitary Sewer Pump Station, and Main Entrance from White Heron Lane.

Phase II included the Amenity Center and Cheswick Oak Avenue.

Phase III included construction in two (2) sub-phases – 3A with 92 lots and 3B with 46 lots.

Phase IV will include the 148 lots and Pump Station.

Cheswick South will include 232 lots, Pump Station and Amenity Center.

CHESWICK SOUTH INFRASTRUCTURE IMPROVEMENTS

Cheswick South is located in the southwest portion of the District and it connects to and extends Cheswick Oaks Ave. to its entrance. This portion of the project consists of 232 single family residential units with associated, Master Roadway System, Master Utility System, storm water management facilities, Amenity Center, neighborhood parks and a pump station parcel, as shown on Exhibit 3.

The District presently intends to finance, construct, and acquire certain improvements for this the Cheswick South Project within and adjacent to the District boundaries. The Proposed Funding, Construction, Maintenance and Final Ownership Plan is found in Table 1. The costs associated with the CIP improvements is found in Exhibit 4.

CHESWICK SOUTH DISTRICT FUNDING IMPROVEMENTS

The following items listed below are required for the Cheswick South Neighborhood Infrastructure construction.

- Local roadways for the Neighborhood Infrastructure.
- Neighborhood Storm water management facilities (SMFs) and drainage collection system,

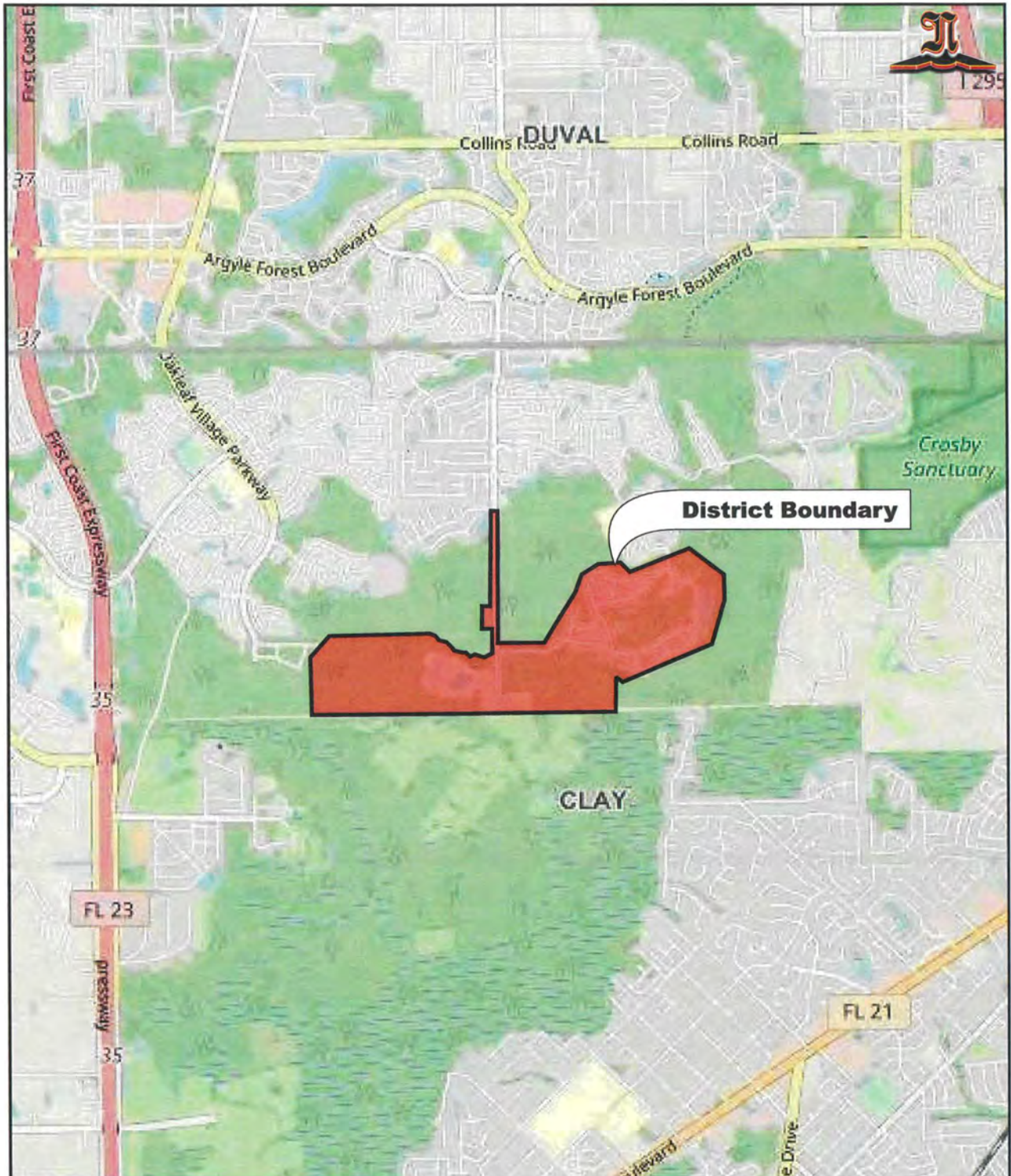
- clearing, grubbing and earthwork.
- Neighborhood utilities (water, sewer including pump station and reuse).
 - Neighborhood Parks and Recreation including Amenity Center.
 - Neighborhood landscaping, fencing and street trees.
 - Each item includes design and permit fees as required to design, construct and permit the neighborhood infrastructure for this Phase.

**BASIS OF DISTRICT FUNDING AND DEVELOPER
FUNDING
FOR CHESWICK SOUTH**

The following is the basis for the infrastructure costs:

The funding amounts for Master Roadways, Master Utility System, and Master Storm Water System were obtained from Baker Constructors, Inc. Pay Application #22 dated November 20, 2023. Baker Constructors, Inc. was the approved Contractor by the Developer upon completion of the Bid process. Dicky Smith was the General Contractor approved for the Amenity Center.

- The engineering fees, geotechnical engineering and environmental services are not included in this report.
- Master Entry Features, Landscaping and Buffering based on an allowance supplied by the Developer.
- Neighborhood Parks costs are based on Baker Constructors, Inc. Pay Application #22 and the Amenity Center costs are based on Dicky Smith Pay Application #6 dated November 20, 2023.
- C.E.I. costs obtained from requirements by Clay County to engage ETM on behalf of the County for inspection services are not included in this report.



Taylor & White, Inc.
Civil Design & Consulting Engineers

9556 Historic Kings Road South, Suite 102
Jacksonville, Florida 32257 • (904) 846-0671
www.taylorandwhite.com



Certificate of Authorization: 7298 Professional Civil Engineering Services

Exhibit 1 Location Map Wilford Preserve CDD

Job Number: 16050.3	Date: December 12, 2023	Project Manager: G. Taylor, P.E.	Designed By: T. Ringler	Drawn By: T. Ringler	County: Clay	Scale: N.T.S.	EXHIBIT 1
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Taylor & White, Inc.
Civil Design & Consulting Engineers

9558 Historic Kings Road South, Suite 102
 Jacksonville, Florida 32257 - (904) 949-0671
www.taylorandwhite.com



Professional Civil Engineering Services

Exhibit 2 **Expansion Parcel** **Wilford Preserve CDD**

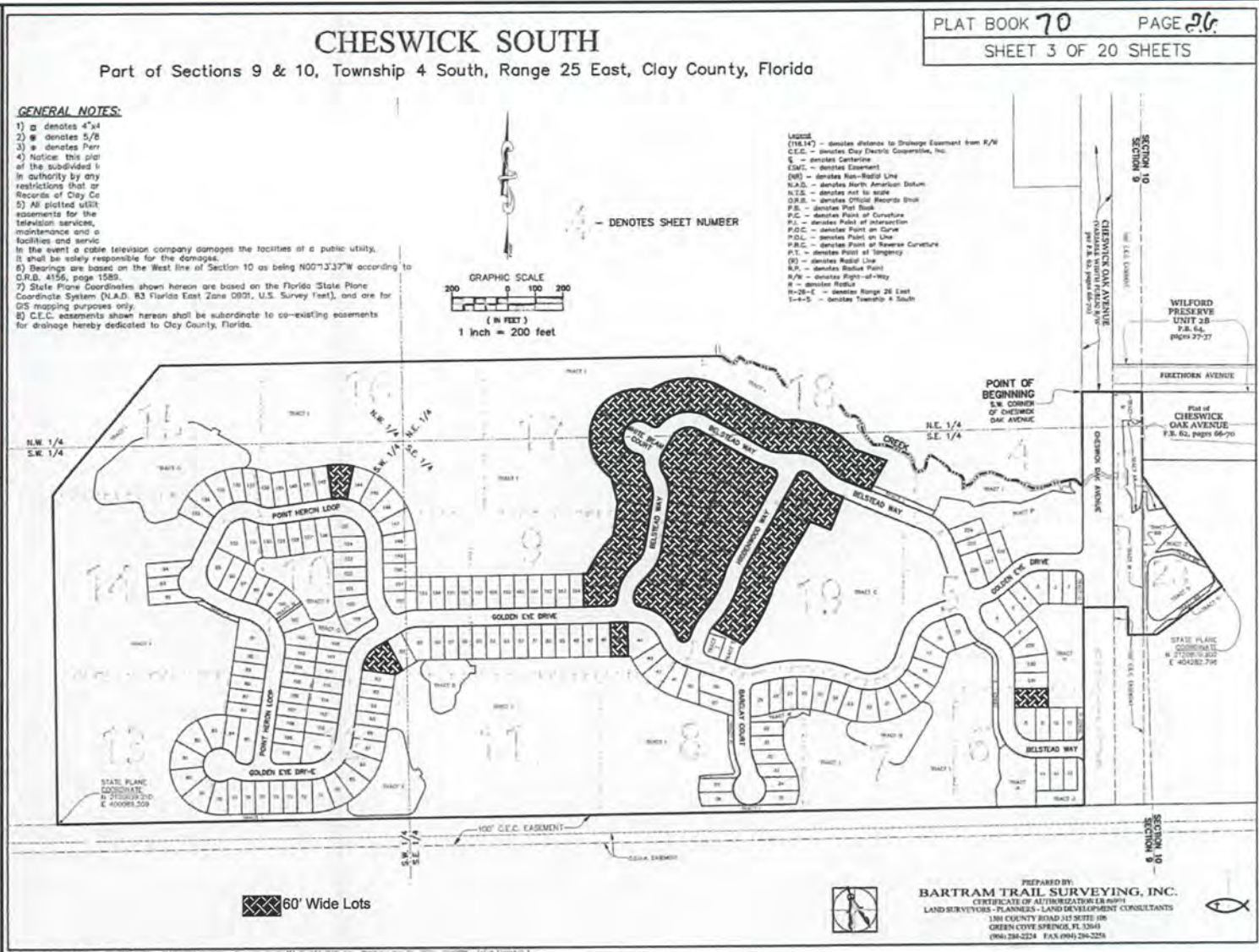
Job Number:	16050.3	Date:	December 12, 2023	Project Manager:	G. Taylor, P.E.	Designed By:	T. Ringler	Drawn By:	T. Ringler	County:	Clay	Scale:	N.T.S.	EXHIBIT 2
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Project Number: 16050.3 Date: December 12, 2023
 Project Manager: G. Taylor, P.E. Drawn By: T. Ringler
 Checked By: T. Ringler County: Clay State: N.T.S. EXHIBIT 3
 Professional Civil Engineering Services
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Taylor & White, Inc.
 Civil Design & Consulting Engineers
 6556 Historic Kings Road South, Suite 102
 Jacksonville, Florida 32257 • (904) 348-0371
 www.taylorandwhite.com

Exhibit 3
Site Plan
Wilford Preserve CDD



Lot Mix

50' Wide	- 169
60' Wide	- 63
Total	- 232



Exhibit 4
Wilford Preserve Community Development District
Summary of Statutory Items
Expansion Project Costs

Description	Total
1. Stormwater Management System	\$1,763,560
2. Wastewater Collection System	\$2,151,370
3. Potable Water and Reuse Distribution System	\$2,397,140
4. Roadways and Sidewalks	\$4,412,500
5. Recreation Areas	\$2,009,750
6. Hardscape, Entry Features, Landscape and Buffering	\$100,000
7. Cheswick Oak Ave. Extension	\$1,815,250
Total	\$14,649,570



9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257
E: (904) 346-0071 • F: (904) 346-3051
www.TaylorandWhite.com

Table 1
Wilford Preserve Community Development District
Expansion Parcel - Proposed Facilities

Facilities	Funded By	Owned By	Maintained By
Utilities (Water, Sewer, Reuse and Electric)	District	County	County
Roads, Ponds and Stormwater System	District	District	District
Amenity Center/Neighborhood Parks	District	District	District
Cheswick Oak Ave Extension	District	County	County

Table 2
 Wilford Preserve Community Development District
 Cheswick South
 Schedule of Development Permits

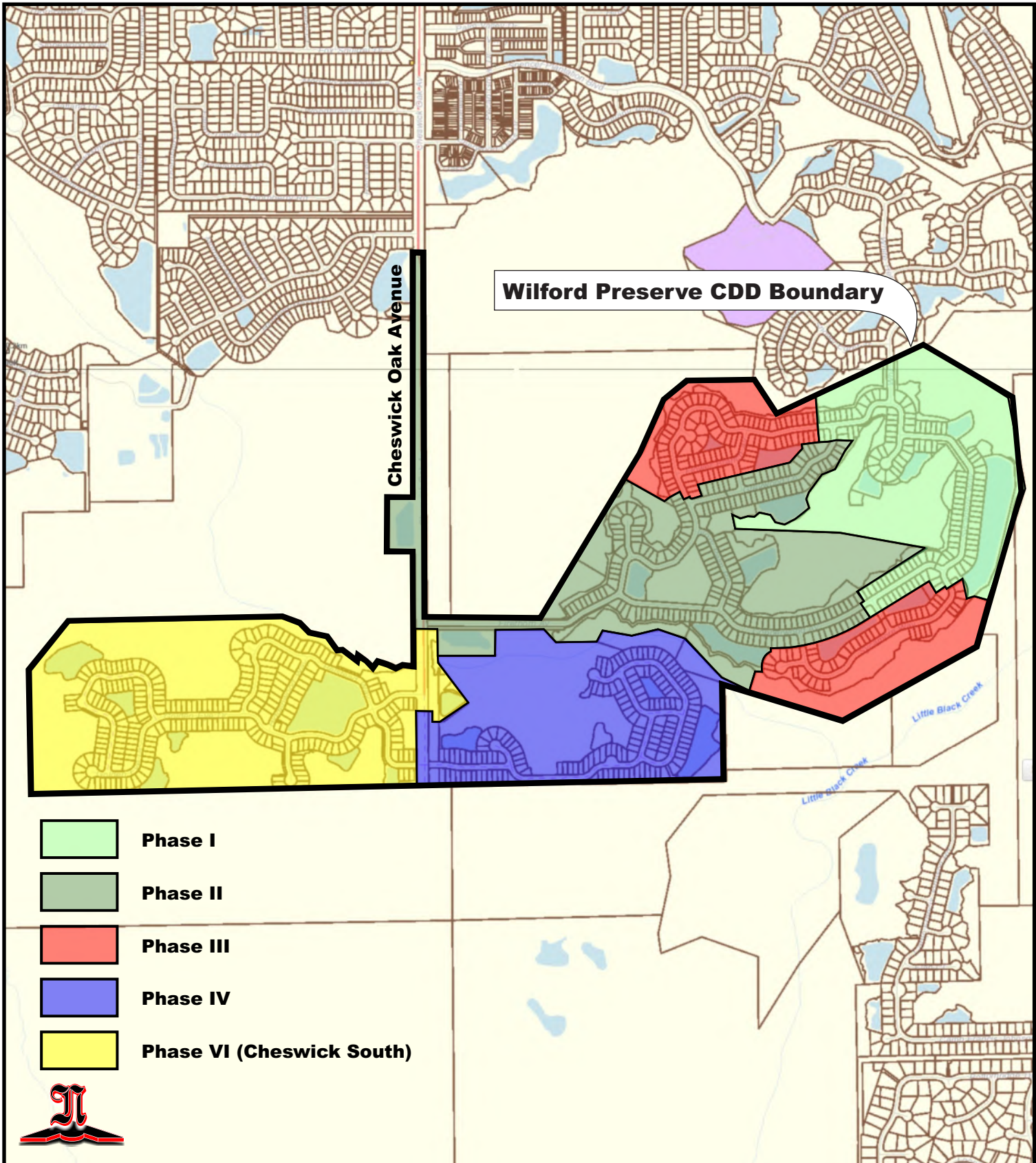
Cheswick South Development Permits	Status
Clay County Engineering	APPROVAL LETTER DATED August 5, 2021
St. Johns River Water Management District (SJRWMD) Application Number 148657	ISSUED August 18, 2021 148657-3 Transferred Owners January 20, 2023 148657-7
Clay County Utility Authority Permit (CCUA) Application Number	CCUA Plan Acceptance Letter Dated September 1, 2021 COC Potable Water Permit DW2206-1022 COC Wastewater Permit PW1114-1021
Army Corps of Engineers Permit (ACOE) Application Number	SAJ-2005-06179.



Taylor & White, Inc.
 Civil Design & Consulting Engineers

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

Future Land Use Map



Taylor & White, Inc.
Civil Design & Consulting Engineers



Professional Civil Engineering Services

Wilford Preserve CDD

Scale:	N.T.S.	Job Number:	16050.3
Source:	Clay County GIS	Date:	October 27, 2025
Sheet:	Exhibit "D"		

Wilford Preserve Community Development District

Preliminary Assessment Methodology Report for the Special Assessment Bonds, Series 2026 (Cheswick South Project)

November 10, 2025



Governmental Management Services, LLC

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1.0 Introduction

1.1 Purpose

This report provides a methodology for allocating the proposed debt to be incurred by the Wilford Preserve Community Development District (“CDD” or “District”) to properties in the single family residential section of the District referred to as Cheswick South (“Cheswick South”) and for allocating the estimated par amount of bonds being issued by the District to fund such infrastructure improvements (the “2026 Project” or “CIP”) described in the Supplemental Engineer’s Report, dated October 30, 2025 and further supplements the adopted Master Special Assessment Methodology Report dated February 23, 2018 and approved on March 5, 2018 (the “Engineer’s Report”). The proposed bonds will fund infrastructure improvements that will allow the development of the single-family residential property in Cheswick South. This methodology allocates the proposed debt to properties based upon the special benefits each receives from the 2026 Project. In this case the assessable property located within the District includes approximately 135.1 acres located in Clay County (“the County”), Florida within Cheswick South. Cheswick South was annexed into the District following the approval of the Clay County Board of Commissioners with Ordinance No. 2025-34 adopted October 14, 2025 and effective October 24, 2025. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This Assessment Methodology Report (“Report”) presents the financing of the District’s capital requirements necessary to provide the community infrastructure improvements for the single-family residential development located within Cheswick South as described in the Engineer’s Report. This Report also describes the apportionment of benefits and special assessments resulting from the provision of the public improvements to the lands within Cheswick South.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits

for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's infrastructure program enables properties within its boundaries to be developed. Without the District's 2026 Project, there would be no infrastructure to support development of land within Cheswick South. Without these improvements, state law would prohibit development of property within Cheswick South.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of District infrastructure included in the 2026 Project. However, these are incidental to the District's 2026 Project for single family residential development, which is designed solely to provide special benefits peculiar to property within Cheswick South. Properties outside Cheswick South do not depend upon the 2026 Project for single family residential development as defined herein to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of Cheswick South. Even though the exact value of the benefits provided by the District's 2026 Project is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of this Report

Section Two describes the development program as proposed by the landowner of all lands within the District.

Section Three provides a summary of the Capital Improvement Program for the single-family development area within Cheswick South as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 Development Program for Wilford Preserve CDD

2.1 Overview

The Wilford Preserve CDD consists of approximately 477.65 acres in Clay County and the development is designed as a residential project. The proposed land use within the District is consistent with the Clay County, Florida Land Use and Comprehensive Plans.

2.2 The Development Program

The single-family residential development for Cheswick South as noted in **Table 1** will consist of 232 single-family homes all of which have been platted.

3.0 The Capital Improvement Program for Cheswick South

3.1 Engineering Report

The single-family residential infrastructure costs to be funded by the Wilford Preserve CDD are determined by the District Engineer in the Engineer's Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

3.2 The 2026 Project

The proposed 2026 Project to serve the Cheswick South consists of a stormwater management system, wastewater collection system, potable water and reuse distribution system, roadways and sidewalks, recreation areas, hardscape, entry features, landscaping and buffering, and an extension of Cheswick Oak Avenue.

The total costs of the 2026 Project for Cheswick South single-family residential development according to the Engineer's Report are projected at \$14,649,570. Included in **Table 2** are the estimated costs for the CIP in broad functional categories. It is anticipated the District will fund a portion of the projected costs and the balance will be funded by the Developer of Cheswick South pursuant to a completion agreement.

4.0 Financing Program for Cheswick South

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of additional single-family lands within Cheswick South. Construction of certain improvements of the 2026 Project will be funded by the Developer and acquired by the

District under an agreement between the District and the Developer, and a portion will be funded directly by the District. The structure of financing presented below is preliminary and subject to change.

The financing plan for the District in this report reflects the issuance of Special Assessment Bonds in the principal amount of \$4,067,410 to fund a portion of the 2026 Project, as shown in **Table 3**.

4.2 Series 2026 Bonds

The Special Assessment Bonds project an issuance that will be repaid with thirty annual principal installments paid on May 1, beginning May 1, 2027 and maturing May 1, 2056, and with interest paid semiannually every May 1 and November 1.

As detailed in the current financing plan, in order to finance a portion of the 2026 Project, the District will need to incur indebtedness in the total amount of approximately \$4,067,410.

The difference between the Bond debt and the amounts that will be available to fund portions of the 2026 Project is comprised of costs of issuance including underwriter's discount and professional fees associated with debt issuance, capitalized interest, and a debt service reserve fund equal to 50% of the maximum annual debt service.

A summary of the financing is presented in **Table 3** for the 2026 Project.

5.0 Assessment Methodology

5.1 Overview

The Special Assessment Bonds will provide the District with funds to construct and or acquire a portion of the 2026 Project outlined in Section 3.2. These improvements lead to special and general benefits, with special benefits accruing generally to the properties within Cheswick South of the District and general benefits accruing to areas outside of Cheswick South being only incidental in nature. The debt incurred in financing a portion of the 2026 Project will be repaid by assessing properties that derive special and peculiar benefits from the 2026 Project. All properties that receive special and peculiar benefits from the 2026 Project will be assessed. The Assessment Methodology is a three-step process for assigning benefit and debt. The first step is the determination of the 2026 Project by the engineer related to the 2026 Project costs for the Cheswick South. Second the amount of bonds required to finance the 2026 Project is determined.

Third and finally the debt required to finance the 2026 Project will be allocated to the benefiting lands based upon a fair and reasonable estimate of benefit.

5.2 Assigning Debt

The current development plan for Cheswick South is for 232 single-family residential homes; however, the planned unit numbers and land use types may change.

The 2026 Project to be funded, in part, by the District will include a stormwater management system, wastewater collection system, potable water and reuse distribution system, roadways and sidewalks, recreation areas, hardscape, entry features, landscaping and buffering, and an extension of Cheswick Oak Avenue. It has been determined that each residential lot will benefit from the 2026 Project on an equivalent residential unit (ERU) basis based on the average lot sizes planned within Cheswick South as outlined in **Table 4**. **Table 4** identifies the 50' Lot as the base unit with an ERU factor of 1.0 and the 60' lot with an ERU factor of 1.2, based upon the average size of the 50' lot (60' divided by 50' equals 1.2 ERUs).

As the provision of the 2026 Project by the District will make the single-family residential lands in Cheswick South developable, the land will become more valuable to their owners. The increase in the value of the land provides the logical benefit of improvements that accrue to the developable parcels within Cheswick South of the District.

The debt incurred by the District to fund a portion of the 2026 Project is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special and peculiar benefit to the land within Cheswick South. For the purpose of determining the special benefit accruing to the single-family residential lands within Cheswick South, the proposed 2026 Project costs have been allocated to each land use on an ERU basis. The 2026 Project assessments will be levied to each lot or development unit on an ERU basis.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar

benefits to certain properties within Cheswick South. The District's 2026 Project benefits properties within the Cheswick South and accrue to all assessable properties on an ERU basis. Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from each improvement undertaken by the District are:

- a. Stormwater management improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Roadways and sidewalks, including the extension of Cheswick Oak Avenue, result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- c. Wastewater collection, potable water, and reuse distribution systems result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Entry features including buffering, landscape and hardscape result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- e. The extension of Cheswick Oak Avenue results in special and peculiar benefits as the added use of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being precisely calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the 2026 Project is delineated in **Table 4** (expressed as Estimated Par Debt and Debt Service Allocation).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition

and or construction of the District's improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation for Infrastructure improvements in **Table 4**, a Par Debt per Unit has been calculated for each development unit type. This amount represents the per unit debt allocation assuming all anticipated units are built and sold in the planned single-family development and the entire proposed CIP for Cheswick South is developed and or acquired and financed by the District.

Included on **Table 5** is the assignment of Assessments to each product type.

5.5 Assessment Roll

Table 6 is the Assessment Roll for Cheswick South reflecting the projected debt to be allocated to each of the 232 platted lots.

5.6 Additional Information

Governmental Management Services- North Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS LLC registered to provide such services as described in Section 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS LLC does not provide the District with financial advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance, GMS LLC makes no representation regarding the information provided by others.

<p>TABLE 1</p> <p>Wilford Preserve Community Development District</p> <p>Development Program Series 2026</p>

LAND USE	ERU	UNITS WILFORD IV	TOTAL WILFORD IV ERUS	UNITS CHESWICK SOUTH	TOTAL CHESWICK SOUTH ERUS	TOTAL UNITS	TOTAL ERUS
50' LOT	1	128	128	169	169	297	297
60' LOT	1.2	20	24	63	75.6	83	99.6
TOTAL		148	152	232	244.6	380	396.6

TABLE 2
Wilford Preserve CDD
Infrastructure Cost Estimates

Neighborhood Infrastructure Improvements	Existing Costs	Estimated Costs Wilford IV	Estimated Costs Cheswick South 2026 Project	Total Cost Estimates
Stormwater Management System	1,745,150		1,763,560	3,508,710
Water / Sewer Improvements	2,518,630	4,454,190	2,151,370	9,124,190
Potable Water & Reuse Distribution System	2,444,555		2,397,140	4,841,695
Roadway & Sidewalk Improvements	5,807,440	3,234,835	4,412,500	13,454,775
Recreation Improvements	1,606,620	222,600	2,009,750	3,838,970
Landscape & Hardscape	839,000	100,000	100,000	1,039,000
Cheswick Oak Ave Extension	2,229,675		1,815,250	4,044,925
Total Costs	17,191,070	8,011,625	14,649,570	39,852,265

Information provided by Taylor and White, Inc.

Master Infrastructure Cost Engineer's Report Dated March 5, 2018

Supplemental Engineer's Report for Cheswick South Dated October 30, 2025

TABLE 3
Wilford Preserve Community Development District
Sources and Uses Series 2026

	SERIES 2026 WILFORD IV	SERIES 2026 CHESWICK SOUTH	TOTAL SERIES 2026
<u>Sources:</u>			
Bond Proceeds - Par Amount	2,527,584	4,067,416	6,595,000
Total Sources of Funds	2,527,584	4,067,416	6,595,000

<u>Uses:</u>			
Construction Funds	2,211,830	3,559,300	5,771,130
Debt Service Reserve Fund 50% MADS	85,920	138,264	224,184
Capitalized Interest	93,538	150,522	244,061
Cost of Issuance	85,744	137,981	223,725
Underwriter's Discount	50,552	81,348	131,900
Total Uses of Funds	2,527,584	4,067,416	6,595,000

Principal Amortization Installments	30	30	30
Average Coupon	5.469801%	5.469801%	5.469801%
Par Amount	2,527,584.47	4,067,415.53	6,595,000
Maximum Annual Debt Service	171,840.64	276,527.89	448,368.53
Capitalized Interest Through	11/01/26	11/01/26	11/01/26
Maturity	5/1/2056	5/1/2056	5/1/2056

Notes:
DSRF based on 50% of maximum annual debt service (MADS).
Provided by MBS Capital Markets, LLC

TABLE 4
Wilford Preserve CDD
Benefit

Development Type	Number of Planned Units Series 2026	ERU Per Unit (1)	Total ERU's	Improvement Costs Per Product Type	Benefit Per Unit	Allocation of Series 2026 Par Debt	Series 2026 Par Debt per Unit
50' LOT	297	1.00	297	29,843,981	100,485	4,938,767	16,629
60' LOT	83	1.20	99.6	10,008,284	120,582	1,656,233	19,955
TOTAL	380		396.6	39,852,265		6,595,000	

(1) Based on the Supplemental Master Assessment Methodology Report dated March 5, 2018

TABLE 5
Wilford Preserve Community Development District
Par Debt and Debt Service Allocations Series 2026

WILFORD IV

LAND USE	TOTAL UNITS	PAR DEBT PER UNIT SERIES 2026	TOTAL SERIES 2026 PAR DEBT	SERIES 2026 NET ANNUAL PER UNIT	TOTAL SERIES 2026 MAX ANNUAL	SERIES 2026 ANNUAL PER UNIT GROSS TAX BILL
50' LOT	128	16,629	2,128,492	1,131	144,708	1,203
60' LOT	20	19,955	399,092	1,357	27,133	1,443
TOTAL	148		2,527,584		171,841	

CHESWICK SOUTH

LAND USE	TOTAL UNITS	PAR DEBT PER UNIT SERIES 2026	TOTAL SERIES 2026 PAR DEBT	SERIES 2026 NET ANNUAL PER UNIT	TOTAL SERIES 2026 MAX ANNUAL	SERIES 2026 ANNUAL PER UNIT GROSS TAX BILL
50' LOT	169	16,629	2,810,275	1,131	191,060	1,203
60' LOT	63	19,955	1,257,141	1,357	85,468	1,443
TOTAL	232		4,067,416		276,528	
TOTAL SERIES 2026			6,595,000		448,369	

TABLE 6

**Wilford Preserve Community Development District
Cheswick South Assessment Roll Series 2026**

PARCEL	SITE ADDRESS	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL
09-04-25-007878-002-01	3113 Golden Eye Dr	1	50'	16,629	1,203
09-04-25-007878-002-02	3119 Golden Eye Dr	2	50'	16,629	1,203
09-04-25-007878-002-03	3127 Golden Eye Dr	3	50'	16,629	1,203
09-04-25-007878-002-04	3139 Golden Eye Dr	4	50'	16,629	1,203
09-04-25-007878-002-05	3143 Golden Eye Dr	5	50'	16,629	1,203
09-04-25-007878-002-06	3149 Golden Eye Dr	6	50'	16,629	1,203
09-04-25-007878-002-07	3550 Belstead Way	7	50'	16,629	1,203
09-04-25-007878-002-08	3526 Belstead Way	8	50'	16,629	1,203
09-04-25-007878-002-09	3512 Belstead Way	9	50'	16,629	1,203
09-04-25-007878-002-10	3508 Belstead Way	10	50'	16,629	1,203
09-04-25-007878-002-11	3504 Belstead Way	11	50'	16,629	1,203
09-04-25-007878-002-12	3505 Belstead Way	12	50'	16,629	1,203
09-04-25-007878-002-13	3509 Belstead Way	13	50'	16,629	1,203
09-04-25-007878-002-14	3513 Belstead Way	14	50'	16,629	1,203
09-04-25-007878-002-15	3163 Golden Eye Dr	15	50'	16,629	1,203
09-04-25-007878-002-16	3171 Golden Eye Dr	16	50'	16,629	1,203
09-04-25-007878-002-17	3187 Golden Eye Dr	17	50'	16,629	1,203
09-04-25-007878-002-18	3191 Golden Eye Dr	18	50'	16,629	1,203
09-04-25-007878-002-19	3195 Golden Eye Dr	19	50'	16,629	1,203
09-04-25-007878-002-20	3199 Golden Eye Dr	20	50'	16,629	1,203
09-04-25-007878-002-21	3203 Golden Eye Dr	21	50'	16,629	1,203
09-04-25-007878-002-22	3207 Golden Eye Dr	22	50'	16,629	1,203
09-04-25-007878-002-23	3211 Golden Eye Dr	23	50'	16,629	1,203
09-04-25-007878-002-24	3217 Golden Eye Dr	24	50'	16,629	1,203
09-04-25-007878-002-25	3225 Golden Eye Dr	25	50'	16,629	1,203
09-04-25-007878-002-26	3233 Golden Eye Dr	26	50'	16,629	1,203
09-04-25-007878-002-27	3239 Golden Eye Dr	27	50'	16,629	1,203
09-04-25-007878-002-28	3245 Golden Eye Dr	28	50'	16,629	1,203
09-04-25-007878-002-29	3251 Golden Eye Dr	29	50'	16,629	1,203
09-04-25-007878-002-30	763 Barclay Ct	30	50'	16,629	1,203
09-04-25-007878-002-31	767 Barclay Ct	31	50'	16,629	1,203
09-04-25-007878-002-32	771 Barclay Ct	32	50'	16,629	1,203
09-04-25-007878-002-33	775 Barclay Ct	33	50'	16,629	1,203
09-04-25-007878-002-34	779 Barclay Ct	34	50'	16,629	1,203
09-04-25-007878-002-35	783 Barclay Ct	35	50'	16,629	1,203
09-04-25-007878-002-36	782 Barclay Ct	36	50'	16,629	1,203
09-04-25-007878-002-37	776 Barclay Ct	37	50'	16,629	1,203
09-04-25-007878-002-38	758 Barclay Ct	38	50'	16,629	1,203
09-04-25-007878-002-39	752 Barclay Ct	39	50'	16,629	1,203

PARCEL	SITE ADDRESS	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL
09-04-25-007878-002-40	3273 Golden Eye Dr	40	50'	16,629	1,203
09-04-25-007878-002-41	3279 Golden Eye Dr	41	50'	16,629	1,203
09-04-25-007878-002-42	3283 Golden Eye Dr	42	50'	16,629	1,203
09-04-25-007878-002-43	3289 Golden Eye Dr	43	50'	16,629	1,203
09-04-25-007878-002-44	3303 Golden Eye Dr	44	50'	16,629	1,203
09-04-25-007878-002-45	3311 Golden Eye Dr	45	60'	19,955	1,443
09-04-25-007878-002-46	3317 Golden Eye Dr	46	50'	16,629	1,203
09-04-25-007878-002-47	3321 Golden Eye Dr	47	50'	16,629	1,203
09-04-25-007878-002-48	3327 Golden Eye Dr	48	50'	16,629	1,203
09-04-25-007878-002-49	3331 Golden Eye Dr	49	50'	16,629	1,203
09-04-25-007878-002-50	3337 Golden Eye Dr	50	50'	16,629	1,203
09-04-25-007878-002-51	3343 Golden Eye Dr	51	50'	16,629	1,203
09-04-25-007878-002-52	3347 Golden Eye Dr	52	50'	16,629	1,203
09-04-25-007878-002-53	3353 Golden Eye Dr	53	50'	16,629	1,203
09-04-25-007878-002-54	3359 Golden Eye Dr	54	50'	16,629	1,203
09-04-25-007878-002-55	3363 Golden Eye Dr	55	50'	16,629	1,203
09-04-25-007878-002-56	3369 Golden Eye Dr	56	50'	16,629	1,203
09-04-25-007878-002-57	3373 Golden Eye Dr	57	50'	16,629	1,203
09-04-25-007878-002-58	3379 Golden Eye Dr	58	50'	16,629	1,203
09-04-25-007878-002-59	3385 Golden Eye Dr	59	50'	16,629	1,203
09-04-25-007878-002-60	3397 Golden Eye Dr	60	50'	16,629	1,203
09-04-25-007878-002-61	3407 Golden Eye Dr	61	60'	19,955	1,443
09-04-25-007878-002-62	3421 Golden Eye Dr	62	50'	16,629	1,203
09-04-25-007878-002-63	3425 Golden Eye Dr	63	50'	16,629	1,203
09-04-25-007878-002-64	3429 Golden Eye Dr	64	50'	16,629	1,203
09-04-25-007878-002-65	3433 Golden Eye Dr	65	50'	16,629	1,203
09-04-25-007878-002-66	3437 Golden Eye Dr	66	50'	16,629	1,203
09-04-25-007878-002-67	3441 Golden Eye Dr	67	50'	16,629	1,203
09-04-25-007878-002-68	3445 Golden Eye Dr	68	50'	16,629	1,203
09-04-25-007878-002-69	Cheswick Oak Ave	69	50'	16,629	1,203
09-04-25-007878-002-70	3453 Golden Eye Dr	70	50'	16,629	1,203
09-04-25-007878-002-71	3457 Golden Eye Dr	71	50'	16,629	1,203
09-04-25-007878-002-72	3461 Golden Eye Dr	72	50'	16,629	1,203
09-04-25-007878-002-73	3465 Golden Eye Dr	73	50'	16,629	1,203
09-04-25-007878-002-74	3469 Golden Eye Dr	74	50'	16,629	1,203
09-04-25-007878-002-75	3473 Golden Eye Dr	75	50'	16,629	1,203
09-04-25-007878-002-76	3477 Golden Eye Dr	76	50'	16,629	1,203
09-04-25-007878-002-77	3481 Golden Eye Dr	77	50'	16,629	1,203
09-04-25-007878-002-78	3485 Golden Eye Dr	78	50'	16,629	1,203
09-04-25-007878-002-79	3489 Golden Eye Dr	79	50'	16,629	1,203
09-04-25-007878-002-80	3493 Golden Eye Dr	80	50'	16,629	1,203
09-04-25-007878-002-81	3497 Golden Eye Dr	81	50'	16,629	1,203
09-04-25-007878-002-82	3498 Golden Eye Dr	82	50'	16,629	1,203

PARCEL	SITE ADDRESS	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL
09-04-25-007878-002-83	3494 Golden Eye Dr	83	50'	16,629	1,203
09-04-25-007878-002-84	3490 Golden Eye Dr	84	50'	16,629	1,203
09-04-25-007878-002-85	3486 Golden Eye Dr	85	50'	16,629	1,203
09-04-25-007878-002-86	846 Point Heron Loop	86	50'	16,629	1,203
09-04-25-007878-002-87	842 Point Heron Loop	87	50'	16,629	1,203
09-04-25-007878-002-88	838 Point Heron Loop	88	50'	16,629	1,203
09-04-25-007878-002-89	834 Point Heron Loop	89	50'	16,629	1,203
09-04-25-007878-002-90	830 Point Heron Loop	90	50'	16,629	1,203
09-04-25-007878-002-91	826 Point Heron Loop	91	50'	16,629	1,203
09-04-25-007878-002-92	798 Point Heron Loop	92	50'	16,629	1,203
09-04-25-007878-002-93	794 Point Heron Loop	93	50'	16,629	1,203
09-04-25-007878-002-94	790 Point Heron Loop	94	50'	16,629	1,203
09-04-25-007878-002-95	789 Point Heron Loop	95	50'	16,629	1,203
09-04-25-007878-002-96	805 Point Heron Loop	96	50'	16,629	1,203
09-04-25-007878-002-97	809 Point Heron Loop	97	50'	16,629	1,203
09-04-25-007878-002-98	813 Point Heron Loop	98	50'	16,629	1,203
09-04-25-007878-002-99	817 Point Heron Loop	99	50'	16,629	1,203
09-04-25-007878-003-00	819 Point Heron Loop	100	50'	16,629	1,203
09-04-25-007878-003-01	823 Point Heron Loop	101	50'	16,629	1,203
09-04-25-007878-003-02	827 Point Heron Loop	102	50'	16,629	1,203
09-04-25-007878-003-03	829 Point Heron Loop	103	50'	16,629	1,203
09-04-25-007878-003-04	833 Point Heron Loop	104	50'	16,629	1,203
09-04-25-007878-003-05	837 Point Heron Loop	105	50'	16,629	1,203
09-04-25-007878-003-06	841 Point Heron Loop	106	50'	16,629	1,203
09-04-25-007878-003-07	845 Point Heron Loop	107	50'	16,629	1,203
09-04-25-007878-003-08	849 Point Heron Loop	108	50'	16,629	1,203
09-04-25-007878-003-09	853 Point Heron Loop	109	50'	16,629	1,203
09-04-25-007878-003-10	859 Point Heron Loop	110	50'	16,629	1,203
09-04-25-007878-003-11	3460 Golden Eye Dr	111	50'	16,629	1,203
09-04-25-007878-003-12	3444 Golden Eye Dr	112	50'	16,629	1,203
09-04-25-007878-003-13	3438 Golden Eye Dr	113	50'	16,629	1,203
09-04-25-007878-003-14	3432 Golden Eye Dr	114	50'	16,629	1,203
09-04-25-007878-003-15	3426 Golden Eye Dr	115	50'	16,629	1,203
09-04-25-007878-003-16	3422 Golden Eye Dr	116	50'	16,629	1,203
09-04-25-007878-003-17	3416 Golden Eye Dr	117	50'	16,629	1,203
09-04-25-007878-003-18	3414 Golden Eye Dr	118	50'	16,629	1,203
09-04-25-007878-003-19	705 Point Heron Loop	119	50'	16,629	1,203
09-04-25-007878-003-20	709 Point Heron Loop	120	50'	16,629	1,203
09-04-25-007878-003-21	713 Point Heron Loop	121	50'	16,629	1,203
09-04-25-007878-003-22	717 Point Heron Loop	122	50'	16,629	1,203
09-04-25-007878-003-23	721 Point Heron Loop	123	50'	16,629	1,203
09-04-25-007878-003-24	727 Point Heron Loop	124	50'	16,629	1,203
09-04-25-007878-003-25	739 Point Heron Loop	125	50'	16,629	1,203

PARCEL	SITE ADDRESS	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL
09-04-25-007878-003-26	747 Point Heron Loop	126	50'	16,629	1,203
09-04-25-007878-003-27	751 Point Heron Loop	127	50'	16,629	1,203
09-04-25-007878-003-28	755 Point Heron Loop	128	50'	16,629	1,203
09-04-25-007878-003-29	759 Point Heron Loop	129	50'	16,629	1,203
09-04-25-007878-003-30	763 Point Heron Loop	130	50'	16,629	1,203
09-04-25-007878-003-31	767 Point Heron Loop	131	50'	16,629	1,203
09-04-25-007878-003-32	781 Point Heron Loop	132	50'	16,629	1,203
09-04-25-007878-003-33	784 Point Heron Loop	133	50'	16,629	1,203
09-04-25-007878-003-34	780 Point Heron Loop	134	50'	16,629	1,203
09-04-25-007878-003-35	776 Point Heron Loop	135	50'	16,629	1,203
09-04-25-007878-003-36	772 Point Heron Loop	136	50'	16,629	1,203
09-04-25-007878-003-37	768 Point Heron Loop	137	50'	16,629	1,203
09-04-25-007878-003-38	764 Point Heron Loop	138	50'	16,629	1,203
09-04-25-007878-003-39	760 Point Heron Loop	139	50'	16,629	1,203
09-04-25-007878-003-40	756 Point Heron Loop	140	50'	16,629	1,203
09-04-25-007878-003-41	752 Point Heron Loop	141	50'	16,629	1,203
09-04-25-007878-003-42	748 Point Heron Loop	142	50'	16,629	1,203
09-04-25-007878-003-43	744 Point Heron Loop	143	50'	16,629	1,203
09-04-25-007878-003-44	740 Point Heron Loop	144	50'	16,629	1,203
09-04-25-007878-003-45	736 Point Heron Loop	145	50'	16,629	1,203
09-04-25-007878-003-46	732 Point Heron Loop	146	60'	19,955	1,443
09-04-25-007878-003-47	728 Point Heron Loop	147	50'	16,629	1,203
09-04-25-007878-003-48	724 Point Heron Loop	148	50'	16,629	1,203
09-04-25-007878-003-49	720 Point Heron Loop	149	50'	16,629	1,203
09-04-25-007878-003-50	716 Point Heron Loop	150	50'	16,629	1,203
09-04-25-007878-003-51	712 Point Heron Loop	151	50'	16,629	1,203
09-04-25-007878-003-52	704 Point Heron Loop	152	50'	16,629	1,203
09-04-25-007878-003-53	3384 Golden Eye Dr	153	50'	16,629	1,203
09-04-25-007878-003-54	3378 Golden Eye Dr	154	50'	16,629	1,203
09-04-25-007878-003-55	3374 Golden Eye Dr	155	50'	16,629	1,203
09-04-25-007878-003-56	3368 Golden Eye Dr	156	50'	16,629	1,203
09-04-25-007878-003-57	3364 Golden Eye Dr	157	50'	16,629	1,203
09-04-25-007878-003-58	3358 Golden Eye Dr	158	50'	16,629	1,203
09-04-25-007878-003-59	3352 Golden Eye Dr	159	50'	16,629	1,203
09-04-25-007878-003-60	3348 Golden Eye Dr	160	50'	16,629	1,203
09-04-25-007878-003-61	3342 Golden Eye Dr	161	50'	16,629	1,203
09-04-25-007878-003-62	3338 Golden Eye Dr	162	50'	16,629	1,203
09-04-25-007878-003-63	3332 Golden Eye Dr	163	50'	16,629	1,203
09-04-25-007878-003-64	3326 Golden Eye Dr	164	50'	16,629	1,203
09-04-25-007878-003-65	3728 Belstead Way	165	60'	19,955	1,443
09-04-25-007878-003-66	3726 Belstead Way	166	60'	19,955	1,443
09-04-25-007878-003-67	3722 Belstead Way	167	60'	19,955	1,443
09-04-25-007878-003-68	3714 Belstead Way	168	60'	19,955	1,443

PARCEL	SITE ADDRESS	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL
09-04-25-007878-003-69	3708 Belstead Way	169	60'	19,955	1,443
09-04-25-007878-003-70	3702 Belstead Way	170	60'	19,955	1,443
09-04-25-007878-003-71	3696 Belstead Way	171	60'	19,955	1,443
09-04-25-007878-003-72	3205 White Beam Ct	172	60'	19,955	1,443
09-04-25-007878-003-73	3209 White Beam Ct	173	60'	19,955	1,443
09-04-25-007878-003-74	3213 White Beam Ct	174	60'	19,955	1,443
09-04-25-007878-003-75	3212 White Beam Ct	175	60'	19,955	1,443
09-04-25-007878-003-76	3208 White Beam Ct	176	60'	19,955	1,443
09-04-25-007878-003-77	3674 Belstead Way	177	60'	19,955	1,443
09-04-25-007878-003-78	3670 Belstead Way	178	60'	19,955	1,443
09-04-25-007878-003-79	3666 Belstead Way	179	60'	19,955	1,443
09-04-25-007878-003-80	3660 Belstead Way	180	60'	19,955	1,443
09-04-25-007878-003-81	3656 Belstead Way	181	60'	19,955	1,443
09-04-25-007878-003-82	3652 Belstead Way	182	60'	19,955	1,443
09-04-25-007878-003-83	3648 Belstead Way	183	60'	19,955	1,443
09-04-25-007878-003-84	3640 Belstead Way	184	60'	19,955	1,443
09-04-25-007878-003-85	3634 Belstead Way	185	60'	19,955	1,443
09-04-25-007878-003-86	3630 Belstead Way	186	60'	19,955	1,443
09-04-25-007878-003-87	3626 Belstead Way	187	60'	19,955	1,443
09-04-25-007878-003-88	3622 Belstead Way	188	60'	19,955	1,443
09-04-25-007878-003-89	3618 Belstead Way	189	60'	19,955	1,443
09-04-25-007878-003-90	3612 Belstead Way	190	60'	19,955	1,443
09-04-25-007878-003-91	3621 Belstead Way	191	60'	19,955	1,443
09-04-25-007878-003-92	758 Hiddenwood Way	192	60'	19,955	1,443
09-04-25-007878-003-93	752 Hiddenwood Way	193	60'	19,955	1,443
09-04-25-007878-003-94	748 Hiddenwood Way	194	60'	19,955	1,443
09-04-25-007878-003-95	742 Hiddenwood Way	195	60'	19,955	1,443
09-04-25-007878-003-96	738 Hiddenwood Way	196	60'	19,955	1,443
09-04-25-007878-003-97	734 Hiddenwood Way	197	60'	19,955	1,443
09-04-25-007878-003-98	726 Hiddenwood Way	198	60'	19,955	1,443
09-04-25-007878-003-99	722 Hiddenwood Way	199	60'	19,955	1,443
09-04-25-007878-004-00	718 Hiddenwood Way	200	60'	19,955	1,443
09-04-25-007878-004-01	714 Hiddenwood Way	201	60'	19,955	1,443
09-04-25-007878-004-02	709 Hiddenwood Way	202	60'	19,955	1,443
09-04-25-007878-004-03	715 Hiddenwood Way	203	60'	19,955	1,443
09-04-25-007878-004-04	721 Hiddenwood Way	204	60'	19,955	1,443
09-04-25-007878-004-05	727 Hiddenwood Way	205	60'	19,955	1,443
09-04-25-007878-004-06	731 Hiddenwood Way	206	60'	19,955	1,443
09-04-25-007878-004-07	735 Hiddenwood Way	207	60'	19,955	1,443
09-04-25-007878-004-08	741 Hiddenwood Way	208	60'	19,955	1,443
09-04-25-007878-004-09	745 Hiddenwood Way	209	60'	19,955	1,443
09-04-25-007878-004-10	3643 Belstead Way	210	60'	19,955	1,443
09-04-25-007878-004-11	3647 Belstead Way	211	60'	19,955	1,443

PARCEL	SITE ADDRESS	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL
09-04-25-007878-004-12	3653 Belstead Way	212	60'	19,955	1,443
09-04-25-007878-004-13	3657 Belstead Way	213	60'	19,955	1,443
09-04-25-007878-004-14	3663 Belstead Way	214	60'	19,955	1,443
09-04-25-007878-004-15	3667 Belstead Way	215	60'	19,955	1,443
09-04-25-007878-004-16	3693 Belstead Way	216	60'	19,955	1,443
09-04-25-007878-004-17	3697 Belstead Way	217	60'	19,955	1,443
09-04-25-007878-004-18	3701 Belstead Way	218	60'	19,955	1,443
09-04-25-007878-004-19	3707 Belstead Way	219	60'	19,955	1,443
09-04-25-007878-004-20	3711 Belstead Way	220	60'	19,955	1,443
09-04-25-007878-004-21	3715 Belstead Way	221	60'	19,955	1,443
09-04-25-007878-004-22	3719 Belstead Way	222	60'	19,955	1,443
09-04-25-007878-004-23	3727 Belstead Way	223	60'	19,955	1,443
09-04-25-007878-004-24	3584 Belstead Way	224	50'	16,629	1,203
09-04-25-007878-004-25	3580 Belstead Way	225	50'	16,629	1,203
09-04-25-007878-004-26	3150 Golden Eye Dr	226	50'	16,629	1,203
09-04-25-007878-004-27	3140 Golden Eye Dr	227	50'	16,629	1,203
09-04-25-007878-004-28	3134 Golden Eye Dr	228	50'	16,629	1,203
09-04-25-007878-004-29	3546 Belstead Way	229	50'	16,629	1,203
09-04-25-007878-004-30	3542 Belstead Way	230	50'	16,629	1,203
09-04-25-007878-004-31	3538 Belstead Way	231	50'	16,629	1,203
09-04-25-007878-004-32	3534 Belstead Way	232	60'	19,955	1,443
TOTAL CHESWICK SOUTH				4,067,416	294,179

FOURTH ORDER OF BUSINESS

RESOLUTION 2026-06
[FY 2026 ASSESSMENT RESOLUTION – CHESWICK SOUTH PROPERTY]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wilford Preserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, the District previously adopted Resolution 2025-07 to fund its Adopted Budget; and

WHEREAS, subsequent to the adoption of Resolution 2025-07, the boundaries of the District were expanded to include certain property known as Cheswick South (“**Cheswick South Property**”); and

WHEREAS, in order to fund a portion the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund a portion its Adopted Budget through the levy and imposition of special assessments solely allocated to the Cheswick South Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for a portion of the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** (“**Assessment Roll**”), all as specifically allocated to the Cheswick South Property.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands within the Cheswick South Property is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the Cheswick South Property and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. **Due Date (O&M Assessments).** O&M Assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager. Such invoices shall be issued no later than January 31, 2026, and payment shall be due within 45 days of the invoice date.
 - ii. In the event that an Assessment payment is not made in accordance with the schedule stated above, the District has the right to certify the FY 2026 O&M Assessments to the County to be collected in November 2026, along with any O&M Assessments to be imposed for Fiscal Year 2026-2027.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District

reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 16th day of December, 2025.

ATTEST:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll for Cheswick South Property

Wilford Preserve

Community Development District

***Adopted Budget
FY 2026***

Presented by:



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1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
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8	<u>Assessment Schedule</u>
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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

WILFORD PRESERVE CDD**EXHIBIT A****FISCAL YEAR 2025 O&M ASSESSMENTS CHESWICK SOUTH**

Parcel ID	Property Address	Lot #	Asmt Units	Fiscal Year 2025 O&M
09-04-25-007878-002-01	3113 Golden Eye Dr	1	1	1,208.95
09-04-25-007878-002-02	3119 Golden Eye Dr	2	1	1,208.95
09-04-25-007878-002-03	3127 Golden Eye Dr	3	1	1,208.95
09-04-25-007878-002-04	3139 Golden Eye Dr	4	1	1,208.95
09-04-25-007878-002-05	3143 Golden Eye Dr	5	1	1,208.95
09-04-25-007878-002-06	3149 Golden Eye Dr	6	1	1,208.95
09-04-25-007878-002-07	3550 Belstead Way	7	1	1,208.95
09-04-25-007878-002-08	3526 Belstead Way	8	1	1,208.95
09-04-25-007878-002-09	3512 Belstead Way	9	1	1,208.95
09-04-25-007878-002-10	3508 Belstead Way	10	1	1,208.95
09-04-25-007878-002-11	3504 Belstead Way	11	1	1,208.95
09-04-25-007878-002-12	3505 Belstead Way	12	1	1,208.95
09-04-25-007878-002-13	3509 Belstead Way	13	1	1,208.95
09-04-25-007878-002-14	3513 Belstead Way	14	1	1,208.95
09-04-25-007878-002-15	3163 Golden Eye Dr	15	1	1,208.95
09-04-25-007878-002-16	3171 Golden Eye Dr	16	1	1,208.95
09-04-25-007878-002-17	3187 Golden Eye Dr	17	1	1,208.95
09-04-25-007878-002-18	3191 Golden Eye Dr	18	1	1,208.95
09-04-25-007878-002-19	3195 Golden Eye Dr	19	1	1,208.95
09-04-25-007878-002-20	3199 Golden Eye Dr	20	1	1,208.95
09-04-25-007878-002-21	3203 Golden Eye Dr	21	1	1,208.95
09-04-25-007878-002-22	3207 Golden Eye Dr	22	1	1,208.95
09-04-25-007878-002-23	3211 Golden Eye Dr	23	1	1,208.95
09-04-25-007878-002-24	3217 Golden Eye Dr	24	1	1,208.95
09-04-25-007878-002-25	3225 Golden Eye Dr	25	1	1,208.95
09-04-25-007878-002-26	3233 Golden Eye Dr	26	1	1,208.95
09-04-25-007878-002-27	3239 Golden Eye Dr	27	1	1,208.95
09-04-25-007878-002-28	3245 Golden Eye Dr	28	1	1,208.95
09-04-25-007878-002-29	3251 Golden Eye Dr	29	1	1,208.95
09-04-25-007878-002-30	763 Barclay Ct	30	1	1,208.95
09-04-25-007878-002-31	767 Barclay Ct	31	1	1,208.95
09-04-25-007878-002-32	771 Barclay Ct	32	1	1,208.95
09-04-25-007878-002-33	775 Barclay Ct	33	1	1,208.95
09-04-25-007878-002-34	779 Barclay Ct	34	1	1,208.95
09-04-25-007878-002-35	783 Barclay Ct	35	1	1,208.95
09-04-25-007878-002-36	782 Barclay Ct	36	1	1,208.95
09-04-25-007878-002-37	776 Barclay Ct	37	1	1,208.95
09-04-25-007878-002-38	758 Barclay Ct	38	1	1,208.95
09-04-25-007878-002-39	752 Barclay Ct	39	1	1,208.95
09-04-25-007878-002-40	3273 Golden Eye Dr	40	1	1,208.95
09-04-25-007878-002-41	3279 Golden Eye Dr	41	1	1,208.95
09-04-25-007878-002-42	3283 Golden Eye Dr	42	1	1,208.95
09-04-25-007878-002-43	3289 Golden Eye Dr	43	1	1,208.95

Parcel ID	Property Address	Lot #	Asmt Units	Fiscal Year 2025 O&M
09-04-25-007878-002-44	3303 Golden Eye Dr	44	1	1,208.95
09-04-25-007878-002-45	3311 Golden Eye Dr	45	1	1,208.95
09-04-25-007878-002-46	3317 Golden Eye Dr	46	1	1,208.95
09-04-25-007878-002-47	3321 Golden Eye Dr	47	1	1,208.95
09-04-25-007878-002-48	3327 Golden Eye Dr	48	1	1,208.95
09-04-25-007878-002-49	3331 Golden Eye Dr	49	1	1,208.95
09-04-25-007878-002-50	3337 Golden Eye Dr	50	1	1,208.95
09-04-25-007878-002-51	3343 Golden Eye Dr	51	1	1,208.95
09-04-25-007878-002-52	3347 Golden Eye Dr	52	1	1,208.95
09-04-25-007878-002-53	3353 Golden Eye Dr	53	1	1,208.95
09-04-25-007878-002-54	3359 Golden Eye Dr	54	1	1,208.95
09-04-25-007878-002-55	3363 Golden Eye Dr	55	1	1,208.95
09-04-25-007878-002-56	3369 Golden Eye Dr	56	1	1,208.95
09-04-25-007878-002-57	3373 Golden Eye Dr	57	1	1,208.95
09-04-25-007878-002-58	3379 Golden Eye Dr	58	1	1,208.95
09-04-25-007878-002-59	3385 Golden Eye Dr	59	1	1,208.95
09-04-25-007878-002-60	3397 Golden Eye Dr	60	1	1,208.95
09-04-25-007878-002-61	3407 Golden Eye Dr	61	1	1,208.95
09-04-25-007878-002-62	3421 Golden Eye Dr	62	1	1,208.95
09-04-25-007878-002-63	3425 Golden Eye Dr	63	1	1,208.95
09-04-25-007878-002-64	3429 Golden Eye Dr	64	1	1,208.95
09-04-25-007878-002-65	3433 Golden Eye Dr	65	1	1,208.95
09-04-25-007878-002-66	3437 Golden Eye Dr	66	1	1,208.95
09-04-25-007878-002-67	3441 Golden Eye Dr	67	1	1,208.95
09-04-25-007878-002-68	3445 Golden Eye Dr	68	1	1,208.95
09-04-25-007878-002-69	Cheswick Oak Ave	69	1	1,208.95
09-04-25-007878-002-70	3453 Golden Eye Dr	70	1	1,208.95
09-04-25-007878-002-71	3457 Golden Eye Dr	71	1	1,208.95
09-04-25-007878-002-72	3461 Golden Eye Dr	72	1	1,208.95
09-04-25-007878-002-73	3465 Golden Eye Dr	73	1	1,208.95
09-04-25-007878-002-74	3469 Golden Eye Dr	74	1	1,208.95
09-04-25-007878-002-75	3473 Golden Eye Dr	75	1	1,208.95
09-04-25-007878-002-76	3477 Golden Eye Dr	76	1	1,208.95
09-04-25-007878-002-77	3481 Golden Eye Dr	77	1	1,208.95
09-04-25-007878-002-78	3485 Golden Eye Dr	78	1	1,208.95
09-04-25-007878-002-79	3489 Golden Eye Dr	79	1	1,208.95
09-04-25-007878-002-80	3493 Golden Eye Dr	80	1	1,208.95
09-04-25-007878-002-81	3497 Golden Eye Dr	81	1	1,208.95
09-04-25-007878-002-82	3498 Golden Eye Dr	82	1	1,208.95
09-04-25-007878-002-83	3494 Golden Eye Dr	83	1	1,208.95
09-04-25-007878-002-84	3490 Golden Eye Dr	84	1	1,208.95
09-04-25-007878-002-85	3486 Golden Eye Dr	85	1	1,208.95
09-04-25-007878-002-86	846 Point Heron Loop	86	1	1,208.95
09-04-25-007878-002-87	842 Point Heron Loop	87	1	1,208.95
09-04-25-007878-002-88	838 Point Heron Loop	88	1	1,208.95
09-04-25-007878-002-89	834 Point Heron Loop	89	1	1,208.95
09-04-25-007878-002-90	830 Point Heron Loop	90	1	1,208.95

Parcel ID	Property Address	Lot #	Asmt Units	Fiscal Year 2025 O&M
09-04-25-007878-002-91	826 Point Heron Loop	91	1	1,208.95
09-04-25-007878-002-92	798 Point Heron Loop	92	1	1,208.95
09-04-25-007878-002-93	794 Point Heron Loop	93	1	1,208.95
09-04-25-007878-002-94	790 Point Heron Loop	94	1	1,208.95
09-04-25-007878-002-95	789 Point Heron Loop	95	1	1,208.95
09-04-25-007878-002-96	805 Point Heron Loop	96	1	1,208.95
09-04-25-007878-002-97	809 Point Heron Loop	97	1	1,208.95
09-04-25-007878-002-98	813 Point Heron Loop	98	1	1,208.95
09-04-25-007878-002-99	817 Point Heron Loop	99	1	1,208.95
09-04-25-007878-003-00	819 Point Heron Loop	100	1	1,208.95
09-04-25-007878-003-01	823 Point Heron Loop	101	1	1,208.95
09-04-25-007878-003-02	827 Point Heron Loop	102	1	1,208.95
09-04-25-007878-003-03	829 Point Heron Loop	103	1	1,208.95
09-04-25-007878-003-04	833 Point Heron Loop	104	1	1,208.95
09-04-25-007878-003-05	837 Point Heron Loop	105	1	1,208.95
09-04-25-007878-003-06	841 Point Heron Loop	106	1	1,208.95
09-04-25-007878-003-07	845 Point Heron Loop	107	1	1,208.95
09-04-25-007878-003-08	849 Point Heron Loop	108	1	1,208.95
09-04-25-007878-003-09	853 Point Heron Loop	109	1	1,208.95
09-04-25-007878-003-10	859 Point Heron Loop	110	1	1,208.95
09-04-25-007878-003-11	3460 Golden Eye Dr	111	1	1,208.95
09-04-25-007878-003-12	3444 Golden Eye Dr	112	1	1,208.95
09-04-25-007878-003-13	3438 Golden Eye Dr	113	1	1,208.95
09-04-25-007878-003-14	3432 Golden Eye Dr	114	1	1,208.95
09-04-25-007878-003-15	3426 Golden Eye Dr	115	1	1,208.95
09-04-25-007878-003-16	3422 Golden Eye Dr	116	1	1,208.95
09-04-25-007878-003-17	3416 Golden Eye Dr	117	1	1,208.95
09-04-25-007878-003-18	3414 Golden Eye Dr	118	1	1,208.95
09-04-25-007878-003-19	705 Point Heron Loop	119	1	1,208.95
09-04-25-007878-003-20	709 Point Heron Loop	120	1	1,208.95
09-04-25-007878-003-21	713 Point Heron Loop	121	1	1,208.95
09-04-25-007878-003-22	717 Point Heron Loop	122	1	1,208.95
09-04-25-007878-003-23	721 Point Heron Loop	123	1	1,208.95
09-04-25-007878-003-24	727 Point Heron Loop	124	1	1,208.95
09-04-25-007878-003-25	739 Point Heron Loop	125	1	1,208.95
09-04-25-007878-003-26	747 Point Heron Loop	126	1	1,208.95
09-04-25-007878-003-27	751 Point Heron Loop	127	1	1,208.95
09-04-25-007878-003-28	755 Point Heron Loop	128	1	1,208.95
09-04-25-007878-003-29	759 Point Heron Loop	129	1	1,208.95
09-04-25-007878-003-30	763 Point Heron Loop	130	1	1,208.95
09-04-25-007878-003-31	767 Point Heron Loop	131	1	1,208.95
09-04-25-007878-003-32	781 Point Heron Loop	132	1	1,208.95
09-04-25-007878-003-33	784 Point Heron Loop	133	1	1,208.95
09-04-25-007878-003-34	780 Point Heron Loop	134	1	1,208.95
09-04-25-007878-003-35	776 Point Heron Loop	135	1	1,208.95
09-04-25-007878-003-36	772 Point Heron Loop	136	1	1,208.95
09-04-25-007878-003-37	768 Point Heron Loop	137	1	1,208.95

Parcel ID	Property Address	Lot #	Asmt Units	Fiscal Year 2025 O&M
09-04-25-007878-003-38	764 Point Heron Loop	138	1	1,208.95
09-04-25-007878-003-39	760 Point Heron Loop	139	1	1,208.95
09-04-25-007878-003-40	756 Point Heron Loop	140	1	1,208.95
09-04-25-007878-003-41	752 Point Heron Loop	141	1	1,208.95
09-04-25-007878-003-42	748 Point Heron Loop	142	1	1,208.95
09-04-25-007878-003-43	744 Point Heron Loop	143	1	1,208.95
09-04-25-007878-003-44	740 Point Heron Loop	144	1	1,208.95
09-04-25-007878-003-45	736 Point Heron Loop	145	1	1,208.95
09-04-25-007878-003-46	732 Point Heron Loop	146	1	1,208.95
09-04-25-007878-003-47	728 Point Heron Loop	147	1	1,208.95
09-04-25-007878-003-48	724 Point Heron Loop	148	1	1,208.95
09-04-25-007878-003-49	720 Point Heron Loop	149	1	1,208.95
09-04-25-007878-003-50	716 Point Heron Loop	150	1	1,208.95
09-04-25-007878-003-51	712 Point Heron Loop	151	1	1,208.95
09-04-25-007878-003-52	704 Point Heron Loop	152	1	1,208.95
09-04-25-007878-003-53	3384 Golden Eye Dr	153	1	1,208.95
09-04-25-007878-003-54	3378 Golden Eye Dr	154	1	1,208.95
09-04-25-007878-003-55	3374 Golden Eye Dr	155	1	1,208.95
09-04-25-007878-003-56	3368 Golden Eye Dr	156	1	1,208.95
09-04-25-007878-003-57	3364 Golden Eye Dr	157	1	1,208.95
09-04-25-007878-003-58	3358 Golden Eye Dr	158	1	1,208.95
09-04-25-007878-003-59	3352 Golden Eye Dr	159	1	1,208.95
09-04-25-007878-003-60	3348 Golden Eye Dr	160	1	1,208.95
09-04-25-007878-003-61	3342 Golden Eye Dr	161	1	1,208.95
09-04-25-007878-003-62	3338 Golden Eye Dr	162	1	1,208.95
09-04-25-007878-003-63	3332 Golden Eye Dr	163	1	1,208.95
09-04-25-007878-003-64	3326 Golden Eye Dr	164	1	1,208.95
09-04-25-007878-003-65	3728 Belstead Way	165	1	1,208.95
09-04-25-007878-003-66	3726 Belstead Way	166	1	1,208.95
09-04-25-007878-003-67	3722 Belstead Way	167	1	1,208.95
09-04-25-007878-003-68	3714 Belstead Way	168	1	1,208.95
09-04-25-007878-003-69	3708 Belstead Way	169	1	1,208.95
09-04-25-007878-003-70	3702 Belstead Way	170	1	1,208.95
09-04-25-007878-003-71	3696 Belstead Way	171	1	1,208.95
09-04-25-007878-003-72	3205 White Beam Ct	172	1	1,208.95
09-04-25-007878-003-73	3209 White Beam Ct	173	1	1,208.95
09-04-25-007878-003-74	3213 White Beam Ct	174	1	1,208.95
09-04-25-007878-003-75	3212 White Beam Ct	175	1	1,208.95
09-04-25-007878-003-76	3208 White Beam Ct	176	1	1,208.95
09-04-25-007878-003-77	3674 Belstead Way	177	1	1,208.95
09-04-25-007878-003-78	3670 Belstead Way	178	1	1,208.95
09-04-25-007878-003-79	3666 Belstead Way	179	1	1,208.95
09-04-25-007878-003-80	3660 Belstead Way	180	1	1,208.95
09-04-25-007878-003-81	3656 Belstead Way	181	1	1,208.95
09-04-25-007878-003-82	3652 Belstead Way	182	1	1,208.95
09-04-25-007878-003-83	3648 Belstead Way	183	1	1,208.95
09-04-25-007878-003-84	3640 Belstead Way	184	1	1,208.95

Parcel ID	Property Address	Lot #	Asmt Units	Fiscal Year 2025 O&M
09-04-25-007878-003-85	3634 Belstead Way	185	1	1,208.95
09-04-25-007878-003-86	3630 Belstead Way	186	1	1,208.95
09-04-25-007878-003-87	3626 Belstead Way	187	1	1,208.95
09-04-25-007878-003-88	3622 Belstead Way	188	1	1,208.95
09-04-25-007878-003-89	3618 Belstead Way	189	1	1,208.95
09-04-25-007878-003-90	3612 Belstead Way	190	1	1,208.95
09-04-25-007878-003-91	3621 Belstead Way	191	1	1,208.95
09-04-25-007878-003-92	758 Hiddenwood Way	192	1	1,208.95
09-04-25-007878-003-93	752 Hiddenwood Way	193	1	1,208.95
09-04-25-007878-003-94	748 Hiddenwood Way	194	1	1,208.95
09-04-25-007878-003-95	742 Hiddenwood Way	195	1	1,208.95
09-04-25-007878-003-96	738 Hiddenwood Way	196	1	1,208.95
09-04-25-007878-003-97	734 Hiddenwood Way	197	1	1,208.95
09-04-25-007878-003-98	726 Hiddenwood Way	198	1	1,208.95
09-04-25-007878-003-99	722 Hiddenwood Way	199	1	1,208.95
09-04-25-007878-004-00	718 Hiddenwood Way	200	1	1,208.95
09-04-25-007878-004-01	714 Hiddenwood Way	201	1	1,208.95
09-04-25-007878-004-02	709 Hiddenwood Way	202	1	1,208.95
09-04-25-007878-004-03	715 Hiddenwood Way	203	1	1,208.95
09-04-25-007878-004-04	721 Hiddenwood Way	204	1	1,208.95
09-04-25-007878-004-05	727 Hiddenwood Way	205	1	1,208.95
09-04-25-007878-004-06	731 Hiddenwood Way	206	1	1,208.95
09-04-25-007878-004-07	735 Hiddenwood Way	207	1	1,208.95
09-04-25-007878-004-08	741 Hiddenwood Way	208	1	1,208.95
09-04-25-007878-004-09	745 Hiddenwood Way	209	1	1,208.95
09-04-25-007878-004-10	3643 Belstead Way	210	1	1,208.95
09-04-25-007878-004-11	3647 Belstead Way	211	1	1,208.95
09-04-25-007878-004-12	3653 Belstead Way	212	1	1,208.95
09-04-25-007878-004-13	3657 Belstead Way	213	1	1,208.95
09-04-25-007878-004-14	3663 Belstead Way	214	1	1,208.95
09-04-25-007878-004-15	3667 Belstead Way	215	1	1,208.95
09-04-25-007878-004-16	3693 Belstead Way	216	1	1,208.95
09-04-25-007878-004-17	3697 Belstead Way	217	1	1,208.95
09-04-25-007878-004-18	3701 Belstead Way	218	1	1,208.95
09-04-25-007878-004-19	3707 Belstead Way	219	1	1,208.95
09-04-25-007878-004-20	3711 Belstead Way	220	1	1,208.95
09-04-25-007878-004-21	3715 Belstead Way	221	1	1,208.95
09-04-25-007878-004-22	3719 Belstead Way	222	1	1,208.95
09-04-25-007878-004-23	3727 Belstead Way	223	1	1,208.95
09-04-25-007878-004-24	3584 Belstead Way	224	1	1,208.95
09-04-25-007878-004-25	3580 Belstead Way	225	1	1,208.95
09-04-25-007878-004-26	3150 Golden Eye Dr	226	1	1,208.95
09-04-25-007878-004-27	3140 Golden Eye Dr	227	1	1,208.95
09-04-25-007878-004-28	3134 Golden Eye Dr	228	1	1,208.95
09-04-25-007878-004-29	3546 Belstead Way	229	1	1,208.95
09-04-25-007878-004-30	3542 Belstead Way	230	1	1,208.95
09-04-25-007878-004-31	3538 Belstead Way	231	1	1,208.95

Parcel ID	Property Address	Lot #	Asmt Units	Fiscal Year 2025 O&M
09-04-25-007878-004-32	3534 Belstead Way	232	1	1,208.95
			232	280,476.40

FIFTH ORDER OF BUSINESS

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 Monday, November 10, 2025, at 10:00 a.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Louis Cowling	Chairman
Robert Keefe	Vice Chairman
Alex Pinto	Supervisor
Gary McKee	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
J.J. Edwards <i>by phone</i>	District Engineer
Sayla Hicks	Amenity Manager
Jay Soriano	Operations Manager
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

The following is a summary of the discussions and actions taken at the November 10, 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

Financing Matters for Cheswick South

A. Consideration of Supplemental Engineer's Report

A copy of the supplemental engineer's report was included in the agenda package for the Board's review. Mr. Edwards noted the only change made was to state that the CCUA permits were accepted and the utilities are now owned by CCUA.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the supplemental engineer's report was approved.

B. Consideration of Supplemental Assessment Methodology Report

Ms. Giles stated that the supplemental assessment methodology report provides the methodology for allocating the proposed debt to the Cheswick South properties. The total cost estimate comes to \$39,852,265 and the total par debt comes to \$6,595,000.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the supplemental methodology report was approved.

Supervisor Pinto joined the meeting at this time.

C. Consideration of Resolution 2026-02, Declaring Special Assessments

Mr. Haber noted the supplemental engineer's report and supplemental assessment methodology report get attached to resolution 2026-02 as exhibits. This resolution only impacts the Cheswick South properties. A copy of the resolution will be published in the newspaper and notices will be sent to each property owner informing them of the public hearing to be held. The District has already gone through the process to levy assessments in Phase IV.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor Resolution 2026-02, declaring special assessments was approved.

D. Consideration of Resolution 2026-03, Setting a Public Hearing Date to Consider Imposing Special Assessments

Mr. Haber stated that a public hearing is needed to levy the debt assessments for the Cheswick South properties, and that public hearing is anticipated to be held on December 16, 2025 at 1:30 p.m.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor Resolution 2026-03, setting a public hearing for December 16, 2025 at 1:30 p.m. to impose special assessments was approved.

E. Consideration of Resolution 2026-04, Declaring O&M Assessments and Setting a Public Hearing Date

Mr. Haber stated that the purpose of resolution 2026-04 is to levy operations and maintenance assessments on all of the properties in Cheswick South. The budget for fiscal year 2026, which levies O&M assessments against all properties in Wilford Preserve CDD, has already been adopted, however Cheswick South was not within the District's boundaries when that budget was adopted. The intent is for the CDD to directly collect the O&M assessments for the Cheswick South properties for fiscal year 2026 rather than the assessments appearing on the property tax bill. In the event those assessments are not paid, the assessments will be included on the November 2026 property tax bill along with the fiscal year 2027 assessments.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor Resolution 2026-04, declaring operations and maintenance assessments and setting a public hearing for December 16, 2025 at 1:30 p.m. was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 21, 2025 Board of Supervisors Meeting

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

On MOTION by Mr. McKee seconded by Mr. Cowling with all in favor the minutes of the October 21, 2025, Board of Supervisors meeting were approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Installation of Light Poles

Mr. Cowling informed the Board that Clay Electric provided a preliminary cost estimate of around \$55,000. He noted that estimate does not include conduit installation. As no plans are prepared yet, the infrastructure work has not yet been bid out. He suggested exploring the possibility of solar lighting.

The Board's consensus was to have Supervisor Cowling investigate solar lighting options.

SEVENTH ORDER OF BUSINESS**Consideration of Request to Install
Fence in CDD Easement (3379 Golden
Eye)**

Ms. Giles stated that the property has a maintenance easement in the rear for the pond bank. Mr. Soriano added that the only concern would be if any property owners tried to push a fence down to the water's edge.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the request to install a fence at 3379 Golden Eye was approved subject to staff coordinating with homeowner and providing a written notice of approval was approved.

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

There being nothing to report, the next item followed.

B. District Engineer

Ms. Hicks reported that the speed tables were scheduled to be installed November 12th and residents were informed via e-blast.

Mr. Edwards will confirm the details including as how long the road will be closed and how traffic will be managed.

C. District Manager

Ms. Giles reminded the Board members to complete four hours of ethics training by December 31st.

D. Amenity / Operations Manager – Report

Mr. Soriano informed the Board that the Cheswick amenity fencing was quoted at \$6,500. He also provided an update on a Yellowstone invoice in which the hours were questioned during the last meeting. The invoice total was updated to \$603.83.

Ms. Hicks reported that Hi-Tech is being paid to come out every week or two to repair the access control for the men's bathroom door. They are asking for the frame to be redone. Mr. Soriano stated that he will work with Hi-Tech.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of October 31, 2025

Ms. Giles presented the Financial Statements.

B. Check Register

Ms. Giles presented the Check Register totaling \$51,345.25

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

C. Boundary Amendment Funding Request #13

Ms. Giles presented the boundary amendment funding request totaling \$2,486.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor boundary amendment funding request number 13 was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There were no audience members present.

Mr. Cowling stated that the Cheswick owners want to see an offering soon and see everything in place prior to conveying the amenity center to the District.

Mr. Keefe asked staff to look into the vehicles parking on the grass on Ivory Palm and Firethorn and install no parking signs.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – December 16, 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

SIXTH ORDER OF BUSINESS



First Coast Electric, LLC

P.O. Box 60995

Jacksonville, Florida 32236-0995

Office: (904) 779-5491

10/2/2025

Dream Finders Homes
Mr. Louis Cowling

Re: Wilford Preserve Firethorn Ave Streetlights Proposal

Louis,

We are pleased to provide a quotation for the underground electrical portion of the above referenced project. Our pricing is based upon the attached Clay Electric marked up drawings dated 3/15/18. We are in receipt of no addenda. Our price for this total scope is **\$57,950**.

We have included:

1. 9ea. 12' streetlights
2. Trenching and backfill (1,300LF plus service adder)
3. Service and stand for light feeders

We have **not** included:

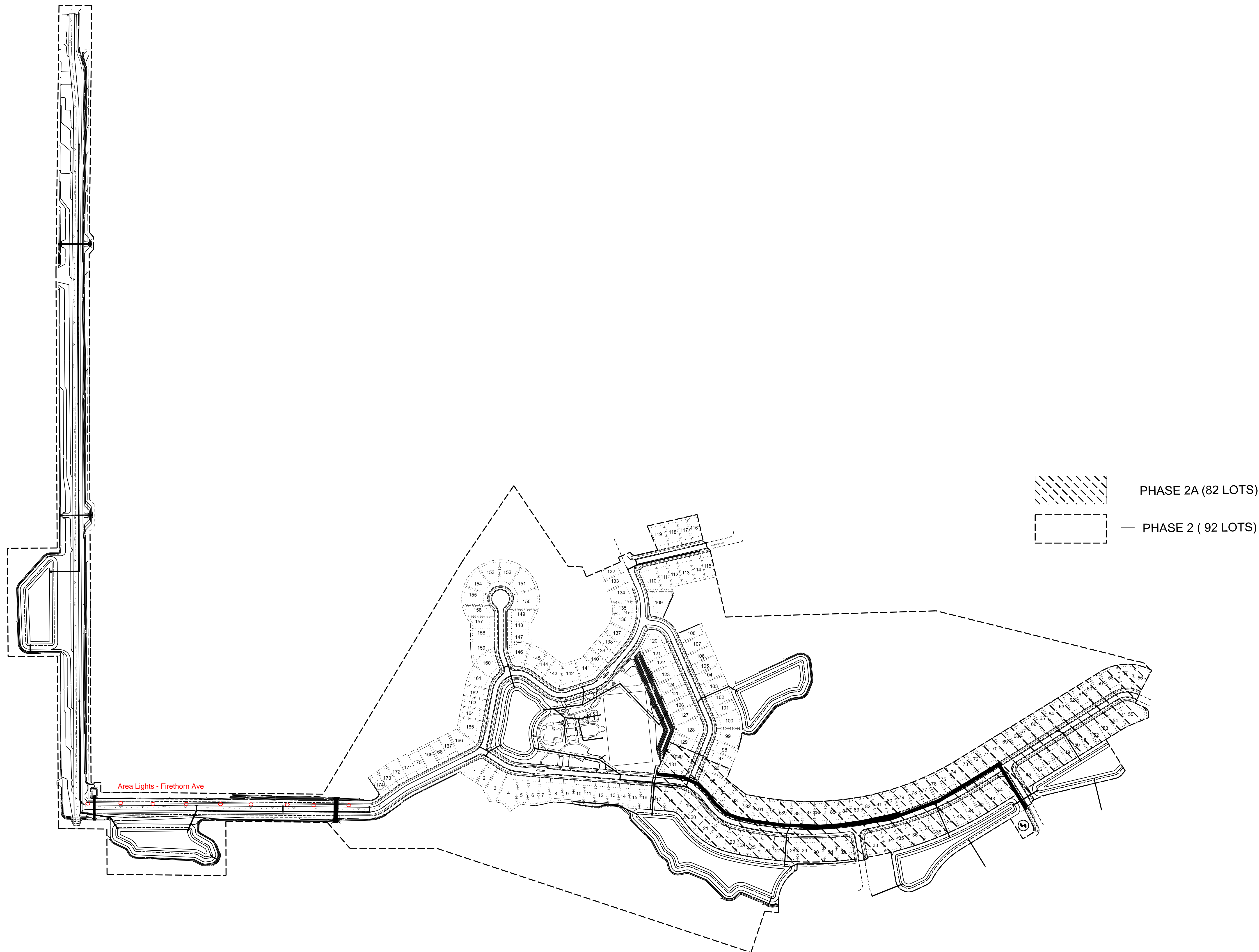
1. Dumpster fees
2. Surveying
3. Final Grading
4. Compaction testing
5. Well-pointing

Due to the volatility of the copper, steel and plastic markets, our price is valid for thirty (30) days. This price is based on the use of unaltered AIA contract documents, Consensus docs, or any other document that is not acceptable by First Coast Electric.

Thank you for the opportunity!

Sincerely,

Justin Lee
Preconstruction Manager
(478) 955-9304



SEVENTH ORDER OF BUSINESS

D.

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@gmsnf.com

Memorandum

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

Community:

Card Counts:

Wilford Preserve: New residents – 1

Wilford Oaks (Cheswick) - 3

Room Rentals:

- No rentals for December, so far.

Operations/Events:

- Christmas event is December 20th (pictures and cookies with santa)
- Speed humps are installed/finished
- Food truck Friday is December 19th at the amenity center
- Dog park fence has been repaired and all hinges replaced.
- Pressure washing was completed end of November on sidewalks and pavers.
- Front pool gates have been installed, finishing touches will be done this week.
- 5 new trash cans have been put together and will be placed in “community areas” around the neighborhood.
- Christmas décor is up and looks great 😊

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

EIGHTH ORDER OF BUSINESS

A.

Wilford Preserve
Community Development District

Unaudited Financial Reporting
November 30, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 38,883	\$ -	\$ -	\$ 38,883
Due from Capital Reserve Fund	14,973	-	-	14,973
<u>Investments:</u>				
General Fund Custody	169,595	-	-	169,595
State Board of Administration (SBA)	2,904	-	100,610	103,514
<u>Series 2019</u>				
Reserve	-	209,374	-	209,374
Revenue	-	92,676	-	92,676
Prepaid Expenses	18,225	-	-	18,225
Deposits	1,350	-	-	1,350
Total Assets	\$ 245,930	\$ 302,050	\$ 100,610	\$ 648,590
Liabilities:				
Accounts Payable	\$ 11,260	\$ -	\$ -	\$ 11,260
Due to General Fund	-	-	14,973	14,973
Total Liabilities	\$ 11,260	\$ -	\$ 14,973	\$ 26,233
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 18,225	\$ -	\$ -	\$ 18,225
Deposits	1,350	-	-	1,350
Restricted for:				
Debt Service	-	302,050	-	302,050
Assigned for:				
Capital Reserve Fund	-	-	85,637	85,637
Unassigned	215,094	-	-	215,094
Total Fund Balances	\$ 234,669	\$ 302,050	\$ 85,637	\$ 622,356
Total Liabilities & Fund Balance	\$ 245,930	\$ 302,050	\$ 100,610	\$ 648,590

Wilford Preserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 673,895	\$ 23,143	\$ 23,143	\$ -
Developer Funded Cheswick South	263,580	-	-	-
Interest Income	6,000	1,000	1,432	432
Miscellaneous Income	1,000	167	225	58
Total Revenues	\$ 944,475	\$ 24,310	\$ 24,801	\$ 491
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,800	\$ 800	\$ 800	\$ -
FICA Taxes	367	61	61	(0)
Engineering	6,000	6,000	9,212	(3,212)
Attorney	15,000	2,500	1,600	900
Annual Audit	5,200	867	-	867
Assessment Roll Administration	5,899	5,899	5,899	(0)
Arbitrage Rebate	600	600	1,200	(600)
Dissemination Agent	8,258	1,376	1,376	0
Trustee Fees	7,000	1,167	-	1,167
Management Fees	57,974	9,662	9,662	(0)
Information Technology	1,113	186	186	-
Website Maintenance	1,336	223	223	(0)
Telephone	300	50	28	22
Postage	500	83	101	(18)
Insurance General Liability	8,208	1,368	-	1,368
Printing	1,200	200	62	138
Legal Advertising	3,000	3,000	3,171	(171)
Other Current Charges	600	100	34	66
Office Supplies	100	17	1	16
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,630	\$ 34,333	\$ 33,792	\$ 542

Wilford Preserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 11,850	\$ 1,975	\$ -	\$ 1,975
General Facility Maintenance	35,000	5,833	1,817	4,017
Amenity Manager	71,285	11,881	11,881	(0)
Janitorial Services	15,900	2,650	2,650	-
Pool Maintenance	31,800	5,300	5,300	-
Pool Chemicals	20,000	3,333	1,009	2,324
Pool Monitors	25,000	4,167	-	4,167
Security Monitoring	1,235	206	-	206
Security	93,325	15,554	7,427	8,127
Permit Fees	900	150	-	150
Telephone/Cable/Internet	1,000	167	-	167
Electric	25,200	4,200	1,046	3,154
Water/Sewer/Irrigation	55,000	9,167	4,216	4,950
Repairs & Replacements	25,000	4,167	3,292	875
Refuse Service	5,040	840	910	(70)
Special Events	6,000	1,000	1,274	(274)
Recreational Passes	2,500	417	520	(103)
Office Supplies/Mailings/Printing	600	100	-	100
Subtotal Amenity Center Expenditures	\$ 426,635	\$ 71,106	\$ 41,342	\$ 29,763
Ground Maintenance Expenditures				
Landscape Maintenance	\$ 260,000	\$ 43,333	\$ 17,280	\$ 26,053
Landscape Contingency	6,000	1,000	720	280
Irrigation Maintenance	5,000	833	605	229
Lake Maintenance	26,000	4,333	3,190	1,143
Subtotal Ground Maintenance Expenditures	\$ 297,000	\$ 49,500	\$ 21,795	\$ 27,705
Total Operations & Maintenance	\$ 723,635	\$ 120,606	\$ 63,137	\$ 57,469
Reserves				
Capital Reserve Fund	\$ 93,210	\$ -	\$ -	\$ -
TOTAL RESERVES	\$ 93,210	\$ -	\$ -	\$ -
Total Expenditures	\$ 944,475	\$ 154,939	\$ 96,929	\$ 58,010
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (130,629)	\$ (72,128)	\$ (57,519)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (0)	\$ (130,629)	\$ (72,128)	\$ (57,519)
Fund Balance - Beginning	\$ -		\$ 306,798	
Fund Balance - Ending	\$ (0)		\$ 234,669	

Wilford Preserve
Community Development District
Month to Month

[illegible]

Wilford Preserve
Community Development District
Month to Month

[illegible]

Wilford Preserve

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 521,627	\$ 17,851	\$ 17,851	\$ -
Interest Income	10,000	1,667	3,139	1,473
Total Revenues	\$ 531,627	\$ 19,518	\$ 20,991	\$ 1,473
Expenditures:				
Interest -11/1	\$ 182,725	\$ 182,725	\$ 182,725	\$ -
Interest - 5/1	182,725	-	-	-
Principal - 5/1	160,000	-	-	-
Total Expenditures	\$ 525,450	\$ 182,725	\$ 182,725	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,177	\$ (163,207)	\$ (161,734)	\$ 1,473
Net Change in Fund Balance	\$ 6,177	\$ (163,207)	\$ (161,734)	\$ 1,473
Fund Balance - Beginning	\$ 255,984		\$ 463,784	
Fund Balance - Ending	\$ 262,161		\$ 302,050	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues				
Interest Income	\$ 2,000	\$ 333	\$ 714	\$ 380
Capital Reserve Funding	93,210	-	-	-
Total Revenues	\$ 95,210	\$ 333	\$ 714	\$ 380
Expenditures:				
Capital Outlay	\$ 10,000	\$ 14,973	\$ 14,973	\$ -
Total Expenditures	\$ 10,000	\$ 14,973	\$ 14,973	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 85,210		\$ (14,259)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 85,210		\$ (14,259)	
Fund Balance - Beginning	\$ 98,495		\$ 99,897	
Fund Balance - Ending	\$ 183,705		\$ 85,637	

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	\$	209,374	
Reserve Fund Balance		209,374	
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

Fiscal Year 2026 Summary of Assessment Receipts

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2019A DEBT RECEIPTS	O&M RECEIPTS	AMOUNT RECEIVED
1	11/6/2025	954.53	1,237.48	2,192.01
2	11/20/2025	6,423.18	8,327.25	14,750.43
3	11/26/2025	10,473.65	13,578.43	24,052.08
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		17,851.36	23,143.16	40,994.52

TAX ROLL DUE	501,952.58	650,749.75	1,152,702.32
PERCENT COLLECTED	3%	3%	3%

B.

WILFORD PRESERVE
Community Development District

Check Register Summary

November 30, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	11/17/25	50021-50022	\$ 369.40
Sub-Total			\$369.40
<i>Accounts Payable</i>	11/4/25	842-847	\$ 2,822.50
	11/5/25	848	300.00
	11/12/25	849-853	29,647.73
	11/18/25	854-855	22,395.32
Sub-Total			\$ 55,165.55
Total			\$ 55,534.95

PR300R

PAYROLL CHECK REGISTER

RUN 11/17/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50021	1	GARY A MCKEE	184.70	11/17/2025
50022	2	ROBERT C KEEFE	184.70	11/17/2025
TOTAL FOR REGISTER			369.40	

WILP WILFORD PRES DLAUGHLIN

Attendance Sheet

District Name: Wilford Preserve CDD

Board Meeting Date: November 10, 2025

	Name	In Attendance	Fee
1	Louis Cowling	✓	N/A
2	Daniel Zaremba		N/A
3	Alex Pinto	✓	N/A
4	Robert Keefe	✓	\$200
5	Gary McKee	✓	\$200

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

Approved for Payment:


District Manager Signature

11/10/25
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 #
11/04/25	00026	10/28/25 78252	202510 320-57200-45000	REPLACED LOCK	*	422.75	
				HI-TECH SYSTEM ASSOCIATES			422.75 000842
11/04/25	00026	11/01/25 432696	202511 320-57200-49600	NOV CLOUD MGMT SERVICES	*	85.00	
				HI-TECH SYSTEM ASSOCIATES			85.00 000843
11/04/25	00011	10/30/25 25-00374	202510 310-51300-48000	NOTICE OF MEETING-11/10	*	81.75	
				JACKSONVILLE DAILY RECORD			81.75 000844
11/04/25	00021	10/24/25 3642522	202507 310-51300-31500	JUL GENERAL COUNSEL	*	633.00	
				KUTAK ROCK LLP			633.00 000845
11/04/25	00033	11/01/25 1817913	202510 330-57200-46000	STOCKING OF LAKES-CARP	*	1,450.00	
				THE LAKE DOCTORS INC			1,450.00 000846
11/04/25	00044	10/31/25 10312025	202511 300-36300-10200	RENTAL DEP PARTIAL REFUND	*	150.00	
				MIDAS ODEN			150.00 000847
11/05/25	00045	11/04/25 11425	202511 320-57200-49400	MUSIC EVENT - NOV 8TH	*	300.00	
				DARRELL RAE BULLARD JR			300.00 000848
11/12/25	00001	11/01/25 216	202511 330-57200-41000	NOV FIELD OPS MGMT	*	5,940.42	
		11/01/25 216	202511 320-57200-45500	NOV JANITORIAL SERVICES	*	1,325.00	
		11/01/25 216	202511 320-57200-46500	NOV POOL MAINTENANCE SVCS	*	2,650.00	
				GOVERNMENTAL MANAGEMENT SERVICES			9,915.42 000849
11/12/25	00001	11/01/25 217	202511 310-51300-34000	NOV MANAGEMENT FEES	*	4,831.17	
		11/01/25 217	202511 310-51300-35200	NOV WEBSITE ADMIN	*	111.33	
		11/01/25 217	202511 310-51300-35100	NOV INFORMATION TECH	*	92.75	
		11/01/25 217	202511 310-51300-31300	NOV DISSEMINATION SVCS	*	688.17	
		11/01/25 217	202511 310-51300-51000	OFFICE SUPPLIES	*	.42	

WILP WILFORD PRES OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/25 217	202511 310-51300-42000		*	38.10	
		POSTAGE					
		11/01/25 217	202511 310-51300-42500		*	47.10	
		COPIES					
		11/01/25 217	202511 310-51300-41000		*	22.14	
		TELEPHONE					
		11/01/25 217	202511 320-57200-46510		*	87.45	
		POOL CHEMICALS-TRICHLOR					
		11/01/25 217	202511 320-57200-49400		*	166.28	
		SPECIAL EVENTS-PIZZA HUNT					
		11/01/25 217	202511 320-57200-49400		*	282.92	
		SPECIAL EVENTS-WALMART					
		11/01/25 217	202511 330-57200-41100		*	151.25	
		SMART SIGNS					
		11/01/25 217	202511 330-57200-41100		*	230.64	
		REPARIS & REPLACEMENTS					
			GOVERNMENTAL MANAGEMENT SERVICES				6,749.72 000850
11/12/25 00035	11/01/25 11484	202511 320-57200-49600			*	3,737.76	
		NOV SECURITY SERVICES					
			SECURITY DEVELOPMENT GROUP LLC				3,737.76 000851
11/12/25 00016	11/01/25 1030366	202511 330-57200-42000			*	8,640.00	
		NOV LANDSCAPE MAINTENANCE					
			YELLOWSTONE LANDSCAPE				8,640.00 000852
11/12/25 00016	11/04/25 1029636	202511 330-57200-42100			*	604.83	
		MAINLINE REPAIR					
			YELLOWSTONE LANDSCAPE				604.83 000853
11/18/25 00046	11/11/25 25-11-00	202511 300-13100-10300			*	14,973.00	
		(3)SPEED TABLES/SIGNS					
			RAULERSON PAVING LLC				14,973.00 000854
11/18/25 00018	11/12/25 6305	202511 310-51300-31100			*	7,422.32	
		PROF SRVS THUR 11/09/25					
			TAYLOR & WHITE INC				7,422.32 000855
			TOTAL FOR BANK A			55,165.55	
			TOTAL FOR REGISTER			55,165.55	



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 78252
Invoice Date: 10/28/2025
Completed: 10/29/2025
Terms: Due On Receipt
Bid#:
Service Ticket: 78252

Bill to:

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

Approved by:
Sayla Hicks
10/29/25
1.320.57200.45000

475 West Town Place
Ste 114

[Click Here to Pay Online!](#)

RECEIVED

By Tara Lee at 12:22 pm, Oct 29, 2025

HiTechFlorida.com

Description	Qty	Rate	Amount
9-12161-ACC-1 - Access Control System - Wilford Preserve - 2535 Firethorn AV, Orange Park, FL			
5000 Series Electric Strike Complete	1.00	\$209.00	209.00
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.25	\$95.00	118.75
Sales Tax			0.00

Tech Resolution Note:

WCT Arrived onsite pulled off old lock installed new lock in place and put back together , put new washer behind lock to bring it out a bit more. Text Sayla to see if it was ok to grind down the top and the bottom of the inside of the door cause I felt that was giving the door kick back and damage the lock - I recommend this when this started to occur never done. Got approval from Noah . Also adjusted the middle and the bottom hinges to slow the door from closing so fast , could not do the top hinge cause I didn't have an Alan key, also was approved by Noah

Total	\$422.75
Payments	\$0.00
Balance Due	\$422.75

Support@hitechflorida.com
Office: 850-385-7649



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 432696
Invoice Date: 11/01/2025
Completed: 11/02/2025
Terms: Due on Aging Date
Bid#:

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

Approved by:
Sayla Hicks
1.320.57200.49600
11/3/25

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			0.00
Sales Tax			

RECEIVED

By Tara Lee at 2:13 pm, Nov 03, 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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

October 30, 2025

Date

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

Serial #	25-00374C	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	10/30			
County	Clay			

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

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

If your payment is being
mailed, please reference
Serial # 25-00374C on your
check or remittance advice.

RECEIVED

By Tara Lee at 12:47 pm, Oct 30, 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 Monday, November 10, 2025, at 10:00 a.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

Oct. 30 oo (25-00374C)

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Mr. James Perry
Wilford Preserve CDD
Governmental Management Services
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3642522
23023-1

Re: General Counsel

For Professional Legal Services Rendered

07/06/25	W. Haber	0.20	66.00	Review correspondence regarding invoice; confer with Giles regarding same
07/10/25	A. Cox	0.60	87.00	Confer with District manager regarding budget hearing notice
07/10/25	K. Jusevitch	0.20	29.00	Review budget hearing notice and confer with Cox
07/23/25	K. Magee	1.20	294.00	Prepare for and attend Board of Supervisors meeting via phone
07/28/25	A. Cox	0.40	58.00	Prepare resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
07/29/25	W. Haber	0.30	99.00	Review and revise license agreement
TOTAL HOURS		2.90		

TOTAL FOR SERVICES RENDERED \$633.00

TOTAL CURRENT AMOUNT DUE \$633.00

RECEIVED

By Tara Lee at 10:02 am, Oct 28, 2025

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
11/3/25
1.330.57200.42000
Wilford Preserve CDD

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

ACCOUNT NUMBER	DATE	BALANCE
730725	11/1/2025	\$1,450.00

00000007307253001000000032003700000014500053

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 10/30/2025

Invoice 1817913

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/30/2025	Purchased TGC		\$1450.00	\$0.00	\$1450.00

RECEIVED

By Tara Lee at 2:11 pm, Nov 03, 2025

Pond 2- stocked 10 grass carp
Pond 3- stocked 2 grass carp
Pond 4- stocked 20 grass carp
Pond 5- stocked 20 grass carp
Pond 6- stocked 10 grass carp
Pond 7- stocked 10 grass carp
Pond 8- stocked 10 grass carp
Pond 9- stocked 3 grass carp
Pond 10- stocked 3 grass carp
Pond 11- stocked 2 grass carp
Pond 12- stocked 10 grass carp
Pond 13- stocked 25 grass carp

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:

\$2320.00

This Invoice Total:

\$1450.00

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

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
10/31/25	150	Sayla Hicks

Payable to:

Midas Oden

Date Check Needed:

Budget Category:

ASAP	001.300.36300.10200
------	---------------------

Intended Use of Funds Requested:

Rental Deposit Partial Refund
2971 Firethorn ave orange park fl 32073
(Attach supporting documentation for request.)

RECEIVED

By Tara Lee at 2:06 pm, Oct 31, 2025

INVOICE

DATE:
11/04/25

INVOICE #
11425

Approved by:
Sayla Hicks
11/4/25
1.320.57200.49400
Special Events

**BILL
TO:**

Wilford Preserve CDD
2740 Firethorn ave
Orange Park, Fl 32073
[Wilfordpreservemanager@gm
snf.com](mailto:Wilfordpreservemanager@gm
snf.com)
C – 909-936-6155
Attn: Sayla Hicks

PERSON / BUSINESS	JOB	PAYMENT TERMS	DUE DATE
Darrell Rae Music 6139 Picketville Rd Jacksonville FL 32254	Musician	300.00	11/8/25

DESCRIPTION	UNIT PRICE	LINE TOTAL
Darrell Rae will be playing music and guitar for WP fall festival	\$100 per hr.	\$300
November 8 th 12-3. 3 hours, \$100 per hour.		
Setting up his equipment and speakers to use for music and raffles		
Checks can be made out to: Darrell Rae Bullard		
SUBTOTAL		300.00
SALES TAX		0
TOTAL		300.00

RECEIVED

By Tara Lee at 8:16 am, Nov 05, 2025

RECEIVED

By Tara Lee at 8:16 am, Nov 05, 2025

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

Invoice

Invoice #: 216
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Management - November 2025		5,940.42	5,940.42
Janitorial - November 2025		1,325.00	1,325.00
Pool Maintenance - November 2025		2,650.00	2,650.00
<div>Alison Mossing 11-7-25</div>			

RECEIVED

By Tara Lee at 11:18 am, Nov 07, 2025

Total \$9,915.42

Payments/Credits \$0.00

Balance Due \$9,915.42

Governmental Management Services, LLC

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

Invoice**Invoice #:** 217**Invoice Date:** 11/1/25**Due Date:** 11/1/25**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 - November 2025		4,831.17	4,831.17
Website Administration - November 2025		111.33	111.33
Information Technology - November 2025		92.75	92.75
Dissemination Agent Services - November 2025		688.17	688.17
Office Supplies		0.42	0.42
Postage		38.10	38.10
Copies		47.10	47.10
Telephone		22.14	22.14
Pool Chemicals - Trichlor		87.45	87.45
Pizza Hut (Special Events) - September 2025 (Statement Date Closing 9/19/25)		166.28	166.28
Walmart (Special Events) - September 2025 (Statement Date Closing 9/19/25)		282.92	282.92
Smart Signs (Repair & Replacement) - September 2025 (Statement Date Closing 9/19/25)		151.25	151.25
Walmart (Repair & Replacement) - September 2025 (Statement Date Closing 9/19/25)		230.64	230.64

Total \$6,749.72**Payments/Credits** \$0.00**Balance Due** \$6,749.72**RECEIVED****By Tara Lee at 10:04 am, Nov 06, 2025**



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

RECEIVED

By Tara Lee at 2:05 pm, Nov 03, 2025

INVOICE

BILL TO

Wilford Preserve CDD
2740 Firethorn Avenue
Orange Park, Florida 32073

Approved by:

Sayla Hicks

11/3/25

1.320.57200.49600

INVOICE # 11484

DATE 11/01/2025

DUE DATE 11/30/2025

TERMS End of the month

SERVICE MONTH

November

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	84	31.15	2,616.60
Vehicle Patrol 3 patrols a day Mon - Thurs	48	18.67	896.16
Fuel Charge Fuel Charge	1	100.00	100.00
Holiday Service Thanksgiving	1	125.00	125.00

Pay invoice

SUBTOTAL	3,737.76
TAX	0.00
TOTAL	3,737.76
BALANCE DUE	\$3,737.76



INVOICE

INVOICE #	INVOICE DATE
1030366	11/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Wilford Preserve CDD

Address: Sycamore Way
Orange Park, FL 32073

Invoice Due Date: December 1, 2025

Invoice Amount: \$8,640.00

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

Approved by:
Sayla Hicks
11/5/25
1.330.57200.42000

Invoice Total **\$8,640.00**

RECEIVED

By Tara Lee at 7:58 am, Nov 06, 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



INVOICE

INVOICE #	INVOICE DATE
1029636	11/4/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Wilford Preserve CDD

Address: Sycamore Way
Orange Park, FL 32073

Invoice Due Date: December 4, 2025

Invoice Amount: \$604.83

Description	Current Amount
-------------	----------------

Mainline repair on Firethorn near lake

Irrigation Repairs

Approved by:
Sayla Hicks
11/5/25
1.330.57200.42100
Irrigation

\$604.83

RECEIVED

By Tara Lee at 1:45 pm, Nov 05, 2025

Invoice Total

\$604.83

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



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

INVOICE # 25-11-005

Date: 11-11-25

Due Date: Net 30

TO: Government Management Servies
475 West Town Place Suite 114
St. Augustine, FL 32092
(865) 238-2622
chogge@gmsnf.com
jsoriano@gmsnf.com

Job Name: Wilford Preserve Speed Tables

Jobsite/Location: Firethorn Ave.
Orange Park, FL 32073

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

Total Due:
\$14,973.00

Thank you for your business!

Checks can be made payable to Raulerson Paving LLC and sent to our office address, 1038 Parkridge Circle East Jacksonville, FL 32211. If there are any questions regarding this invoice, please feel free to contact us by phone (904)838-1618 or by email raulersonpaving@outlook.com

RECEIVED

By Tara Lee at 1:10 pm, Nov 12, 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

RECEIVED

By Tara Lee at 8:41 am, Nov 17, 2025

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

Invoice number 6305
Date 11/12/2025

Project 16050.1 WILFORD PRESERVE CDD

Invoice Amount:

\$7,422.32

Professional Services Rendered through 11/09/2025. ~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	111,611.25	116,581.25	194.30	4,970.00
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	117,435.18	117,810.18	157.08	375.00
*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	15,021.25	150.21	1,972.50
REIMBURSABLES	0.00	10,288.25	10,393.07	0.00	104.82
Total	189,200.00	340,137.18	347,559.50	183.70	7,422.32

*District Engineer-HRLY-NTE

	Units	Billed Amount
Anthony K. Ringler <i>docs and maps for presentations</i> <i>CDD Lot sizing</i>	5.00	575.00
D. Glynn Taylor, P.E. <i>eor</i>	2.00	330.00
James C. Johnson <i>Site meeting the CDD and the contractor to determine the final location of the requested speed tables.</i>	4.00	500.00
Ray A. Howard <i>CCD meeting about Engineer's report.</i>	2.00	190.00
Richard "JJ" Edwards	27.00	3,375.00

***District Engineer-HRLY-NTE**

	Units	Billed Amount
Onsite meeting to meet CDD Board and Paving subcontractor to walk the site and mark locations for the speed tables.		
Coordinate with the Paving contractor and the CDD Board for scheduling the onsite meeting		
Provide update to the CDD regarding the speed tables construction schedule oniste.		
Coordinate with the CDD regarding the upcoming CDD Meeting.		
Complete review and modificalotn to the Engineers report for Wilford IV and Cheswick South. Send reports to the CDD Board for review.		
Attend CDD meeting. Begin development and review of the Engineering Assessment Reports for hte Board meeting.		
Review and update the Engineers Supplemental report per Rhonda Mossing. Locate additonal recorded documentation and prior supplemental engineers report and send to Rhonda as requested.		

Phase subtotal 4,970.00

***Construction Obsv/Certs-HRLY-NTE**

	Units	Billed Amount
James C. Johnson	3.00	375.00
Site visit for speed table recoed and sign placement.		

***Project Admin. & Coordination-HRLY-NTE**

	Units	Billed Amount
James C. Johnson	13.50	1,687.50
Meet with Loius Cowling to discuss CDD Investor's Presentation for the proposed Bonds for Wilford IV and Cheswick South. Lot sizes - Zonning map and floodzone per CDD request.		
Team meeting to discuss bonds and Engineer's Report.		
Review info for Engineer's report and gather plan for compliance.		
Lot sizes for Engineer Report.		
Agenda Package review for meeting		
Site Visit for Signs at speed table.		
Ray A. Howard	3.00	285.00
Wilford Preserve CDD meeting.		

Phase subtotal 1,972.50
 subtotal 59.50 7,317.50

Reimbursables

	Billed Amount
Mileages	104.82

Onsite meeting with the Paving Contractor and CDD Board to walk site for the speed table locations.
 Site Visit to meet with CDD for speed pad locations
 Site Visit for speed pad sign placement.

Invoice total **7,422.32**

C.

Wilford Preserve

Community Development District

Boundary Amendment Funding Request #14*

December 8, 2025

PAYEE		GENERAL FUND
1	KUTAK ROCK LLP - Invoice 3657603 from 11/21/2025 Boundary Amendment	\$ 12,828.66
TOTAL		<u>\$ 12,828.66</u>

Please make check payable to:
Wilford Preserve CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

Signature: _____ Chairman/Vice Chairman

Signature: _____ Secretary/Asst. Secretary

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3657603

Client Matter No. 23023-4

Notification Email: eftgroup@kutakrock.com

Mr. James Perry
Wilford Preserve CDD
Governmental Management Services
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3657603
23023-4

Re: Boundary Amendment

For Professional Legal Services Rendered

08/05/25	W. Haber	0.20	66.00	Confer with Cowling regarding consents
08/08/25	W. Haber	0.20	66.00	Confer with Cowling regarding consents; review petition
08/08/25	K. Jusevitch	1.60	232.00	Research consents, confer with Haber and correspond with Cowling; research petition exhibits and update draft petition
08/13/25	K. Jusevitch	0.20	29.00	Update exhibits; correspond with Cowling
08/20/25	W. Haber	0.50	165.00	Review status of petition; update same
08/22/25	K. Jusevitch	0.80	116.00	Update draft petition and exhibits; update consent exhibit; confer with Haber regarding status
08/25/25	W. Haber	0.40	132.00	Review and revise petition
08/25/25	K. Jusevitch	0.20	29.00	Confer with Haber regarding petition status

KUTAK ROCK LLP

Wilford Preserve CDD

November 21, 2025

Client Matter No. 23023-4

Invoice No. 3657603

Page 2

08/26/25	W. Haber	0.70	231.00	Confer with Giles regarding updates to SERC; confer with Taylor regarding revisions to utility map; review inquiry regarding Sunshine Law
08/26/25	K. Jusevitch	0.90	130.50	Confer with Haber regarding petition exhibits; correspond district engineer
08/27/25	K. Jusevitch	0.50	72.50	Correspond with district manager and engineer regarding petition exhibits
08/28/25	W. Haber	0.30	99.00	Confer with Giles regarding SERC; review petition
08/28/25	K. Jusevitch	0.60	87.00	Confer with Haber; prepare landowner consent form; update petition status
08/29/25	W. Haber	1.30	429.00	Finalize and file boundary amendment petition
08/29/25	K. Jusevitch	3.20	464.00	Record landowner consent; finalize and file petition; correspond with county staff
09/02/25	W. Haber	0.60	198.00	Review and respond to correspondence from County Attorney regarding hearing date and roadways; confer with Cowling regarding same
09/02/25	K. Jusevitch	0.90	130.50	Prepare ordinance; correspond with county staff and confer with Haber
09/03/25	W. Haber	0.50	165.00	Confer with County regarding public hearing and roadway conveyance
09/03/25	K. Jusevitch	0.80	116.00	Prepare hearing notice; confer with Haber regarding publication schedule and deadlines; correspond with county staff
09/05/25	W. Haber	0.40	132.00	Confer with County Attorney regarding hearing date and notice; revise notice
09/05/25	K. Jusevitch	0.40	58.00	Submit filing fee payment; correspond with staff and confer with Haber
09/08/25	W. Haber	0.30	99.00	Confer with County regarding revisions to notice for public hearing

KUTAK ROCK LLP

Wilford Preserve CDD

November 21, 2025

Client Matter No. 23023-4

Invoice No. 3657603

Page 3

09/11/25	W. Haber	0.40	132.00	Review and revise public hearing notice; confer with County attorney regarding same
09/11/25	K. Jusevitch	0.20	29.00	Confer with Haber regarding hearing notice
09/12/25	W. Haber	0.60	198.00	Review correspondence from County regarding published notice; review and revise same
09/12/25	K. Jusevitch	0.70	101.50	Update hearing notice; confer with Haber and correspond with newspaper
09/15/25	K. Jusevitch	0.20	29.00	Correspond with newspaper regarding hearing notice publication
09/18/25	K. Jusevitch	0.20	29.00	Correspond with newspaper regarding hearing notice publication
09/19/25	K. Jusevitch	0.20	29.00	Correspond with newspaper regarding publication of hearing notice
09/22/25	K. Jusevitch	0.20	29.00	Correspond with newspaper regarding hearing notice publication
09/25/25	K. Jusevitch	0.20	29.00	Correspond with newspaper regarding hearing notice publication
09/30/25	W. Haber	0.30	99.00	Confer with Cowling regarding hearing and communications with commissioners
10/03/25	W. Haber	0.80	264.00	Confer with County regarding hearing and related issues; confer with Cowling regarding same
10/03/25	K. Jusevitch	0.60	87.00	Hearing preparation
10/06/25	W. Haber	0.60	198.00	Review and respond to inquiry from County Attorney regarding roadways; revise petition
10/06/25	K. Jusevitch	0.60	87.00	Update exhibits and petition; correspond with county staff
10/07/25	W. Haber	0.60	198.00	Prepare for and participate in call with Commissioner Compere; confer with Cowling regarding same
10/08/25	W. Haber	0.40	132.00	Review and respond to inquiry from County Attorney regarding petition
10/08/25	K. Jusevitch	1.30	188.50	Hearing preparation; review consents and confer with Haber

KUTAK ROCK LLP

Wilford Preserve CDD

November 21, 2025

Client Matter No. 23023-4

Invoice No. 3657603

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10/09/25	K. Jusevitch	1.00	145.00	Correspond with newspaper and county staff regarding hearing notice publication; continued hearing preparation
10/10/25	W. Haber	0.70	231.00	Review and revise draft ordinance and deed from County; confer with County regarding same; begin preparation of presentation
10/13/25	W. Haber	0.50	165.00	Review and revise presentation for County; prepare for hearing
10/13/25	K. Jusevitch	0.80	116.00	Prepare hearing presentation; confer with Haber
10/14/25	W. Haber	4.80	1,584.00	Prepare for and attend County Commission meeting
10/14/25	K. Jusevitch	0.20	29.00	Confer with Haber regarding board seats
10/15/25	K. Jusevitch	0.20	29.00	Confer with Haber regarding status of hearing
10/20/25	W. Haber	0.40	132.00	Confer with County regarding deed for roadways
10/27/25	W. Haber	0.30	99.00	Review and revise notice of boundary amendment
10/27/25	K. Jusevitch	0.70	101.50	Correspond with agency staff regarding ordinance; finalize amendment notice and confer with Haber
10/29/25	K. Jusevitch	0.30	43.50	Record boundary amendment notice and correspond with district manager
TOTAL HOURS		33.50		

KUTAK ROCK LLP

Wilford Preserve CDD
November 21, 2025
Client Matter No. 23023-4
Invoice No. 3657603
Page 5

TOTAL FOR SERVICES RENDERED \$7,780.50

DISBURSEMENTS

Filing and Court Fees	1,035.00	
Meals	9.88	
Reproduction Costs	76.00	
Travel Expenses	161.28	
Miscellaneous	320.00	VENDOR: OSTEEN MEDIA GROUP dba CLAY TODAY; INVOICE#: 2025-303568; DATE: 9/18/2025 - Notice of Boundary Amendment (9/18/25)
Miscellaneous	320.00	VENDOR: OSTEEN MEDIA GROUP dba CLAY TODAY; INVOICE#: 2025-303569; DATE: 9/25/2025 - Notice of Boundary Amendment (9/25/25)
Miscellaneous	320.00	VENDOR: OSTEEN MEDIA GROUP dba CLAY TODAY; INVOICE#: 2025-303570; DATE: 10/2/2025 - Notice of Boundary Amendment (10/2/25)
Miscellaneous	320.00	VENDOR: OSTEEN MEDIA GROUP dba CLAY TODAY; INVOICE#: 2025-303571; DATE: 10/9/2025 - Notice of Boundary Amendment (10/9/25)

TOTAL DISBURSEMENTS 2,562.16

TOTAL CURRENT AMOUNT DUE \$10,342.66

UNPAID INVOICES:

April 28, 2025	Invoice No. 3555040	1,575.00
October 24, 2025	Invoice No. 3642525	911.00

TOTAL DUE \$12,828.66