

WILFORD PRESERVE
Community Development District

JUNE 16, 2026

AGENDA

**Wilford Preserve
Community Development District**

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

June 9, 2026

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, June 16, 2026, at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the May 20, 2026 Meeting
- IV. Financing Matters
 - A. Ratification of Final Supplemental Assessment Methodology Report
 - B. Consideration of Resolution 2026-13, Approving Ancillary Documents
 - 1. Acquisition Agreement
 - 2. Collateral Assignment Agreement
 - 3. Notice of Assessments
- V. Discussion of Request for Speed Hump Installation on Firethorn Avenue
- VI. Consideration of Request for Installation of Fence in CDD Easement (3534 Belstead)
- VII. Discussion of the Fiscal Year 2027 Budget
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer

C. District Manager

D. Amenity / Operations Manager – Report

IX. Financial Reports

A. Financial Statements as of May 31, 2026

B. Assessment Receipts Schedule

C. Check Register

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – Wednesday, July 22, 2026, at 6:00 p.m. at the Plantation Oaks Amenity Center

XII. Adjournment

MINUTES

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Tuesday, May 20, 2026, at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the May 20, 2026 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 21,
2026 Audit Committee and Board of
Supervisors Meetings**

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

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor the minutes of the April 21, 2026, Audit Committee and Board of Supervisors meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Amenity Privileges Suspension

Ms. Giles stated that copies of the letter notifying the resident of their suspension, and the response letter from the resident were provided to the Board. The minor was found to be riding a motorbike on the sports field and staff made the decision to suspend the minor until the date of the Board meeting, during which the Board could decide whether to extend the suspension or consider the suspension served.

On MOTION by Mr. Keefe seconded by Mr. Cowling with all in favor, lifting the suspension was approved.

FIFTH ORDER OF BUSINESS**Ratification of Engagement Letter with
Grau & Associates for the Fiscal Year 2026
Audit**

Ms. Giles stated that the engagement letter documents and confirms the auditor's acceptance of the appointment and the scope of the audit.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor, the engagement letter with Grau & Associates for the fiscal year 2026 audit was ratified.

SIXTH ORDER OF BUSINESS**Discussion of Request for Speed Hump
Installation on Firethorn Avenue**

Mr. Soriano stated that after Ivory Palm, there is a straight area of the roadway. While there is a stop sign that should slow driver's down, there have been reports of speeding in the area.

Mr. Keefe stated that he thinks the only logical area to install a speed hump would be between Flower Branch and Greywood.

Mr. McKee stated that he would drive the area and identify a good spot and report back.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from GMS
for Fiscal Year 2027 Amenity and Field
Operations Management Services**

Mr. Soriano presented the proposal, noting that his position of part-time field operations manager has been added since the last proposal.

Mr. Cowling questioned the decrease in the amount for pool chemicals, and whether the line item should be removed from the proposal altogether.

Mr. Soriano responded that the pool chemical fee is \$20,000, not \$10,500. The District pays Hawkins directly for the pool chemicals, so the line item would need to be removed from the proposal.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor, the proposal from GMS was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-11, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Ms. Giles presented the proposed budget, noting there is a 4% increase in assessments being proposed.

Mr. Cowling stated that he has received some proposals for landscaping that would shift the total budget downward.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor, Resolution 2026-11, approving the proposed budget for fiscal year 2027 and setting a public hearing for July 22, 2026 at 6:00 p.m. was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-12, Setting a Public Hearing to Adopt Revised Rules of Procedure

Mr. Haber stated that the purpose of the revisions is to get the rules in line with legislative changes, with the most substantive change being amendments to the noticing requirement for adopting rule and rate changes. He recommended setting the public hearing for July 22nd to keep it in line with the next budget meeting.

Mr. Keefe requested a redlined copy of the changes.

On MOTION by Mr. Keefe seconded by Mr. Cowling with all in favor, Resolution 2026-12, setting a public hearing for July 22, 2026 at 6:00 p.m. to adopt revised rules of procedure was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber reported that the bonds have not yet been issued, but he believes all comments made by the landowner have been resolved.

B. District Engineer – Acceptance of the Public Facilities Report

Ms. Giles presented the public facilities report, which provides an overview of the existing facilities and any planned improvements.

C. District Manager

1. Report on the Number of Registered Voters

Ms. Giles informed the Board that there are 796 registered voters reported to be residing within Wilford Preserve's boundaries.

2. Reminder of Upcoming Election

Ms. Giles reminded the board members of the election coming up in November. The qualifying period runs from June 8th through June 12th.

3. Reminder of Form 1 and Ethics Training

Ms. Giles reminded the board members to complete their Form 1 by July 1st, and to complete four hours of ethics training prior to the end of the year.

D. Amenity / Operations Manager – Report

A copy of the amenity and operations report was included in the agenda package for the Board's review. Mr. Soriano reported that there is some erosion occurring around a drain on Sycamore that needs to be addressed. Next, he reported a resident cut their foot in the pool. The pool contractor was brought out to inspect the pool and didn't find anything upon an initial inspection but will be brought back out for a more in-depth inspection.

Mr. Keefe asked Mr. Soriano to ensure Yellowstone instructs their workers to only use CDD access easements when maintaining the property.

Next, Mr. Keefe asked for an update on updating the access cards to include photos of the residents.

Mr. Soriano responded that the printer would be around \$2,000 and the cards would be anywhere from \$2 to \$7 per card. He will look into cheaper options that allows staff to identify residents with their access cards.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of April 30, 2026

Ms. Giles presented the Financial Statements.

B. Assessment Receipts Schedule

Ms. Giles reported the on-roll fiscal year 2026 assessments are 100% collected.

C. Check Register

Ms. Giles presented the Check Register totaling \$34,542.78.

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

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Keefe requested a revision to the age limit for the playground. It should only be 15 and up for the pool area. Additionally, he recommended revising the policies to state that golf carts are allowed on the field if they are following Florida law and being used responsibly.

Mr. Cowling reported that houses are being built in Wilford 4 and the pool should be accepted within the next 30 days.

Mr. McKee stated that he's noticed a lot of younger kids driving golf carts in the community.

Mr. Keefe stated that he believes Florida Law states that a person must be at least 16 years old to drive a golf cart, so anyone concerned should contact Clay County Sheriff's Office.

Rick Toups commented that there seems to be a conflict in who can police the golf cart safety issues as the Sheriff's Office has indicated they have no say in policing golf carts. Next, he commented on the excessive street parking and too many guests being allowed at the pool.

Patrick Terrell stated that his main reason for coming to the meeting was to ask that the pool tile issue be addressed as his child was the one that was injured. He would be happy to point

out where it happened if need be. Next, he stated that Sycamore is another area where speeding is an issue and could use at least two speed humps.

Ashley Ellis asked what the update to the playground age would be.

Mr. Keefe responded he believes a parent should be able to say if their six-year-old wants to go to the playground by themselves.

Ashley Ellis asked if there will be security for Wilford Oaks.

Ms. Hicks responded that there would be.

Ashley Ellis asked if there will be another entrance into the community.

Mr. Cowling responded that eventually there would be another entrance per the county's ten-year plan.

Ashley Ellis asked about adding streetlights along Cheswick.

Mr. Keefe responded that would be the county's responsibility. The only area the CDD could install lights is along community property. It is very cost prohibitive.

Leo Pacatan asked if there would be monitoring of individuals attending the pool.

Mr. Soriano responded that he can only see which households are using the facilities.

Sheila Torres recommended not lowering the age for which kids can use the facilities unsupervised. She also recommended installing some amenities that older kids could enjoy.

Gary Smiekle agreed with lowering the age for kids to use the playground unsupervised. Next, he suggested adding soccer nets to the athletic field.

Jose Duarte asked what happened with a gentleman that came to a previous meeting to discuss crime watch.

Ms. Giles stated that the district partnered with CCSO on the crime watch matter.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 16,
2026, at 1:30 p.m. at the Plantation Oaks
Amenity Center**

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

Wilford Preserve Community Development District

Final Assessment Methodology Report for the Special Assessment Bonds, Series 2026 (2026 Project)

May 28, 2026



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 sections of the District referred to as Cheswick South (“Cheswick South”) and Wilford Preserve Phase IV (“Phase IV,”) and together with Cheswick South the “2026 Assessment Area”) and for allocating the estimated par amount of bonds being issued by the District to fund infrastructure improvements (the “2026 Project” or “CIP”) described in the Supplemental Engineer’s Reports, for Phase IV and Cheswick South dated August 9, 2023 and October 30, 2025 respectively, and further supplements the adopted Master Special Assessment Methodology Report dated February 23, 2018 and approved on March 5, 2018 (collectively the “Engineer’s Report”). The Special Assessment Bonds, Series 2026 (the “Series 2026 Bonds”) will fund infrastructure improvements that will allow the development of the single-family residential property in the 2026 Assessment Area. 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 221.65 acres located in Clay County (“the County”), Florida within the 2026 Assessment Area, a total of 380 platted lots. The 2026 Assessment Area was annexed into the District following the approval of the Clay County Board of Commissioners with Ordinance Nos. 2023-22 for Phase IV and 2025-34 for Cheswick South. 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 the 2026 Assessment Area 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 the 2026 Assessment Area.

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 the 2026 Assessment Area. Without these improvements, state law would prohibit development of property within the 2026 Assessment Area.

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 the 2026 Assessment Area. Properties outside the 2026 Assessment Area 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 the 2026 Assessment Area. 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 the 2026 Assessment Area 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 the 2026 Assessment Area as noted in **Table 1** will consist of 380 single-family homes all of which have been platted.

3.0 The Capital Improvement Program for the 2026 Assessment Area

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 2026 Assessment Area 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 according to the Engineer's Report are projected at \$22,661,195. 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 the 2026 Assessment Area.

4.0 Financing Program for the 2026 Assessment Area

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 the 2026 Assessment Area. 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 \$6,490,000 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 \$6,490,000.

The difference between the Series 2026 Bonds debt and the amounts that will be available to fund a portion 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 the 2026 Assessment Area of the District and general benefits accruing to areas outside of the 2026 Assessment Area 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 2026 Assessment Area. 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 the 2026 Assessment Area is for 380 platted 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 the 2026 Assessment Area 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 the 2026 Assessment Area 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 the 2026 Assessment Area.

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 the 2026 Assessment Area. For the purpose of determining the special benefit accruing to the single-family residential lands within the 2026 Assessment Area, the proposed 2026 Project costs have been allocated to each of the platted 380 lots 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 the 2026 Assessment Area. The District's 2026 Project benefits properties within the 2026 Assessment Area and accrue to all assessable properties on an ERU basis. Improvements undertaken by the District can be shown to create 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 the 2026 Assessment Area is developed and or acquired and financed by the District.

Included on **Table 5** is a summary of the assignment of the 2026 Assessments to each product type within the 2026 Assessment Area.

5.5 Assessment Roll

Table 6 is the Assessment Roll for the 2026 Project reflecting the projected debt to be allocated to each of the 380 platted lots in Phase IV and Cheswick South.

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.

TABLE 1
Wilford Preserve Community Development District
Development Program Series 2026

LAND USE	ERU	UNITS WILFORD IV	UNITS CHESWICK SOUTH	TOTAL SERIES 2026 UNITS	TOTAL ERUS
50' LOT	1	128	169	297	297
60' LOT	1.2	20	63	83	99.6
TOTAL		148	232	380	396.6

TABLE 2
Wilford Preserve CDD
Infrastructure Cost Estimates

Neighborhood Infrastructure Improvements	Estimated Costs Wilford IV	Estimated Costs Cheswick South 2026 Project	Total Cost Estimates
Stormwater Management System	1,453,660	1,763,560	3,217,220
Water / Sewer Improvements	3,000,530	4,548,510	7,549,040
Roadway & Sidewalk Improvements	1,817,465	4,412,500	6,229,965
Recreation Improvements	222,600	2,009,750	2,232,350
Landscape & Hardscape	100,000	100,000	200,000
Cheswick Oak Ave Extension	1,417,370	1,815,250	3,232,620
Total Costs	8,011,625	14,649,570	22,661,195

Information provided by Taylor and White, Inc.

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

Supplemental Engineer's Report Dated August 9, 2023.

Supplemental Engineer's Report for Cheswick South Dated November 6, 2025

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

Sources:

TOTAL SERIES 2026

Bond Proceeds - Par Amount	6,490,000
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Total Sources of Funds	6,490,000
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Uses:

Construction Funds	5,790,235
Debt Service Reserve Fund 50% MADS	224,065
Capitalized Interest	129,675
Cost of Issuance	216,225
Underwriter's Discount	129,800

Total Uses of Funds	6,490,000
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Principal Amortization Installments	30
Average Coupon	5.625000%
Par Amount	6,490,000
Maximum Annual Debt Service	448,130.00
Capitalized Interest Through	11/01/26
Maturity	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
Series 2026 Project Benefit

Development Type	Number of Planned Units Series 2026	ERU Per Unit (1)	Total ERU's	Series 2026 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	16,970,184	57,139	4,860,136	16,364
60' LOT	83	1.20	99.6	5,691,011	68,566	1,629,864	19,637
TOTAL	380		396.6	22,661,195		6,490,000	

(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

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 (1)
50' LOT	297	16,364	4,860,136	1,130	335,589	1,202
60' LOT	83	19,637	1,629,864	1,356	112,541	1,442
TOTAL	380		6,490,000		448,130	

(1) Amounts are grossed up 6% for Clay County discounts and collection costs.

TABLE 6

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

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
09-04-25-007878-002-01	3113 Golden Eye Dr	1	50'	16,364	1,202
09-04-25-007878-002-02	3119 Golden Eye Dr	2	50'	16,364	1,202
09-04-25-007878-002-03	3127 Golden Eye Dr	3	50'	16,364	1,202
09-04-25-007878-002-04	3139 Golden Eye Dr	4	50'	16,364	1,202
09-04-25-007878-002-05	3143 Golden Eye Dr	5	50'	16,364	1,202
09-04-25-007878-002-06	3149 Golden Eye Dr	6	50'	16,364	1,202
09-04-25-007878-002-07	14701 Philips Hwy	7	50'	16,364	1,202
09-04-25-007878-002-08	500 Boylston St	8	50'	16,364	1,202
09-04-25-007878-002-09	500 Boylston St	9	50'	16,364	1,202
09-04-25-007878-002-10	500 Boylston St	10	50'	16,364	1,202
09-04-25-007878-002-11	500 Boylston St	11	50'	16,364	1,202
09-04-25-007878-002-12	500 Boylston St	12	50'	16,364	1,202
09-04-25-007878-002-13	500 Boylston St	13	50'	16,364	1,202
09-04-25-007878-002-14	500 Boylston St	14	50'	16,364	1,202
09-04-25-007878-002-15	3163 Golden Eye Dr	15	50'	16,364	1,202
09-04-25-007878-002-16	3171 Golden Eye Dr	16	50'	16,364	1,202
09-04-25-007878-002-17	3187 Golden Eye Dr	17	50'	16,364	1,202
09-04-25-007878-002-18	3191 Golden Eye Dr	18	50'	16,364	1,202
09-04-25-007878-002-19	3195 Golden Eye Dr	19	50'	16,364	1,202
09-04-25-007878-002-20	3199 Golden Eye Dr	20	50'	16,364	1,202
09-04-25-007878-002-21	3203 Golden Eye Dr	21	50'	16,364	1,202
09-04-25-007878-002-22	3207 Golden Eye Dr	22	50'	16,364	1,202
09-04-25-007878-002-23	3211 Golden Eye Dr	23	50'	16,364	1,202
09-04-25-007878-002-24	14701 Philips Hwy	24	50'	16,364	1,202
09-04-25-007878-002-25	3225 Golden Eye Dr	25	50'	16,364	1,202
09-04-25-007878-002-26	3233 Golden Eye Dr	26	50'	16,364	1,202
09-04-25-007878-002-27	3239 Golden Eye Dr	27	50'	16,364	1,202
09-04-25-007878-002-28	3245 Golden Eye Dr	28	50'	16,364	1,202
09-04-25-007878-002-29	3251 Golden Eye Dr	29	50'	16,364	1,202
09-04-25-007878-002-30	763 Barclay Ct	30	50'	16,364	1,202
09-04-25-007878-002-31	767 Barclay Ct	31	50'	16,364	1,202
09-04-25-007878-002-32	771 Barclay Ct	32	50'	16,364	1,202
09-04-25-007878-002-33	775 Barclay Ct	33	50'	16,364	1,202
09-04-25-007878-002-34	779 Barclay Ct	34	50'	16,364	1,202
09-04-25-007878-002-35	783 Barclay Ct	35	50'	16,364	1,202
09-04-25-007878-002-36	782 Barclay Ct	36	50'	16,364	1,202
09-04-25-007878-002-37	776 Barclay Ct	37	50'	16,364	1,202
09-04-25-007878-002-38	758 Barclay Ct	38	50'	16,364	1,202
09-04-25-007878-002-39	752 Barclay Ct	39	50'	16,364	1,202
09-04-25-007878-002-40	3273 Golden Eye Dr	40	50'	16,364	1,202

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
09-04-25-007878-002-41	3279 Golden Eye Dr	41	50'	16,364	1,202
09-04-25-007878-002-42	3283 Golden Eye Dr	42	50'	16,364	1,202
09-04-25-007878-002-43	3289 Golden Eye Dr	43	50'	16,364	1,202
09-04-25-007878-002-44	3303 Golden Eye Dr	44	50'	16,364	1,202
09-04-25-007878-002-45	3311 Golden Eye Dr	45	60'	19,637	1,442
09-04-25-007878-002-46	14701 Philips Hwy	46	50'	16,364	1,202
09-04-25-007878-002-47	3321 Golden Eye Dr	47	50'	16,364	1,202
09-04-25-007878-002-48	3327 Golden Eye Dr	48	50'	16,364	1,202
09-04-25-007878-002-49	310 Grant St	49	50'	16,364	1,202
09-04-25-007878-002-50	3337 Golden Eye Dr	50	50'	16,364	1,202
09-04-25-007878-002-51	3343 Golden Eye Dr	51	50'	16,364	1,202
09-04-25-007878-002-52	14701 Philips Hwy	52	50'	16,364	1,202
09-04-25-007878-002-53	14701 Philips Hwy	53	50'	16,364	1,202
09-04-25-007878-002-54	3359 Golden Eye Dr	54	50'	16,364	1,202
09-04-25-007878-002-55	3363 Golden Eye Dr	55	50'	16,364	1,202
09-04-25-007878-002-56	14701 Philips Hwy	56	50'	16,364	1,202
09-04-25-007878-002-57	14701 Philips Hwy	57	50'	16,364	1,202
09-04-25-007878-002-58	14701 Philips Hwy	58	50'	16,364	1,202
09-04-25-007878-002-59	3385 Golden Eye Dr	59	50'	16,364	1,202
09-04-25-007878-002-60	500 Boylston St	60	50'	16,364	1,202
09-04-25-007878-002-61	500 Boylston St	61	60'	19,637	1,442
09-04-25-007878-002-62	500 Boylston St	62	50'	16,364	1,202
09-04-25-007878-002-63	500 Boylston St	63	50'	16,364	1,202
09-04-25-007878-002-64	500 Boylston St	64	50'	16,364	1,202
09-04-25-007878-002-65	500 Boylston St	65	50'	16,364	1,202
09-04-25-007878-002-66	500 Boylston St	66	50'	16,364	1,202
09-04-25-007878-002-67	500 Boylston St	67	50'	16,364	1,202
09-04-25-007878-002-68	500 Boylston St	68	50'	16,364	1,202
09-04-25-007878-002-69	500 Boylston St	69	50'	16,364	1,202
09-04-25-007878-002-70	500 Boylston St	70	50'	16,364	1,202
09-04-25-007878-002-71	500 Boylston St	71	50'	16,364	1,202
09-04-25-007878-002-72	500 Boylston St	72	50'	16,364	1,202
09-04-25-007878-002-73	500 Boylston St	73	50'	16,364	1,202
09-04-25-007878-002-74	500 Boylston St	74	50'	16,364	1,202
09-04-25-007878-002-75	500 Boylston St	75	50'	16,364	1,202
09-04-25-007878-002-76	500 Boylston St	76	50'	16,364	1,202
09-04-25-007878-002-77	500 Boylston St	77	50'	16,364	1,202
09-04-25-007878-002-78	500 Boylston St	78	50'	16,364	1,202
09-04-25-007878-002-79	500 Boylston St	79	50'	16,364	1,202
09-04-25-007878-002-80	500 Boylston St	80	50'	16,364	1,202
09-04-25-007878-002-81	500 Boylston St	81	50'	16,364	1,202
09-04-25-007878-002-82	500 Boylston St	82	50'	16,364	1,202
09-04-25-007878-002-83	500 Boylston St	83	50'	16,364	1,202
09-04-25-007878-002-84	500 Boylston St	84	50'	16,364	1,202

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
09-04-25-007878-002-85	500 Boylston St	85	50'	16,364	1,202
09-04-25-007878-002-86	500 Boylston St	86	50'	16,364	1,202
09-04-25-007878-002-87	500 Boylston St	87	50'	16,364	1,202
09-04-25-007878-002-88	500 Boylston St	88	50'	16,364	1,202
09-04-25-007878-002-89	500 Boylston St	89	50'	16,364	1,202
09-04-25-007878-002-90	500 Boylston St	90	50'	16,364	1,202
09-04-25-007878-002-91	500 Boylston St	91	50'	16,364	1,202
09-04-25-007878-002-92	500 Boylston St	92	50'	16,364	1,202
09-04-25-007878-002-93	500 Boylston St	93	50'	16,364	1,202
09-04-25-007878-002-94	500 Boylston St	94	50'	16,364	1,202
09-04-25-007878-002-95	500 Boylston St	95	50'	16,364	1,202
09-04-25-007878-002-96	500 Boylston St	96	50'	16,364	1,202
09-04-25-007878-002-97	500 Boylston St	97	50'	16,364	1,202
09-04-25-007878-002-98	500 Boylston St	98	50'	16,364	1,202
09-04-25-007878-002-99	500 Boylston St	99	50'	16,364	1,202
09-04-25-007878-003-00	500 Boylston St	100	50'	16,364	1,202
09-04-25-007878-003-01	500 Boylston St	101	50'	16,364	1,202
09-04-25-007878-003-02	500 Boylston St	102	50'	16,364	1,202
09-04-25-007878-003-03	500 Boylston St	103	50'	16,364	1,202
09-04-25-007878-003-04	500 Boylston St	104	50'	16,364	1,202
09-04-25-007878-003-05	500 Boylston St	105	50'	16,364	1,202
09-04-25-007878-003-06	500 Boylston St	106	50'	16,364	1,202
09-04-25-007878-003-07	500 Boylston St	107	50'	16,364	1,202
09-04-25-007878-003-08	500 Boylston St	108	50'	16,364	1,202
09-04-25-007878-003-09	500 Boylston St	109	50'	16,364	1,202
09-04-25-007878-003-10	500 Boylston St	110	50'	16,364	1,202
09-04-25-007878-003-11	500 Boylston St	111	50'	16,364	1,202
09-04-25-007878-003-12	500 Boylston St	112	50'	16,364	1,202
09-04-25-007878-003-13	500 Boylston St	113	50'	16,364	1,202
09-04-25-007878-003-14	500 Boylston St	114	50'	16,364	1,202
09-04-25-007878-003-15	500 Boylston St	115	50'	16,364	1,202
09-04-25-007878-003-16	500 Boylston St	116	50'	16,364	1,202
09-04-25-007878-003-17	500 Boylston St	117	50'	16,364	1,202
09-04-25-007878-003-18	500 Boylston St	118	50'	16,364	1,202
09-04-25-007878-003-19	500 Boylston St	119	50'	16,364	1,202
09-04-25-007878-003-20	500 Boylston St	120	50'	16,364	1,202
09-04-25-007878-003-21	500 Boylston St	121	50'	16,364	1,202
09-04-25-007878-003-22	500 Boylston St	122	50'	16,364	1,202
09-04-25-007878-003-23	500 Boylston St	123	50'	16,364	1,202
09-04-25-007878-003-24	500 Boylston St	124	50'	16,364	1,202
09-04-25-007878-003-25	500 Boylston St	125	50'	16,364	1,202
09-04-25-007878-003-26	500 Boylston St	126	50'	16,364	1,202
09-04-25-007878-003-27	500 Boylston St	127	50'	16,364	1,202
09-04-25-007878-003-28	500 Boylston St	128	50'	16,364	1,202

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
09-04-25-007878-003-29	500 Boylston St	129	50'	16,364	1,202
09-04-25-007878-003-30	500 Boylston St	130	50'	16,364	1,202
09-04-25-007878-003-31	500 Boylston St	131	50'	16,364	1,202
09-04-25-007878-003-32	500 Boylston St	132	50'	16,364	1,202
09-04-25-007878-003-33	500 Boylston St	133	50'	16,364	1,202
09-04-25-007878-003-34	500 Boylston St	134	50'	16,364	1,202
09-04-25-007878-003-35	500 Boylston St	135	50'	16,364	1,202
09-04-25-007878-003-36	500 Boylston St	136	50'	16,364	1,202
09-04-25-007878-003-37	500 Boylston St	137	50'	16,364	1,202
09-04-25-007878-003-38	500 Boylston St	138	50'	16,364	1,202
09-04-25-007878-003-39	500 Boylston St	139	50'	16,364	1,202
09-04-25-007878-003-40	500 Boylston St	140	50'	16,364	1,202
09-04-25-007878-003-41	500 Boylston St	141	50'	16,364	1,202
09-04-25-007878-003-42	500 Boylston St	142	50'	16,364	1,202
09-04-25-007878-003-43	500 Boylston St	143	50'	16,364	1,202
09-04-25-007878-003-44	500 Boylston St	144	50'	16,364	1,202
09-04-25-007878-003-45	500 Boylston St	145	50'	16,364	1,202
09-04-25-007878-003-46	500 Boylston St	146	60'	19,637	1,442
09-04-25-007878-003-47	500 Boylston St	147	50'	16,364	1,202
09-04-25-007878-003-48	500 Boylston St	148	50'	16,364	1,202
09-04-25-007878-003-49	500 Boylston St	149	50'	16,364	1,202
09-04-25-007878-003-50	500 Boylston St	150	50'	16,364	1,202
09-04-25-007878-003-51	500 Boylston St	151	50'	16,364	1,202
09-04-25-007878-003-52	500 Boylston St	152	50'	16,364	1,202
09-04-25-007878-003-53	3384 Golden Eye Dr	153	50'	16,364	1,202
09-04-25-007878-003-54	14701 Philips Hwy	154	50'	16,364	1,202
09-04-25-007878-003-55	3374 Golden Eye Dr	155	50'	16,364	1,202
09-04-25-007878-003-56	3368 Golden Eye Dr	156	50'	16,364	1,202
09-04-25-007878-003-57	3364 Golden Eye Dr	157	50'	16,364	1,202
09-04-25-007878-003-58	3358 Golden Eye Dr	158	50'	16,364	1,202
09-04-25-007878-003-59	3352 Golden Eye Dr	159	50'	16,364	1,202
09-04-25-007878-003-60	3348 Golden Eye Dr	160	50'	16,364	1,202
09-04-25-007878-003-61	3342 Golden Eye Dr	161	50'	16,364	1,202
09-04-25-007878-003-62	3338 Golden Eye Dr	162	50'	16,364	1,202
09-04-25-007878-003-63	3332 Golden Eye Dr	163	50'	16,364	1,202
09-04-25-007878-003-64	3326 Golden Eye Dr	164	50'	16,364	1,202
09-04-25-007878-003-65	3728 Belstead Way	165	60'	19,637	1,442
09-04-25-007878-003-66	14701 Philips Hwy	166	60'	19,637	1,442
09-04-25-007878-003-67	14701 Philips Hwy	167	60'	19,637	1,442
09-04-25-007878-003-68	14701 Philips Hwy	168	60'	19,637	1,442
09-04-25-007878-003-69	14701 Philips Hwy	169	60'	19,637	1,442
09-04-25-007878-003-70	14701 Philips Hwy	170	60'	19,637	1,442
09-04-25-007878-003-71	14701 Philips Hwy	171	60'	19,637	1,442
09-04-25-007878-003-72	14701 Philips Hwy	172	60'	19,637	1,442

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
09-04-25-007878-003-73	14701 Philips Hwy	173	60'	19,637	1,442
09-04-25-007878-003-74	14701 Philips Hwy	174	60'	19,637	1,442
09-04-25-007878-003-75	14701 Philips Hwy	175	60'	19,637	1,442
09-04-25-007878-003-76	14701 Philips Hwy	176	60'	19,637	1,442
09-04-25-007878-003-77	14701 Philips Hwy	177	60'	19,637	1,442
09-04-25-007878-003-78	14701 Philips Hwy	178	60'	19,637	1,442
09-04-25-007878-003-79	14701 Philips Hwy	179	60'	19,637	1,442
09-04-25-007878-003-80	14701 Philips Hwy	180	60'	19,637	1,442
09-04-25-007878-003-81	14701 Philips Hwy	181	60'	19,637	1,442
09-04-25-007878-003-82	14701 Philips Hwy	182	60'	19,637	1,442
09-04-25-007878-003-83	14701 Philips Hwy	183	60'	19,637	1,442
09-04-25-007878-003-84	14701 Philips Hwy	184	60'	19,637	1,442
09-04-25-007878-003-85	14701 Philips Hwy	185	60'	19,637	1,442
09-04-25-007878-003-86	14701 Philips Hwy	186	60'	19,637	1,442
09-04-25-007878-003-87	14701 Philips Hwy	187	60'	19,637	1,442
09-04-25-007878-003-88	14701 Philips Hwy	188	60'	19,637	1,442
09-04-25-007878-003-89	14701 Philips Hwy	189	60'	19,637	1,442
09-04-25-007878-003-90	3612 Belstead Way	190	60'	19,637	1,442
09-04-25-007878-003-91	3621 Belstead Way	191	60'	19,637	1,442
09-04-25-007878-003-92	758 Hiddenwood Way	192	60'	19,637	1,442
09-04-25-007878-003-93	14701 Philips Hwy	193	60'	19,637	1,442
09-04-25-007878-003-94	748 Hiddenwood Way	194	60'	19,637	1,442
09-04-25-007878-003-95	742 Hiddenwood Way	195	60'	19,637	1,442
09-04-25-007878-003-96	14701 Philips Hwy	196	60'	19,637	1,442
09-04-25-007878-003-97	734 Hiddenwood Way	197	60'	19,637	1,442
09-04-25-007878-003-98	726 Hiddenwood Way	198	60'	19,637	1,442
09-04-25-007878-003-99	14701 Philips Hwy	199	60'	19,637	1,442
09-04-25-007878-004-00	718 Hiddenwood Way	200	60'	19,637	1,442
09-04-25-007878-004-01	714 Hiddenwood Way	201	60'	19,637	1,442
09-04-25-007878-004-02	709 Hiddenwood Way	202	60'	19,637	1,442
09-04-25-007878-004-03	14701 Philips Hwy	203	60'	19,637	1,442
09-04-25-007878-004-04	14701 Philips Hwy	204	60'	19,637	1,442
09-04-25-007878-004-05	727 Hiddenwood Way	205	60'	19,637	1,442
09-04-25-007878-004-06	731 Hiddenwood Way	206	60'	19,637	1,442
09-04-25-007878-004-07	14701 Philips Hwy	207	60'	19,637	1,442
09-04-25-007878-004-08	14701 Philips Hwy	208	60'	19,637	1,442
09-04-25-007878-004-09	14701 Philips Hwy	209	60'	19,637	1,442
09-04-25-007878-004-10	14701 Philips Hwy	210	60'	19,637	1,442
09-04-25-007878-004-11	14701 Philips Hwy	211	60'	19,637	1,442
09-04-25-007878-004-12	14701 Philips Hwy	212	60'	19,637	1,442
09-04-25-007878-004-13	14701 Philips Hwy	213	60'	19,637	1,442
09-04-25-007878-004-14	14701 Philips Hwy	214	60'	19,637	1,442
09-04-25-007878-004-15	14701 Philips Hwy	215	60'	19,637	1,442
09-04-25-007878-004-16	14701 Philips Hwy	216	60'	19,637	1,442

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
09-04-25-007878-004-17	14701 Philips Hwy	217	60'	19,637	1,442
09-04-25-007878-004-18	3701 Belstead Way	218	60'	19,637	1,442
09-04-25-007878-004-19	3707 Belstead Way	219	60'	19,637	1,442
09-04-25-007878-004-20	14701 Philips Hwy	220	60'	19,637	1,442
09-04-25-007878-004-21	3715 Belstead Eay	221	60'	19,637	1,442
09-04-25-007878-004-22	14701 Philips Hwy	222	60'	19,637	1,442
09-04-25-007878-004-23	3727 Belstead Way	223	60'	19,637	1,442
09-04-25-007878-004-24	14701 Philips Hwy	224	50'	16,364	1,202
09-04-25-007878-004-25	14701 Philips Hwy	225	50'	16,364	1,202
09-04-25-007878-004-26	14701 Philips Hwy	226	50'	16,364	1,202
09-04-25-007878-004-27	14701 Philips Hwy	227	50'	16,364	1,202
09-04-25-007878-004-28	500 Boylston St	228	50'	16,364	1,202
09-04-25-007878-004-29	500 Boylston St	229	50'	16,364	1,202
09-04-25-007878-004-30	500 Boylston St	230	50'	16,364	1,202
09-04-25-007878-004-31	500 Boylston St	231	50'	16,364	1,202
09-04-25-007878-004-32	500 Boylston St	232	60'	19,637	1,442
TOTAL CHESWICK SOUTH				4,002,658	294,022
10-04-25-007881-006-58	3114 Gadwall Rd	1	50'	16,364	1,202
10-04-25-007881-006-59	3120 Gadwall Rd	2	50'	16,364	1,202
10-04-25-007881-006-60	3124 Gadwall Rd	3	50'	16,364	1,202
10-04-25-007881-006-61	3128 Gadwall Rd	4	50'	16,364	1,202
10-04-25-007881-006-62	3132 Gadwall Rd	5	50'	16,364	1,202
10-04-25-007881-006-63	3136 Gadwall Rd	6	50'	16,364	1,202
10-04-25-007881-006-64	3142 Gadwall Rd	7	50'	16,364	1,202
10-04-25-007881-006-65	3146 Gadwall Rd	8	50'	16,364	1,202
10-04-25-007881-006-66	3150 Gadwall Rd	9	50'	16,364	1,202
10-04-25-007881-006-67	3154 Gadwall Rd	10	50'	16,364	1,202
10-04-25-007881-006-68	3160 Gadwall Rd	11	50'	16,364	1,202
10-04-25-007881-006-69	3164 Gadwall Rd	12	50'	16,364	1,202
10-04-25-007881-006-70	3168 Gadwall Rd	13	50'	16,364	1,202
10-04-25-007881-006-71	3350 Woodie Run	14	50'	16,364	1,202
10-04-25-007881-006-72	3356 Woodie Run	15	50'	16,364	1,202
10-04-25-007881-006-73	3360 Woodie Run	16	50'	16,364	1,202
10-04-25-007881-006-74	3364 Woodie Run	17	50'	16,364	1,202
10-04-25-007881-006-75	3368 Woodie Run	18	50'	16,364	1,202
10-04-25-007881-006-76	3372 Woodie Run	19	50'	16,364	1,202
10-04-25-007881-006-77	3376 Woodie Run	20	50'	16,364	1,202
10-04-25-007881-006-78	3380 Woodie Run	21	50'	16,364	1,202
10-04-25-007881-006-79	704 Pintail Trce	22	50'	16,364	1,202
10-04-25-007881-006-80	708 Pintail Trce	23	50'	16,364	1,202
10-04-25-007881-006-81	712 Pintail Trce	24	50'	16,364	1,202
10-04-25-007881-006-82	716 Pintail Trce	25	50'	16,364	1,202
10-04-25-007881-006-83	720 Pintail Trce	26	50'	16,364	1,202

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
10-04-25-007881-006-84	726 Pintail Trce	27	50'	16,364	1,202
10-04-25-007881-006-85	730 Pintail Trce	28	50'	16,364	1,202
10-04-25-007881-006-86	734 Pintail Trce	29	50'	16,364	1,202
10-04-25-007881-006-87	740 Pintail Trce	30	50'	16,364	1,202
10-04-25-007881-006-88	744 Pintail Trce	31	50'	16,364	1,202
10-04-25-007881-006-89	748 Pintail Trce	32	50'	16,364	1,202
10-04-25-007881-006-90	754 Pintail Trce	33	50'	16,364	1,202
10-04-25-007881-006-91	758 Pintail Trce	34	50'	16,364	1,202
10-04-25-007881-006-92	762 Pintail Trce	35	50'	16,364	1,202
10-04-25-007881-006-93	768 Pintail Trce	36	50'	16,364	1,202
10-04-25-007881-006-94	774 Pintail Trce	37	50'	16,364	1,202
10-04-25-007881-006-95	778 Pintail Trce	38	50'	16,364	1,202
10-04-25-007881-006-96	782 Pintail Trce	39	50'	16,364	1,202
10-04-25-007881-006-97	786 Pintail Trce	40	50'	16,364	1,202
10-04-25-007881-006-98	790 Pintail Trce	41	50'	16,364	1,202
10-04-25-007881-006-99	794 Pintail Trce	42	50'	16,364	1,202
10-04-25-007881-007-00	798 Pintail Trce	43	50'	16,364	1,202
10-04-25-007881-007-01	802 Pintail Trce	44	50'	16,364	1,202
10-04-25-007881-007-02	808 Pintail Trce	45	50'	16,364	1,202
10-04-25-007881-007-03	812 Pintail Trce	46	50'	16,364	1,202
10-04-25-007881-007-04	816 Pintail Trce	47	50'	16,364	1,202
10-04-25-007881-007-05	820 Pintail Trce	48	50'	16,364	1,202
10-04-25-007881-007-06	824 Pintail Trce	49	50'	16,364	1,202
10-04-25-007881-007-07	828 Pintail Trce	50	50'	16,364	1,202
10-04-25-007881-007-08	832 Pintail Trce	51	50'	16,364	1,202
10-04-25-007881-007-09	836 Pintail Trce	52	50'	16,364	1,202
10-04-25-007881-007-10	840 Pintail Trce	53	50'	16,364	1,202
10-04-25-007881-007-11	846 Pintail Trce	54	50'	16,364	1,202
10-04-25-007881-007-12	850 Pintail Trce	55	50'	16,364	1,202
10-04-25-007881-007-13	854 Pintail Trce	56	50'	16,364	1,202
10-04-25-007881-007-14	858 Pintail Trce	57	50'	16,364	1,202
10-04-25-007881-007-15	864 Pintail Trce	58	50'	16,364	1,202
10-04-25-007881-007-16	870 Pintail Trce	59	50'	16,364	1,202
10-04-25-007881-007-17	878 Pintail Trce	60	50'	16,364	1,202
10-04-25-007881-007-18	886 Pintail Trce	61	50'	16,364	1,202
10-04-25-007881-007-19	885 Pintail Trce	62	50'	16,364	1,202
10-04-25-007881-007-20	881 Pintail Trce	63	50'	16,364	1,202
10-04-25-007881-007-21	877 Cheswick Oak Ave	64	50'	16,364	1,202
10-04-25-007881-007-22	873 Pintail Trce	65	50'	16,364	1,202
10-04-25-007881-007-23	869 Pintail Trce	66	50'	16,364	1,202
10-04-25-007881-007-24	3564 Cynthia Ln	67	60'	19,637	1,442
10-04-25-007881-007-25	841 Pintail Trce	68	50'	16,364	1,202
10-04-25-007881-007-26	835 Pintail Trce	69	50'	16,364	1,202
10-04-25-007881-007-27	825 Pintail Trce	70	50'	16,364	1,202

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
10-04-25-007881-007-28	817 Pintail Trce	71	50'	16,364	1,202
10-04-25-007881-007-29	811 Pintail Trce	72	50'	16,364	1,202
10-04-25-007881-007-30	807 Pintail Trce	73	50'	16,364	1,202
10-04-25-007881-007-31	801 Pintail Trce	74	50'	16,364	1,202
10-04-25-007881-007-32	795 Pintail Trce	75	50'	16,364	1,202
10-04-25-007881-007-33	3506 Cynthia Ln	76	50'	16,364	1,202
10-04-25-007881-007-34	3510 Cynthia Ln	77	50'	16,364	1,202
10-04-25-007881-007-35	3514 Cynthia Ln	78	50'	16,364	1,202
10-04-25-007881-007-36	3518 Cynthia Ln	79	50'	16,364	1,202
10-04-25-007881-007-37	3522 Cynthia Ln	80	50'	16,364	1,202
10-04-25-007881-007-38	3530 Cynthia Ln	81	50'	16,364	1,202
10-04-25-007881-007-39	3534 Cynthia Ln	82	50'	16,364	1,202
10-04-25-007881-007-40	3542 Cynthia Ln	83	60'	19,637	1,442
10-04-25-007881-007-41	3548 Cynthia Ln	84	60'	19,637	1,442
10-04-25-007881-007-42	3554 Cynthia Ln	85	60'	19,637	1,442
10-04-25-007881-007-43	3560 Cynthia Ln	86	60'	19,637	1,442
10-04-25-007881-007-44	3553 Cynthia Ln	87	50'	16,364	1,202
10-04-25-007881-007-45	3547 Cynthia Ln	88	60'	19,637	1,442
10-04-25-007881-007-46	3543 Cynthia Ln	89	60'	19,637	1,442
10-04-25-007881-007-47	3539 Cynthia Ln	90	60'	19,637	1,442
10-04-25-007881-007-48	3535 Cynthia Ln	91	60'	19,637	1,442
10-04-25-007881-007-49	3415 Woodie Run	92	60'	19,637	1,442
10-04-25-007881-007-50	3409 Woodie Run	93	60'	19,637	1,442
10-04-25-007881-007-51	3403 Woodie Run	94	60'	19,637	1,442
10-04-25-007881-007-52	3399 Woodie Run	95	60'	19,637	1,442
10-04-25-007881-007-53	3393 Woodie Run	96	60'	19,637	1,442
10-04-25-007881-007-54	3392 Woodie Run	97	60'	19,637	1,442
10-04-25-007881-007-55	3398 Woodie Run	98	60'	19,637	1,442
10-04-25-007881-007-56	3402 Woodie Run	99	60'	19,637	1,442
10-04-25-007881-007-57	3408 Woodie Run	100	60'	19,637	1,442
10-04-25-007881-007-58	3412 Woodie Run	101	60'	19,637	1,442
10-04-25-007881-007-59	3519 Cynthia Ln	102	60'	19,637	1,442
10-04-25-007881-007-60	765 Pintail Trce	103	50'	16,364	1,202
10-04-25-007881-007-61	759 Pintail Trce	104	50'	16,364	1,202
10-04-25-007881-007-62	755 Pintail Trce	105	50'	16,364	1,202
10-04-25-007881-007-63	749 Pintail Trce	106	50'	16,364	1,202
10-04-25-007881-007-64	745 Pintail Trce	107	50'	16,364	1,202
10-04-25-007881-007-65	741 Pintail Trce	108	50'	16,364	1,202
10-04-25-007881-007-66	735 Pintail Trce	109	50'	16,364	1,202
10-04-25-007881-007-67	727 Pintail Trce	110	50'	16,364	1,202
10-04-25-007881-007-68	3387 Woodie Run	111	50'	16,364	1,202
10-04-25-007881-007-69	3373 Woodie Run	112	50'	16,364	1,202
10-04-25-007881-007-70	3369 Woodie Run	113	50'	16,364	1,202
10-04-25-007881-007-71	3365 Woodie Run	114	50'	16,364	1,202

PARCEL	MAILING1	LOT	LOT TYPE	PAR DEBT	GROSS MAX ANNUAL (1)
10-04-25-007881-007-72	3359 Woodie Run	115	50'	16,364	1,202
10-04-25-007881-007-73	3355 Woodie Run	116	50'	16,364	1,202
10-04-25-007881-007-74	3351 Woodie Run	117	50'	16,364	1,202
10-04-25-007881-007-75	3347 Woodie Run	118	50'	16,364	1,202
10-04-25-007881-007-76	3343 Woodie Run	119	50'	16,364	1,202
10-04-25-007881-007-77	3335 Woodie Run	120	50'	16,364	1,202
10-04-25-007881-007-78	3331 Woodie Run	121	50'	16,364	1,202
10-04-25-007881-007-79	3325 Woodie Run	122	50'	16,364	1,202
10-04-25-007881-007-80	3321 Woodie Run	123	50'	16,364	1,202
10-04-25-007881-007-81	3317 Woodie Run	124	50'	16,364	1,202
10-04-25-007881-007-82	3289 Woodie Run	125	50'	16,364	1,202
10-04-25-007881-007-83	3285 Woodie Run	126	50'	16,364	1,202
10-04-25-007881-007-84	3281 Woodie Run	127	50'	16,364	1,202
10-04-25-007881-007-85	3277 Woodie Run	128	50'	16,364	1,202
10-04-25-007881-007-86	3273 Woodie Run	129	50'	16,364	1,202
10-04-25-007881-007-87	3269 Woodie Run	130	50'	16,364	1,202
10-04-25-007881-007-88	3265 Woodie Run	131	50'	16,364	1,202
10-04-25-007881-007-89	3261 Woodie Run	132	50'	16,364	1,202
10-04-25-007881-007-90	3257 Woodie Run	133	50'	16,364	1,202
10-04-25-007881-007-91	3253 Woodie Run	134	50'	16,364	1,202
10-04-25-007881-007-92	3252 Woodie Run	135	50'	16,364	1,202
10-04-25-007881-007-93	3256 Woodie Run	136	50'	16,364	1,202
10-04-25-007881-007-94	3167 Gadwall Rd	137	50'	16,364	1,202
10-04-25-007881-007-95	3161 Gadwall Rd	138	50'	16,364	1,202
10-04-25-007881-007-96	3157 Gadwall Rd	139	50'	16,364	1,202
10-04-25-007881-007-97	3151 Gadwall Rd	140	50'	16,364	1,202
10-04-25-007881-007-98	3147 Gadwall Rd	141	50'	16,364	1,202
10-04-25-007881-007-99	3143 Gadwall Rd	142	50'	16,364	1,202
10-04-25-007881-008-00	3139 Gadwall Rd	143	50'	16,364	1,202
10-04-25-007881-008-01	3133 Gadwall Rd	144	50'	16,364	1,202
10-04-25-007881-008-02	3127 Gadwall Rd	145	50'	16,364	1,202
10-04-25-007881-008-03	3123 Gadwall Rd	146	50'	16,364	1,202
10-04-25-007881-008-04	3119 Gadwall Rd	147	50'	16,364	1,202
10-04-25-007881-008-05	3115 Gadwall Rd	148	50'	16,364	1,202
TOTAL WILFORD IV				2,487,342	182,712
TOTAL SERIES 2026				6,490,000	476,734
LESS DISCOUNTS / COLLECTION COSTS					(28,604)
NET SERIES 2026				6,490,000	448,130

(1) Amounts are grossed up 6% for Clay County discounts and collection costs.

B.

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING IN SUBSTANTIAL FORM THE ACQUISITION AGREEMENT, COLLATERAL ASSIGNMENT AGREEMENT, AND NOTICE OF ASSESSMENTS FOR THE DISTRICT'S SERIES 2026 BONDS; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE ACQUISITION AGREEMENT, COLLATERAL ASSIGNMENT AGREEMENT, AND NOTICE OF ASSESSMENTS FOR THE SERIES 2026 BONDS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

RECITALS

WHEREAS, the Wilford Preserve Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District has adopted a report of its District Engineer, as may be amended and/or supplemented ("**Engineer's Report**"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed therewith ("**Improvements**"); and

WHEREAS, the District intends on financing a portion of the Improvements through the issuance of its special assessment bonds as described in more detail in Resolution 2026-07 (the "**2026 Bonds**"); and

WHEREAS, in connection with the issuance of the 2026 Bonds, the District will enter into and/or execute the Acquisition Agreement, Collateral Assignment Agreement, and Notice of Assessments (collectively the "**Ancillary Documents**"), copies of which are attached hereto as Composite Exhibit A; and

WHEREAS, the Board has reviewed, considered, and desires to approve forms of the Ancillary Documents, and finds that the execution of the Ancillary Documents is in the best interest of the District, its landowners, and future residents; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to negotiate, finalize, and execute the Ancillary Documents on the District's behalf.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY

DEVELOPMENT DISTRICT:

1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. APPROVAL OF THE ANCILLARY DOCUMENTS. The Ancillary Documents, attached hereto as **Composite Exhibit A**, are hereby approved in substantial form, subject to any further revisions that may be made by the District's Chairperson, in consultation with District Staff.

3. EXECUTION OF ANCILLARY DOCUMENTS. The Chairperson is authorized to execute the Ancillary Documents at a time to be determined by the Chairperson, in consultation with District Staff.

4. ADDITIONAL AUTHORIZATION. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

5. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

6. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

7. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of June, 2026.

WITNESS:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Composite Exhibit A: Ancillary Documents

1.

**AGREEMENT BY AND AMONG THE WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT, CHESWICK (FL) OWNER I LLC, AND DREAM
FINDERS HOMES, LLC REGARDING THE ACQUISITION OF CERTAIN WORK
PRODUCT, INFRASTRUCTURE AND REAL PROPERTY**

THIS ACQUISITION AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2026, by and between:

Wilford Preserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”);

Cheswick (FL) Owner I LLC, a Delaware limited liability company, whose address is 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 (“**Landowner**”); and

Dream Finders Homes, LLC, a Florida limited liability company, whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 (“**Developer**”), and together with the District and the Landowner, “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the Landowner and the Developer are, or were, the owners of certain lands in Clay County, Florida, located within the boundaries of the District (“**Development**”); and

WHEREAS, the District previously adopted its Capital Improvement Plan, as detailed in the *Engineering Report*, dated February 23, 2018, setting forth the system of infrastructure improvements, facilities, and services the District anticipates planning, designing, acquiring, constructing, and installing to support development within the District (such improvements, facilities and services as they pertain to the Development, the “**Improvements**”),

WHEREAS, the District presently intends to finance a portion of the planning, design, acquisition, construction, and installation of those Improvements as detailed in the *Supplemental Engineers Report for Cheswick South*, dated October 30, 2025, and the *Supplemental Engineering Report for Wilford Preserve Phase IV*, dated August 9, 2023 (together the “**Supplemental Engineer’s Report**”) attached to this Agreement as **Exhibit A (“Series 2026 Project”)**, and the anticipated costs of the Series 2026 Project are identified in the Supplemental Engineer’s Report; and

WHEREAS, the District did not have sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related third-party development documents which would allow the timely

commencement and completion of construction of the infrastructure improvements, facilities, and services within the Development (for the purposes of this Agreement, to the extent they pertain to the Improvements being acquired hereunder, the “**Work Product**”); and

WHEREAS, the District did not have sufficient monies to proceed with either the preparation of the Work Product or the construction of certain Improvements, including the Series 2026 Project as described in Exhibit A, until such time as the District has closed on the sale of its proposed Wilford Preserve Community Development District Special Assessment Bonds, Series 2026 (“**Series 2026 Bonds**”), the proceeds of which a portion will be utilized as payment for the Work Product and the Improvements contemplated by this Agreement; and

WHEREAS, in order to avoid a delay in the construction of the Improvements, which delay would also delay the Landowner and the Developer from implementing their planned development program, the Landowner and Developer advanced, funded, commenced, and completed and/or cause third parties to commence and complete certain work to enable the District to expeditiously provide the infrastructure; and

WHEREAS, as of each Acquisition Date (as hereinafter defined), Landowner and the Developer desire, in accordance with the terms of this Agreement, to convey, or assign as applicable, to the extent permitted, and the District desires to acquire, or take assignment of as applicable, the Work Product, the Improvements, and the real property sufficient to allow the District to own, operate, maintain, construct, or install the Improvements described in Exhibit A, if any such conveyances are appropriate (“**Real Property**”), upon the terms and conditions contained herein; and

WHEREAS, the District, the Landowner, and the Developer are entering into this Agreement to ensure the timely provision of the Series 2026 Project and completion of the Development.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District, the Landowner, and the Developer agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. TRI-PARTY AGREEMENT. The District, the Landowner, and the Developer previously entered into that certain *Tri-Party Agreement* dated January 29, 2025 (“**Tri-Party Agreement**”). Pursuant to the Tri-Party Agreement, prior to acquiring any portions of the Series 2026 Project from the Developer, the District agrees to purchase from the Landowner the portions of the Series 2026 Project consisting of the “Common Areas” and “Amenity Center”, as such terms are defined in the Tri-Party Agreement (“**Landowner Improvements**”). The District shall pay Landowner the actual reasonable costs of the Landowner to construct the Landowner Improvements or Three Million Seven Hundred Twelve Thousand Dollars (\$3,712,000.00), whichever amount is less (“**Landowner Improvements Purchase Price**”). After the District acquires the Landowner Improvements in accordance with this Agreement and pays the

Landowner Improvements Purchase Price, the District will use the remaining available proceeds of the Series 2026 Bonds to acquire portions of the Series 2026 Project from the Developer in accordance with this Agreement. The Parties acknowledge and agree that the remaining provisions of this Agreement shall be performed subject to and with the intent of fully complying with the provisions of this Section 2.

3. ACQUISITION DATE. The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date as the Parties may jointly agree upon (“**Acquisition Date**”). The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement.

4. ACQUISITION OF WORK PRODUCT. The District agrees to pay the actual reasonable cost incurred by the Landowner and/or the Developer, as applicable, in preparation of the Work Product in accordance with the provisions of this Agreement. The Landowner and/or Developer, as applicable, shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Landowner and/or Developer for the Work Product acquired with proceeds from the Series 2026 Bonds. The District Engineer shall review all evidence of cost and shall certify to the District’s Board of Supervisors (“**Board**”) the total actual amount of cost, which in the District Engineer’s sole opinion, is reasonable for the Work Product. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate which shall accompany the requisition for the funds from the District’s bond trustee. In the event that the Landowner and/or Developer disputes the District Engineer’s opinion as to cost, the District and the Landowner and/or Developer agree to use good faith efforts to resolve such dispute. If the applicable Parties are unable to resolve any such dispute, the applicable Parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the applicable Parties. Such a decision by a third party engineer shall be set forth in an Engineer’s Affidavit which shall accompany the requisition for the funds from the District’s bond trustee. The foregoing engineering review process shall hereinafter be referred to as the “**Review Process**.” The Parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction of the Improvements.

- A. The Landowner and/or Developer, as applicable, agree to convey to the District any and all of its right, title and interest in the Work Product (except as otherwise provided for in this Agreement and only to the extent pertaining to the Development) upon payment of the sums determined to be reasonable by the District Engineer, or a third party engineer selected pursuant to this Section, and approved by the Board pursuant to and as set forth in this Agreement.
- B. Except as otherwise provided for in this Agreement, the Landowner and/or Developer, as applicable, agree to release, or assign as applicable on a non-exclusive basis, to the District all of Landowner’s and/or Developer’s, as applicable, transferrable right, title, and interest which the Landowner and/or Developer, as applicable, may have in and to the above described Work Product (except as otherwise provided for in this Agreement and only

to the extent pertaining to the Development), as well as all common law, statutory, and other reserved rights of Landowner and/or Developer, as applicable, in and to the Work Product, including any and all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised if owned by Landowner and/or Developer, as applicable. To the extent determined necessary by the District, the Landowner and/or Developer, as applicable, shall use good faith efforts to obtain all releases from any professional providing services in connection with the Work Product acquired with the proceeds of the Series 2026 Bonds to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services.

- C. Notwithstanding anything to the contrary contained herein: (i) the above assignments, conveyances, and releases are made only to the extent the applicable Work Product applies to the Improvements being conveyed by Landowner and/or Developer, as applicable, on the Acquisition Date (ii) Landowner's and/or Developer's, as applicable, conveyance or assignment of the Work Product is made without representation or warranty whatsoever, and Landowner and/or Developer, as applicable, shall not be held liable for the Work Product or any defect therein, and (iii) Landowner and/or Developer, as applicable, reserve an irrevocable and perpetual license to use the Work Product as set forth below, including reliance upon and enforcement thereof. The District agrees to seek recovery for any loss with respect to the Work Product from any person or entity who created the Work Product or who has provided an applicable warranty that has been assigned to the District pursuant to Section 4.D. of this Agreement. The District shall otherwise be solely responsible for its use, operation, and maintenance of the Work Product (as applicable). Without limiting the foregoing, the District shall not modify or revise any Work Product with the written consent of the person or entity who created such Work Product or use any Work Product for improvements for which it was not intended.
- D. The Landowner and/or Developer, as applicable, agree to use commercially reasonable efforts to provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the Parties hereto, any transferable warranty from the person or entity who created the Work Product which is in favor of Landowner and/or Developer that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Supplemental Engineer's Report.
- E. The District hereby grants to Landowner and/or Developer, as applicable, and Landowner and/or Developer, as applicable, hereby reserve, access to

and the right and a perpetual license to use the Work Product for any and all purposes including without limitation the right to sue upon, make claims under and upon and exercise all its rights and remedies thereunder, without the payment of any fee by the Landowner and/or Developer, as applicable,. However, to the extent the Landowner's and/or Developer's, as applicable, access to and use of the Work Product conveyed to the District or exercise of the rights set forth above with respect thereto causes the District to incur any cost, the Landowner and/or Developer, as applicable, agree to pay such cost or expense. Moreover, the Landowner and/or Developer, as applicable, agree not to knowingly exercise any rights provided for in this Subsection E in a manner materially adverse to the District's interests.

5. ACQUISITION OF IMPROVEMENTS. The Landowner and/or Developer own certain Improvements identified in Exhibit A. The District agrees to acquire those portions of the Improvements which were undertaken by the Landowner and/or Developer prior to the issuance of the Series 2026 Bonds. When a portion of the Improvements are completed and ready for conveyance by the Landowner and/or Developer, as applicable, to the District, the Landowner and/or Developer shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. Developer agrees to provide, at or prior to each Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as special warranty bills of sale or such other instruments necessary to convey such portion of the Improvements as may be reasonably requested by the District in accordance (but not in conflict) with this Agreement, and (iii) any other reasonable releases or documentation as may be reasonably requested by the District in accordance (but not in conflict) with this Agreement. Any real property interests necessary for the functioning of the Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 6. The District Engineer in consultation with counsel shall determine in writing whether or not the infrastructure to be conveyed is a part of the Improvements contemplated by the Supplemental Engineer's Report, and if so, shall provide Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the Review Process described in Section 4 above. The District's Manager ("**District Manager**") shall determine, in writing, whether the District has, based on the Landowner's and/or Developer's, as applicable, estimate of cost, sufficient unencumbered funds to acquire the improvement.

- A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired is to be conveyed to a third party governmental body, Developer, agrees to reasonably cooperate and provide such certifications or documents as may reasonably be required by that governmental body, if any.
- B. The District Engineer shall certify as to the actual cost of any improvement, and the District shall pay no more than the actual cost incurred, as determined by the District Engineer.
- C. The Developer agrees to cooperate fully in the transfer of any permits to the

District or any governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement, but only to the extent of such Improvements.

6. CONVEYANCE OF REAL PROPERTY.

- A. Conveyance. The Landowner and/or Developer, as applicable, agree that they will convey, or cause to be conveyed, to the District, at or prior to each Acquisition Date as reasonably determined by the District and Landowner and/or Developer, as applicable by a special warranty deed (or, if less than a fee estate, by easement or other instrument) reasonably acceptable to the Board together with a metes and bounds or other description, the lands (or less interest therein) upon which the Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements. The District agrees that it will accept the Improvements within ninety (90) of request by the Landowner or the Developer (as applicable), or advise the Landowner or Developer (as applicable) with particulars as to reasons the Improvements are not appropriate for conveyance. The Parties agree to work in good faith to resolve any disputes relating to the conveyance of the Improvements. The District may determine in its reasonable discretion that fee title is not necessary and in such cases shall accept such other interest in the lands upon which the Improvements are constructed as the District deems acceptable. Such special warranty deed (or, if less than fee estate, other instrument) shall be subject to a reservation by Landowner and/or Developer of their respective right and privilege to use the area conveyed and/or grant to third parties the right to construct the Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof. The Landowner and/or Developer shall pay, as applicable for their respective property, all required closing costs (i.e., documentary stamps) if any, for the conveyance of the lands upon which the Improvements are constructed. The Landowner and/or Developer shall be responsible, as applicable for their respective property, for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Landowner as applicable for their respective property, convey all said lands to the District. At the time of conveyance, and if desired by the District, the District shall provide, at its expense, an owner's title insurance policy or obtain an opinion of title in a form satisfactory to the District. In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such lands, the Landowner and /or Developer shall have the right but not the obligation to cure such defects at no expense to the District, failing which the District shall have the right to not acquire such interest.

- B. Boundary or Other Adjustments. Landowner, Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by the Parties in order to accurately describe lands conveyed to the District and lands which remain in Landowner and/or the Developer's ownership. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any third-party transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other third-party transfer costs.

7. TAXES, ASSESSMENTS, AND COSTS.

- A. Taxes, assessments and costs resulting from Agreement. The Landowner agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise), non-ad valorem assessments, which may be imposed upon the District, or which the District is legally obligated to pay, as a result of its entry into this Agreement but only to the extent of property owned by Landowner, if any, whether such taxes or assessments are imposed upon the District's property or property interest, or the Landowner property or property interest. As to any parcel of Real Property conveyed by Landowner pursuant to this Agreement, the potential obligations of the Landowner to pay such taxes and assessments that may be incurred as a result of the Landowner entering into this Agreement shall terminate one (1) year after conveyance of such parcel of Real Property, except to the extent conveyed to Developer in which case the next paragraph shall apply.

The Developer agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise), non-ad valorem assessments, which may be imposed upon the District, or which the District is legally obligated to pay, as a result of its entry into this Agreement but only to the extent of property owned by Developer, if any, whether such taxes or assessments are imposed upon the District's property or property interest, or the Developer's property or property interest. As to any parcel of Real Property conveyed by Developer pursuant to this Agreement, the potential obligations of the Developer to pay such taxes and assessments that may be incurred as a result of the Developer entering into this Agreement shall terminate one (1) year after conveyance of such parcel of Real Property, except to the extent conveyed to Developer in which case the next paragraph shall apply.

Notwithstanding the foregoing, the Parties represent to each other that they are not aware of any such taxes or assessments imposed upon the District as of the Effective Date of this Agreement.

- B. Taxes and assessments on property being acquired. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Landowner, and/or the Developer, as applicable, agree to reserve an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.
1. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Landowner and/or the Developer, as applicable, agree to reimburse the District for payment, or pay on its behalf, the prorated portion of any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed. For example, if the District acquires property in October 2026, the Landowner and/or the Developer, as applicable, shall escrow the pro rata amount of taxes due for the tax bill payable in November 2026. If any additional taxes are imposed on the District's property in 2026 for a period which property was owned by Landowner and/or the Developer, as applicable, then the Landowner and/or the Developer, as applicable, agree to reimburse the District for that additional amount.
 2. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.
- C. Notice. The Parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes assessments or costs imposed on the property acquired by the District as described in subsection B above. The Landowner and/or the Developer, as applicable, covenant to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Landowner and/or the Developer, as applicable, fail to make timely payment of any such taxes or costs, the Landowner and/or the Developer, as applicable, acknowledge the District's right to make such payment. If the District makes such payment, the Landowner and/or the Developer, as applicable, agree to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which actually accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

- D. Tax liability not created. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Landowner and/or the Developer, as applicable, or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

8. DEFAULT. A default by either Party under this Agreement, which continues for a period of thirty (30) days after Notice of such default, shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or, if applicable, specific performance. In no event shall either of the Parties be liable for punitive or consequential damages.

9. ENFORCEMENT OF AGREEMENT. In the event that any of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other party, or parties,, in addition to all other relief granted or awarded, all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, appellate proceedings and post-judgment collection proceedings.

10. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto.

12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties. The Parties have complied with all the requirements of law. The Parties have full power and authority to comply with the terms and provisions of this instrument.

13. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, electronic mail with delivery confirmation or overnight delivery service, to the Parties, as follows:

A. If to the District: Wilford Preserve Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager
Email: Mgiles@gmsnf.com

With a copy to: Kutak Rock LLP

107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Email: wesley.haber@kutakrock.com

B. If to the Landowner: Cheswick (FL) Owner I LLC
3953 Maple Avenue, Suite 300
Dallas, Texas 75219
Attn: _____
Email: _____

With a copy to: _____

Attn: _____
Email: _____

C. If to the Developer: Dream Finders Homes, LLC
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
Attn: _____
Email: _____

With a copy to: _____

Attn: _____
Email: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Landowner and/or the Developer, as applicable, may deliver Notice on behalf of the Parties. Any Parties or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully among the District, the Landowner, and the Developer as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are

deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

15 THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns.

16. ASSIGNMENT; RESERVATION OF RIGHT TO DIRECT PAYMENT. This Agreement may be assigned, in whole or in part, by either Parties only upon the written consent of the other, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the Landowner and/or the Developer, as applicable, may assign their right to payment hereunder from Bond Proceeds for the Acquisitions acquired by the District pursuant to this Agreement without further consent of the parties hereto.

17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Clay County, Florida.

18. TERMINATION. This Agreement may be terminated by the District, the Landowner and/or the Developer, as applicable, without penalty in the event that the District does not issue its proposed Series 2026 Bonds. This Agreement shall automatically terminate with respect to Landowner when Landowner no longer owns any land within the District. Provided, however, the indemnification obligations set forth in paragraph seven shall survive the termination of this Agreement.

19. PUBLIC RECORDS. The Landowner and/or the Developer, as applicable, understand and agree that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

21. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

24. EFFECTIVE DATE. This Agreement shall be effective as of the date written above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement as set forth below.

ATTEST:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Name: Louis Cowling
Title: Chairperson, Board of Supervisors

WITNESSES:

CHESWICK (FL) OWNER I LLC, a
Delaware limited liability company

Print Name: _____

Name: _____
Title: _____

Print Name: _____

WITNESSES:

DREAM FINDERS HOMES, LLC, a
Florida limited liability company

Print Name: _____

Name: _____
Title: _____

Print Name: _____

Composite Exhibit A: *Supplemental Engineering Report for Wilford Preserve Phase IV,*
dated August 9, 2023, and *Supplemental Engineering Report for Cheswick South,* dated October
30, 2025

Composite Exhibit A

2.

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Wesley S. Haber, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS AGREEMENT (SERIES 2026 BONDS)

This Collateral Assignment and Assumption Agreement (“Agreement”) is made and entered into, by and between:

Dream Finders Homes, LLC, a Florida limited liability company, whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 (“**DFH**”);

MRP HDFB, LLC, a Delaware limited liability company, whose address is 600 Brickell Avenue, Suite 1400, Miami, Florida 33131 (“**MRP**,” together with the DFH, the “**Assignor**” as to their respective interests to the Development Rights, as defined herein); and

Wilford Preserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**” or “**Assignee**”).

RECITALS

WHEREAS, the District was established by Ordinance adopted by the Board of County Commissioners in and for Clay County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roadway improvements, stormwater management systems, potable water distribution systems, wastewater collection systems, reuse water distribution systems, entry features, landscaping, perimeter fencing and buffering, recreation facilities and other infrastructure projects within or without the boundaries of the District; and

WHEREAS, the District proposes to issue its \$_____ Wilford Preserve Community Development District (Clay County Florida) Special Assessment Bonds, Series 2026 (“**Bonds**”) to finance certain public infrastructure, as defined in the *Engineering Report*, dated February 23, 2018, as supplemented by the *Supplemental Engineering Report for Wilford Preserve Phase IV*, dated August 9, 2023, and the *Supplemental Engineering Report for Cheswick South*, dated

October 30, 2025, which infrastructure will provide special benefit to certain of the lands within the District (“**District Lands**”), the legal description of which is attached hereto as **Exhibit A**; and

WHEREAS, the security for the repayment of the Bonds is the special assessments (“**Assessments**”) levied against the District Lands; and

WHEREAS, the District Lands are presently planned to include 286 residential units (“**Units**”) within the District Lands, which have been or will ultimately be developed and sold to homebuilders or homeowners within the District (“**Development Completion**”); and

WHEREAS, during the time that the Units are not owned by end user residents, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Assessments securing the Bonds; and

WHEREAS, in the event of default in the payment of the Assessments, the District has certain remedies – namely, if the Assessments are direct billed, the remedy available to the District would be an action in foreclosure and if the Assessments are collected pursuant to Florida’s uniform method of collection, the remedy for non-payment of the Assessments is the sale of tax-certificates (collectively, “**Remedial Rights**”); and

WHEREAS, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development Rights (defined below) to complete development of the community to the extent that such Development Rights have not been previously assigned, transferred, or otherwise conveyed to Clay County, Florida, the District, any homebuilder, any utility provider, any governmental or quasi-governmental entity, any applicable homeowner’s association or any other governing entity or association (“**Prior Transfer**”); and

WHEREAS, this Agreement is not intended to impair or interfere with the development of the District Lands, and shall only be inchoate and shall become an effective and absolute assignment and assumption of the Development Rights, upon failure of the Assignor to pay the Assessments levied against the District Lands; provided, however, that such assignment shall be effective and absolute only to the extent that (i) this Agreement has not been terminated earlier pursuant to the term of this Agreement, (ii) to the extent that a Prior Transfer has not already occurred with respect to the Development Rights, or (iii) to the extent that a Unit is conveyed to a homebuilder or end-user resident, in which event such Unit shall be released automatically herefrom (“**Qualified Transferred Property**”); and

WHEREAS, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the District Lands.

NOW, THEREFORE, in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Assignor and District agree as follows:

1. **COLLATERAL AGREEMENT.** Assignor hereby collaterally assigns to District, to the extent assignable and to the extent that they are solely owned or controlled by Assignor at execution of this Agreement or in the future, and to the extent accepted by the District

in the District's sole discretion, all of Assignor's development rights relating to development of the District Lands, and Assignor's rights as declarant under any homeowner's association or other similar governing entity, with respect to, and to the extent of the Units not conveyed to third parties as of the date of the exercise of the District's rights under this Agreement (herein, collectively, "**Development Rights**") as security for Assignor's payment and performance and discharge of its obligation to pay the Assessments levied against the District Lands owned by Assignor from time to time. The Development Rights shall include the items listed in subsections (a) through (h) below as they pertain to development of the District Lands, but shall specifically exclude any portion of the Development Rights which relate solely to (i) Units conveyed to homebuilders or end-users, (ii) any property which has been conveyed, or is in the future conveyed, to Clay County, Florida, the District, any unaffiliated homebuilder, any utility provider, any governmental or quasi-governmental entity, any applicable homeowner's association or other governing entity or association as may be required by applicable permits, approvals, plats, entitlements or regulations affecting the District, if any, or (iii) lands outside the District:

(a) Zoning approvals, density approvals and entitlements, concurrency and capacity certificates, and development agreements.

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, storm water drainage, signage, water distribution, wastewater collection, and other improvements.

(c) Preliminary and final site plans and plats.

(d) Architectural plans and specifications for buildings and other improvements to the developable property within District Lands.

(e) Permits, approvals, resolutions, variances, licenses, and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the development within the District Lands and construction of improvements thereon, and off-site to the extent improvements are necessary or required to complete the District's capital improvement plan.

(f) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the development within the District Lands or the construction of improvements thereon.

(g) All impact, mobility, mitigation, and other similar fees and credits.

(h) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing.

2. WARRANTIES BY ASSIGNOR. Assignor represents and warrants to District that:

(a) Other than in connection with the sale of Units, Assignor has made no assignment of the Development Rights to any person other than District.

(b) Assignor is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Agreement.

(c) No action has been brought or threatened which would in any way interfere with the right of Assignor to execute this Agreement and perform all of Assignor's obligations herein contained.

(d) Any transfer, conveyance or sale of the District Lands shall subject any and all affiliated entities or successors-in-interest of the Assignor to the Agreement, except to the extent of a conveyance described in Section 1(i), (ii) or (iii).

3. COVENANTS. Assignor covenants with District that during the Term (as defined herein):

(a) Assignor will use reasonable, good faith efforts to: (i) fulfill, perform, and observe each and every material condition and covenant of Assignor relating to the Development Rights, and (ii) give notice to District of any claim of default relating to the Development Rights given to or by Assignor, together with a complete copy of any such claim.

(b) The Development Rights include all of Assignor's right to modify the Development Rights, to terminate the Development Rights, and to waive or release the performance or observance of any obligation or condition of the Development Rights; provided that no such modification, termination, waiver or release affects any of the Development Rights which pertain to lands outside of the District not relating to development of the District Lands.

(c) Assignor agrees not to take any action that would decrease the development entitlements to a level below the amount necessary to support the then outstanding Assessments.

4. EVENTS OF DEFAULT. Any breach of the Assignor's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof will, after the giving of written notice and an opportunity to cure (which cure period shall be sixty (60) days unless District, in its sole discretion, agrees to a longer cure period) shall constitute an "**Event of Default**" under this Agreement.

5. REMEDIES UPON DEFAULT. Upon an Event of Default, or the transfer of title to Units owned by Assignor pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of District (or its designee) or a deed in lieu of foreclosure to District (or its designee), or the acquisition of title to such property through the sale of tax certificates, District may, as District's sole and exclusive remedies, take any or all of the following actions, at District's option:

(a) Perform any and all obligations of Assignor relating to the Development Rights and exercise any and all rights of Assignor therein as fully as Assignor could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development Rights.

(c) Further assign any and all of the Development Rights to a third party acquiring title to the District Lands or any portion thereof from the District or at a District foreclosure sale.

6. AUTHORIZATION IN EVENT OF DEFAULT. In the Event of Default, or the transfer of title to Units owned by Assignor pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of District (or its designee) or a deed in lieu of foreclosure to District (or its designee), or the acquisition of title to such property through the sale of tax certificates, Assignor does hereby authorize and shall direct any party to any agreement relating to the Development Rights to tender performance thereunder to District upon written notice and request from District. Any such performance in favor of District shall constitute a full release and discharge to the extent of such performance as fully as though made directly to Assignor.

7. TERM; TERMINATION. Absent this Agreement becoming effective and absolute, this Agreement shall automatically terminate upon the earliest to occur of the following: (i) payment of the Bonds in full; (ii) Development Completion; and (iii) upon occurrence of a Prior Transfer, but only to the extent that such Development Rights are subject to the Prior Transfer (herein, the “**Term**”).

8. AMENDMENT. This Agreement may be modified in writing only by the mutual agreement of all parties hereto. This Agreement may not be materially amended without the prior written consent of the Trustee acting on behalf and at the direction of the bondholders owning a majority of the aggregate principal amount of the Bonds (defined herein) then-outstanding, provided however that such consent shall not be unreasonably withheld.

9. ATTORNEYS’ FEES AND COSTS. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Assignor; both the District and the Assignor have complied with all the requirements of law; and both the District and the Assignor have full power and authority to comply with the terms and provisions of this instrument.

11. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	If to the District:	Wilford Preserve Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
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With a copy to:	Kutak Rock LLP 107 West College Avenue
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Tallahassee, Florida 32301
Attn: District Counsel

B. If to DFH: 14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
Attn: _____

C. If to MRP: MRP HDFB, LLC
600 Brickell Avenue, Suite 1400
Miami, Florida 33131
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Assignor may deliver Notice on behalf of the District and the Assignor, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Assignor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Assignor.

13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Assignor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Assignor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Assignor and their respective representatives, successors, and assigns.

Notwithstanding anything in this Agreement to the contrary, the Trustee(s) for the Bonds shall be a direct third party beneficiary of the terms and conditions of this Agreement. In the event of an Event of Default, the Trustee(s) shall have the right to direct the actions of the District and select the remedies in this Agreement, provided such direction shall be made by the direction of the bondholders owning a majority of the aggregate principal amount of the Bonds.

14. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Clay County, Florida.

15. ASSIGNMENT. Neither the District nor the Assignor may assign this Agreement without the prior written approval of the other, and the Trustee, acting at the direction of the bondholders owning a majority of the aggregate principal amount of the Bonds then outstanding, which consent shall not be unreasonably withheld.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

20. EFFECTIVE DATE. This Agreement shall be effective as of the date written above.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE FOR COLLATERAL ASSIGNMENT AND ASSUMPTION
AGREEMENT]

WHEREFORE, the part(ies) below execute the Collateral Assignment and Assumption Agreement.

ASSIGNEE:

WITNESSES:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: Louis Cowling
Title: Chairman

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of March, 2026, by Louis Cowling, as Chairman of the Board of Supervisors of Wilford Preserve Community Development District, for and on behalf of the District. He ☐ is personally known to me or ☐ produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

[SIGNATURE PAGE FOR COLLATERAL ASSIGNMENT AND ASSUMPTION
AGREEMENT]

WHEREFORE, the part(ies) below execute the Collateral Assignment and Assumption Agreement.

ASSIGNOR

WITNESSES:

DREAM FINDERS HOMES, LLC,
a Florida limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of March, 2026, by _____, as _____ of Dream Finders Homes, LLC, on its behalf, who [____] is personally known to me or [____] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

[SIGNATURE PAGE FOR COLLATERAL ASSIGNMENT AND ASSUMPTION
AGREEMENT]

WHEREFORE, the part(ies) below execute the Collateral Assignment and Assumption Agreement.

ASSIGNOR

WITNESSES:

MRP HDFB, LLC, a Delaware limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of March, 2026, by _____, as _____ of MRP HDFB, LLC, on its behalf, who [____] is personally known to me or [____] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A: Legal Description of District Lands

EXHIBIT A:
Legal Description of District Lands

3.

This instrument prepared by
and return to:

Wesley S. Haber
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SERIES 2026 ASSESSMENTS
CHESWICK SOUTH PROPERTY**

PLEASE TAKE NOTICE that the Board of Supervisors of the Wilford Preserve Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. 2026-02, 2026-03, 2026-05 and 2026-10 (collectively, the “**Assessment Resolutions**”), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the 2026 Project as described in the District’s adopted *Supplemental Engineering Report for Cheswick South*, dated October 30, 2025 (the “**Engineer’s Report**”).

To finance the costs of the 2026 Project, the District issued Wilford Preserve Community Development District Special Assessment Bonds, Series 2026, of portion of which are secured by the non-ad valorem assessments levied by the Assessment Resolutions (the “**Series 2026 Assessments**”), as described in the *Assessment Methodology Report for the Special Assessment Bonds, Series 2026 (2026 Project)* dated May 28, 2026 (the “**Assessment Report**”). The legal description of the lands within the District known as Cheswick South, on which said Series 2026 Assessments are imposed, is attached to this Notice as **Exhibit A**. Copies of the Engineer’s Report and the Assessment Resolutions may be obtained by contacting the District at:

Wilford Preserve Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

The Series 2026 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2026 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed to effective as of June 16, 2026,
and recorded in the Official Records of Clay County, Florida.

WITNESSES:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Address: _____

Louis Cowling, Chairman

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of June, 2026, by Louis Cowling, as Chairman of the Board of Supervisors of Wilford Preserve Community Development District, for and on behalf of the District. He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Cheswick South Property

This instrument prepared by
and return to:

Wesley S. Haber
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SERIES 2026 ASSESSMENTS
PHASE IV PROPERTY**

PLEASE TAKE NOTICE that the Board of Supervisors of the Wilford Preserve Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. 2023-16, 2023-17, 2024-01, and 2026-09 (collectively, the “**Assessment Resolutions**”), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the 2026 Project as described in the District’s adopted *Supplemental Engineering Report for Wilford Preserve Phase IV*, dated August 9, 2023 (the “**Engineer’s Report**”).

To finance the costs of the 2026 Project, the District issued Wilford Preserve Community Development District Special Assessment Bonds, Series 2026, of portion of which are secured by the non-ad valorem assessments levied by the Assessment Resolutions (the “**Series 2026 Assessments**”), as described in the *Assessment Methodology Report for the Special Assessment Bonds, Series 2026 (2026 Project)* dated May 28, 2026 (the “**Assessment Report**”). The legal description of the lands within the District known as Phase IV, on which said Series 2026 Assessments are imposed, is attached to this Notice as **Exhibit A**. Copies of the Engineer’s Report and the Assessment Resolutions may be obtained by contacting the District at:

Wilford Preserve Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

The Series 2026 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2026 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed to effective as of June 16, 2026,
and recorded in the Official Records of Clay County, Florida.

WITNESSES:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Address: _____

Louis Cowling, Chairman

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of June, 2026, by Louis Cowling, as Chairman of the Board of Supervisors of Wilford Preserve Community Development District, for and on behalf of the District. He [____] is personally known to me or [____] produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Phase IV Property

SIXTH ORDER OF BUSINESS

Pol

Wilford Preserve Homeowners Association, Inc.
Architectural Control Committee Application

Mail To: Wilford Preserve Homeowners Association Architectural Control Committee
414 Old Hard Road, Suite 502 – Fleming Island, FL 32003 - Office: (904) 592-4090

PLEASE READ CAREFULLY SO AS TO NOT DELAY YOUR REQUEST

"THIRTY (30) DAYS are ALLOWED FOR THE APPROVAL PROCESS"

Directions for Electronic Filings:

1. When submitting application *via* email – Application and all supporting documentation should be transmitted as one attachment to the email, which can be downloaded and printed as a single and complete document. Email with the receipt, if applicable, to sherry@fpm.company
2. Online Payment: Go to floridianpropertymanagement.com. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

From: Name: Thomas Sylvester
Address: 3534 Belstead Way
City, State, Zip: Orange Park, Florida 32065
Phone: 504-390-7462 Email: Slyfam504@gmail.com
Lot Number: 232 Phase: n/a Application Date: 5/11/26

Fee Structure: **CHECK PAYABLE TO "FLORIDIAN PROPERTY MANAGEMENT, LLC"**

Room Additions: **\$100.00** All other: **\$50.00** Note: **No Fee for Satellite Dishes or Solar Panels**

Minimum Submittal Requirements

- A. **SURVEY** (see your Closing Package) **MUST BE SUBMITTED WITH ANY APPLICATION.**
- B. **THE SURVEY MUST DENOTE** the placement of any changes, structures, or improvements, including but not limited to **FENCES, PATIOS, WALKS, PORCH, POOL, SCREEN ENCLOSURE, LANDSCAPING**, etc.
- C. **PLANS AND SPECIFICATIONS** are required in the case of **POOLS, PATIOS, and ENCLOSURES.**
- D. **PHOTOS** ARE HELPFUL WITH THE APPROVAL PROCESS IN ALL CASES.

(Circle Improvement Type Below)

1. **Fencing:** Most Interior Lots: Type **(A)** Six-foot (6') Tan Vinyl, Tongue and Groove, (No Lattice Top), with New England caps, and Eight Foot (8ft.) Panel width. Lake Lots: Type **(B)** Four foot (4') high, Black flat top, aluminum, fencing.
2. **(A) Pool Only (B) Pool with Screen Enclosure:** (Scaled plans and drawings, pool, patio, and screen enclosure specifications to be provided by Certified Pool Contractor. All improvements including pool equipment must be drawn to scale on **SURVEY showing all measurements and Setbacks.**)
3. **(A) Glass (B) Screen Enclosure** of existing porch or lanai (Must include color of supports and screen.)
4. **New Screen Enclosure:** (Must submit scaled Plans & Specifications from Certified Contractor.)
5. **Patio, Driveway, and Sidewalk extensions:** (Must Submit Scaled plans and drawings showing all proposed improvements plotted to scale on survey with measurements and setbacks accurately denoted. Must provide all material specifications - Name, Type, Color, and Description of any and all materials. Photo examples obtained from Internet Web Sources will facilitate the submittal process.)
6. **Detached Structures, Pergola, Gazebo, Trellis, etc:** (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design and all dimensions of proposed improvements. Structure location to be drawn to scale with measurements and setbacks shown on survey.)
7. **Storage Sheds:** Not authorized.
8. **Landscaping** (Must submit Survey showing location of all landscape improvements. Must provide Plant List with written and pictorial specifications for all plant types, plant sizes, plant quantity, as well as mulch type and landscape border specifications.)
9. **Recreational Equipment, Play Structures, Garden Statues, Trampolines, Wells, etc:** (Must submit plans with all dimensions – height/width/length/etc. – all accurately plotted on survey. Color copy examples and specifications obtained from Internet Web Sources will facilitate the submittal process.)
10. **Roof Replacement:** (Must submit specifications showing manufacturer, type of shingle, and length of warranty, as well as a color sample of shingle from brochure.)
11. **Emergency Generators:** (Must submit specifications including manufacturer, dimensions, and information regarding propane tanks, if any. Location of generator and tanks must be shown on survey.)
12. **Satellite Dish or Solar Panels:** (Provide written and pictorial specifications for all equipment with installation locations accurately plotted on survey and any other pictorial representations.)
13. **Paint:** (Photos of your home and each side yard neighbors' homes are required; Must submit Manufacturer – Product Code – Color Name – and Color Sample for BODY-TRIM-ACCENT-or any Other Color).

14. **Other:** _____



You paid \$50.00 USD to
Floridian Property
Management

[Details](#)

Paid with

VISA-6809

\$50.00

This transaction will appear on your statement as PAYPAL

*FLORIDIANPR

Shipped to

Thomas Sylvester

3534 Belstead Way, Orange Park, FL 32065-
8240

Purchase details

Receipt number: 1376808829045541

We'll send confirmation

to: mrsfencecompany@gmail.com

Merchant details

Floridian Property Management

[Return to Merchant](#)

DRAINAGE CULVERT
MENTIONED
ON MARKED SURVEY



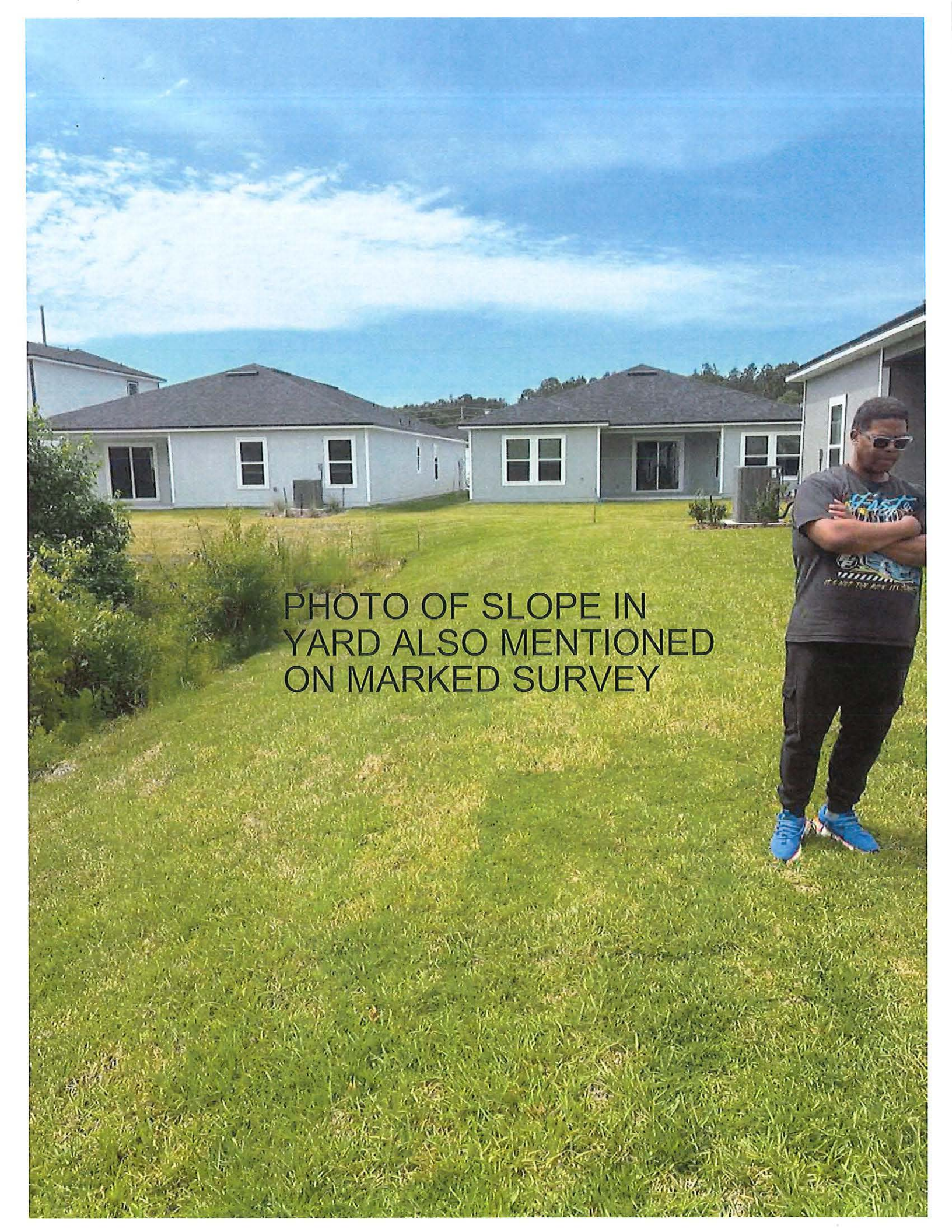
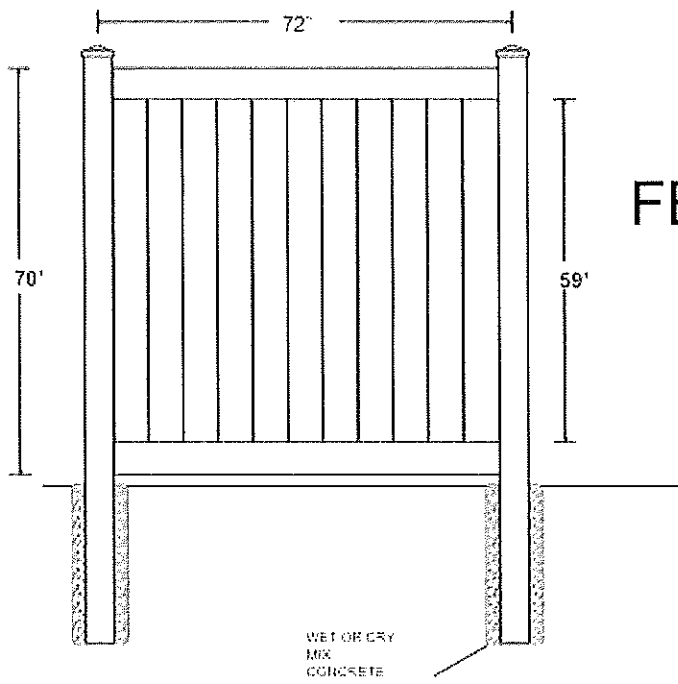
A photograph of a residential yard. In the foreground, a man with his arms crossed stands on a grassy slope. He is wearing a dark t-shirt with a graphic, dark pants, and blue sneakers. The yard is covered in green grass, with a noticeable slope from the foreground towards the background. In the background, there are several single-story houses with light-colored siding and dark roofs. The sky is blue with scattered white clouds.

PHOTO OF SLOPE IN
YARD ALSO MENTIONED
ON MARKED SURVEY

COLOR PHOTO OF FENCE STYLE





FENCE SPEC SHEET

SEVENTH ORDER OF BUSINESS

Wilford Preserve

Community Development District

Approved Budget
FY 2027

Presented by:



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1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6-7	<u>Debt Service Fund Series 2019A</u>
8-10	<u>Debt Service Fund Series 2026</u>
11	<u>Assessment Schedule</u>
12	<u>Capital Reserve Fund</u>

Wilford Preserve
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 673,895	\$ 673,640	\$ 253	\$ 673,893	\$ 946,761
Special Assessments - Direct Bill	110,204	35,061	75,143	110,204	-
Developer Funded Cheswick South	153,376	-	153,376	153,376	-
Interest Income	6,000	11,330	2,000	13,330	5,000
Miscellaneous Income	1,000	539	200	739	1,000
TOTAL REVENUES	\$ 944,475	\$ 720,570	\$ 230,972	\$ 951,542	\$ 952,761

EXPENDITURES:

Administrative

Supervisor Fees	\$ 4,800	\$ 2,800	\$ 2,000	\$ 4,800	\$ 9,600
FICA Taxes	367	214	153	367	734
Engineering	6,000	11,217	7,500	18,717	15,000
Attorney	15,000	6,926	8,074	15,000	15,000
Annual Audit	5,200	5,100	-	5,100	5,200
Assessment Roll Administration	5,899	5,899	-	5,899	6,253
Arbitrage Rebate	600	600	-	600	1,050
Dissemination Agent	8,258	5,505	2,753	8,258	8,800
Trustee Fees	7,000	4,036	-	4,036	13,000
Management Fees	57,974	38,649	19,325	57,974	61,452
Information Technology	1,113	742	371	1,113	1,180
Website Maintenance	1,336	891	445	1,336	1,416
Telephone	300	198	102	300	300
Postage	500	611	250	861	800
Insurance General Liability	8,208	7,734	-	7,734	8,507
Printing	1,200	310	890	1,200	1,200
Legal Advertising	3,000	3,661	1,500	5,161	3,000
Other Current Charges	600	449	151	600	600
Office Supplies	100	9	91	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 127,630	\$ 95,726	\$ 43,605	\$ 139,331	\$ 153,367

Operations & Maintenance

Amenity Center

Insurance	\$ 11,850	\$ 9,916	\$ -	\$ 9,916	\$ 15,000
General Facility Maintenance	35,000	10,031	24,969	35,000	35,000
Amenity Manager	71,285	47,523	23,762	71,285	75,562
Janitorial Services	15,900	10,600	5,300	15,900	16,854
Pool Maintenance	31,800	21,200	10,600	31,800	34,980
Pool Chemicals	20,000	4,080	15,920	20,000	20,000
Pool Monitors	25,000	1,922	23,078	25,000	25,000
Security Monitoring	1,235	-	1,235	1,235	1,235
Security	93,325	31,507	15,912	47,419	93,325
Permit Fees	900	-	900	900	900
Telephone/Cable/Internet	1,000	-	1,000	1,000	1,000
Electric	25,200	3,937	21,263	25,200	25,200
Water/Sewer/Irrigation	55,000	15,084	9,916	25,000	55,000
Repairs & Replacements	25,000	5,612	14,388	20,000	25,000
Refuse Service	5,040	3,306	194	3,500	5,040
Special Events	6,000	3,398	2,000	5,398	6,000
Recreational Passes	2,500	520	1,980	2,500	2,500
Office Supplies/Mailings/Printing	600	-	600	600	600
TOTAL AMENITY CENTER	\$ 426,635	\$ 168,637	\$ 173,016	\$ 341,653	\$ 438,196

Wilford Preserve
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Ground Maintenance</u>					
Operations Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	260,000	69,120	34,560	103,680	229,108
Landscape Contingency	6,000	1,440	4,560	6,000	6,000
Irrigation Maintenance	5,000	605	5,000	5,605	5,000
Lake Maintenance	26,000	8,410	4,350	12,760	20,880
TOTAL GROUND MAINTENANCE	\$ 297,000	\$ 79,575	\$ 48,470	\$ 128,045	\$ 275,988
<u>Reserves</u>					
Capital Reserve Fund	\$ 93,210	\$ -	\$ 93,210	\$ 93,210	\$ 85,210
TOTAL RESERVES	\$ 93,210	\$ -	\$ 93,210	\$ 93,210	\$ 85,210
TOTAL EXPENDITURES	\$ 944,475	\$ 343,938	\$ 358,301	\$ 702,239	\$ 952,761
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 376,631	\$ (127,328)	\$ 249,303	\$ -

Wilford Preserve
Community Development District
Budget Narrative
Fiscal Year 2027

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 guests of the community and any other income is deposited into 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 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 District has contracted with Grau & Associates to conduct this annual audit, with the budgeted amount representing the estimated cost.

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 2019A and 2026.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 717	\$ 8,600
Disclosure Services	Revised Amortization Schedules		200
Total		\$	8,800

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 2019A and 2026.

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 the 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 2027

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 are incurred during the year.

Office Supplies

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

Dues, 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), which 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 Amenity Management 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 a local company to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

Pool Monitors

The District will contract with a 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 Systems.

Security

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

Expenditures - Amenity Center

Electric

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

Location	Meter		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 2027

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	Meter		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 costs incurred by the Amenity Center of the District.

Refuse Service

The District has contracted with Republic Services 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

Operations Management

The District has contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Vendor	Monthly	Annual
GMS, LLC	\$ 1,250	\$ 15,000

Landscape Maintenance

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

Vendor	Monthly	Annual
Yellowstone	\$ 9,165	\$ 109,980
New Area for Cheswick South		86,066
Wilford 4		33,062
Total	\$	229,108

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 The Lake Doctors to maintain the water quality in all the lakes on District property.

Vendor	Monthly	Annual
The Lake Doctors	\$ 870	\$ 10,440
New Area for Phase IV and Cheswick	-	10,440
Total	\$	20,880

Capital Reserve Fund

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

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

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 521,627	\$ 519,609	\$ 195	\$ 519,804	\$ 521,613
Interest Earnings	10,000	15,345	2,000	17,345	10,000
Carry Forward Surplus ⁽¹⁾	255,984	251,936	-	251,936	263,635

TOTAL REVENUES	\$ 787,611	\$ 786,890	\$ 2,195	\$ 789,085	\$ 795,248
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EXPENDITURES:

Interest - 11/1	\$ 182,725	\$ 182,725	\$ -	\$ 182,725	\$ 179,045
Interest - 5/1	182,725	182,725	-	182,725	179,045
Principal - 5/1	160,000	160,000	-	160,000	165,000

TOTAL EXPENDITURES	\$ 525,450	\$ 525,450	\$ -	\$ 525,450	\$ 523,090
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 525,450	\$ 525,450	\$ -	\$ 525,450	\$ 523,090
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EXCESS REVENUES (EXPENDITURES)	\$ 262,161	\$ 261,440	\$ 2,195	\$ 263,635	\$ 272,158
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 174,920

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/26	\$ 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	\$ 7,000,000	\$ 5,117,630	\$ 12,117,630	

Wilford Preserve
Community Development District
Proposed Budget
Debt Service Series 2026 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 448,130
Bond Proceeds	-	-	353,740	353,740	-
Interest Income	-	-	1,000	1,000	1,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	354,740
TOTAL REVENUES	\$ -	\$ -	\$ 354,740	\$ 354,740	\$ 803,870
EXPENDITURES:					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 129,675
Interest - 5/1	-	-	-	-	175,500
Principal - 5/1	-	-	-	-	95,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 400,175
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 400,175
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ 354,740	\$ 354,740	\$ 403,695
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/27
					<u>\$ 173,553</u>

Wilford Preserve
Community Development District
AMORTIZATION SCHEDULE
Special Assessment Bonds, Series 2026
Wilford Phase IV and Cheswick South Assessment Areas

Period Ending	Outstanding Balance	Coupon	Principal	Interest	Annual Debt Service
11/01/26	\$ 6,490,000			\$ 129,675	
05/01/27	6,490,000	4.10%	\$ 95,000	175,500	400,175
11/01/27	6,395,000			173,553	
05/01/28	6,395,000	4.10%	100,000	173,553	447,105
11/01/28	6,295,000			171,503	
05/01/29	6,295,000	4.10%	105,000	171,503	448,005
11/01/29	6,190,000			169,350	
05/01/30	6,190,000	4.10%	110,000	169,350	448,700
11/01/30	6,080,000			167,095	
05/01/31	6,080,000	4.10%	115,000	167,095	449,190
11/01/31	5,965,000			164,738	
05/01/32	5,965,000	4.45%	120,000	164,738	449,475
11/01/32	5,845,000			162,068	
05/01/33	5,845,000	4.45%	125,000	162,068	449,135
11/01/33	5,720,000			159,286	
05/01/34	5,720,000	4.45%	130,000	159,286	448,573
11/01/34	5,590,000			156,394	
05/01/35	5,590,000	4.45%	135,000	156,394	447,788
11/01/35	5,455,000			153,390	
05/01/36	5,455,000	4.45%	140,000	153,390	446,780
11/01/36	5,315,000			150,275	
05/01/37	5,315,000	5.40%	150,000	150,275	450,550
11/01/37	5,165,000			146,225	
05/01/38	5,165,000	5.40%	160,000	146,225	452,450
11/01/38	5,005,000			141,905	
05/01/39	5,005,000	5.40%	165,000	141,905	448,810
11/01/39	4,840,000			137,450	
05/01/40	4,840,000	5.40%	175,000	137,450	449,900
11/01/40	4,665,000			132,725	
05/01/41	4,665,000	5.40%	185,000	132,725	450,450
11/01/41	4,480,000			127,730	
05/01/42	4,480,000	5.40%	195,000	127,730	450,460
11/01/42	4,285,000			122,465	
05/01/43	4,285,000	5.40%	205,000	122,465	449,930
11/01/43	4,080,000			116,930	
05/01/44	4,080,000	5.40%	220,000	116,930	453,860
11/01/44	3,860,000			110,990	
05/01/45	3,860,000	5.40%	230,000	110,990	451,980
11/01/45	3,630,000			104,780	
05/01/46	3,630,000	5.40%	245,000	104,780	454,560
11/01/46	3,385,000			98,165	
05/01/47	3,385,000	5.80%	255,000	98,165	451,330
11/01/47	3,130,000			90,770	
05/01/48	3,130,000	5.80%	270,000	90,770	451,540
11/01/48	2,860,000			82,940	
05/01/49	2,860,000	5.80%	290,000	82,940	455,880
11/01/49	2,570,000			74,530	
05/01/50	2,570,000	5.80%	305,000	74,530	454,060
11/01/50	2,265,000			65,685	
05/01/51	2,265,000	5.80%	325,000	65,685	456,370
11/01/51	1,940,000			56,260	

Wilford Preserve
Community Development District
AMORTIZATION SCHEDULE
Special Assessment Bonds, Series 2026
Wilford Phase IV and Cheswick South Assessment Areas

Period Ending	Outstanding Balance	Coupon	Principal	Interest	Annual Debt Service
05/01/52	1,940,000	5.80%	345,000	56,260	457,520
11/01/52	1,595,000			46,255	
05/01/53	1,595,000	5.80%	365,000	46,255	457,510
11/01/53	1,230,000			35,670	
05/01/54	1,230,000	5.80%	385,000	35,670	456,340
11/01/54	845,000			24,505	
05/01/55	845,000	5.80%	410,000	24,505	459,010
11/01/55	435,000			12,615	
05/01/56	435,000	5.80%	435,000	12,615	460,230
Total			\$ 6,490,000	\$ 7,017,665	\$ 13,507,665

Wilford Preserve
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
50'	493	\$1,220.84	\$1,208.95	\$11.89	0.98%
60'	100	\$1,220.84	\$1,208.95	\$11.89	0.98%
Cheswick South	232	\$1,220.84	\$0.00	\$1,220.84	-
Total	825				

Gross Assessments		\$1,007,192.69
Less: Discount	4.00%	40,287.71
Less: Commission fees	2.00%	20,143.85
Net Assessments		<u>\$946,761.13</u>

Wilford Preserve
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ 2,000	\$ 2,204	\$ 900	\$ 3,104	\$ 2,000
Capital Reserve Funding	93,210	-	93,210	93,210	85,210
Carry Forward Balance	98,495	-	98,495	98,495	149,175
TOTAL REVENUES	\$ 193,705	\$ 2,204	\$ 192,605	\$ 194,809	\$ 236,385
<u>EXPENDITURES:</u>					
Capital Outlay	\$ 10,000	\$ 35,634	\$ 10,000	\$ 45,634	\$ 50,000
TOTAL EXPENDITURES	\$ 10,000	\$ 35,634	\$ 10,000	\$ 45,634	\$ 50,000
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 10,000	\$ 35,634	\$ 10,000	\$ 45,634	\$ 50,000
EXCESS REVENUES (EXPENDITURES)	\$ 183,705	\$ (33,430)	\$ 182,605	\$ 149,175	\$ 186,385

EIGHTH ORDER OF BUSINESS

D.

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@gmsnf.com

Memorandum

Date: June 2026
To: Wilford Preserve Board of Supervisors
From: GMS –Sayla Hicks - Wilford Preserve Amenity Manager

Community:

New Fobs/Owners:

Wilford Preserve	2
Wilford Oaks	12

Room Rentals:

- 1 Rental for June

Operations/upcoming:

- Food Truck Friday – June 19th 5-8pm
- Summer pool party is June 12th at 3pm. DJ, Pizza, games, & raffles.
- I have issued 4 parking passes for the month of June.
- CCUA alerted us of a leak – sent to irrigation to check.
- Pool was closed 6/2 due to maintenance work, will re open Friday for our summer pool party.
- New pavers were replaced due to broken pavers on staircase.
- Pressure washing is scheduled with Rich, for the entire building.

- **Weekly/monthly Maintenance:**

- Straighten all patio furniture and wipe down all tables.
- Picked up all/any trash in and around amenity center and grass field.
- Dog park restocked and cleaned up.
- Pool chemicals checked and recorded daily
- Lake Inspections - All lakes inspected monthly – no issues

For questions, comments, or clarification, please contact:

- Sayla Hicks, Wilford Amenity Manager (904) 701-3665 wilfordpreservemanager@gmsnf.com
- Jay Soriano, GMS Operations Manager (904) 274-2450 jsoriano@gmsnf.com

NINTH ORDER OF BUSINESS

A.

Wilford Preserve
Community Development District

Unaudited Financial Reporting
May 31, 2026



Wilford Preserve
Community Development District
Combined Balance Sheet
May 31, 2026

	<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	\$ 119,788	\$ -	\$ -	\$ 119,788
<u>Investments:</u>				
General Fund Custody	559,933	-	-	559,933
State Board of Administration (SBA)	2,961	-	66,467	69,427
<u>Series 2019</u>				
Reserve	-	213,088	-	213,088
Revenue	-	260,201	-	260,201
Prepaid Expenses	633	-	-	633
Deposits	1,350	-	-	1,350
Total Assets	\$ 684,665	\$ 473,289	\$ 66,467	\$ 1,224,420
Liabilities:				
Accrued Expenses	\$ 1,836	\$ -	\$ -	\$ 1,836
Total Liabilities	\$ 1,836	\$ -	\$ -	\$ 1,836
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 633	\$ -	\$ -	\$ 633
Deposits	1,350	-	-	1,350
Restricted for:				
Debt Service	-	473,289	-	473,289
Assigned for:				
Capital Reserve Fund	-	-	66,467	66,467
Unassigned	680,846	-	-	680,846
Total Fund Balances	\$ 682,829	\$ 473,289	\$ 66,467	\$ 1,222,584
Total Liabilities & Fund Balance	\$ 684,665	\$ 473,289	\$ 66,467	\$ 1,224,420

Wilford Preserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 673,895	\$ 673,895	\$ 673,640	(255)
Special Assessments - Direct Bill	110,204	35,061	35,061	-
Developer Funded Cheswick South	153,376	-	-	-
Interest Income	6,000	6,000	11,330	5,330
Miscellaneous Income	1,000	667	539	(128)
Total Revenues	\$ 944,475	\$ 715,622	\$ 720,570	4,947

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 3,200	\$ 2,800	400
FICA Taxes	367	245	214	31
Engineering	6,000	6,000	11,217	(5,217)
Attorney	15,000	10,000	6,926	3,074
Annual Audit	5,200	5,200	5,100	100
Assessment Roll Administration	5,899	5,899	5,899	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	8,258	5,506	5,505	-
Trustee Fees	7,000	4,667	4,036	630
Management Fees	57,974	38,649	38,649	-
Information Technology	1,113	742	742	-
Website Maintenance	1,336	890	891	-
Telephone	300	200	198	2
Postage	500	500	611	(111)
Insurance General Liability	8,208	7,734	7,734	-
Printing	1,200	800	310	490
Legal Advertising	3,000	3,000	3,661	(661)
Other Current Charges	600	400	449	(49)
Office Supplies	100	67	9	58
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,630	\$ 94,473	\$ 95,726	(1,253)

Wilford Preserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
Insurance	\$ 11,850	\$ 9,916	\$ 9,916	-
General Facility Maintenance	35,000	23,333	10,031	13,302
Amenity Manager	71,285	47,523	47,523	-
Janitorial Services	15,900	10,600	10,600	-
Pool Maintenance	31,800	21,200	21,200	-
Pool Chemicals	20,000	13,333	4,080	9,253
Pool Monitors	25,000	1,922	1,922	-
Security Monitoring	1,235	823	-	823
Security	93,325	62,217	31,507	30,710
Permit Fees	900	600	-	600
Telephone/Cable/Internet	1,000	667	-	667
Electric	25,200	16,800	3,937	12,863
Water/Sewer/Irrigation	55,000	36,667	15,084	21,582
Repairs & Replacements	25,000	16,667	5,612	11,055
Refuse Service	5,040	3,360	3,306	54
Special Events	6,000	4,000	3,398	602
Recreational Passes	2,500	1,667	520	1,147
Office Supplies/Mailings/Printing	600	400	-	400
Subtotal Amenity Center Expenditures	\$ 426,635	\$ 271,695	\$ 168,637	103,058
Ground Maintenance Expenditures				
Landscape Maintenance	\$ 260,000	\$ 173,333	\$ 69,120	104,213
Landscape Contingency	6,000	4,000	1,440	2,560
Irrigation Maintenance	5,000	3,333	605	2,729
Lake Maintenance	26,000	17,333	8,410	8,923
Subtotal Ground Maintenance Expenditures	\$ 297,000	\$ 198,000	\$ 79,575	118,425
Total Operations & Maintenance	\$ 723,635	\$ 469,695	\$ 248,212	221,483
Reserves				
Capital Reserve Fund	\$ 93,210	\$ -	\$ -	-
TOTAL RESERVES	\$ 93,210	\$ -	\$ -	-
Total Expenditures	\$ 944,475	\$ 564,168	\$ 343,938	220,230
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 151,454	\$ 376,631	(215,283)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (0)	\$ 151,454	\$ 376,631	(215,283)
Fund Balance - Beginning	\$ -		\$ 306,198	
Fund Balance - Ending	\$ (0)		\$ 682,829	

Wilford Preserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 23,143	\$ 632,539	\$ 2,273	\$ 6,799	\$ 1,662	\$ 4,476	\$ 2,749	\$ -	\$ -	\$ -	\$ -	\$ 673,640
Special Assessments - Direct Bill	-	-	-	-	4,836	2,418	9,673	18,134	-	-	-	-	35,061
Developer Funded Cheswick South	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	761	671	498	1,793	2,193	1,821	1,936	1,658	-	-	-	-	11,330
Miscellaneous Income	225	-	-	111	50	-	53	100	-	-	-	-	539
Total Revenues	\$ 986	\$ 23,815	\$ 633,036	\$ 4,178	\$ 13,877	\$ 5,900	\$ 16,137	\$ 22,641	\$ -	\$ -	\$ -	\$ -	\$ 720,570

Expenditures:

General & Administrative:

Supervisor Fees	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 200	\$ 200	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Taxes	31	31	31	31	31	15	15	31	-	-	-	-	214
Engineering	1,790	3,747	1,855	-	125	1,080	290	2,330	-	-	-	-	11,217
Attorney	1,600	924	2,020	1,566	817	-	-	-	-	-	-	-	6,926
Annual Audit	-	-	-	-	-	5,100	-	-	-	-	-	-	5,100
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	688	688	688	688	688	688	688	688	-	-	-	-	5,505
Trustee Fees	575	-	3,461	-	-	-	-	-	-	-	-	-	4,036
Management Fees	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831	-	-	-	-	38,649
Information Technology	93	93	93	93	93	93	93	93	-	-	-	-	742
Website Maintenance	111	111	111	111	111	111	111	111	-	-	-	-	891
Telephone	6	22	40	49	5	37	14	25	-	-	-	-	198
Postage	63	38	106	71	41	140	65	88	-	-	-	-	611
Insurance General Liability	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing	15	47	83	23	44	34	43	20	-	-	-	-	310
Legal Advertising	82	3,089	-	82	82	175	90	63	-	-	-	-	3,661
Other Current Charges	-	34	47	70	61	107	46	83	-	-	-	-	449
Office Supplies	0	0	3	0	0	3	0	1	-	-	-	-	9
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,094	\$ 14,656	\$ 13,769	\$ 8,015	\$ 7,330	\$ 12,614	\$ 6,487	\$ 8,763	\$ -	\$ -	\$ -	\$ -	\$ 95,726

Wilford Preserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Insurance	\$ 9,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,916
General Facility Maintenance	706	1,111	1,794	3,158	764	1,191	1,191	116	-	-	-	-	10,031
Amenity Manager	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	-	-	-	-	47,523
Janitorial Services	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	-	-	-	-	10,600
Pool Maintenance	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	-	-	-	-	21,200
Pool Chemicals	922	87	737	387	87	916	-	944	-	-	-	-	4,080
Pool Monitors	-	-	-	175	-	852	-	895	-	-	-	-	1,922
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	3,604	3,823	3,867	3,879	3,324	4,940	3,561	4,510	-	-	-	-	31,507
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone/Cable/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	534	512	493	476	493	404	500	527	-	-	-	-	3,937
Water/Sewer/Irrigation	2,612	1,604	1,620	1,548	1,582	1,911	2,372	1,836	-	-	-	-	15,084
Repairs & Replacements	-	3,292	-	610	-	129	-	1,582	-	-	-	-	5,612
Refuse Service	576	334	336	336	330	333	355	705	-	-	-	-	3,306
Special Events	525	749	350	199	845	730	-	-	-	-	-	-	3,398
Recreational Passes	520	-	-	-	-	-	-	-	-	-	-	-	520
Office Supplies/Mailings/Printing	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 29,831	\$ 21,428	\$ 19,112	\$ 20,683	\$ 17,341	\$ 21,320	\$ 17,894	\$ 21,029	\$ -	\$ -	\$ -	\$ -	168,637
Ground Maintenance Expenditures													
Landscape Maintenance	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ -	\$ -	\$ -	\$ -	69,120
Landscape Contingency	720	-	-	-	-	-	720	-	-	-	-	-	1,440
Irrigation Maintenance	-	605	-	-	-	-	-	-	-	-	-	-	605
Lake Maintenance	870	2,320	870	870	870	870	870	870	-	-	-	-	8,410
Streetlighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 10,230	\$ 11,565	\$ 9,510	\$ 9,510	\$ 9,510	\$ 9,510	\$ 10,230	\$ 9,510	\$ -	\$ -	\$ -	\$ -	79,575
Total Operations & Maintenance	\$ 40,061	\$ 32,993	\$ 28,622	\$ 30,193	\$ 26,851	\$ 30,830	\$ 28,124	\$ 30,539	\$ -	\$ -	\$ -	\$ -	248,212
Reserves													
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
TOTAL RESERVES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 64,154	\$ 47,649	\$ 42,390	\$ 38,208	\$ 34,180	\$ 43,444	\$ 34,611	\$ 39,302	\$ -	\$ -	\$ -	\$ -	343,938
Excess (Deficiency) of Revenues over Expenditures	\$ (63,168)	\$ (23,834)	\$ 590,646	\$ (34,030)	\$ (20,303)	\$ (37,544)	\$ (18,474)	\$ (16,661)	\$ -	\$ -	\$ -	\$ -	376,631
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (63,168)	\$ (23,834)	\$ 590,646	\$ (34,030)	\$ (20,303)	\$ (37,544)	\$ (18,474)	\$ (16,661)	\$ -	\$ -	\$ -	\$ -	376,631

Wilford Preserve
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 521,627	\$ 521,627	\$ 519,609	\$ (2,018)
Interest Income	10,000	10,000	15,345	5,345
Total Revenues	\$ 531,627	\$ 531,627	\$ 534,954	\$ 3,327
Expenditures:				
Interest -11/1	\$ 182,725	\$ 182,725	\$ 182,725	\$ -
Interest - 5/1	182,725	182,725	182,725	-
Principal - 5/1	160,000	160,000	160,000	-
Total Expenditures	\$ 525,450	\$ 525,450	\$ 525,450	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,177	\$ 6,177	\$ 9,504	\$ 3,327
Net Change in Fund Balance	\$ 6,177	\$ 6,177	\$ 9,504	\$ 3,327
Fund Balance - Beginning	\$ 255,984		\$ 463,784	
Fund Balance - Ending	\$ 262,161		\$ 473,289	

Wilford Preserve
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	\$ 2,000	\$ 2,000	\$ 2,204	\$ 204
Capital Reserve Funding	93,210	-	-	-
Total Revenues	\$ 95,210	\$ 2,000	\$ 2,204	\$ 204
Expenditures:				
Capital Outlay	\$ 10,000	\$ 10,000	\$ 35,634	\$ (25,634)
Total Expenditures	\$ 10,000	\$ 10,000	\$ 35,634	\$ (25,634)
Excess (Deficiency) of Revenues over Expenditures	\$ 85,210		\$ (33,430)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 85,210		\$ (33,430)	
Fund Balance - Beginning	\$ 98,495		\$ 99,897	
Fund Balance - Ending	\$ 183,705		\$ 66,467	

Wilford Preserve
Community Development District
Long Term Debt Report

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	\$	213,088	
Reserve Fund Balance		213,088	
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)	
Less: May 1, 2026		(160,000)	
Current Bonds Outstanding	\$	7,000,000	

B.

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2019A DEBT ASMT	O&M ASMT	TOTAL ASSESSED
RESIDENTS - CHESWICK	97	-	110,203.93	110,203.93
DREAM FINDERS - CHESWICK	135	-	153,376.61	153,376.61
TOTAL DIRECT CHESWICK	232	-	263,580.54	263,580.54
NET ASSESSMENTS TAX ROLL	593	519,803.94	673,892.91	1,193,696.85
TOTAL ASSESSED	825	519,803.94	937,473.45	1,457,277.39

DUE / RECEIVED	BALANCE DUE	DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
RESIDENTS	75,143.23	-	35,060.70	35,060.70
DREAM FINDERS	153,376.61	-	-	-
TOTAL DIRECT	228,519.84	-	35,060.70	35,060.70
NET ASSESSMENTS TAX ROLL	448.00	519,608.85	673,640.00	1,193,248.85
TOTAL ASSESSED	228,967.84	519,608.85	708,700.70	1,228,309.55

DIRECT INVOICES ARE DUE 4/30/26

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
4	12/5/2026	486,652.34	630,913.97	1,117,566.31
5	12/19/2026	1,253.21	1,624.70	2,877.91
6	01/15/2026	1,753.46	2,273.25	4,026.71
7	02/11/2026	5,244.02	6,798.55	12,042.57
8	03/5/2026	1,281.68	1,661.61	2,943.29
9	04/15/2026	3,452.72	4,476.23	7,928.95
10	05/20/2026	2,120.06	2,748.53	4,868.59
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		519,608.85	673,640.00	1,193,248.85

PERCENT COLLECTED TAX ROLL	100%	100%	100%
PERCENT COLLECTED DIRECT	0%	13%	13%

C.

WILFORD PRESERVE
Community Development District

Check Register Summary

March 31, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	5/21/26	50031-50032	\$ 369.40
Sub-Total			\$369.40
<i>Accounts Payable</i>	5/12/26	937-944	\$ 31,527.46
	5/27/26	945-950	4,193.04
Sub-Total			\$ 35,720.50
Total			\$ 36,089.90

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50031	1	GARY A MCKEE	184.70	5/21/2026
50032	2	ROBERT C KEEFE	184.70	5/21/2026
TOTAL FOR REGISTER			369.40	

Attendance Sheet

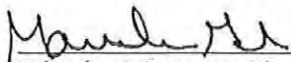
District Name: Wilford Preserve CDD

Board Meeting Date: May 20, 2026

	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

May 20, 2026
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	#
5/12/26	00036	5/05/26	34963 REPL BACKLFW	202605 330-57200-41100		BOB'S BACKFLOW & PLUMBING SERVICES	*	1,582.00	1,582.00	000937
5/12/26	00001	5/01/26	238 MAY FIELD OPS MGMT	202605 320-57200-41000			*	5,940.42		
		5/01/26	238 MAY JANITORIAL SERVICES	202605 320-57200-45500			*	1,325.00		
		5/01/26	238 MAY POOL MAINTENANCE SVCS	202605 320-57200-46500		GOVERNMENTAL MANAGEMENT SERVICES	*	2,650.00	9,915.42	000938
5/12/26	00001	5/01/26	239 MAY MANAGEMENT FEES	202605 310-51300-34000			*	4,831.17		
		5/01/26	239 MAY WEBSITE ADMIN	202605 310-51300-35200			*	111.33		
		5/01/26	239 MAY INFORMATION TECH	202605 310-51300-35100			*	92.75		
		5/01/26	239 MAY DISSEMINATION SVC	202605 310-51300-31300			*	688.17		
		5/01/26	239 OFFICE SUPPLIES	202605 310-51300-51000			*	.60		
		5/01/26	239 POSTAGE	202605 310-51300-42000			*	88.10		
		5/01/26	239 COPIES	202605 310-51300-42500			*	19.65		
		5/01/26	239 TELEPHONE	202605 310-51300-41000			*	24.54		
		5/01/26	239 POOL CHEMICALS-TRICHLOR	202605 320-57200-46510			*	244.86		
		5/01/26	239 POOL CHEMS-PHOSPHATE RMVR	202605 320-57200-46510		GOVERNMENTAL MANAGEMENT SERVICES	*	12.21	6,113.38	000939
5/12/26	00030	5/06/26	7414416 MAY POOL CHEMICALS	202605 320-57200-46510		HAWKINS INC	*	687.00	687.00	000940
5/12/26	00026	5/01/26	441756 MAY CLOUD MGMT SERVICES	202605 320-57200-49600		HI-TECH SYSTEM ASSOCIATES	*	85.00	85.00	000941
5/12/26	00035	5/01/26	11890 MAY SECURITY SERVICES	202605 320-57200-49600		SECURITY DEVELOPMENT GROUP LLC	*	3,924.66	3,924.66	000942

WILP WILFORD PRES TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/12/26	00018	4/16/26 6467	202604 310-51300-31100 PROF SRVS THUR 04/12/26	TAYLOR & WHITE INC	*	580.00	580.00 000943
5/12/26	00016	5/01/26 1170401	202605 330-57200-42000 MAY LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	8,640.00	8,640.00 000944
5/27/26	00001	5/14/26 241	202604 320-57200-45000 APR GEN FACILITY MAINT	GOVERNMENTAL MANAGEMENT SERVICES	*	115.63	115.63 000945
5/27/26	00026	5/21/26 442325	202605 320-57200-49600 ACCESS CARDS/KEY FOBS	HI-TECH SYSTEM ASSOCIATES	*	499.95	499.95 000946
5/27/26	00011	5/14/26 26-00185	202605 310-51300-48000 NOTICE-QUALIFYING PD-BOS	JACKSONVILLE DAILY RECORD	*	62.50	62.50 000947
5/27/26	00033	5/20/26 2184099	202605 330-57200-46000 MAY LAKE MAINTENANCE	THE LAKE DOCTORS INC	*	870.00	870.00 000948
5/27/26	00020	4/30/26 25	202604 320-57200-46530 APR POOL MONITOR SERVICES	RIVERSIDE MANAGEMENT SERVICES	*	894.96	894.96 000949
5/27/26	00018	5/13/26 6507	202605 310-51300-31100 PROF SRVS THUR 05/10/26	TAYLOR & WHITE INC	*	1,750.00	1,750.00 000950
TOTAL FOR BANK A						35,720.50	
TOTAL FOR REGISTER						35,720.50	

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

34963

Invoice Date

5/6/2026

Bill To

Wilford Preserve CDD
c/o GMS/Governmental Mgmt Svcs Inc
475 West Town Place Suite 114
St Augustine, FL 32092

Job Location

Wilford Preserve CDD
2738 Firethorn Ave.
Orange Park, FL 32073



P.O. Number	Terms	Due Date
	Net 30	6/5/2026

Serviced	Description	Quantity	Price Each	Amount
5/5/2026	2" Wilkins 975XL2 S#:ACE3962 - Potable Labor 2 Men to replace the existing backflow preventer, clean, flush, test, and certify 2' Wilkins 975XL2 Serial # VCA59976 Piping & Materials Insulation to protect the device against future freeze damage. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	2 1 1 1 1	 1,047.00 65.00 70.00 0.00	 1,047.00 65.00 70.00 0.00
Approved by: Jay Soriano Sayla Hicks 1.330.57200.41100 5/6/26				
RECEIVED By Tara Lee at 1:38 pm, May 06, 2026				

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$1,582.00
Payments/Credits	\$0.00
Balance Due	\$1,582.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 238

Invoice Date: 5/1/26

Due Date: 5/1/26

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Management - May 2026		5,940.42	5,940.42
Janitorial - May 2026		1,325.00	1,325.00
Pool Maintenance - May 2026		2,650.00	2,650.00
Alison Moring 5-6-26			

RECEIVED**By Tara Lee at 9:19 am, May 07, 2026****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 #: 239
Invoice Date: 5/1/26
Due Date: 5/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2026		4,831.17	4,831.17
Website Administration - May 2026		111.33	111.33
Information Technology - May 2026		92.75	92.75
Dissemination Agent Services - May 2026		688.17	688.17
Office Supplies		0.60	0.60
Postage		88.10	88.10
Copies		19.65	19.65
Telephone		24.54	24.54
Pool Chemicals - Trichlor		244.86	244.86
Pool Chemicals - Phosphate Remover		12.21	12.21

Total \$6,113.38

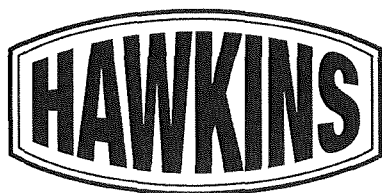
Payments/Credits \$0.00

Balance Due \$6,113.38

RECEIVED

By Tara Lee at 2:38 pm, May 06, 2026

Original



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

INVOICE

Total Invoice	\$687.00
Invoice Number	7414416
Invoice Date	5/6/26
Sales Order Number/Type	5141713 SL
Branch Plant	74
Shipment Number	6186296

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
6/5/26	Net 30	PPD Origin	HWTG						385
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	225.0000	GA	\$3.0000	GA	2,175.8 LB	\$675.00
		1 LB BLK (Mini-Bulk)		225.0000	GA			2,175.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved by:
Sayla Hicks
5/8/26
1.320.57200.46510

RECEIVED

By Tara Lee at 12:56 pm, May 08, 2026

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

\$687.00

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

CHECK REMITTANCE:

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

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

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

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

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

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

www.hawkinsinc.com

Job# 2716228



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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

[Click Here to Pay Online!](#)

Invoice

Invoice #: 441756
Invoice Date: 05/01/2026
Completed: 05/03/2026
Terms: Due On Receipt
Bid#:

475 West Town Place
Ste 114

HiTechFlorida.com

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

Sayla Hicks
5/6/26
1.320.57200.49600

RECEIVED

By Tara Lee at 1:40 pm, May 06, 2026

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



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

INVOICE

BILL TO

Wilford Preserve CDD
2740 Firethorn Avenue
Orange Park, Florida 32073

INVOICE # 11890

DATE 05/01/2026

DUE DATE 05/31/2026

TERMS End of the month

SERVICE MONTH

May

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	90	31.15	2,803.50
Vehicle Patrol 3 patrols a day Mon - Thurs	48	18.67	896.16
Fuel Charge Fuel Charge	1	100.00	100.00
Holiday Service Holiday - Memorial Day	1	125.00	125.00

Ways to pay



SUBTOTAL	3,924.66
TAX	0.00
TOTAL	3,924.66
BALANCE DUE	\$3,924.66

[View and pay](#)

Approved by:
Sayla Hicks
4/29/26
1.320.57200.49600

RECEIVED

By Tara Lee at 9:11 am, Apr 29, 2026

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.

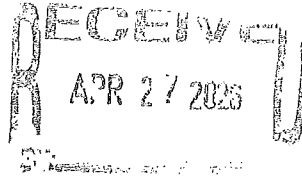
Civil Design & Consulting Engineers

9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0571 - www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

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



Invoice number 6467
Date 04/16/2026

Project 16050.1 WILFORD PRESERVE CDD

Invoice Amount:
\$580.00

Professional Services Rendered through 04/12/2026. ~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	119,391.25	119,971.25	199.95	580.00
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	117,810.18	117,810.18	157.08	0.00
*PURCHASING AGENT-HRLY	24,200.00	20,605.00	20,605.00	85.14	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	5,430.00	5,430.00	54.30	0.00
*AMENITY CENTER MODIFICATION-CLOSED	0.00	23,740.00	23,740.00	0.00	0.00
*SLEEVING PLAN-CLOSED	0.00	2,898.75	2,898.75	0.00	0.00
*BOUNDARY AMENDMENT PHASE- HRLY	0.00	0.00	0.00	0.00	0.00
*PROJECT ADMIN. & COORDINATION-HRLY-NTE	10,000.00	15,271.25	15,271.25	152.71	0.00
REIMBURSABLES	0.00	10,393.07	10,393.07	0.00	0.00
Total	189,200.00	350,619.50	351,199.50	185.62	580.00

*District Engineer-HRLY-NTE

	Units	Billed Amount
D. Glynn Taylor, P.E.	2.00	330.00
eor		
Richard "JJ" Edwards	2.00	250.00
Review and file CDD documents provided		

RECEIVED

By Tara Lee at 8:36 am, May 11, 2026

Phase subtotal 580.00
subtotal 4.00 580.00

Invoice total **580.00**



INVOICE

INVOICE #	INVOICE DATE
1170401	5/1/2026
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

Property Name: Wilford Preserve CDD

Address: Sycamore Way
Orange Park, FL 32073

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2026

Invoice Amount: \$8,640.00

Description	Current Amount
Monthly Landscape Maintenance May 2026	\$8,640.00

RECEIVED

By Tara Lee at 12:53 pm, May 08, 2026

Invoice Total **\$8,640.00**

IN COMMERCIAL LANDSCAPING

Approved:
Sayla Hicks
5/8/26
1.330.57200.42000

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

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

Invoice

Invoice #: 241
Invoice Date: 5/14/26
Due Date: 5/14/26
Case:
P.O. Number:

Bill To:
Willford Preserve CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		115.63	115.63
Approved by: Sayla Hicks 5/15/26 1.320.57200.45000 Alison Moring 5-18-26			

RECEIVED
By Tara Lee at 12:37 pm, May 24, 2026

Total	\$115.63
Payments/Credits	\$0.00
Balance Due	\$115.63

Period Ending 5/05/26

DATE	<u>SUPPLIES</u>
3/30/26	Constant Contact Monthly Fee
4/23/26	Trash Bags
4/23/26	Microfiber Towels
4/23/26	Paper Towels
4/23/26	Lysol Wipes

35.26	S.H.
20.67	S.H.
22.95	S.H.
19.53	S.H.
17.23	S.H.

TOTAL	\$115.63
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Wilford Preserve
475 West Town Place Ste 114
Saint Augustine, FL 32092

Invoice #:	442325
Invoice Date:	05/21/2026
Completed:	05/21/2026
Terms:	Due On Receipt
Bid#:	0
Job:	10445-1

475 West Town Place
Ste 114

HiTechFlorida.com

Approved by:
Sayla Hicks
5/26/26
1.320.57200.49600

By Tara Lee at 1:16 pm, May 26, 2026

Access CO

Total	\$499.95
Payments	\$0.00

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

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

DEPARTMENT OF
POLYMER SCIENCE

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 14, 2026

Date

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

Serial #	26-00185C	PO/File #		\$62.50
				Payment Due
Notice of Qualifying Period for Candidates for the Board of Supervisors				
				\$62.50
Wilford Preserve Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	5/14			
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 # 26-00185C on your
check or remittance advice.

RECEIVED

By Tara Lee at 2:11 pm, May 14, 2026

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.

**NOTICE OF QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
WILFORD PRESERVE
COMMUNITY**

DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Wilford Preserve Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 North Orange Avenue, Green Cove Springs, Florida 32043, Phone: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Wilford Preserve Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

May 14 00 (26-00185C)

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

ACCOUNT NUMBER	DATE	BALANCE
730725	5/20/2026	\$870.00

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

00000007307253001000000037482600000008700098

Please return this invoice with your payment and
notify us of any changes to your contact information.

Wilford Preserve CDD

2639 Firethorn Ave Orange Park, FL 32073

Invoice Due Date 5/19/2026

Invoice 2184099

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/19/2026	Water Management - Monthly		\$870.00	\$0.00	\$870.00

Ponds 3,7- added pond dye to the ponds to assist with minimal algae
Ponds 2,5,8,13,10,9- treated in and around the ponds for invasive aquatic weeds
Ponds 2,4,6,11,12,14- treated in and around the ponds for algae

Thanks

Approved by:
Sayla Hicks
5/20/26
1.330.57200.46000

RECEIVED
By Tara Lee at 12:22 pm, May 24, 2026

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$870.00

This Invoice Total:

\$870.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 730725
Portal Registration #: 6DDB50F5
Customer E-mail(s): wilfordpreservemanager@gmsnf.com,okuzmuk@gmsnf.com
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

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

Invoice

Invoice #: 25
Invoice Date: 4/30/2026
Due Date: 4/30/2026
Case:
P.O. Number:

Bill To:
Willford Preserve CDD

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through April 2026	39.27	22.79	894.96
<i>Alison Moring</i> 5-13-26			

RECEIVED

By Tara Lee at 10:13 am, May 13, 2026

Total	\$894.96
Payments/Credits	\$0.00
Balance Due	\$894.96

WILFORD PRESERVE CDD

**RIVERSIDE MANAGEMENT SERVICES, INC.
POOL MONITOR**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
39.27	Pool Monitor	\$ 22.79	\$ 894.96

Covers April 2026

GL Code 1.320.572.46530

TOTAL DUE:

\$ 894.96

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
POOL MONITOR BILLABLE HOURS FOR APRIL 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/11/26	6.37	J.S.	Pool Monitor
4/12/26	6.13	J.S.	Pool Monitor
4/18/26	4.05	J.S.	Pool Monitor
4/19/26	6.27	J.S.	Pool Monitor
4/25/26	6.15	J.S.	Pool Monitor
4/26/26	6.2	J.S.	Pool Monitor
4/30/26	4.1	J.S.	Pool Monitor
GRAND TOTAL	<u>39.27</u>		

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.

Civil Design & Consulting Engineers

9556 Historic Kings Road South • Suite 102 • Jacksonville, Florida 32257 • (904) 348-0671 • www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

Wilford Preserve CDD District Manager
Marilee Giles
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice number 6507
Date 05/13/2026

Project 16050.4 WILFORD PRESERVE CDD-
GENERAL FUND

Professional Services Rendered through 05/10/2026. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount:
\$1,750.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*CDD MEETING- GENERAL FUND- (HRLY)	0.00	1,610.00	1,610.00	0.00	0.00
PUBLIC FACILITY REPORT- (LS)	7,000.00	3,500.00	5,250.00	75.00	1,750.00
*PROJECT ADMINISTRATION - (HRLY)	0.00	2,105.00	2,105.00	0.00	0.00
REIMBURSABLES	0.00	80.64	80.64	0.00	0.00
Total	7,000.00	7,295.64	9,045.64	129.22	1,750.00

RECEIVED

By Tara Lee at 1:16 pm, May 13, 2026

Invoice total **1,750.00**