

**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](http://www.WilfordPreserveCDD.com)

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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 (to be provided under separate cover)
- IV. Public Hearing for the Purpose of Imposing Operations & Maintenance Assessments; Consideration of Resolution 2026-06 (to be provided under separate cover)
- 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

*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 12<sup>th</sup> 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 31<sup>st</sup>.

**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.
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**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.
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**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.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *SIXTH ORDER OF BUSINESS*



## First Coast Electric, LLC

P.O. Box 60995

Jacksonville, Florida 32236-0995

Office: (904) 779-5491

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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:

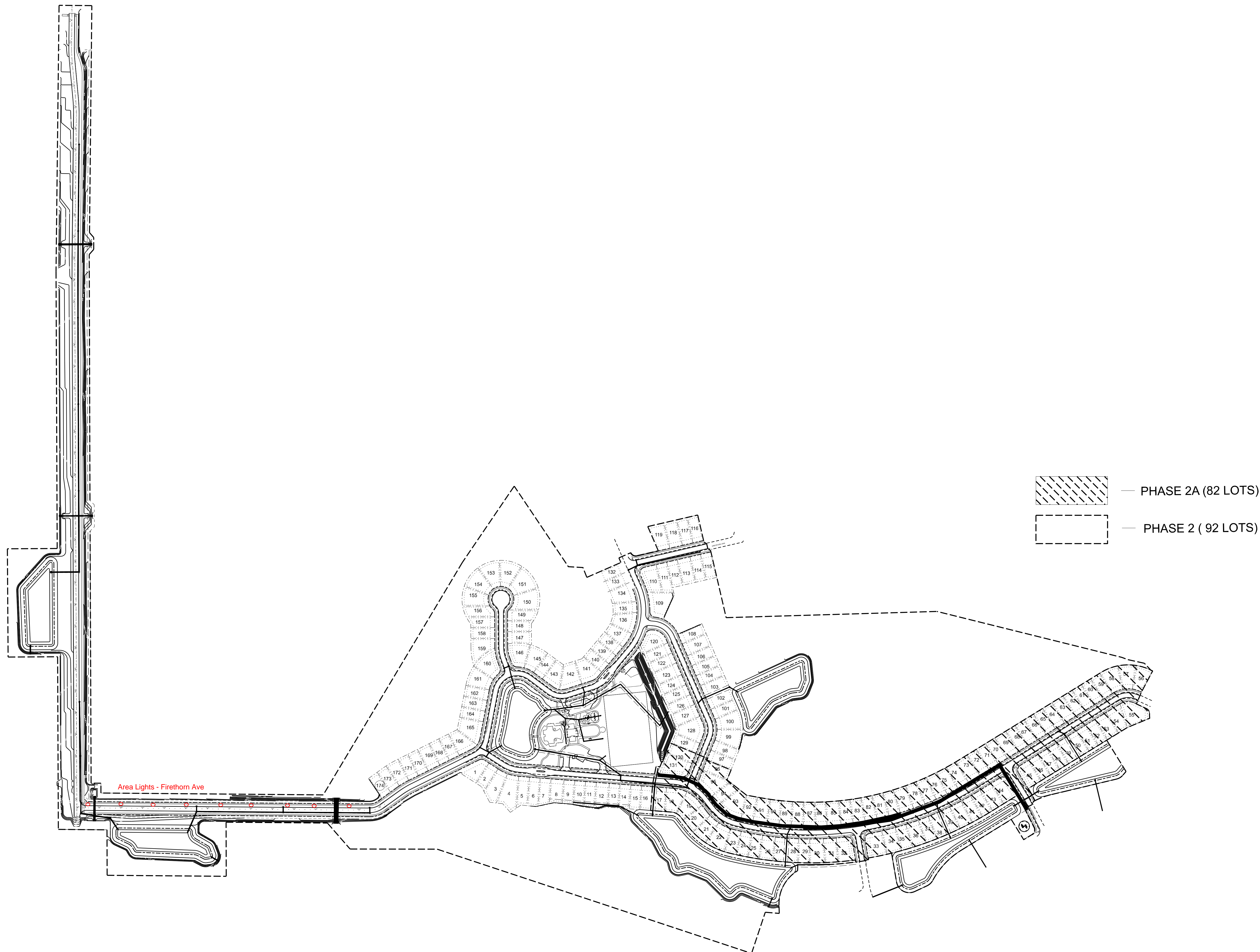
1. Dumpster fees
2. Surveying
3. Final Grading
4. Compaction testing
5. Well-pointing

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](mailto: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 20<sup>th</sup> (pictures and cookies with santa)
- Speed humps are installed/finished
- Food truck Friday is December 19<sup>th</sup> 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](mailto:wilfordpreservemanager@gmsnf.com)

[jsoriano@gmsnf.com](mailto: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>
<b>Assets:</b>				
<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
<b>Total Assets</b>	<b>\$ 245,930</b>	<b>\$ 302,050</b>	<b>\$ 100,610</b>	<b>\$ 648,590</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 11,260	\$ -	\$ -	\$ 11,260
Due to General Fund	-	-	14,973	14,973
<b>Total Liabilities</b>	<b>\$ 11,260</b>	<b>\$ -</b>	<b>\$ 14,973</b>	<b>\$ 26,233</b>
<b>Fund Balance:</b>				
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
<b>Total Fund Balances</b>	<b>\$ 234,669</b>	<b>\$ 302,050</b>	<b>\$ 85,637</b>	<b>\$ 622,356</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 245,930</b>	<b>\$ 302,050</b>	<b>\$ 100,610</b>	<b>\$ 648,590</b>

**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
<b>Revenues:</b>				
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
<b>Total Revenues</b>	<b>\$ 944,475</b>	<b>\$ 24,310</b>	<b>\$ 24,801</b>	<b>\$ 491</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
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	-
<b>Total General &amp; Administrative</b>	<b>\$ 127,630</b>	<b>\$ 34,333</b>	<b>\$ 33,792</b>	<b>\$ 542</b>

**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
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
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
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 426,635</b>	<b>\$ 71,106</b>	<b>\$ 41,342</b>	<b>\$ 29,763</b>
<b>Ground Maintenance Expenditures</b>				
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
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 297,000</b>	<b>\$ 49,500</b>	<b>\$ 21,795</b>	<b>\$ 27,705</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 723,635</b>	<b>\$ 120,606</b>	<b>\$ 63,137</b>	<b>\$ 57,469</b>
<b>Reserves</b>				
Capital Reserve Fund	\$ 93,210	\$ -	\$ -	\$ -
<b>TOTAL RESERVES</b>	<b>\$ 93,210</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 944,475</b>	<b>\$ 154,939</b>	<b>\$ 96,929</b>	<b>\$ 58,010</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>	<b>\$ (130,629)</b>	<b>\$ (72,128)</b>	<b>\$ (57,519)</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>	<b>\$ (130,629)</b>	<b>\$ (72,128)</b>	<b>\$ (57,519)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 306,798</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 234,669</b>	

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

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

**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)	
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>-</b>	

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)	
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>7,160,000</b>	

## 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

<b>TAX ROLL DUE</b>	<b>501,952.58</b>	<b>650,749.75</b>	<b>1,152,702.32</b>
<b>PERCENT COLLECTED</b>	<b>3%</b>	<b>3%</b>	<b>3%</b>

*B.*

**WILFORD PRESERVE**  
Community Development District

**Check Register Summary**

**November 30, 2025**

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>			
<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
<b>Total</b>			<b>\$ 55,534.95</b>

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	

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

**Bill to:**

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

[Click Here to Pay Online!](#)

Approved by:  
Sayla Hicks  
10/29/25  
1.320.57200.45000

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

475 West Town Place  
Ste 114

**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

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**

<b>Total</b>	<b>\$422.75</b>
<b>Payments</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$422.75</b>



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**

<b>Total</b>	\$85.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$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
				<b>Payment Due</b>
Notice of Board of Supervisors Meeting				
				\$81.75
Wilford Preserve Community Development District				<b>Publication Fee</b>
Case Number				<b>Amount Paid</b>
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](http://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@gsnf.com](mailto:Wilfordpreservemanager@gsnf.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 <sup>th</sup> 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		
<b>SUBTOTAL</b>		<b>300.00</b>
<b>SALES TAX</b>		<b>0</b>
<b>TOTAL</b>		<b>300.00</b>

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

**SUBTOTAL**

**SALES TAX**

**TOTAL**

**300.00**

---

**0**

---

**300.00**

---

**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><div>Alison Mossing</div><div>11-7-25</div></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
<b>Dedicated Officer I</b> 6 Dedicated hours Fri - Sun	84	31.15	2,616.60
<b>Vehicle Patrol</b> 3 patrols a day Mon - Thurs	48	18.67	896.16
<b>Fuel Charge</b> Fuel Charge	1	100.00	100.00
<b>Holiday Service</b> Thanksgiving	1	125.00	125.00

Pay invoice

SUBTOTAL	3,737.76
TAX	0.00
TOTAL	3,737.76
BALANCE DUE	<b>\$3,737.76</b>



## 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](mailto: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](mailto:chogge@gmsnf.com)  
[jsoriano@gmsnf.com](mailto: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](mailto: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
<b>Mileages</b>	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

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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

Page 4

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