WILFORD PRESERVE
Community Development District

SEPTEMBER 15, 2026

AGENDA

Wilford Preserve
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.WilfordPreserveCDD.com

September 8, 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, September 15, 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 August 18, 2026 Meeting

IV. Consideration of Proposal from S3 Security to Add Cheswick Property (to be provided under separate cover)

V. Discussion of Parking and Towing Policies

VI. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager
      1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

      2. Update to Agreement for Amenity Management and Operations & Maintenance Onsite Services

   D. Amenity / Operations Manager – Report (to be provided under separate cover)

VII. Financial Reports
   A. Financial Statements as of August 31, 2026

B. Assessment Receipts Schedule

C. Check Register

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – TBD

X. 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, August 18, 2026, at 1:30 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
Gary McKee	Supervisor
Daniel Zaremba	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber *by phone*	District Counsel
Glynn Taylor *by phone*	District Engineer
Jay Soriano	Operations Manager
Sayla Hicks	Amenity Manager

The following is a summary of the discussions and actions taken at the August 18, 2026 meeting.

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Public Comment**

There being no comments the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the July 22, 2026 Meeting**

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

On MOTION by Mr. Keefe seconded by Mr. Cowling with all in favor the minutes of the July 22, 2026 meeting were approved.

FOURTH ORDER OF BUSINESS **Consideration of Proposal from S3 Security to Add Cheswick Property**

This item was tabled as the proposal was not received in time.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Haber stated that the hold up on finalizing the process of acquiring the amenity center property for Cheswick is a document that is signed by the general contractor certifying that they have been paid in full and any rights that the property owner or developer has with the contractor would be assigned to the CDD. The general contractor is pushing back on signing the document as the project has been done for three years.

The Board agreed to move forward with the acquisition without the general contractor's affidavit.

Supervisor Pinto joined the meeting at this time.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor authorizing staff to work with the Chairman to finalize the conveyance documents and accept the acquisition package was approved.

B. District Engineer

Mr. Taylor reported that the as built for Phase IV would be submitted to the county that day.

Mr. Cowling asked if the acquisition of the Phase IV property can move forward.

Mr. Haber responded that he is not aware of anything that should hold that up.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Ms. Giles presented a proposed meeting schedule for fiscal year 2027 including meetings on the third Tuesday of each month at 1:30 p.m., with exception to May and July, which would be held at 6:00 p.m. on the third Wednesday of the months.

This item was tabled to determine if the meetings can be changed to 6 p.m. starting in January and continuing through September 2027.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Ms. Giles presented a proposed list of goals and objectives for fiscal year 2027 as required by Florida Statutes.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the fiscal year 2027 goals and objectives were approved as presented.

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 has been a drainage complain from a property owner off Water Elm. The only way to ensure the entire easement is still at the original grading is to ask the surrounding homeowners to pull out their fences and to check the level of the ground. It was noted the nearby pool project was approved through the county. The CDD has not been involved in the approval process.

Mr. Cowling recommended having the homeowner and pool contractor ensure they are returning the property to the natural grade.

SIXTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of July 31, 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 $34,571.11.

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

SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Anthony Todaro asked for clarification on what the Cheswick property is.

Mr. Cowling responded that Wilford Oaks is the community name, however it used to be called Cheswick South.

Anthony Todaro asked if the financial statements are public record.

Ms. Giles responded that they are. They are included in the agenda packages on the District's website.

Mr. Cowling stated that acceptance of Wilford 4 and Cheswick South amenities acquisition is close.

Mr. Keefe stated that there have been a lot of complaints of Yellowstone not mowing certain areas. He suggested Ms. Hicks checking the property on Thursdays to ensure everything has been mowed. Next, Mr. Keefe stated that vehicles with trailers are parking in the streets and blocking the roadways and the CDD needs to take a stronger position on parking enforcement.

Mr. Haber stated that signage would be required. He also stated that some CDDs have entered into an agreement that gets recorded in the public records that states that the CDD acknowledges that it owns the real property, but it also acknowledges that the entire community is subject to covenants and restrictions that govern parking and the HOA has the right to enforce its covenants on the streets that the CDD owns.

Mr. Keefe stated that he does not want to leave parking enforcement to the HOA for various reasons.

Next, Mr. Keefe stated that the county has sent notices to homes in incorporated Clay County that they are considering an ad valorem tax for stormwater drainage. He questioned how that is appropriate for homeowners that live in CDDs that already pay for stormwater maintenance.

Mr. Haber stated that the county's position was that they acknowledge that CDDs often own stormwater improvements and often pay for the maintenance of those improvements but the assessment the county is seeking to collect is for county-owned stormwater outside of the CDD owned system. If the county is sending a notice to the CDD for CDD owned property, there are arguments the CDD can make with respect to being a governmental entity and being exempt from certain assessments that homeowners don't have the ability to make. As for the homeowners, under Florida Law, the assessments by the county would need to meet certain standards, including that the benefit exceeds the cost and that the assessment is fairly and reasonably allocated, so homeowners within the CDD can focus on those criteria to challenge the county. The Board could direct the CDD on its behalf to send a letter to the county that the board disagrees with the assessment and feels that it is inappropriate for the assessment to be allocated to the homes in the CDD's boundaries in light of the fact that the CDD operates and maintains its own stormwater system.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor directing District staff to prepare a letter to Clay County Commissioners regarding the opposition of the proposed stormwater assessment was approved.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – September 15, 2026, at 1:30 p.m. at the Plantation Oaks Amenity Center**

NINTH ORDER OF BUSINESS **Adjournment**

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

____________________________ ____________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on June 15, 2023 at a duly noticed public meeting, the Board of Supervisors of the Wilford Preserve Community Development District (the "District") adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A and B** attached hereto.

SECTION 2. DEFINITIONS.

A. *Vehicle*. Any mobile item which normally uses wheels, whether motorized or not.

B. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

C. *Parked*. A Vehicle or Vessel left unattended by its owner or user.

D. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action 24 hours a day, seven days a week (24/7). District property includes roadside right-of-way, common areas, and grass areas.

E. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" 24 hours a day, seven days a week (24/7) for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**"). Vehicles may not be parked at the District's Amenity Center overnight, as indicated on **Exhibit B**, attached hereto ("No Overnight Parking Areas") without an approved Parking Pass as set forth in Section 5B.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A and Exhibit B** attached hereto are declared Tow Away Zones.

SECTION 5. EXCEPTIONS.

A. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

B. **PARKING PASSES.** The Facility Manager, as such term is defined in the District's Amenity Facility Policies, shall have the right, in their sole discretion, to issue Overnight Parking Pass, which passes shall be visibly displayed in the parked cars. Cars that have been issued and visibly display an Overnight Parking Pass shall be entitled to park overnight in the Tow Away Zone.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – *Tow Away Zone*
EXHIBIT B – *Map of No Overnight Parking Areas*

Effective date: June 15, 2023; revised December 1, 2023

EXHIBIT A
No Parking and Tow Away Zone 24/7
Includes all roadside right-of-way, common areas, and grass areas

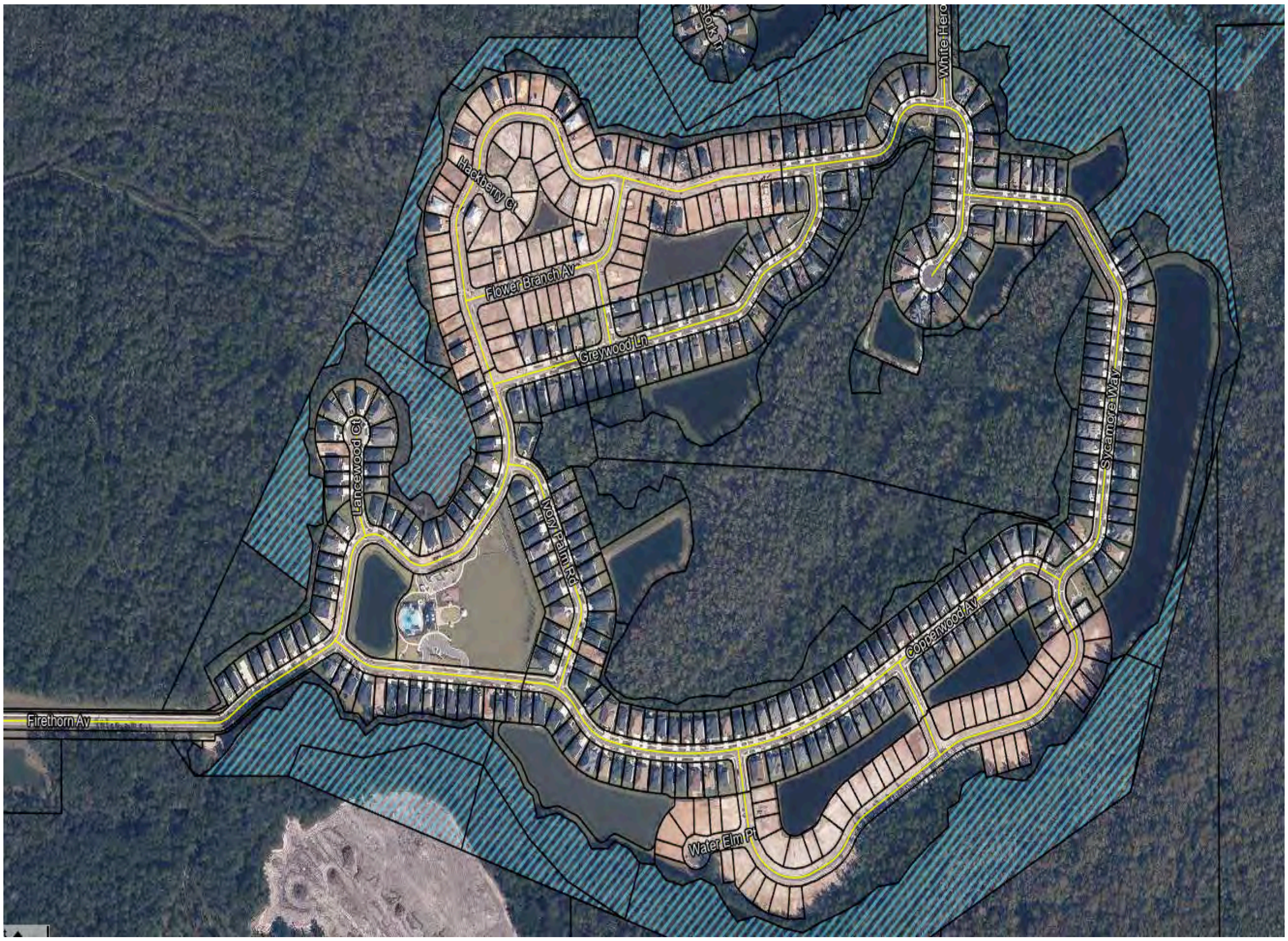

EXHIBIT B
Map of No Overnight Parking Areas

SIXTH ORDER OF BUSINESS

C.

1.

NOTICE OF MEETINGS
WILFORD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wilford Preserve Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2027** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 at 1:30 p.m. on the third Tuesday of each month listed (unless notated otherwise*) as follows:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 19, 2027 at 6:00 p.m. (*Third Wednesday)
June 15, 2027
July 21, 2027 at 6:00 p.m. (*Third Wednesday)
August 17, 2027
September 21, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, or on the District's website, www.WilfordPreserveCDD.com.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

SEVENTH ORDER OF BUSINESS

A.

Wilford Preserve

Community Development District

Unaudited Financial Reporting

August 31, 2026

GMS

Wilford Preserve

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 174,814	$ -	$ -	$ -	$ 174,814
Due from Other	-	-	-	4,440	4,440
Investments:					
General Fund Custody	466,167	-	-	-	466,167
State Board of Administration (SBA)	2,989	-	160,469	-	163,459
Series 2019					
Reserve	-	214,971	-	-	214,971
Revenue	-	263,669	-	-	263,669
Series 2026					
Reserve	-	224,065	-	-	224,065
Interest	-	129,675	-	-	129,675
Revenue	-	547	-	-	547
Construction	-	-	-	5,815,604	5,815,604
COI	-	-	-	681	681
Prepaid Expenses	633	-	-	-	633
Total Assets	**$ 644,603**	**$ 832,927**	**$ 160,469**	**$ 5,820,725**	**$ 7,458,724**
Liabilities:					
Accounts Payable	$ 1,855	$ -	$ -	$ -	$ 1,855
Total Liabilities	**$ 1,855**	**$ -**	**$ -**	**$ -**	**$ 1,855**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 633	$ -	$ -	$ -	$ 633
Restricted for:					
Debt Service	-	832,927	-	-	832,927
Capital Project	-	-	-	5,820,725	5,820,725
Assigned for:					
Capital Reserve Fund	-	-	160,469	-	160,469
Unassigned	642,115	-	-	-	642,115
Total Fund Balances	**$ 642,748**	**$ 832,927**	**$ 160,469**	**$ 5,820,725**	**$ 7,456,869**
Total Liabilities & Fund Balance	$ 644,603	$ 832,927	$ 160,469	$ 5,820,725	$ 7,458,724

Wilford Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 673,895	$ 673,895	$ 675,151	1,256
Special Assessments - Direct Bill	110,204	55,743	55,743	-
Developer Funded Cheswick South	153,376	153,377	153,377	-
Interest Income	6,000	6,000	16,082	10,082
Miscellaneous Income	1,000	917	726	(191)
Total Revenues	**$ 944,475**	**$ 889,931**	**$ 901,078**	**11,147**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,800	$ 4,400	$ 4,000	400
FICA Taxes	367	337	306	31
Engineering	6,000	6,000	17,605	(11,605)
Attorney	15,000	13,750	9,628	4,122
Annual Audit	5,200	4,767	5,100	(333)
Assessment Roll Administration	5,899	5,899	5,899	-
Arbitrage Rebate	600	600	1,200	(600)
Dissemination Agent	8,258	7,570	7,570	-
Trustee Fees	7,000	6,417	4,036	2,380
Management Fees	57,974	53,143	53,143	-
Information Technology	1,113	1,020	1,020	-
Website Maintenance	1,336	1,224	1,225	-
Telephone	300	275	295	(20)
Postage	500	500	1,172	(672)
Insurance General Liability	8,208	7,734	7,734	-
Printing	1,200	1,200	1,341	(141)
Legal Advertising	3,000	3,000	4,616	(1,616)
Other Current Charges	600	550	572	(22)
Office Supplies	100	92	12	80
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 127,630**	**$ 118,652**	**$ 126,649**	**(7,996)**

Wilford Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Amenity Center Expenditures				
Insurance	$ 11,850	$ 9,916	$ 9,916	-
General Facility Maintenance	35,000	32,083	12,066	20,017
Amenity Manager	71,285	65,345	65,345	-
Janitorial Services	15,900	14,575	14,575	-
Pool Maintenance	31,800	29,150	29,150	-
Pool Chemicals	20,000	18,333	6,318	12,016
Pool Monitors	25,000	22,917	5,480	17,437
Security Monitoring	1,235	1,132	-	1,132
Security	93,325	85,548	42,595	42,953
Permit Fees	900	825	650	175
Telephone/Cable/Internet	1,000	917	-	917
Electric	25,200	23,100	5,566	17,534
Water/Sewer/Irrigation	55,000	50,417	21,322	29,095
Repairs & Replacements	25,000	22,917	11,746	11,171
Refuse Service	5,040	4,620	4,398	222
Special Events	6,000	5,500	4,324	1,176
Recreational Passes	2,500	2,292	520	1,772
Office Supplies/Mailings/Printing	600	550	-	550
Subtotal Amenity Center Expenditures	**$ 426,635**	**$ 390,136**	**$ 233,970**	**156,167**
Ground Maintenance Expenditures				
Landscape Maintenance	$ 260,000	$ 238,333	$ 95,034	143,299
Landscape Contingency	6,000	5,500	3,120	2,380
Irrigation Maintenance	5,000	4,583	605	3,979
Lake Maintenance	26,000	23,833	11,940	11,893
Subtotal Ground Maintenance Expenditures	**$ 297,000**	**$ 272,250**	**$ 110,699**	**161,551**
Total Operations & Maintenance	**$ 723,635**	**$ 662,386**	**$ 344,669**	**317,718**
Reserves				
Capital Reserve Fund	$ 93,210	$ 93,210	$ 93,210	-
TOTAL RESERVES	**$ 93,210**	**$ 93,210**	**$ 93,210**	**-**
Total Expenditures	**$ 944,475**	**$ 874,248**	**$ 564,527**	**309,722**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 15,683	$ 336,551	320,869
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	-
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**-**
Net Change in Fund Balance	**$ -**	**$ 15,683**	**$ 336,551**	**320,869**
Fund Balance - Beginning	$ -		$ 306,198	
Fund Balance - Ending	$ -		$ 642,748	

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	$ 1,511	$ -	$ -	$ -	$ 675,151
Special Assessments - Direct Bill	-	-	-	-	4,836	2,418	9,673	18,134	3,627	15,846	1,209	-	55,743
Developer Funded Cheswick South	-	-	-	-	-	-	-	-	-	153,377	-	-	153,377
Interest Income	761	671	498	1,793	2,193	1,821	1,936	1,658	1,669	1,625	1,457	-	16,082
Miscellaneous Income	225	-	-	111	50	-	53	100	-	187	-	-	726
Total Revenues	**$ 986**	**$ 23,815**	**$ 633,036**	**$ 4,178**	**$ 13,877**	**$ 5,900**	**$ 16,137**	**$ 22,641**	**$ 6,807**	**$ 171,036**	**$ 2,666**	**$ -**	**$ 901,078**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 400	$ 400	$ 400	$ 400	$ 400	$ 200	$ 200	$ 400	$ 400	$ 400	$ 400	$ -	$ 4,000
FICA Taxes	31	31	31	31	31	15	15	31	31	31	31	-	306
Engineering	1,790	3,747	1,855	-	125	1,080	290	2,330	4,018	1,830	540	-	17,605
Attorney	1,600	924	2,020	1,566	817	-	-	-	2,702	-	-	-	9,628
Annual Audit	-	-	-	-	-	5,100	-	-	-	-	-	-	5,100
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	600	-	-	1,200
Dissemination Agent	688	688	688	688	688	688	688	688	688	688	688	-	7,570
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	4,831	4,831	4,831	-	53,143
Information Technology	93	93	93	93	93	93	93	93	93	93	93	-	1,020
Website Maintenance	111	111	111	111	111	111	111	111	111	111	111	-	1,225
Telephone	6	22	40	49	5	37	14	25	14	50	33	-	295
Postage	63	38	106	71	41	140	65	88	428	88	46	-	1,172
Insurance General Liability	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing	15	47	83	23	44	34	43	20	823	95	113	-	1,341
Legal Advertising	82	3,089	-	82	82	175	90	63	767	107	82	-	4,616
Other Current Charges	-	34	47	70	61	107	46	83	46	46	31	-	572
Office Supplies	0	0	3	0	0	3	0	1	1	2	0	-	12
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 24,094**	**$ 14,656**	**$ 13,769**	**$ 8,015**	**$ 7,330**	**$ 12,614**	**$ 6,487**	**$ 8,763**	**$ 14,951**	**$ 8,972**	**$ 6,999**	**$ -**	**$ 126,649**

Wilford Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Amenity Center Expenditures													
Insurance	$ 9,916	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,916
General Facility Maintenance	706	1,111	1,794	3,158	764	1,191	1,191	116	324	1,407	304	-	12,066
Amenity Manager	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	-	65,345
Janitorial Services	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	-	14,575
Pool Maintenance	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	-	29,150
Pool Chemicals	922	87	737	387	87	916	-	944	84	1,391	763	-	6,318
Pool Monitors	-	-	-	175	-	852	-	895	1,682	976	900	-	5,480
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	3,604	3,823	3,867	3,879	3,324	4,940	3,561	4,510	3,486	3,798	3,804	-	42,595
Permit Fees	-	-	-	-	-	-	-	-	325	-	325	-	650
Telephone/Cable/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	534	512	493	476	493	404	500	527	553	554	522	-	5,566
Water/Sewer/Irrigation	2,612	1,604	1,620	1,548	1,582	1,911	2,372	1,836	2,576	2,008	1,654	-	21,322
Repairs & Replacements	-	3,292	-	610	-	129	-	1,582	5,922	168	44	-	11,746
Refuse Service	576	334	336	336	330	333	355	705	369	369	354	-	4,398
Special Events	525	749	350	199	845	730	-	-	675	251	-	-	4,324
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**	**$ 25,912**	**$ 20,836**	**$ 18,585**	**$ -**	**$ 233,970**
Ground Maintenance Expenditures													
Landscape Maintenance	$ 8,640	$ 8,640	$ 8,640	$ 8,640	$ 8,640	$ 8,640	$ 8,640	$ 8,640	$ 8,640	$ 8,640	$ 8,634	$ -	$ 95,034
Landscape Contingency	720	-	-	-	-	-	720	-	-	720	960	-	3,120
Irrigation Maintenance	-	605	-	-	-	-	-	-	-	-	-	-	605
Lake Maintenance	870	2,320	870	870	870	870	870	870	870	870	1,790	-	11,940
Streetlighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	**$ 10,230**	**$ 11,565**	**$ 9,510**	**$ 9,510**	**$ 9,510**	**$ 9,510**	**$ 10,230**	**$ 9,510**	**$ 9,510**	**$ 10,230**	**$ 11,384**	**$ -**	**$ 110,699**
Total Operations & Maintenance	**$ 40,061**	**$ 32,993**	**$ 28,622**	**$ 30,193**	**$ 26,851**	**$ 30,830**	**$ 28,124**	**$ 30,539**	**$ 35,422**	**$ 31,066**	**$ 29,969**	**$ -**	**$ 344,669**
Reserves													
Capital Reserve Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 93,210	$ -	**$ 93,210**
TOTAL RESERVES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 93,210**	**$ -**	**$ 93,210**
Total Expenditures	**$ 64,154**	**$ 47,649**	**$ 42,390**	**$ 38,208**	**$ 34,180**	**$ 43,444**	**$ 34,611**	**$ 39,302**	**$ 50,372**	**$ 40,038**	**$ 130,179**	**$ -**	**$ 564,527**
Excess (Deficiency) of Revenues over Expenditures	$ (63,168)	$ (23,834)	$ 590,646	$ (34,030)	$ (20,303)	$ (37,544)	$ (18,474)	$ (16,661)	$ (43,565)	$ 130,998	$ (127,513)	$ -	$ 336,551
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)**	**$ (43,565)**	**$ 130,998**	**$ (127,513)**	**$ -**	**$ 336,551**

Wilford Preserve

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 521,627	$ 521,627	$ 520,775	$ (852)
Interest Income	10,000	10,000	19,531	9,531
Total Revenues	**$ 531,627**	**$ 531,627**	**$ 540,306**	**$ 8,679**
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	$ 14,856	$ 8,679
Net Change in Fund Balance	**$ 6,177**	**$ 6,177**	**$ 14,856**	**$ 8,679**
Fund Balance - Beginning	$ 255,984		$ 463,784	
Fund Balance - Ending	$ 262,161		$ 478,640	

Wilford Preserve

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Bond Proceeds	$ -	$ -	$ 353,740	$ 353,740
Interest Income	-	-	1,491	1,491
Total Revenues	**$ -**	**$ -**	**$ 355,231**	**$ 355,231**
Expenditures:				
Interest -11/1	$ -	$ -	$ -	$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 355,231	$ 355,231
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (944)	$ (944)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (944)	$ (944)
Net Change in Fund Balance	**$ -**	**$ -**	**$ 354,287**	**$ 354,287**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 354,287	

Wilford Preserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ 2,000	$ 2,000	$ 2,996	$ 996
Capital Reserve Funding	93,210	93,210	93,210	-
Total Revenues	**$ 95,210**	**$ 95,210**	**$ 96,206**	**$ 996**
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**		**$ 60,572**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 85,210**		**$ 60,572**	
Fund Balance - Beginning	$ 98,495		$ 99,897	
Fund Balance - Ending	$ 183,705		$ 160,469	

Wilford Preserve

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending August 31, 2026

Description	SE 2019A	SE 2026
Revenues		
Bond Proceeds	$ -	$ 6,136,260
Interest Income	-	24,440
Transfer In	-	944
Total Revenues	$ -	$ 6,161,644
Expenditures		
Capital Outlay	$ -	$ -
Underwriter's Discount	-	129,800
Cost of Issuance	-	215,560
Transfer Out	-	-
Total Expenditures	$ -	$ 345,360
Excess Revenues (Expenditures)	$ -	$ 5,816,285
Beginning Fund Balance	$ 4,440	$ -
Ending Fund Balance	$ 4,440	$ 5,816,285

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	$ 214,971	
Reserve Fund Balance	214,971	
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**

Series 2026, Special Assessment Bonds		
Interest Rate:	4.1% - 5.8%	
Maturity Date:	5/1/2056	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$ 224,065	
Reserve Fund Balance	224,065	
BONDS OUTSTANDING - 6/18/2026		$ 6,490,000
Current Bonds Outstanding		**$ 6,490,000**

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	54,461.09	-	55,742.84	55,742.84
DREAM FINDERS	-	-	153,376.61	153,376.61
TOTAL DIRECT	**54,461.09**	**-**	**209,119.45**	**209,119.45**
NET ASSESSMENTS TAX ROLL	**(2,229.07)**	520,774.60	675,151.32	1,195,925.92
TOTAL ASSESSED	**52,232.02**	**520,774.60**	**884,270.77**	**1,405,045.37**

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
11	06/9/2026	-	-	-
TAX CERTIFICATES	06/16/2026	1,165.75	1,511.32	2,677.07
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		**520,774.60**	**675,151.32**	**1,195,925.92**

PERCENT COLLECTED TAX ROLL	**100%**	**100%**	**100%**
PERCENT COLLECTED DIRECT	**0%**	**79%**	**79%**

C.

WILFORD PRESERVE

Community Development District

Check Register Summary

August 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	8/19/26	50037-50038	$ 369.40
		Sub-Total	$369.40
Accounts Payable	8/5/26	985-987	$ 2,430.00
	8/11/26	988-996	135,935.18
	8/18/26	997-999	1,525.43
	8/25/26	1000-1001	1,198.67
		Sub-Total	$ 141,089.28
Total			**$ 141,458.68**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50037	1	GARY A MCKEE	184.70	8/19/2026
50038	2	ROBERT C KEEFE	184.70	8/19/2026
		TOTAL FOR REGISTER	369.40	

Attendance Sheet

District Name: Wilford Preserve CDD

Board Meeting Date: August 18, 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:

[signature]
District Manager Signature

Aug 18, 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	#
8/05/26	00010	7/30/26	29977	202607	310-51300-32100		*	600.00		
			ARBIT SE2018B FYE 6/30/26							
						GRAU AND ASSOCIATES			600.00	000985
8/05/26	00026	8/01/26	446447	202608	320-57200-49600		*	85.00		
			AUG26 CLOUD MGMT SERVICES							
		8/01/26	446447	202608	320-57200-49600		V	85.00-		
			AUG26 CLOUD MGMT SERVICES							
						HI-TECH SYSTEM ASSOCIATES			.00	000986
8/05/26	00018	7/15/26	6571	202607	310-51300-31100		*	1,830.00		
			PROF SRVS THUR 07/12/26							
						TAYLOR & WHITE INC			1,830.00	000987
8/11/26	00001	7/31/26	253	202607	320-57200-46520		*	325.00		
			AMENITY CTR POOL PERMIT							
						GOVERNMENTAL MANAGEMENT SERVICES			325.00	000988
8/11/26	00001	8/01/26	251	202608	310-51300-34000		*	4,831.17		
			AUG MANAGEMENT FEES							
		8/01/26	251	202608	310-51300-35200		*	111.33		
			AUG WEBSITE ADMIN							
		8/01/26	251	202608	310-51300-35100		*	92.75		
			AUG INFORMATION TECH							
		8/01/26	251	202608	310-51300-31300		*	688.17		
			AUG DISSEMINATION SVCS							
		8/01/26	251	202608	310-51300-51000		*	.45		
			OFFICE SUPPLIES							
		8/01/26	251	202608	310-51300-42000		*	45.50		
			POSTAGE							
		8/01/26	251	202608	310-51300-42500		*	113.25		
			COPIES							
		8/01/26	251	202608	310-51300-41000		*	33.40		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,916.02	000989
8/11/26	00001	8/01/26	252	202608	320-57200-41000		*	5,940.42		
			AUG FIELD OPS MGMT							
		8/01/26	252	202608	320-57200-45500		*	1,325.00		
			AUG JANITORIAL SERVICES							
		8/01/26	252	202608	320-57200-46500		*	2,650.00		
			AUG POOL MAINTENANCE SVCS							
		8/01/26	252	202608	320-57200-46510		*	6.44		
			POOL CHEMICALS-PHOSPHATE							
		8/01/26	252	202608	320-57200-46510		*	84.10		
			POOL CHEMICALS-TILE SOAP							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	252	202608	330-57200-41100	POOL REPAIR-POOL NET	*	43.99		
						GOVERNMENTAL MANAGEMENT SERVICES			10,049.95	000990
8/11/26	00001	8/08/26	08082026	202608	300-20700-10200	FY26 6% COLLCTN FEE-DREAM	*	9,831.65		
		8/08/26	08082026	202608	300-20700-10200	FY26 6% COLLCTN FEE-RESID	*	3,495.70		
						GOVERNMENTAL MANAGEMENT SERVICES			13,327.35	000991
8/11/26	00030	8/06/26	7523566	202608	320-57200-46510	AUG26 POOL CHEMICALS	*	672.00		
						HAWKINS INC			672.00	000992
8/11/26	00011	8/06/26	26-00302	202608	310-51300-48000	NOTICE OF MEETING - 8/18	*	81.75		
						JACKSONVILLE DAILY RECORD			81.75	000993
8/11/26	00035	8/01/26	12140	202608	320-57200-49600	AUG26 SECURITY SERVICES	*	3,718.77		
						SECURITY DEVELOPMENT GROUP LLC			3,718.77	000994
8/11/26	00025	8/10/26	08102026	202608	320-57200-10000	FY26 CAPITAL RESERVE FUND	*	93,210.00		
						STATE BOARD OF ADMINISTRATION			93,210.00	000995
8/11/26	00016	8/01/26	1238425	202608	330-57200-42000	AUG LANDSCAPE MAINTENANCE	*	8,634.34		
						YELLOWSTONE LANDSCAPE			8,634.34	000996
8/18/26	00026	8/01/26	446447	202608	320-57200-49600	AUG26 CLOUD MGMT SERVICES	*	85.00		
						HI-TECH SYSTEM ASSOCIATES			85.00	000997
8/18/26	00020	7/31/26	29	202607	320-57200-46530	JUL POOL MONITOR SERVICES	*	900.43		
						RIVERSIDE MANAGEMENT SERVICES			900.43	000998
8/18/26	00018	8/12/26	6608	202608	310-51300-31100	PROF SRVS THUR 08/09/26	*	540.00		
						TAYLOR & WHITE INC			540.00	000999
8/25/26	00001	8/14/26	255	202607	320-57200-45000	JUL GEN FACILITY MAINT	*	303.67		
						GOVERNMENTAL MANAGEMENT SERVICES			303.67	001000

*** CHECK DATES 08/01/2026 - 08/31/2026 *** WILFORD PRESERVE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/25/26	00033	8/18/26	2165254	202608	330-57200-46000		*	895.00		
			AUG26 LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			895.00	001001

TOTAL FOR BANK A	141,089.28
TOTAL FOR REGISTER	141,089.28

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Wilford Preserve CDD
475. West Town Place, Ste 114
St.Augustine, FL 32902

Invoice No. *29977*
Date *07/30/2026*

SERVICE **AMOUNT**

Project: Arbitrage - Series 2018B FYE 6/30/2026
Arbitrage Services

$ 600.00

RECEIVED
By Tara Lee at 9:22 am, Jul 31, 2026

Subtotal:	600.00
Total	600.00
Current Amount Due	$ 600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #:	446447
Invoice Date:	08/01/2026
Completed:	08/03/2026
Terms:	Due On Receipt
Bid#:	

Bill to:

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

Click Here to Pay Online!

475 West Town Place
Ste 114

HiTechFlorida.com

Description	Qty	Rate	Amount
9-12161-ACC-1 - Access Control System - Wilford Preserve - 2740 Cheswick Oaks Ave, Orange Park, FL			
Enterprise Cloud Device Management Service	1.00	$85.00	85.00
Sales Tax			0.00

Approved by:
Sayla Hicks
8/3/26
1.320.57200.49600
Security

RECEIVED
By Tara Lee at 8:14 am, Aug 04, 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.

Total	$85.00
Payments	$0.00
Balance Due	$85.00

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

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.
Civil Design & Consulting Engineers
9556 Historic Kings Road South · Suite 102 · Jacksonville, Florida 32257 · (904) 346-0671 · www.TaylorandWhite.com
PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6571
Date 07/15/2026

Project **16050.1 WILFORD PRESERVE CDD**

Invoice Amount:
$1,830.00

Professional Services Rendered through 07/12/2026. ~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	120,886.25	122,716.25	204.53	1,830.00
*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	352,114.50	353,944.50	187.07	1,830.00

***District Engineer-HRLY-NTE**

RECEIVED JUL 17 2026

	Units	Billed Amount
D. Glynn Taylor, P.E.	2.00	330.00
EOR		
Richard "JJ" Edwards	12.00	1,500.00

Develop Aquisition cost spreadsheet for the CDD aquisition within Wilford IV. Print for senior Review

RECEIVED
By Tara Lee at 9:29 am, Aug 03, 2026

Phase subtotal		1,830.00
subtotal	14.00	1,830.00

Invoice total **1,830.00**

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

Invoice

Invoice #:	253
Invoice Date:	7/31/26
Due Date:	7/31/26
Case:	
P.O. Number:	

Bill To:

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

Description	Hours/Qty	Rate	Amount
Clay County - Amenity Center - Pool Permit - July 2026- Statement Date Closing - 7/25/26		325.00	325.00

Total	$325.00
Payments/Credits	$0.00
Balance Due	$325.00

RECEIVED
By Tara Lee at 12:23 pm, Aug 05, 2026

Wilford
Preserve

Florida HEALTH

Clay County Health Department
1845 Town Center Blvd Fleming Island, FL 32003

PAYING ON: #: 10-60-2667459 BILL DOC #: 10-BID-8549418

RECEIVED FROM: Cheswick (FL) Owner I LLC AMOUNT PAID: $ 325.00

PAYMENT FORM: CREDIT CARD 3053 PAYMENT DATE: 06/26/2026

MAIL TO:

FACILITY NAME : Cheswick South Amenity Center

PROPERTY LOCATION:

3116 Golden Eye Dr
Orange Park, FL 32065

Lot: Block:

Property ID:

EXPLANATION or DESCRIPTION:	QUANTITY		FEE
1170 - Pools - Operating Permit >25000	1	$	250.00
-1 - County - Pool Permit Fee	1	$	75.00

RECEIVED BY: ReyesJJ AUDIT CONTROL NO. 10-PID-8042946

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

Invoice

Invoice #: 251
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		4,831.17	4,831.17
Website Administration - August 2026		111.33	111.33
Information Technology - August 2026		92.75	92.75
Dissemination Agent Services - August 2026		688.17	688.17
Office Supplies		0.45	0.45
Postage		45.50	45.50
Copies		113.25	113.25
Telephone		33.40	33.40

Total	$5,916.02
Payments/Credits	$0.00
Balance Due	$5,916.02

RECEIVED
By Tara Lee at 10:53 am, Aug 06, 2026

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

Invoice

Invoice #: 252
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Management - August 2026		5,940.42	5,940.42
Janitorial - August 2026		1,325.00	1,325.00
Pool Maintenance - August 2026		2,650.00	2,650.00
Pool Chemicals - Phosphate Remover		6.44	6.44
Pool Chemicals - Tile Soap		84.10	84.10
Pool Repair - Pool Net		43.99	43.99

Alison Mossing
8-6-26

RECEIVED
By Tara Lee at 12:50 pm, Aug 06, 2026

Total	$10,049.95
Payments/Credits	$0.00
Balance Due	$10,049.95

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 8, 2026	$13,327.35	Oksana Kuzmuk

Payable to:

GMS LLC

Date Check Needed:	Budget Category:
ASAP	1.300.20700.10200

Intended Use of Funds Requested:

FY26 6% collection fee - Dream Finders Cheswick, 135 lots @ $72.827 (inv 02022026-WIL-INV, ck 1-00233785 dep. 07/09/26)	$	9,831.65
FY26 6% collection fee – Residents Cheswick, 48 lots @ $72.827 (deposits 02/12/26 – 07/30/26)	$	3,495.70
Total	$	13,327.35

(Attach supporting documentation for request.)

Original

HAWKINS

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

INVOICE

Total Invoice	**$672.00**	
Invoice Number	7523566	
Invoice Date	8/6/26	
Sales Order Number/Type	5247678	SL
Branch Plant	74	
Shipment Number	6323500	

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 #
9/5/26	Net 30	PPD Origin	HWTG			384

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	220.0000	GA	$3.0000	GA	2,127.4 LB	$660.00
		1 LB BLK (Mini-Bulk)		220.0000	GA			2,127.4 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.

1.320.57200.46510
8/7/26
Sayla Hicks

RECEIVED
By Tara Lee at 10:17 am, Aug 10, 2026

Page 1 of 1	Tax Rate	Sales Tax	Invoice Total	$672.00
	0 %	$0.00		

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

[redacted]

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.

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 6, 2026

Date

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

Serial # 26-00302C **PO/File #**

$81.75
Payment Due

Notice of Board of Supervisors Meeting

$81.75
Publication Fee

Wilford Preserve Community Development District

Amount Paid

Case Number

Publication Dates 8/6

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.

If your payment is being mailed, please reference Serial # 26-00302C on your check or remittance advice.

RECEIVED
By Tara Lee at 3:01 pm, Aug 06, 2026

Your notice was published on both *jaxdailyrecord.com* and *floridapublicnotices.com.*

'erms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("**Board**") of the Wilford Preserve Community Development District ("**District**") will hold a regular meeting on Tuesday, August 18, 2026, at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, where the Board may consider any business that may properly come before it ("**Meeting**"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or mgiles@gmsnf.com ("**District Manager's Office**") and is also expected to be available on the District's website, www.WilfordPreserveCDD.com, at least seven days prior to the meeting.

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

Aug. 6 00 (26-00302C)

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 # 12140
DATE 08/01/2026
DUE DATE 08/31/2026
TERMS End of the month

SERVICE MONTH
August

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	84	31.15	2,616.60
Vehicle Patrol 3 patrols a day Mon - Thurs	51	18.67	952.17
Fuel Charge Fuel Charge	1	150.00	150.00

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

SUBTOTAL	3,718.77
TAX	0.00
TOTAL	3,718.77
BALANCE DUE	**$3,718.77**

RECEIVED
By Tara Lee at 12:46 pm, Jul 27, 2026

Approved by:
Sayla Hicks
7/27/26
1.320.57200.49600
Security

Wilford Preserve
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 10, 2026	$93,210.00	Oksana Kuzmuk

Payable to:

State Board of Administration #25

Date Check Needed:	Budget Category:
ASAP	1.320.57200.10000

Intended Use of Funds Requested:

FY26 Capital Reserve Funding

(Attach supporting documentation for request.)

Wilford Preserve

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments - Tax Roll	$ 505,573	$ 678,528	$ -	$ 678,528	$ 673,895
Direct Bill Phase 4	168,146	-	-	-	-
Developer Funded Cheswick South	263,580	-	-	-	263,580
Interest Income	6,000	12,555	1,000	13,555	6,000
Miscellaneous Income	668	1,066	200	1,266	1,000
TOTAL REVENUES	**$ 943,967**	**$ 692,150**	**$ 1,200**	**$ 693,350**	**$ 944,475**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 4,800	$ 3,000	$ 1,800	$ 4,800	$ 4,800
FICA Taxes	367	230	138	367	367
Engineering	6,000	7,030	1,500	8,530	6,000
Attorney	15,000	5,234	9,766	15,000	15,000
Annual Audit	4,800	5,000	-	5,000	5,200
Assessment Roll Administration	5,618	5,618	-	5,618	5,899
Arbitrage Rebate	1,200	600	-	600	600
Dissemination Agent	7,865	6,554	1,311	7,865	8,258
Trustee Fees	7,000	6,592	-	6,592	7,000
Management Fees	55,213	46,011	9,202	55,213	57,974
Information Technology	1,060	883	177	1,060	1,113
Website Maintenance	1,272	1,060	212	1,272	1,336
Telephone	300	102	198	300	300
Postage	500	256	244	500	500
Insurance General Liability	7,500	7,296	-	7,296	8,208
Printing	1,200	154	1,046	1,200	1,200
Legal Advertising	3,000	1,254	1,746	3,000	3,000
Other Current Charges	600	2	598	600	600
Office Supplies	100	13	87	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 123,571**	**$ 97,064**	**$ 28,025**	**$ 125,089**	**$ 127,630**
Operations & Maintenance					
Amenity Center					
Insurance	$ 11,546	$ 10,500	$ -	$ 10,500	$ 11,850
General Facility Maintenance	35,000	6,799	28,201	35,000	35,000
Amenity Manager	67,250	39,375	27,875	67,250	71,285
Janitorial Services	15,000	12,776	2,224	15,000	15,900
Pool Maintenance	30,000	25,000	5,000	30,000	31,800
Pool Chemicals	20,000	7,542	12,458	20,000	20,000
Pool Monitors	25,000	3,608	21,392	25,000	25,000
Security Monitoring	1,235	-	1,235	1,235	1,235
Security	93,325	37,368	7,956	45,324	93,325
Permit Fees	900	300	600	900	900
Telephone/Cable/Internet	1,000	-	1,000	1,000	1,000
Electric	25,000	5,621	19,379	25,000	25,200
Water/Sewer/Irrigation	55,000	22,265	2,735	25,000	55,000
Repairs & Replacements	25,000	11,776	8,224	20,000	25,000
Refuse Service	5,040	2,831	669	3,500	5,040
Special Events	6,000	1,730	2,000	3,730	6,000
Recreational Passes	1,500	260	1,240	1,500	2,500
Office Supplies/Mailings/Printing	600	-	600	600	600
TOTAL AMENITY CENTER	**$ 418,396**	**$ 187,751**	**$ 142,787**	**$ 330,539**	**$ 426,635**

Wilford Preserve

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
Ground Maintenance					
Landscape Maintenance	$ 260,000	$ 86,400	$ 17,280	$ 103,680	$ 260,000
Landscape Contingency	6,000	2,100	3,900	6,000	6,000
Irrigation Maintenance	5,000	-	5,000	5,000	5,000
Lake Maintenance	26,000	8,700	4,350	13,050	26,000
TOTAL GROUND MAINTENANCE	**$ 297,000**	**$ 97,200**	**$ 30,530**	**$ 127,730**	**$ 297,000**
Reserves					
Capital Reserve Fund	$ 105,000	$ -	$ 105,000	$ 105,000	$ 93,210
TOTAL RESERVES	**$ 105,000**	**$ -**	**$ 105,000**	**$ 105,000**	**$ 93,210**
TOTAL EXPENDITURES	**$ 943,967**	**$ 382,015**	**$ 306,342**	**$ 688,358**	**$ 944,475**
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	$ -	$ 2,077	$ -	$ 2,077	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 2,077**	**$ -**	**$ 2,077**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ (0)**	**$ 312,211**	**$ (305,142)**	**$ 7,069**	**$ -**

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1238425	8/1/2026
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: August 31, 2026

Invoice Amount: $8,634.34

Description	Current Amount
Monthly Landscape Maintenance August 2026	$8,634.34

Invoice Total **$8,634.34**

Approved by:
Sayla Hicks
8/5/26
1.330.57200.42000

RECEIVED
By Tara Lee at 10:55 am, Aug 06, 2026

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

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #:	446447
Invoice Date:	08/01/2026
Completed:	08/03/2026
Terms:	Due On Receipt
Bid#:	

Bill to:

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

Click Here to Pay Online!

475 West Town Place
Ste 114

HiTechFlorida.com

Description	Qty	Rate	Amount
9-12161-ACC-1 - Access Control System - Wilford Preserve - 2740 Cheswick Oaks Ave, Orange Park, FL			
Enterprise Cloud Device Management Service	1.00	$85.00	85.00
Sales Tax			0.00

Approved by:
Sayla Hicks
8/3/26
1.320.57200.49600
Security

RECEIVED
By Tara Lee at 8:14 am, Aug 04, 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.

Total	$85.00
Payments	$0.00
Balance Due	$85.00

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

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

Invoice

Invoice #: 29
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through July 2026 1.320.572.46530	39.51	22.79	900.43
Alison Mossing 8-11-26			

Total	$900.43
Payments/Credits	$0.00
Balance Due	$900.43

RECEIVED
By Tara Lee at 12:47 pm, Aug 11, 2026

WILFORD PRESERVE CDD

RIVERSIDE MANAGEMENT SERVICES, INC.
POOL MONITOR

Qty./Hours	Description	Rate	Amount
39.51	Pool Monitor	$ 22.79	$ 900.43
	Covers July 2026		
	GL Code 1.320.572.46530		
	TOTAL DUE:		$ 900.43

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

Date	Hours	Employee	Description
7/11/26	6.22	J.S.	Pool Monitor
7/12/26	5.1	J.S.	Pool Monitor
7/18/26	6.09	J.S.	Pool Monitor
7/19/26	6.05	J.S.	Pool Monitor
7/25/26	6.19	J.S.	Pool Monitor
7/26/26	6.02	J.S.	Pool Monitor
7/31/26	3.84	A.B.	Pool Monitor
GRAND TOTAL	39.51		

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.
Civil Design & Consulting Engineers

9556 Historic Kings Road South · Suite 102 · Jacksonville, Florida 32257 · (904) 346-0671 · www.TaylorandWhite.com

PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6608
Date 08/12/2026

Project **16050.1 WILFORD PRESERVE CDD**

Invoice Amount:
$540.00

Professional Services Rendered through 08/09/2026. ~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	122,716.25	123,256.25	205.43	540.00
***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	353,944.50	354,484.50	187.36	540.00

***District Engineer-HRLY-NTE**

	Units	Billed Amount
D. Glynn Taylor, P.E.	1.00	165.00
eor		
Richard "JJ" Edwards	3.00	375.00
Complete Spreadsheet for the Aquisition Package for Cheswick and Wilford 4. Send quantities and spreadsheet to Wes via email documents		
Phase subtotal		540.00
subtotal	4.00	540.00
Invoice total		**540.00**

RECEIVED
By Tara Lee at 3:30 pm, Aug 12, 2026

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

Invoice

Invoice #: 255
Invoice Date: 8/14/26
Due Date: 8/14/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 30, 2026	3	40.00	120.00
Maintenance Supplies		183.67	183.67

Approved by:
Sayla Hicks
8/17/26
1.320.57200.45000

RECEIVED
By Tara Lee at 11:18 am, Aug 20, 2026

Alison Mossing
8-19-26

Total	$303.67
Payments/Credits	$0.00
Balance Due	$303.67

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JULY 2026

Date	Hours	Employee	Description
7/7/26	2	C.W.	Drilled holes in trash receptacles for drainage, removed debris around amenity center, pool deck and common areas
7/24/26	1	C.W.	Removed debris around pavilion, field, amenity center, parking lot, pool deck and playground, checked and changed trash receptacles
TOTAL	3		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
WILFORD PRESERVE				
	6/30/26	Constant Contact Monthly Fee	35.26	S.H.
	7/7/26	Trash Bags	34.47	S.H.
	7/7/26	Lysol Spray	17.23	S.H.
	7/7/26	Toilet Paper	17.23	S.H.
	7/7/26	Paper Towels	19.53	S.H.
	7/7/26	Bleach	6.88	S.H.
	7/7/26	Spray Bottle	5.73	S.H.
	7/7/26	Hand Soap	11.48	S.H.
	7/7/26	Disinfectant Wipes	14.67	S.H.
	7/7/26	Clorox Refill	10.90	S.H.
	7/7/26	Hand Sanitizer	6.88	S.H.
	7/7/26	Glass Wipes	3.43	S.H.
		TOTAL	$183.67	

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
730725	8/18/2026	$895.00

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

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

000000730725300100000004011010000000 8950066

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

Wilford Preserve CDD **2639 Firethorn Ave Orange Park, FL 32073**
Invoice Due Date 8/18/2026 **Invoice 2165254** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/18/2026	Water Management - Monthly		$895.00	$0.00	$895.00

Ponds 2,4,5,6,7,9,10,13- treated all ponds for algae

Ponds 3,8,11,12,14- treated in and around all ponds for invasive aquatic weeds

thanks

Approved by:
Sayla Hicks
8/19/26
1.330.57200.46000

RECEIVED
By Tara Lee at 1:39 pm, Aug 19, 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: $895.00 **This Invoice Total:** $895.00

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