

WILFORD PRESERVE
Community Development District

OCTOBER 20, 2026

AGENDA

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

October 13, 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, October 20, 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 September 15, 2026 Meeting
- IV. Ratification of Revised Engagement Letter with Grau & Associates
- V. Ratification of Agreement with CALM III, LLC for Onsite Management and Maintenance Services
- VI. Ratification of Requisition Nos. 1-4
- VII. Discussion of Parking and Towing Policies
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives
 - D. Amenity / Operations Manager – Report
- IX. Financial Reports
 - A. Financial Statements as of September 30, 2026

B. Assessment Receipts Schedule

C. Check Register

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – November 17, 2026 at 1:30 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, September 15, 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 <i>by phone</i>	District Counsel
Craig Johnson <i>by phone</i>	District Engineer
Jay Soriano	Operations Manager

The following is a summary of the discussions and actions taken at the September 15, 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 August 18, 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 August 18, 2026 meeting were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Proposal from S3
Security to Add Cheswick Property**

Ms. Giles stated that the cost for adding security to the Cheswick property has been budgeted for.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor adding the Cheswick property to the S3 scope was approved contingent on the cost coming in under the budgeted amount, with the Chair authorized to execute the agreement addendum.

FIFTH ORDER OF BUSINESS

**Discussion of Parking and Towing
Policies**

Ms. Giles handed out suggestions provided by Supervisor Keefe to tighten up the parking and towing policies. Mr. Keefe added that from what he has researched, since the District has curbing that goes from the entrance to the exit, signs posted at each of the phase entrances would be sufficient. The fire marshal will need to be consulted on whether street parking needs to be limited to one side of the street.

A lengthy discussion was had on enforcement, sign placement, and the need to work with the county. Ms. Giles will circulate the suggested policies to gather feedback from the other board members and staff members.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber stated that the acquisition of the amenity center property for Cheswick should be completed within the next month. A response letter from the county regarding the proposed assessment for stormwater was provided to the board members.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

**1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year
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. It was noted if the new supervisors being sworn in to office November have conflicts, the schedule can be adjusted later.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the fiscal year 2027 meeting schedule was approved as presented.

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

Ms. Giles stated that there are currently two agreements: an agreement with GMS for district management, and an agreement with GMS for onsite management and maintenance services. GMS is looking to separate the two and have the agreement for onsite management and maintenance services with CALM, LLC. It was noted the services, staff, term, and fees would stay the same.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the agreement with CALM, LLC was approved contingent on District Counsel's and the Chair's review.

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 stated that he was still looking into the drainage complaint from a resident. Silt fabric was pulled from a yard, but there is nothing else the CDD can do.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 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 \$141,458.68.

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

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Keefe stated that a house in the CDD is being used as an AirBnB and the homeowner is advertising use of the amenity center with rentals. He asked to ensure the policies state that resident's access cannot be transferred to a rental property more than once every twelve months.

Mr. Cowling stated that he believes the HOA has a policy that states every six months.

The Board discussed needing a system that requires photographs to identify users. Ms. Giles stated that she would work with the Chair on the policies and bring changes to the Board at the next meeting.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – October 20, 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

FOURTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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September 28, 2026

Board of Supervisors
Wilford Preserve Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Wilford Preserve Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Wilford Preserve Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850.

Our fee for these services will not exceed \$5,500 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than January 1, 2027, in order for us to complete the engagement by March 31, 2027.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2027 for the District's review, and a final draft audit report by March 31, 2027 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Wilford Preserve Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Wilford Preserve Community Development District.

By: Marilee Giles Marilee

Title: Secretary

Date: sep 29 2024



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

FIFTH ORDER OF BUSINESS

**AGREEMENT BETWEEN
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
AND
COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
FOR
AMENITY MANAGEMENT, FIELD OPERATIONS MANAGEMENT, POOL
MAINTENANCE, JANITORIAL SERVICES, POOL MONITORS,
AND FACILITY MAINTENANCE SERVICES**

This Agreement (“Agreement”) is made and entered into on September 15th, 2026 (“Execution Date”), to be effective as of October 1st, 2026 (“Effective Date”), by and between:

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Duval County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 (“Contractor” or “CALM III”) and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, and other recreation facilities (collectively, the “Amenities”), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the “Facilities”); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the “Services”).

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. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this

Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. The Agreement shall be for a one-year period, renewable or terminable pursuant to the provisions herein. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement.

A. Fees and Expenses:

- i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A or Exhibit B**:
 - Amenity Management Services (Two Facilities): Seventy-Five Thousand Five Hundred Sixty-Two Dollars and No Cents (\$75,562.00) per year.
 - Field Operations Management Services: Fifteen Thousand Dollars and No Cents (\$15,000.00) per year.
 - Pool Maintenance Services (Two Pools): Thirty-Four Thousand Nine Hundred Eighty Dollars and No Cents (\$34,980.00) per year.
 - Janitorial Services: Sixteen Thousand Eight Hundred Fifty-Four Dollars and No Cents (\$16,854.00) per year.
 - Pool Monitor Services: Twenty-Five Thousand Dollars and No Cents (\$25,000.00) per year.

The total annual fee for the foregoing Services is One Hundred Sixty-Seven Thousand Three Hundred Ninety-Six Dollars and No Cents (\$167,396.00), which shall be invoiced and paid in equal monthly installments during the Fiscal Year, except for Services that are variable in nature, which shall be billed in accordance with the applicable rates set forth in Exhibit A or Exhibit B and invoiced based on actual Services performed.

- ii. Facility Maintenance and Repair Services, including general maintenance services and pressure washing services, shall be compensated at the hourly rates set forth in Exhibit A or Exhibit B, plus reimbursable expenses, and shall be invoiced monthly in arrears. General maintenance services shall be invoiced at Forty-Five Dollars and No Cents (\$45.00) per hour, and pressure washing services shall be invoiced at Fifty-Five Dollars and No Cents (\$55.00) per hour, together with any approved reimbursable expenses.
- iii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A or Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

- iv. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature may be invoiced in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
 - v. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees must comply with the amendment procedure in this Agreement.
 - vi. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- B.** Services will be billed monthly pursuant to the fee schedule shown in **Exhibit B**. Additional work or services, as such terms are used in Section 5.C, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake

such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

- E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.
- F. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

- A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.
- B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.
- D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to

the District, including any other off-site properties or in support of other Contractor-related businesses.

- E.** In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.
- F.** All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).
- G.** Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.
- H.** Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.
- I.** All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

- J.** Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.
 - K.** Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District's Amenities*) prior to use of the Amenities and/or Facilities.
 - L.** The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities or Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.
 - M.** Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.
- 6. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
- 7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.
- 8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.
- 9. TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the

right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;
- B. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and
- C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

- A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:
 - i. Workers Compensation - statutory limits
 - ii. General liability insurance with the following limits:

\$2,000,000	General Aggregate
\$1,000,000	Products/Completed Operations
\$1,000,000	Personal & Advertising Injury
\$1,000,000	Each Occurrence
 - iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
 - iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$1,000,000.
- B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without

at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

11. INDEMNIFICATION.

- A. Contractor Indemnification.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. District Indemnification.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.
- C.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- D.** For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, invitees, contractors, subcontractors or employees

includes, but is not limited to, the operation and management of the Amenities and Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

- E. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

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

15. 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 both Parties hereto.

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

17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to District:

Wilford Preserve Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

Marilee Giles
MGiles@gmsnf.com

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Wesley Haber
Wesley.Haber@kutakrock.com

B. If to the Contractor:

Community Association And Lifestyle
Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With a copy to:

Community Association And Lifestyle
Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Chief Operating Officer, Keith Nelson
KNelson@calmfla.com

And:

Community Association And Lifestyle
Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Vice President, Alison Mossing
AMossing@gmstnn.com

And:

Community Association And Lifestyle
Management III, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

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 Contractor may deliver Notice on behalf of the District and Contractor. 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.

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of 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 or other entity other than the Parties hereto 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 Contractor and their respective representatives, successors, and assigns.

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Duval County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective as of the Effective Date and extend through September 30, 2027.

22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, L.L.C.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE

CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

23. 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.

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

25. 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.

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, 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.

27. 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 or 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 under the Doctrine of Sovereign Immunity or by operation of law.

28. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. Term. The term of this Agreement shall be from the Execution Date, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms, unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement

are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

- 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
- 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:
- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“**Prohibited Criteria**”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

- 32. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(14), *Florida Statutes*.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
4C2C73D66B98412...

Print: Louis Cowling _____

Its: Chairperson _____
Chairperson/Vice Chairperson,
Board of Supervisors

**COMMUNITY ASSOCIATION AND
LIFESTYLE MANAGEMENT III, LLC**

By:  _____
3CA8CBD20A734F6...

Print: Darrin Mossing _____

Its: President _____

- Exhibit A:** Scope of Services
- Exhibit B:** Fee Schedule
- Exhibit C:** Proposal
- Exhibit D:** Certificates Of Insurance
- Exhibit E:** Anti-Human Trafficking Affidavit

**ACKNOWLEDGEMENT OF CESSATION OF AMENITY MANAGEMENT, FIELD
OPERATIONS MANAGEMENT, POOL MAINTENANCE, POOL CHEMICALS,
JANITORIAL SERVICES, POOL MONITORS, AND FACILITY MAINTENANCE
SERVICES**

Date: September 15, 2026

To: Wilford Preserve Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Amenity Management, Field Operations Management, Pool Maintenance, Pool Chemicals, Janitorial Services, Pool Monitors, and Facility Maintenance Services

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Wilford Preserve Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, effective April 14, 2017 (the "District Management Agreement"). In addition, GMS-NF has provided Amenity Management, Field Operations Management, Pool Maintenance, Pool Chemicals, Janitorial Services, Pool Monitors, and Facility Maintenance Services to the District under that certain Agreement between Governmental Management Services, L.L.C. and the Wilford Preserve Community Development District for Amenity Management, Field Operations Management, Pool Maintenance, Pool Chemicals, Janitorial Services, Pool Monitors, and Facility Maintenance Services, dated July 1, 2026 (the "GMS Amenity Management Agreement"), as described in the GMS Amenity Management Agreement's Exhibit A and Exhibit B.

GMS-NF hereby acknowledges that the GMS Amenity Management Agreement, and the services provided thereunder, will terminate and cease effective September 30, 2026. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement for Amenity Management, Field Operations Management, Pool Maintenance, Janitorial Services, Pool Monitors, and Facility Maintenance Services between the District and CALM III, effective October 1, 2026 (the "CALM III Agreement").

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement.

Approved:

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
By: *Louis Cowling*
1C2C73D66B98412...
Print: Louis Cowling

Its: Chairperson/Vice Chairperson, Board of Supervisors

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

DocuSigned by:
By: *Darrin Mossing*
3CA8CBD20A734F6...
Print: Darrin Mossing

Its: President

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
<u>Amenity Management: [Two (2) Facilities]</u> Services provided full-time and on-site in the Amenity Center. • Greet residents entering the Amenity Center and address questions/concerns in a professional manner • Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage • Issue access cards to eligible residents after providing address verification and photo ID • Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment • Communicate updates to residents via email blast and bulletin boards • Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager • Plan and execute special events • Check pool chemicals daily and add to pool maintenance log • Coordinate and meet vendors on site for services • Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda • Various other tasks assigned by management
<u>Field Operations Management:</u> Services provided on average two (2) time per month to include: • Provide oversight of the landscape maintenance contractor • Provide oversight of the lake maintenance contractor • Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc. • Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.

Description of Services
• Maintain and monitor the field operations Board of Supervisors adopted annual budget. • Conduct onsite meetings with CDD service providers. • Monitor all CDD field-related utility accounts. • Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting. • Attend all District Board of Supervisor meetings with representation of CDD management activities. • Receive and respond to resident emails, and phone calls about CDD property-related issues. • Prepare an Emergency Action Plan for significant weather events. • Oversee & assist maintenance personnel with CDD projects on site • Provide oversight, proposals if needed of future capital projects. • Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed. • Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed. • Perform lighting inspections for all district-owned interior and exterior lighting. • Monitor all gates and doors for proper operating conditions. • Monitor the pool decks and outdoor pool furniture; obtain proposals for services and repairs as needed. • Maintain an aesthetically pleasing CDD community as possible within budget & approvals.
<u>Pool Maintenance: [Two (2) Pools]</u> Services shall be performed three (3) days per week between April 15th and September 15th and two (2) days per week between September 16th and April 14th. • Check water quality and fill out log sheet as required by FL Code Chapter 64E • Manually skim, brush, vacuum and clean tile as necessary • Conduct tests for free available chlorine, combined chlorine, pH, acid demand, base demand, total alkalinity, calcium hardness, cyanuric acid and temperature as needed to maintain water quality levels within requirements of Chapter 64 E99.004(d) maintain saturation index within +0.3 to -0.3 for proper water balance • Operate filtration and recirculation system, cleaning when necessary • Maintain pool at proper water level • Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates, and keep equipment in clean condition • All pool chemicals to perform the standard maintenance shall be invoiced as used.

Description of Services
Any chemicals required for special treatment of stains, metals sequestering, foam removal, phosphate and nitrate removal, mustard and black algae treatment and super chlorination shall be used as needed and billed separately.
<u>Janitorial Services: [Two (2) Facilities]:</u> Services provided three (3) days per week to include: - Clean and sanitize all restroom sinks and mirrors - Clean and sanitize all restroom toilets - Sweep and mop all restrooms as needed - Restock all paper products, including toilet paper and paper towels - Restock all soap dispensers - Empty and replace liners in all garbage cans - Police pool deck for trash - Wipe down all tables and pool furniture. - Clean and sanitize any water fountains. - Janitorial supplies will be purchased as needed and invoiced to the District.
<u>Pool Monitors: [Seasonal Role – Memorial Day to Labor Day]</u> - Pool Monitors will be scheduled Saturday and Sunday, 11 a.m.- 6 p.m., Memorial Day Weekend - Labor Day Weekend - Check access cards and make sure pool rules are followed. - Watch for unsafe behavior and alert staff or call 911 if needed (no lifeguard duties). Pool Monitors are not lifeguards and are not responsible for water rescue or swimmer supervision. The pool operates as a “swim at your own risk” facility. - Keep the pool area clean and orderly (trash, chairs, basic upkeep). - Report problems, incidents, or rule violations to management. - Answer basic questions and remind residents of rules politely. - Open and close the pool area, including basic inspections, securing gates, and due to inclement weather. - Hours subject to change due to inclement weather.
<u>Facility Maintenance:</u> To assist the Field Operations Manager on an as needed basis

Description of Services
• Pick up debris in and around all District owned facilities, including walkways, fields, courts, entryways, roadways, pool deck amenity Center and common areas • Clean and maintain all features associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc. • Replace trash can liners weekly throughout the District • Tasks as assigned by Facility Manager and/or Field Operations Manager • Pressure wash Amenity Facility as needed (based upon separate proposal)
<u>General Provisions:</u> • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services. • Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge. • Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. AMENITY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Amenity Management: [Two (2) Facilities] • The Facility Manager is an onsite full-time position. • Annual Fee paid in equal monthly payments.	\$75,562
Field Operations Management: • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. ○ Two On-Site Visits per Month • Annual Fee paid in equal monthly payments.	\$15,000
Pool Maintenance Services: [Two (2) Pools] • The Pool Maintenance Service is an onsite part-time position. • Standard Maintenance to include ○ Two (2) Days per Week between September 18th through April 14th ○ Three (3) Days per week between April 15th through September 15th • Annual Fee paid in equal monthly payments.	\$34,980
Janitorial Services: [Two (2) Facilities] • The Janitorial Service is an onsite part-time position. • Standard Cleaning to be provided: ○ Three Days per Week • Annual Fee paid in equal monthly payments.	\$16,854

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Janitorial Supplies: Janitorial supplies will be purchased as needed and invoiced to the District.	At Cost
Pool Monitors: [Seasonal Role – Memorial Day to Labor Day] - The Pool Monitor is an onsite, part-time position provided on an as-needed and as-scheduled basis. - Services shall be billed at an hourly rate, invoiced in arrears based on actual hours worked. - The annual amount of Twenty-Five Thousand Dollars and No Cents (\$25,000.00) represents a not-to-exceed amount.	\$25,000
Facility Maintenance and Repair Services: - CALM III has a comprehensive on-site and insured maintenance service for small to medium-size projects which can be provided at the direction of the District Board of Supervisors and/or the District Manager. - General maintenance services are invoiced at \$45.00 / Hour - Pressure washing services are invoiced at \$55.00 / Hour	Standard Hourly Rates Plus Reimbursable Expenses
Out of Pocket Reimbursable Expenses: Reimbursable expenses to be itemized on invoicing each month.	At CALM III Standard Rate or Cost
Additional Services: All other requested items not specifically denoted in Exhibit “A” or Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District.	To Be Negotiated

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
* Fiscal Year Calendar: • Fiscal Year 2027 represents dates between October 1st, 2026 to September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit C Proposal



September 15, 2026

Marilee Giles, District Manager
Wilford Preserve Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Amenity Management, Pool Maintenance, Field Operations Management, Pool Chemicals, Janitorial Services and Pool Monitors

Dear Marilee:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Wilford Preserve Community Development District:

<u>Services</u>	<u>FY 2026</u>	<u>FY 2026</u>	<u>FY 2027</u>
	<u>Budget</u>	<u>Fee</u>	<u>Proposed Fee</u>
Amenity Management (2 Facilities)	\$71,285	\$71,285	\$75,562
Field Operations Management	\$0	\$0	\$15,000
Pool Maintenance (2 Pools)	\$31,800	\$31,800	\$34,980
Janitorial Service (2 Facilities)	\$15,900	\$15,900	\$16,854
Pool Monitors	\$25,000	\$25,000	\$25,000
Total	\$143,985	\$143,985	\$167,396
Facility Maintenance		\$40/Hour	\$45/Hour

The ownership and management at Community Association and Lifestyle Management III, LLC would like to thank the Board of Supervisors in advance for your consideration of our request to provide these services to your community. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALM COAST PARKWAY SOUTHWEST, SUITE 4 • PALM COAST, FL 32137 • (813) 344-4844 • FACSIMILE (954) 721-9202
[HTTPS://CALMFLA.COM/](https://calmfla.com/)



Exhibit A Scope of Services

Amenity Management (Two (2) Facilities)

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Communicate updates to residents via email blast and bulletin boards
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager
- Plan and execute special events
- Check pool chemicals daily and add to pool maintenance log
- Coordinate and meet vendors on site for services
- Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda
- Various other tasks assigned by management

Field Operations Management (Services provided on average two (2) times per month)

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Maintain and monitor the field operations Board of Supervisors adopted annual budget.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.
- Oversee and assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect and maintain all sunshade structures and sails, including outside contracting for repairs and pressure washing as needed.

[HTTPS://WWW.CALMFLA.COM/](https://www.calmfla.com/)

- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget and approvals.

Pool Maintenance (Two (2) Pools)

- Services shall be performed three (3) days per week between April 15th and September 15th and two (2) days per week between September 16th and April 14th.
- Check water quality and fill out log sheet as required by FL Code Chapter 64E
- Manually skim, brush, vacuum and clean tile as necessary
- Conduct tests for free available chlorine, combined chlorine, pH, acid demand, base demand, total alkalinity, calcium hardness, cyanuric acid and temperature as needed to maintain water quality levels within requirements of Chapter 64E-9.004(d) and maintain saturation index within +0.3 to -0.3 for proper water balance
- Operate filtration and recirculation system, cleaning when necessary
- Maintain pool at proper water level
- Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates, and keep equipment in clean condition
- All pool chemicals to perform the standard maintenance shall be included in the monthly billing for chemicals
- Any chemicals required for special treatment of stains, metals sequestering, foam removal, phosphate and nitrate removal, mustard and black algae treatment and super chlorination shall be used as needed and billed separately.

Janitorial Services (Two (2) Facilities)

- Clean and sanitize all restroom sinks and mirrors
- Clean and sanitize all restroom toilets
- Sweep and mop all restrooms as needed
- Restock all paper products, including toilet paper and paper towels
- Restock all soap dispensers
- Empty and replace liners in all garbage cans
- Police pool deck for trash
- Wipe down all tables and pool furniture.
- Clean and sanitize any water fountains.
- Janitorial supplies will be purchased as needed and invoiced to the District.



Pool Monitors (Seasonal Role, Memorial Day to Labor Day)

- Check access cards and make sure pool rules are followed.
- Watch for unsafe behavior and alert staff or call 911 if needed (no lifeguard duties). Pool Monitors are not lifeguards and are not responsible for water rescue or swimmer supervision. The pool operates as a "swim at your own risk" facility.
- Keep the pool area clean and orderly (trash, chairs, basic upkeep).
- Report problems, incidents, or rule violations to management.
- Answer basic questions and remind residents of rules politely.
- Open and close the pool area, including basic inspections and securing gates, and due to inclement weather.
- Hours subject to change due to inclement weather.

Facility Maintenance

- To assist the Field Operations Manager on an as-needed basis
- Pick up debris in and around all District-owned facilities, including walkways, fields, courts, entryways, roadways, pool deck, Amenity Center and common areas
- Clean and maintain all features associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc.
- Replace trash can liners weekly throughout the District
- Tasks as assigned by Facility Manager and/or Field Operations Manager
- Pressure wash Amenity Facility as needed (based upon separate proposal)

Exhibit D

Certificates of Insurance

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 8/12/2026		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567		CONTACT NAME: Kathy Wilson PHONE: (A/C, No, Ext): 865-588-7200 FAX: (A/C, No): E-MAIL: ADDRESS:				
INSURED Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137		COMMASS-05 INSURER A: Houston Specialty Insurance Co INSURER B: SKYWARD SPECIALY INSURANCE GRO INSURER C: ACCIDENT FUND INSURANCE COMPAN INSURER D: Berkley Management Protection INSURER E: INSURER F:		NAIC # 12936 10166		
COVERAGES						
CERTIFICATE NUMBER: 272647048		REVISION NUMBER:				
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD, WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJ. ☐ LOC ☐ OTHER		ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED ☐ SCHEDULED ☐ AUTOS ONLY ☐ AUTOS ☐ HIRED ☐ NON-OWNED ☐ AUTOS ONLY ☐ AUTOS ONLY					
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		ESBHS-UCK-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐ N / A	WCP100150699	8/3/2026	8/3/2027	☐ PER ☐ STATUTE ☐ OTH-ER E L EACH ACCIDENT \$ 1,000,000 E L DISEASE EA EMPLOYEE \$ 1,000,000 E L DISEASE POLICY LIMIT \$ 1,000,000
D	Crime		BMP-1194668-00	8/1/2026	8/1/2027	Limit 500,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Wilford Preserve Community Development District and its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives, as required are included as Additional Insured as per written contract with respects to the General Liability policy described above, on a primary and non-contributory basis, and subject to provisions and limitations of the policy. Waiver of Subrogation applies to the General Liability and Workers Compensation policies described above pursuant to written contract. 30 Day Notice of Cancellation applies General Liability and Workers Compensation Umbrella follows General Liability form.						
CERTIFICATE HOLDER				CANCELLATION		
Wilford Preserve Community Development District 475 West Town Place Suite 114 St. Augustine FL 32092				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		
ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD © 1988-2015 ACORD CORPORATION. All rights reserved.						



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/12/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra Beach, FL 32082	CONTACT NAME: Stephanie Marciani PHONE: 904-425-4054 (A/C No. Ext): 904-425-4054 FAX: 904-425-4046 E-MAIL: Stephanie@EdieWilliams.com ADDRESS:														
INSURED Community Association and Lifestyle Management III, LLC 1001 Bradford Way Kingston, TN 37763	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: State Farm Automobile Insurance Company</td> <td>25178</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: State Farm Automobile Insurance Company	25178	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: State Farm Automobile Insurance Company	25178														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/PROP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRE AUTOS ONLY ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER \$ EL EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ EL DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 191, Additional Remarks Schedule, may be attached if more space is required)

The WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.

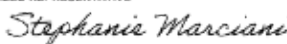
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.

Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.

If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

CANCELLATION

Willford Preserve Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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1091486 132849.14 04-13-2022

Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR, on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE
MANAGEMENT III, LLC.

By:

Name:

Title:

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)



Notary Public

SIXTH ORDER OF BUSINESS

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
\$6,490,000 Special Assessment Bonds, Series 2026

The undersigned, a Responsible Officer of the Wilford Preserve Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of June 1, 2026, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 001
- (B) Name of Payee: Cheswick (FL) Owner 1, LLC
- (C) Amount Payable: \$1,961,630.83
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Acquisition of Amenity Improvements pursuant to the *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 dated June 18, 2026* and the *Acquisition Documents for Cheswick Amenity Center Improvements* attached hereto as **Exhibit A**.
- (E) Amount, if any, that is to used for a Deferred Cost: \$0
- (F) Fund or Account from which disbursement to be made: Series 2026 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

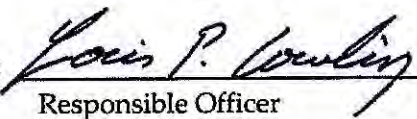
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

**Wilford Preserve Community Development District
Acquisition Documents for Cheswick Amenity Center Improvements**

1. Cheswick Request Letter
2. Affidavit Regarding Costs Paid
3. District Engineer Certificate
4. Bill of Sale

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

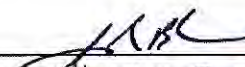
Re: Wilford Preserve Community Development District
Acquisition of Cheswick Amenity Center Improvements

Dear Ms. Giles:

Pursuant to the *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* dated June 18, 2026 ("**Acquisition Agreement**"), you are hereby notified that Cheswick (FL) Owner I LLC ("**Cheswick**"), has completed and wishes to sell ("**Sale**") to the Wilford Preserve Community Development District ("**District**") certain amenity improvements ("**Improvements**") as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay an amount not to exceed **\$1,961,630.83** ("**Acquisition Amount**") which represents the actual cost of constructing and/or purchasing the Improvements.
- Cheswick agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, to the extent certain amounts may still be owed to contractors under contract with Cheswick (balance to finish & retainage), Cheswick agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and/or in connection with the Improvements.

Sincerely,
CHESWICK (FL) OWNER I LLC


Name: Jesse E. Baker
Title: Authorized Signatory

Enclosure

cc: Wesley S. Haber, District Counsel
D. Glynn Taylor, P.E., District Engineer

Exhibit A
Description of Improvements
(Wilford Preserve Amenity Center Improvements)

Amenity Center

All recreational improvements including the amenity center, pool, playground, and multi-purpose sports field, fitness center, and all appurtenances thereto which are necessary to the operation and maintenance of the same, located within and upon Tract "P" (Recreation) identified in the plat know as Cheswick South as recorded in Plat Book 70, pages 24 through 43, inclusive, of the Public Records of Clay County, Florida

Contractor	Paid to Date	Left to Be Paid	Total
Contractor: O.R. Dicky Smith & Co., Inc. Contract: Standard Form of Agreement between Owner and Contractor, dated March 3, 2023	\$1,878,730.10	\$0.00	\$1,878,730.10
TOTAL:	\$1,878,730.10	\$0.00	\$1,878,730.10

Contractor	Paid to Date	Left to Be Paid	Total
Contractor: Commercial Fitness Products Contract: Invoice Number FO7092401M dated July 9, 2024 and Invoice Number CC10115 dated October 31, 2024	\$62,427.23	\$0.00	\$62,427.23
TOTAL:	\$62,427.23	\$0.00	\$62,427.23

Contractor	Paid to Date	Left to Be Paid	Total
Contractor: Governmental Management Services, LLC Contract: Invoice Number 14 dated August 6, 2024 and Invoice Number 17 dated September 20, 2024	\$16,516.50	\$0.00	\$16,516.50
TOTAL:	\$16,516.50	\$0.00	\$16,516.50

Contractor: Hi-Tech System Associates, Inc. Contract: Invoice Number 423166 dated April 23, 2025 and Invoice Num17 dated September 20, 2024	\$3,957.00	\$0.00	\$3,957.00
TOTAL:	\$3,957.00	\$0.00	\$3,957.00

GRAND TOTAL OF IMPROVEMENTS: \$1,961,630.83

AFFIDAVIT REGARDING COSTS PAID
WILFORD PRESERVE AMENITY CENTER IMPROVEMENTS

STATE OF FLORIDA
COUNTY OF DUVAL

I, JESSE R. RAYNE, Authorized Signatory of Cheswick (FL) Owner I LLC, a Delaware limited liability company ("Cheswick"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is JESSE R. RAYNE and I am the Authorized Signatory of Cheswick. I have authority to make this Affidavit on behalf of Cheswick.
3. Cheswick constructed certain amenity facilities on lands within the Wilford Preserve Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("District").
4. The District's *Engineering Report*, dated February 23, 2018, as supplemented by the *Second Amended and Restated Second Supplemental Engineering Report*, dated August 15, 2019, as supplemented by the *Supplemental Engineering Report for Cheswick South* dated October 30, 2025 (collectively "**Engineer's Report**") describes certain public improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Cheswick has expended funds, or arranged for the expenditure of funds, to develop and/or acquire certain recreational improvements "**Improvements**" described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies such Improvements which were completed, together with the amounts that Cheswick has paid with respect to such Improvements.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the Improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 4 day of August, 2026.

WITNESS

CHESWICK (FL) OWNER I LLC

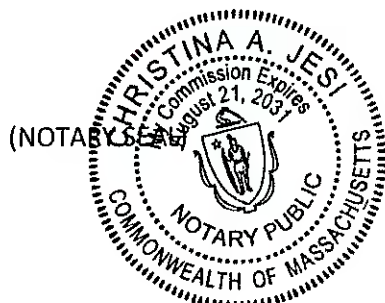
By: [Signature]
Name: CHAD GAUCHER

By: [Signature]
Name: JESSE E. BAKER
Title: AUTHORIZED SIGNATORY

By: [Signature]
Name: Kathryn Farrell

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August 2026, by JESSE E. BAKER, as AUTHORIZED SIGNATORY of Cheswick (FL) Owner I LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, COMMONWEALTH OF
MASSACHUSETTS

Name: Christina A. Jesi
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements

Exhibit A
Description of Improvements
(Wilford Preserve Amenity Center Improvements)

Amenity Center

All recreational improvements including the amenity center, pool, playground, and multi-purpose sports field, fitness center, and all appurtenances thereto which are necessary to the operation and maintenance of the same, located within and upon Tract "P" (Recreation) identified in the plat know as Cheswick South as recorded in Plat Book 70, pages 24 through 43, inclusive, of the Public Records of Clay County, Florida

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TOTAL:	\$3,957.00	\$0.00	\$3,957.00

GRAND TOTAL OF IMPROVEMENTS: \$1,961,630.83

DISTRICT ENGINEER'S CERTIFICATE
WILFORD PRESERVE AMENITY CENTER IMPROVEMENTS

September 17, 2026

Board of Supervisors
Wilford Preserve Community Development District

Re: Wilford Preserve Community Development District (Clay County, Florida)
Acquisition of Wilford Preserve Amenity Center Improvements

Ladies and Gentlemen:

The undersigned, a representative of Taylor & White, Inc. ("**District Engineer**"), as District Engineer for the Wilford Preserve Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from Cheswick of the amenity center improvements "**Improvements**" as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. Taylor & White, Inc. has reviewed and inspected the Improvements. Taylor & White, Inc. has further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, applicable permits, and other documents.
2. The Improvements are within the scope of the District's capital improvement program as set forth in the *Engineering Report*, dated February 23, 2018, as supplemented by the *Second Amended and Restated Second Supplemental Engineering Report*, dated August 15, 2019, as supplemented by the *Supplemental Engineering Report for Cheswick South* dated October 30, 2025 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by Cheswick to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 17 day of September, 2026.


D. Glynn Taylor, P.E.
Taylor & White, Inc.
Florida Registration No. 44163
District Engineer

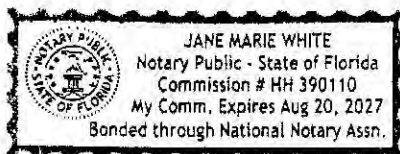
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of September, 2026, by D. Glynn Taylor, P.E., as President of Taylor & White, Inc. who appeared before me this day in person, and who is either personally known to me, or produced Self as identification.


NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Jane m. white
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Description of Improvements
(Wilford Preserve Amenity Center Improvements)

Amenity Center

All recreational improvements including the amenity center, pool, playground, and multi-purpose sports field, fitness center, and all appurtenances thereto which are necessary to the operation and maintenance of the same, located within and upon Tract "P" (Recreation) identified in the plat know as Cheswick South as recorded in Plat Book 70, pages 24 through 43, inclusive, of the Public Records of Clay County, Florida

Contractor	Paid to Date	Left to Be Paid	Total
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TOTAL:	\$3,957.00	\$0.00	\$3,957.00

GRAND TOTAL OF IMPROVEMENTS: \$1,961,630.83

BILL OF SALE

THIS BILL OF SALE is made as of this 4 day of August, 2026, by **CHESWICK (FL) OWNER I LLC**, a Delaware limited liability company, whose address is 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("Grantor") to **WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, *Florida Statutes*, whose mailing address is 475 West Town Place, Suite 114, 32092 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

Grantor has constructed certain recreational improvements for the Grantor's project. This instrument is intended to convey the interest of Grantor in and to all such improvements to Grantee.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantee, Grantor, intending to be legally bound, does hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all its right, title and interest in and to the following property (hereafter, collectively, the **"Personal and Intangible Property"**) located within upon Tract "P" (Recreation) identified in the plat know as Cheswick South as recorded in Plat Book 70, pages 24 through 43, inclusive, of the Public Records of Clay County, Florida, to have and to hold all of said Personal and Intangible Property for its own use, and benefit forever:

All recreational improvements including the amenity center, pool, playground, multi-purpose sports field, fitness center, and all appurtenances thereto which are necessary to the operation and maintenance of the same.

2. Grantor agrees that to the extent that title to any of the Personal and Intangible Property is evidenced by, or transferable by execution or delivery of, certificates of title or other similar documentation, then Grantor will, upon demand, execute and deliver all such certificates or similar instruments.

3. In furtherance of this Bill of Sale, Grantor hereby acknowledges that from this date Grantee has succeeded to all of its right, title, and standing to:

- a. receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby;
- b. institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby;
- c. defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and

do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

4. Grantor hereby warrants the following:

- a. that Grantor is the lawful owner of the Personal and Intangible Property;
- b. that the Personal and Intangible Property is free of all liens and encumbrances; and
- c. that Grantor has no actual knowledge of any defects in the Personal and intangible Property.

5. In connection with the conveyance of the Personal and Intangible Property as provided above, Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, in and to the Standard Form of Agreement between Owner and Contractor, dated March 3, 2023, to the extent the same pertains to the Personal and Intangible Property (the "Contract"); provided that, notwithstanding anything to the contrary herein, Grantor reserves and retains an irrevocable, perpetual, and non-exclusive right and license to enforce, assert claims under, and otherwise exercise all rights and remedies arising from or relating to (a) the Personal and Intangible Property, and (b) any interests assigned, transferred, or conveyed to Grantee hereunder, including, without limitation, Grantor's interest in the Contract. The parties shall cooperate in good faith in connection with Grantor's exercise of such reserved rights. Grantor shall use best efforts not to exercise such rights in a manner that, in the reasonable judgment of Grantee, would be materially detrimental to Grantee's interests received herein, unless such detrimental effect cannot be reasonably avoided, remedied, or mitigated by Grantee. If Grantee's exercise of its judgment under this Section prevents Grantor from exercising any rights or remedies with respect to the Personal and Intangible Property or the Contract that were assigned, transferred, or conveyed pursuant to this Bill of Sale or in connection therewith, Grantee hereby waives and releases all claims against Grantor of any nature arising out of or relating to the Personal or Intangible Property or the Contract. For the avoidance of doubt, the assignment of the Contract to the District pursuant to this Bill of Sale shall not amend, modify, or otherwise alter the terms, conditions, or status of the Contract as they existed immediately prior to such assignment, and the Contract shall remain in full force and effect in accordance with its terms as of the date of such assignment.

6. Nothing in this Bill of Sale shall be construed as a waiver of Grantee's limitations on liability provided in Section 768.28, Florida Statutes.

7. This Bill of Sale shall be governed by, and construed under, the laws of the State of Florida.

8. This Bill of Sale shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Grantor as hereunto set its hand and seal the day and year first above written above.

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

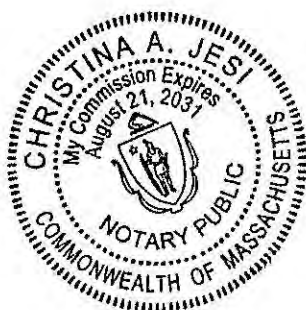
Chad Gaucher
Printed Name: CHAD GAUCHER
Witness

Kathryn Farrell
Printed Name: Kathryn Farrell
Witness

By: JBL
Printed Name: JESSE E BAVER
As its: AUTHORIZED SIGNATORY

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ Online notarization this 4 day of August, 2026 by
Jesse E. Baver, as Authorized Signatory of Cheswick (FL) Owner I LLC, who is []
personally known to me, or [] has produced _____ as identification.



Christina A. Jesi
Print Name: Christina A. Jesi
Notary Public, Commonwealth of
Massachusetts

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
\$6,490,000 Special Assessment Bonds, Series 2026

The undersigned, a Responsible Officer of the Wilford Preserve Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of June 1, 2026, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 002
- (B) Name of Payee: Cheswick (FL) Owner 1, LLC
- (C) Amount Payable: \$1,750,369.17
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Acquisition of Roadway and Stormwater Improvements pursuant to the *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 dated June 18, 2026* and the acquisition documents attached hereto as **Exhibit A**.
- (E) Amount, if any, that is to used for a Deferred Cost: \$0
- (F) Fund or Account from which disbursement to be made: Series 2026 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

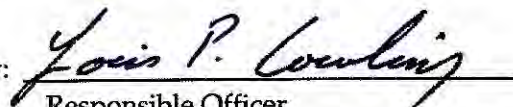
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

September 1st, 2026

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

RE: Acquisition of Wilford Preserve CDD Public Infrastructure Improvements – Roadway and Stormwater Improvements for Cheswick South

Dear Marilee,

Pursuant to the 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 dated June 18, 2026 (“Acquisition Agreement”), you are hereby notified that Dream Finders Homes, LLC (“Developer”) has completed and wishes to sell (“Sale”) to the Wilford Preserve Community Development District (“District”) certain Stormwater Improvements and Roadway (“Improvements”), all as described in Exhibit A attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, Developer requests and the District agrees to pay from available bond proceeds the following amounts:

To Cheswick (FL) Owner I LLC the amount of \$1,750,369.17

To Dream Finders Homes, LLC the amount of \$5,119,067.36

- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer acknowledges that there are not adequate bond proceeds to pay the total amount of \$5,119,067.36 referenced above and that payment of bond proceeds available (including any proceeds that may become available from the reserve account at a later date) after making payment to Cheswick (FL) Owner I LLC in the amount of \$1,961,630.83 for the Cheswick Amenity Improvements and the \$1,750,369.17 referenced above fulfills the District’s obligations under the Acquisition Agreement.
- The Developer agrees to convey or cause to be conveyed any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

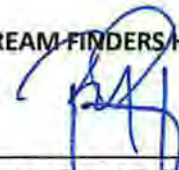
Agreed to by:
**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**



Name: Louis Cowling

Title: Chairman

DREAM-FINDERS HOMES, LLC



Name: Robert E. Riva

Title: General Counsel and Vice President

EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

Roadway Improvements

Contractor: C.W. Matthews Contracting Co., Inc.

Roadways: Roadway improvements including paving, curb, gutter, and sidewalks constructed in and for the development located in the public right-of-way known as Cheswick Oak Avenue, Golden Eye Drive, Belstead Way, Barclay Court, White Beam Court, Hiddenwood Way, and Point Heron Loop more particularly described as shown on the plat known as Cheswick South, recorded in the Official Records of Clay County, Florida at Plat Book 70, Pages 24-43.

CDD Eligible Amount	Amount Paid to Date
\$3,225,634.24	\$3,225,634.24

Stormwater Improvements

Contractor: C.W. Matthews Contracting Co., Inc.

Stormwater Improvements: All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the development, all located on portions of the real property more particularly described as Tracts A, B, C, D, E, F, and G (Drainage) as shown on the plat known as Cheswick South, recorded in the Official Records of Clay County, Florida at Plat Book 70, Pages 24-43.

CDD Eligible Amount	Amount Paid to Date
\$3,643,802.29	\$3,643,802.29

AFFIDAVIT REGARDING COSTS PAID
WILFORD PRESERVE STORMWATER IMPROVEMENTS

STATE OF Florida
COUNTY OF Duval

I, Robert E. Riva, of Dream Finders Homes, LLC, a Florida limited liability company ("Developer"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Robert E. Riva and I am employed by the Developer as General Counsel & VP. I have authority to make this Affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within the Wilford Preserve Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("District").
4. The District's *Supplemental Engineering Report for Wilford Preserve Phase IV*, dated August 9, 2023 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. Developer acknowledges, directs, and consents to the District making payment in the amount of \$1,750,369.17 to Cheswick (FL) Owner I LLC from 2026 Bond Proceeds and such amount will be deducted from amounts payable to Developer for the improvements described on **Exhibit A**.
7. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 1st day of September, 2026.

DREAM FINDERS HOMES, LLC

Name: Robert E. Riva

Title: General Counsel and Vice President

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of September, 2026 by Robert E. Riva as General Counsel and VP of Dream Finders Homes, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Heather Gunn

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Heather Gunn

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

Exhibit A – Description of Improvements

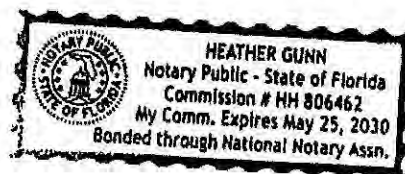


EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

Roadway Improvements

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**DISTRICT ENGINEER'S CERTIFICATE
WILFORD PRESERVE STORMWATER IMPROVEMENTS**

September 17, 2026

Board of Supervisors
Wilford Preserve Community Development District

Re: Wilford Preserve Community Development District (Jacksonville, Florida)
Acquisition of Improvements – Stormwater Improvements for Wilford Preserve Phase IV

Ladies and Gentlemen:

The undersigned, a representative of Taylor & White, Inc. ("**District Engineer**"), as engineer for the Wilford Preserve Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the that certain *Supplemental Engineers Report for Cheswick South*, dated October 30, 2025, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. I have reviewed all payment documents, including but not limited to, applications for payment and documentation of actual payments made, and the amounts identified on the attached are true and accurate.

[CONTINUED ON NEXT PAGE]

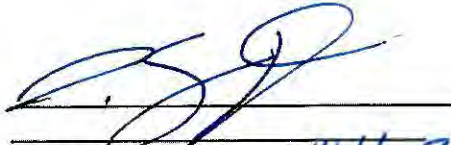
7. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

8.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 17 day of September, 2026.

TAYLOR & WHITE, INC.



Florida Registration No. 48163
District Engineer

STATE OF Florida
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of September 2026, by D. Glynn Taylor as President of Taylor & White, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced self as identification.


NOTARY PUBLIC, STATE OF Florida

Name: Jane m. white
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)

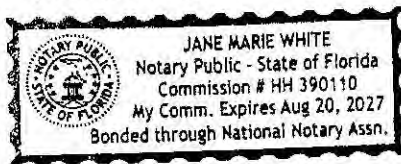


EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

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**ACKNOWLEDGMENT AND RELEASE
WILFORD PRESERVE STORMWATER IMPROVEMENTS**

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 15 day of September, 2026, by **C.W. Matthews Contracting Co., Inc.**, with offices located at 1275 County Road 210 West, St. Johns, Florida 32259 (“**Contractor**”), in favor of the **Wilford Preserve Community Development District (“District”)**, which is a local unit of special-purpose government situated in Duval County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain agreement for construction of Stormwater Improvements (“**Contract**”) between Contractor and Dream Finders Homes, LLC, a Florida limited liability company (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

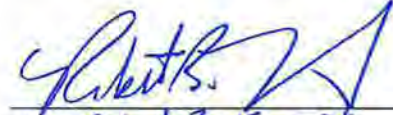
SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

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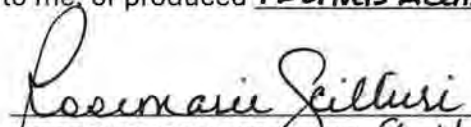
SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

C.W. Matthews Contracting Co., Inc.

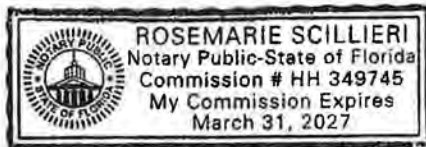

By: Robert B. Forrest
Its: Vice President

STATE OF Florida
COUNTY OF St. John's

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 15th day of September, 2026, by Robert Forrest as
Vice President of CW Matthews Contracting Co Inc., and with authority
to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me
this day in person, and who is either personally known to me, or produced FL Drivers License
as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



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

EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

Roadway Improvements

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BILL OF SALE
WILFORD PRESERVE STORMWATER IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS, that **Dream Finders Homes, LLC**, a Florida limited liability company, whose mailing address for purposes hereof is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("**Seller**") for good and valuable consideration paid by **Wilford Preserve Community Development District**, a unit of special purpose local government established pursuant to Chapter 190, *Florida Statutes*, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred and delivered to the District, its successors, heirs, executors, administrators and assigns forever, the following described property, assets and rights, to-wit:

- a. Those improvements described in **Exhibit A ("Improvements")**, attached hereto and incorporated herein by this reference; and
- b. All of the right, title, interest, and benefit of Seller, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements, by contract and in statute, and without waiving any right to enforcement of latent or patent defects, if any; and
- c. All goodwill associated with the foregoing.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described Improvements; that said Improvements are free from all liens and encumbrances; that Seller has good right to sell said Improvements; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the production of the Improvements have been paid in full; and that Seller will warrant and defend the sale of its said Improvements hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

The Seller represents that it has no knowledge of any latent or patent defects in the Improvements, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

By execution of this document, the Seller affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of District's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal this 1st day of September, 2026.

Signed, sealed and delivered by:
Dream Finders Homes, LLC,
a Florida limited liability company

By: [Signature]
Print Name: Robert E. Riva
Its: General Counsel and Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of September, 2026, by Robert E. Riva, as General Counsel & VP of Dream Finders Homes, LLC, on its behalf. S/He ☒ is personally known to me or ☐ produced _____ as identification.

[Signature]
Notary Public, State of Florida: Heather Gunn

Exhibit A: Description of Improvements



EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

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\$3,643,802.29	\$3,643,802.29

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
\$6,490,000 Special Assessment Bonds, Series 2026

The undersigned, a Responsible Officer of the Wilford Preserve Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of June 1, 2026, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 003
- (B) Name of Payee: Dream Finders Homes, LLC
- (C) Amount Payable: \$5,119,067.36 (or the amount remaining in the Series 2026 Acquisition Account (including amounts deposited at a later date), whichever amount is less.)
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Acquisition of Roadway and Stormwater Improvements pursuant to the *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 dated June 18, 2026* and the acquisition documents attached hereto as **Exhibit A**.
- (E) Amount, if any, that is to used for a Deferred Cost: \$0
- (F) Fund or Account from which disbursement to be made: Series 2026 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

September 1st, 2026

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

RE: Acquisition of Wilford Preserve CDD Public Infrastructure Improvements – Roadway and Stormwater Improvements for Cheswick South

Dear Marilee,

Pursuant to the 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 dated June 18, 2026 ("Acquisition Agreement"), you are hereby notified that Dream Finders Homes, LLC ("Developer") has completed and wishes to sell ("Sale") to the Wilford Preserve Community Development District ("District") certain Stormwater Improvements and Roadway ("Improvements"), all as described in Exhibit A attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, Developer requests and the District agrees to pay from available bond proceeds the following amounts:

To Cheswick (FL) Owner I LLC the amount of \$1,750,369.17

To Dream Finders Homes, LLC the amount of \$5,119,067.36
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer acknowledges that there are not adequate bond proceeds to pay the total amount of \$5,119,067.36 referenced above and that payment of bond proceeds available (including any proceeds that may become available from the reserve account at a later date) after making payment to Cheswick (FL) Owner I LLC in the amount of \$1,961,630.83 for the Cheswick Amenity Improvements and the \$1,750,369.17 referenced above fulfills the District's obligations under the Acquisition Agreement.
- The Developer agrees to convey or cause to be conveyed any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

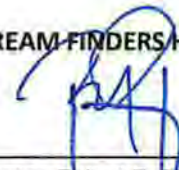
Agreed to by:
**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**



Name: Louis Cowling

Title: Chairman

DREAM-FINDERS HOMES, LLC



Name: Robert E. Riva

Title: General Counsel and Vice President

EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
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AFFIDAVIT REGARDING COSTS PAID
WILFORD PRESERVE STORMWATER IMPROVEMENTS

STATE OF Florida
COUNTY OF Duval

I, Robert E. Riva, of Dream Finders Homes, LLC, a Florida limited liability company ("Developer"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Robert E. Riva and I am employed by the Developer as General Counsel & VP. I have authority to make this Affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within the Wilford Preserve Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("District").
4. The District's *Supplemental Engineering Report for Wilford Preserve Phase IV*, dated August 9, 2023 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
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7. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 1st day of September, 2026.

DREAM FINDERS HOMES, LLC

Name: Robert E. Riva

Title: General Counsel and Vice President

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of September, 2026 by Robert E. Riva as General Counsel and VP of Dream Finders Homes, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Heather Gunn

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Heather Gunn

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

Exhibit A – Description of Improvements

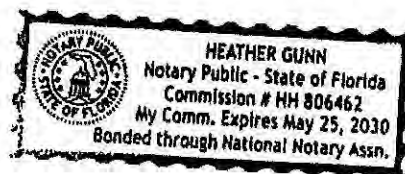


EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

Roadway Improvements

Contractor: C.W. Matthews Contracting Co., Inc.

Roadways: Roadway improvements including paving, curb, gutter, and sidewalks constructed in and for the development located in the public right-of-way known as Cheswick Oak Avenue, Golden Eye Drive, Belstead Way, Barclay Court, White Beam Court, Hiddenwood Way, and Point Heron Loop more particularly described as shown on the plat known as Cheswick South, recorded in the Official Records of Clay County, Florida at Plat Book 70, Pages 24-43.

CDD Eligible Amount	Amount Paid to Date
\$3,225,634.24	\$3,225,634.24

Stormwater Improvements

Contractor: C.W. Matthews Contracting Co., Inc.

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CDD Eligible Amount	Amount Paid to Date
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**DISTRICT ENGINEER'S CERTIFICATE
WILFORD PRESERVE STORMWATER IMPROVEMENTS**

September 17, 2026

Board of Supervisors
Wilford Preserve Community Development District

Re: Wilford Preserve Community Development District (Jacksonville, Florida)
Acquisition of Improvements – Stormwater Improvements for Wilford Preserve Phase IV

Ladies and Gentlemen:

The undersigned, a representative of Taylor & White, Inc. ("**District Engineer**"), as engineer for the Wilford Preserve Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the that certain *Supplemental Engineers Report for Cheswick South*, dated October 30, 2025, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. I have reviewed all payment documents, including but not limited to, applications for payment and documentation of actual payments made, and the amounts identified on the attached are true and accurate.

[CONTINUED ON NEXT PAGE]

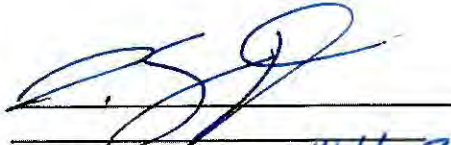
7. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

8.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 17 day of September, 2026.

TAYLOR & WHITE, INC.



Florida Registration No. 48163
District Engineer

STATE OF Florida
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of September 2026, by D. Glynn Taylor as President of Taylor & White, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced self as identification.


NOTARY PUBLIC, STATE OF Florida

Name: Jane m. white
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)

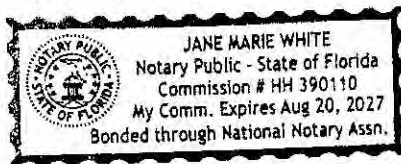


EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
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CDD Eligible Amount	Amount Paid to Date
\$3,643,802.29	\$3,643,802.29

**ACKNOWLEDGMENT AND RELEASE
WILFORD PRESERVE STORMWATER IMPROVEMENTS**

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 15 day of September, 2026, by **C.W. Matthews Contracting Co., Inc.**, with offices located at 1275 County Road 210 West, St. Johns, Florida 32259 (“**Contractor**”), in favor of the **Wilford Preserve Community Development District (“District”)**, which is a local unit of special-purpose government situated in Duval County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain agreement for construction of Stormwater Improvements (“**Contract**”) between Contractor and Dream Finders Homes, LLC, a Florida limited liability company (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

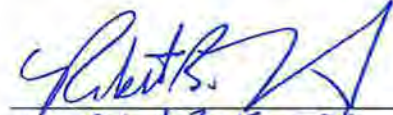
SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

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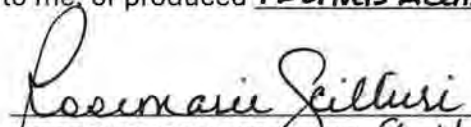
SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

C.W. Matthews Contracting Co., Inc.

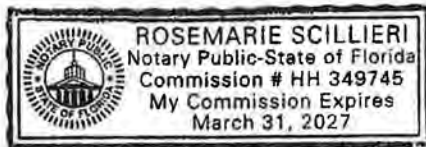

By: Robert B. Forrest
Its: Vice President

STATE OF Florida
COUNTY OF St. John's

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 15th day of September, 2026, by Robert Forrest as
Vice President of CW Matthews Contracting Co Inc., and with authority
to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me
this day in person, and who is either personally known to me, or produced FL Drivers License
as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



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

EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

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BILL OF SALE
WILFORD PRESERVE STORMWATER IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS, that **Dream Finders Homes, LLC**, a Florida limited liability company, whose mailing address for purposes hereof is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("**Seller**") for good and valuable consideration paid by **Wilford Preserve Community Development District**, a unit of special purpose local government established pursuant to Chapter 190, *Florida Statutes*, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred and delivered to the District, its successors, heirs, executors, administrators and assigns forever, the following described property, assets and rights, to-wit:

- a. Those improvements described in **Exhibit A ("Improvements")**, attached hereto and incorporated herein by this reference; and
- b. All of the right, title, interest, and benefit of Seller, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements, by contract and in statute, and without waiving any right to enforcement of latent or patent defects, if any; and
- c. All goodwill associated with the foregoing.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described Improvements; that said Improvements are free from all liens and encumbrances; that Seller has good right to sell said Improvements; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the production of the Improvements have been paid in full; and that Seller will warrant and defend the sale of its said Improvements hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

The Seller represents that it has no knowledge of any latent or patent defects in the Improvements, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

By execution of this document, the Seller affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of District's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal this 1st day of September, 2026.

Signed, sealed and delivered by:
Dream Finders Homes, LLC,
a Florida limited liability company

By: [Signature]
Print Name: Robert E. Riva
Its: General Counsel and Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of September, 2026, by Robert E. Riva, as General Counsel & VP of Dream Finders Homes, LLC, on its behalf. S/He ☒ is personally known to me or ☐ produced _____ as identification.

[Signature]
Notary Public, State of Florida: Heather Gunn

Exhibit A: Description of Improvements



EXHIBIT A
WILFORD PRESERVE STORMWATER IMPROVEMENTS
Description of Improvements

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\$3,643,802.29	\$3,643,802.29

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The undersigned, a Responsible Officer of the Wilford Preserve Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of June 1, 2026, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Name of Payee: Kutack Rock, LLP
- (C) Amount Payable: \$1,188.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Professional Legal Services Rendered.
- (E) Amount, if any, that is to used for a Deferred Cost: \$0
- (F) Fund or Account from which disbursement to be made: Series 2026 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer,
- or
- X this requisition is for legal services rendered that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to

receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

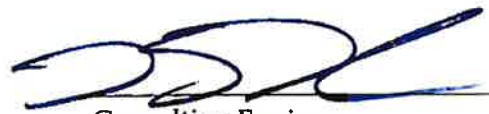
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**WILFORD PRESERVE
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 22, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3814959

Client Matter No. 23023-3

Notification Email: efgroup@kutakrock.com

Mr. James Perry

Wilford Preserve CDD

Governmental Management Services

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3814959

23023-3

Re: Project Construction

For Professional Legal Services Rendered

06/01/26	W. Haber	0.30	99.00	Confer with Cowling regarding acquisition process
06/09/26	W. Haber	0.20	66.00	Confer with Cheswick South representative regarding acquisition process
06/10/26	W. Haber	0.40	132.00	Begin preparation of acquisition documents for Cheswick amenities
06/15/26	W. Haber	0.60	198.00	Prepare acquisition documents for Cheswick and Phase IV
06/18/26	W. Haber	0.80	264.00	Review and finalize acquisition package for Cheswick amenities
06/22/26	W. Haber	0.30	99.00	Confer with Freehold representatives regarding acquisition documents
06/24/26	W. Haber	0.30	99.00	Review correspondence regarding acquisition documents
06/25/26	W. Haber	0.50	165.00	Review and respond correspondence regarding revisions to acquisition documents
06/26/26	W. Haber	0.20	66.00	Confer with Middleton regarding acquisition documents

KUTAK ROCK LLP

Wilford Preserve CDD

September 22, 2026

Client Matter No. 23023-3

Invoice No. 3814959

Page 2

TOTAL HOURS 3.60

TOTAL FOR SERVICES RENDERED \$1,188.00

TOTAL CURRENT AMOUNT DUE \$1,188.00

SEVENTH 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



EIGHTH ORDER OF BUSINESS

C.

Wilford Preserve Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Wilford Preserve Community Development District

District Manager: _____

Date: _____

Print Name: _____

Wilford Preserve Community Development District

D.

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@gmsnf.com

Memorandum

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

Community:

New Fobs/Owners:

Wilford Preserve	1
Wilford Oaks	6

Room Rentals:

- 1 clubhouse rental in October

Operations/upcoming:

- Food Truck Friday – October 16th 5-8pm
- No parking passes have been issued for October.
- October Event: October 23rd at 7pm - Movie night in the park with food trucks, popcorn/ Halloween goodie bags for kids. Event flyer below.
- Health inspections were completed and passed for both Cheswick and Wilford Preserve.

- **Weekly/monthly Maintenance**

- Straighten all patio furniture and wipe down all tables daily.
- All trash cans around the neighborhood are emptied weekly by maintenance.
- Picked up all/any trash in and around amenity center and grass field.
- Dog park – checked and restocked weekly.
- Pool chemicals checked and recorded daily
- Yellowstone landscape – weekly
- 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

Wilford Preserve Community Development District (CDD)

2740 Firethorn Ave, Orange Park, FL 32065

wilfordpreservemanager@gmsnf.com

Memorandum



NINTH ORDER OF BUSINESS

A.

Wilford Preserve
Community Development District

Unaudited Financial Reporting
September 30, 2026



Wilford Preserve
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 102,820	\$ -	\$ -	\$ -	\$ 102,820
Due from Other	-	-	-	4,440	4,440
Investments:					
General Fund Custody	467,551	-	-	-	467,551
State Board of Administration (SBA)	2,999	-	160,987	-	163,986
Series 2019					
Reserve	-	215,609	-	-	215,609
Revenue	-	264,452	-	-	264,452
Series 2026					
Reserve	-	224,065	-	-	224,065
Interest	-	129,675	-	-	129,675
Revenue	-	934	-	-	934
COI	-	-	-	683	683
Prepaid Expenses	25,995	-	-	-	25,995
Total Assets	\$ 599,365	\$ 834,735	\$ 160,987	\$ 5,123	\$ 1,600,210
Liabilities:					
Accrued Expenses	\$ 1,632	\$ -	\$ -	\$ -	\$ 1,632
Total Liabilities	\$ 1,632	\$ -	\$ -	\$ -	\$ 1,632
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 25,995	\$ -	\$ -	\$ -	\$ 25,995
Restricted for:					
Debt Service	-	834,735	-	-	834,735
Capital Project	-	-	-	5,123	5,123
Assigned for:					
Capital Reserve Fund	-	-	160,987	-	160,987
Unassigned	571,738	-	-	-	571,738
Total Fund Balances	\$ 597,734	\$ 834,735	\$ 160,987	\$ 5,123	\$ 1,598,578
Total Liabilities & Fund Balance	\$ 599,365	\$ 834,735	\$ 160,987	\$ 5,123	\$ 1,600,210

Wilford Preserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 673,895	\$ 673,895	\$ 675,151	1,256
Special Assessments - Direct Bill	110,204	110,204	55,743	(54,461)
Developer Funded Cheswick South	153,376	153,376	153,377	-
Interest Income	6,000	6,000	17,475	11,475
Miscellaneous Income	1,000	1,000	5,950	4,950
Total Revenues	\$ 944,475	\$ 944,475	\$ 907,696	(36,780)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 4,800	\$ 4,400	400
FICA Taxes	367	367	337	31
Engineering	6,000	6,000	19,227	(13,227)
Attorney	15,000	15,000	12,280	2,720
Annual Audit	5,200	5,200	5,100	100
Assessment Roll Administration	5,899	5,899	5,899	-
Arbitrage Rebate	600	600	1,200	(600)
Dissemination Agent	8,258	8,258	8,258	-
Trustee Fees	7,000	7,000	4,036	2,964
Management Fees	57,974	57,974	57,974	-
Information Technology	1,113	1,113	1,113	-
Website Maintenance	1,336	1,336	1,336	-
Telephone	300	300	309	(9)
Postage	500	500	1,222	(722)
Insurance General Liability	8,208	8,208	7,734	474
Printing	1,200	1,200	1,361	(161)
Legal Advertising	3,000	3,000	4,794	(1,794)
Other Current Charges	600	600	572	28
Office Supplies	100	100	13	87
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,630	\$ 127,630	\$ 137,339	(9,709)

Wilford Preserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
Insurance	\$ 11,850	\$ 11,850	\$ 9,916	1,934
General Facility Maintenance	35,000	35,000	13,847	21,153
Amenity Manager	71,285	71,285	71,285	-
Janitorial Services	15,900	15,900	15,900	-
Pool Maintenance	31,800	31,800	31,800	-
Pool Chemicals	20,000	20,000	7,184	12,816
Pool Monitors	25,000	25,000	6,920	18,080
Security Monitoring	1,235	1,235	-	1,235
Security	93,325	93,325	46,281	47,044
Permit Fees	900	900	650	250
Telephone/Cable/Internet	1,000	1,000	-	1,000
Electric	25,200	25,200	6,130	19,070
Water/Sewer/Irrigation	55,000	55,000	22,954	32,046
Repairs & Replacements	25,000	25,000	11,746	13,254
Refuse Service	5,040	5,040	5,194	(154)
Special Events	6,000	6,000	4,324	1,676
Recreational Passes	2,500	2,500	520	1,980
Office Supplies/Mailings/Printing	600	600	-	600
Subtotal Amenity Center Expenditures	\$ 426,635	\$ 426,635	\$ 254,651	171,984
Ground Maintenance Expenditures				
Landscape Maintenance	\$ 260,000	\$ 260,000	\$ 113,506	146,494
Landscape Contingency	6,000	6,000	3,120	2,880
Irrigation Maintenance	5,000	5,000	605	4,395
Lake Maintenance	26,000	26,000	13,730	12,270
Subtotal Ground Maintenance Expenditures	\$ 297,000	\$ 297,000	\$ 130,961	166,039
Total Operations & Maintenance	\$ 723,635	\$ 723,635	\$ 385,612	338,023
Reserves				
Capital Reserve Fund	\$ 93,210	\$ 93,210	\$ 93,210	-
TOTAL RESERVES	\$ 93,210	\$ 93,210	\$ 93,210	-
Total Expenditures	\$ 944,475	\$ 944,475	\$ 616,160	328,314
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 291,536	291,534
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ -	\$ -	\$ 291,536	291,534
Fund Balance - Beginning	\$ -		\$ 306,198	
Fund Balance - Ending	\$ -		\$ 597,734	

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	1,394	17,475
Miscellaneous Income	5,450	-	-	111	50	-	53	100	-	187	-	-	5,950
Total Revenues	\$ 6,211	\$ 23,815	\$ 633,036	\$ 4,178	\$ 13,877	\$ 5,900	\$ 16,137	\$ 22,641	\$ 6,807	\$ 171,036	\$ 2,666	\$ 1,394	\$ 907,696

Expenditures:

General & Administrative:

Supervisor Fees	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 200	\$ 200	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,400
FICA Taxes	31	31	31	31	31	15	15	31	31	31	31	31	337
Engineering	1,790	3,747	1,855	-	125	1,080	290	2,330	4,018	1,830	540	1,623	19,227
Attorney	1,600	924	2,020	1,566	817	-	-	-	2,702	-	-	2,652	12,280
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	688	8,258
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	4,831	57,974
Information Technology	93	93	93	93	93	93	93	93	93	93	93	93	1,113
Website Maintenance	111	111	111	111	111	111	111	111	111	111	111	111	1,336
Telephone	6	22	40	49	5	37	14	25	14	50	33	14	309
Postage	63	38	106	71	41	140	65	88	428	88	46	49	1,222
Insurance General Liability	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing	15	47	83	23	44	34	43	20	823	95	113	20	1,361
Legal Advertising	82	3,089	-	82	82	175	90	63	767	107	82	177	4,794
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	1	13
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	\$ 10,690	\$ 137,339

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	324	1,407	304	1,781	13,847
Amenity Manager	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	5,940	71,285
Janitorial Services	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	15,900
Pool Maintenance	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,800
Pool Chemicals	922	87	737	387	87	916	-	944	84	1,391	763	866	7,184
Pool Monitors	-	-	-	175	-	852	-	895	1,682	976	900	1,440	6,920
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	3,686	46,281
Permit Fees	-	-	-	-	-	-	-	-	325	-	325	-	650
Telephone/Cable/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	534	512	493	476	493	404	500	527	553	554	522	564	6,130
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	1,632	22,954
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	796	5,194
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	\$ 20,681	\$ 254,651
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	\$ 18,472	\$ 113,506
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	1,790	13,730
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	\$ 20,262	\$ 130,961
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	\$ 40,943	\$ 385,612
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	\$ 51,633	\$ 616,160
Excess (Deficiency) of Revenues over Expenditures	\$ (57,944)	\$ (23,834)	\$ 590,646	\$ (34,030)	\$ (20,303)	\$ (37,544)	\$ (18,474)	\$ (16,661)	\$ (43,565)	\$ 130,998	\$ (127,513)	\$ (50,239)	\$ 291,536
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (57,944)	\$ (23,834)	\$ 590,646	\$ (34,030)	\$ (20,303)	\$ (37,544)	\$ (18,474)	\$ (16,661)	\$ (43,565)	\$ 130,998	\$ (127,513)	\$ (50,239)	\$ 291,536

Wilford Preserve

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 521,627	\$ 521,627	\$ 520,775	\$ (852)
Interest Income	10,000	10,000	20,952	10,952
Total Revenues	\$ 531,627	\$ 531,627	\$ 541,727	\$ 10,100
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	\$ 16,277	\$ 10,100
Net Change in Fund Balance	\$ 6,177	\$ 6,177	\$ 16,277	\$ 10,100
Fund Balance - Beginning	\$ 255,984		\$ 463,784	
Fund Balance - Ending	\$ 262,161		\$ 480,061	

Wilford Preserve

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 353,740	\$ 353,740
Interest Income	-	-	2,543	2,543
Total Revenues	\$ -	\$ -	\$ 356,283	\$ 356,283
Expenditures:				
Interest -11/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 356,283	\$ 356,283
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,610)	\$ (1,610)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,610)	\$ (1,610)
Net Change in Fund Balance	\$ -	\$ -	\$ 354,674	\$ 354,674
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 354,674	

Wilford Preserve
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	\$ 2,000	\$ 2,000	\$ 3,514	\$ 1,514
Capital Reserve Funding	93,210	93,210	93,210	-
Total Revenues	\$ 95,210	\$ 95,210	\$ 96,724	\$ 1,514
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		\$ 61,090	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 85,210		\$ 61,090	
Fund Balance - Beginning	\$ 98,495		\$ 99,897	
Fund Balance - Ending	\$ 183,705		\$ 160,987	

Wilford Preserve
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending September 30, 2026

Description	SE 2019A	SE 2026
<u>Revenues</u>		
Bond Proceeds	\$ -	\$ 6,136,260
Interest Income	-	41,706
Transfer In	-	1,610
Total Revenues	\$ -	\$ 6,179,576
<u>Expenditures</u>		
Capital Outlay	\$ -	\$ 5,833,533
Underwriter's Discount	-	129,800
Cost of Issuance	-	215,560
Transfer Out	-	-
Total Expenditures	\$ -	\$ 6,178,893
Excess Revenues (Expenditures)	\$ -	\$ 683
Beginning Fund Balance	\$ 4,440	\$ -
Ending Fund Balance	\$ 4,440	\$ 683

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	\$	215,609	
Reserve Fund Balance		215,609	
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

September 30, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	9/16/26	50039-50040	\$ 369.40
Sub-Total			\$369.40
<i>Accounts Payable</i>	9/1/26	1002-1003	\$ 1,855.00
	9/11/26	1004-1011	39,677.32
	9/22/26	1012-1014	28,582.71
	9/29/26	1015-1018	5,311.75
Sub-Total			\$ 75,426.78
Total			\$ 75,796.18

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50039	1	GARY A MCKEE	184.70	9/16/2026
50040	2	ROBERT C KEEFE	184.70	9/16/2026
TOTAL FOR REGISTER			369.40	

Attendance Sheet

District Name: Wilford Preserve CDD

Board Meeting Date: September 15, 2026

	Name	In Attendance	Fee
1	Louis Cowling	✓	N/A
2	Daniel Zarembo	✓	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

SEP 15, 2024
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R
*** CHECK NOS. 001002-001018

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
WILFORD PRESERVE GENERAL FUND
BANK A GENERAL FUND

RUN 9/29/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/01/26	00033	8/25/26 402470B	202608 330-57200-46000	AUG26 LAKE MAINT-CHESWICK	*	895.00	
				THE LAKE DOCTORS INC			895.00 001002
9/01/26	00016	8/24/26 1247367	202608 330-57200-42010	MOW CHESWICK OAKS AVE	*	960.00	
				YELLOWSTONE LANDSCAPE			960.00 001003
9/11/26	00001	9/01/26 256	202609 310-51300-34000	SEP MANAGEMENT FEES	*	4,831.17	
		9/01/26 256	202609 310-51300-35200	SEP WEBSITE ADMIN	*	111.33	
		9/01/26 256	202609 310-51300-35100	SEP INFORMATION TECH	*	92.75	
		9/01/26 256	202609 310-51300-31300	SEP DISSEMINATION SVCS	*	688.17	
		9/01/26 256	202609 310-51300-51000	OFFICE SUPPLIES	*	.54	
		9/01/26 256	202609 310-51300-42000	POSTAGE	*	49.45	
		9/01/26 256	202609 310-51300-42500	COPIES	*	20.25	
		9/01/26 256	202609 310-51300-41000	TELEPHONE	*	14.17	
				GOVERNMENTAL MANAGEMENT SERVICES			5,807.83 001004
9/11/26	00001	9/01/26 257	202609 320-57200-41000	SEP FIELD OPS MGMT	*	5,940.42	
		9/01/26 257	202609 320-57200-45500	SEP JANITORIAL SERVICES	*	1,325.00	
		9/01/26 257	202609 320-57200-46500	SEP POOL MAINTENANCE SVCS	*	2,650.00	
		9/01/26 257	202609 320-57200-46510	POOL CHEMICALS-TRICLOR	*	91.85	
				GOVERNMENTAL MANAGEMENT SERVICES			10,007.27 001005
9/11/26	00026	9/01/26 447222	202609 320-57200-49600	SEP26 CLOUD MGMT SERVICES	*	85.00	
				HI-TECH SYSTEM ASSOCIATES			85.00 001006
9/11/26	00026	9/01/26 447223	202609 320-57200-49600	SEP26 SVCS-WILFORD OAKS	*	74.99	
				HI-TECH SYSTEM ASSOCIATES			74.99 001007
9/11/26	00011	9/03/26 26-00339	202609 310-51300-48000	NOTICE OF MEETING - 9/15	*	81.75	
				JACKSONVILLE DAILY RECORD			81.75 001008
				WILP WILFORD PRES TLEE			

AP300R
*** CHECK NOS. 001002-001018

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
WILFORD PRESERVE GENERAL FUND
BANK A GENERAL FUND

RUN 9/29/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/11/26	00035	9/01/26 12215 SEP26	202609 320-57200-49600 SECURITY SERVICES	SECURITY DEVELOPMENT GROUP LLC	*	3,525.98	3,525.98 001009
9/11/26	00018	9/10/26 6636 PROF SRVS THUR 09/06/26	202609 310-51300-31100	TAYLOR & WHITE INC	*	1,622.50	1,622.50 001010
9/11/26	00016	9/01/26 1259755 SEP LANDSCAPE MAINTENANCE	202609 330-57200-42000	YELLOWSTONE LANDSCAPE	*	18,472.00	18,472.00 001011
9/22/26	00002	9/14/26 33994 FY27 INSURANCE RENEWAL	202609 300-15500-10000	EGIS INSURANCE ADVISORS, LLC	*	25,362.00	25,362.00 001012
9/22/26	00001	9/15/26 258 AUG GEN FACILITY MAINT	202608 320-57200-45000	GOVERNMENTAL MANAGEMENT SERVICES	*	1,780.84	1,780.84 001013
9/22/26	00020	8/31/26 30 AUG POOL MONITOR SERVICES	202608 320-57200-46530	RIVERSIDE MANAGEMENT SERVICES	*	1,439.87	1,439.87 001014
9/29/26	00030	9/16/26 7569934 SEP26 POOL CHEMICALS	202609 320-57200-46510	HAWKINS INC	*	774.50	774.50 001015
9/29/26	00011	9/24/26 26-00370 NOTICE-FY27 BOS MEETINGS	202609 310-51300-48000	JACKSONVILLE DAILY RECORD	*	95.50	95.50 001016
9/29/26	00021	9/22/26 3814954 MAY26 GENERAL COUNSEL	202605 310-51300-31500	KUTAK ROCK LLP	*	1,155.00	2,651.75 001017
		9/22/26 3814954 JUN26 GENERAL COUNSEL	202606 310-51300-31500		*	1,496.75	
9/29/26	00033	9/22/26 2199272 SEP26 LAKE MAINTENANCE	202609 330-57200-46000	THE LAKE DOCTORS INC	*	1,790.00	1,790.00 001018
TOTAL FOR BANK A						75,426.78	
TOTAL FOR REGISTER						75,426.78	

WILP WILFORD PRES TLEE

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	8/25/2026	\$895.00

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

0000000730725300100000004024700000008950068

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 8/25/2026

Invoice 402470B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/25/2026	Water Management - Monthly		\$895.00	\$0.00	\$895.00

August Invoice (Cheswick South) = \$320.00
7 Pond Add On effective 8/1/26 = \$575.00

Thank you for your business!

Approved by:
Sayla Hicks
8/26/26
1.330.57200.46000

RECEIVED

By Tara Lee at 10:48 am, Aug 26, 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:

\$1790.00

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1247367	8/24/2026
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Wilford Preserve CDD

Address: Sycamore Way
Orange Park, FL 32073

Invoice Due Date: September 23, 2026

Invoice Amount: \$960.00

Description	Current Amount
One Time Mow Cheswick Oaks Ave	
Landscape Enhancement	\$960.00

Invoice Total **\$960.00**

Approved:
Sayla Hicks
8/26/26
1.330.57200.42000

Recoded to Landscape Contingency
001.330.57200.42010

TRL

RECEIVED

By Tara Lee at 10:40 am, Aug 26, 2026

IN COMMERCIAL LANDSCAPING

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

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

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

Invoice

Invoice #: 256

Invoice Date: 9/1/26

Due Date: 9/1/26

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 - September 2026		4,831.17	4,831.17
Website Administration - September 2026		111.33	111.33
Information Technology - September 2026		92.75	92.75
Dissemination Agent Services - September 2026		688.17	688.17
Office Supplies		0.54	0.54
Postage		49.45	49.45
Copies		20.25	20.25
Telephone		14.17	14.17

RECEIVED

By Tara Lee at 11:15 am, Sep 08, 2026

Total	\$5,807.83
-------	------------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$5,807.83
-------------	------------

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

Invoice

Invoice #: 257
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		5,940.42	5,940.42
Janitorial - September 2026		1,325.00	1,325.00
Pool Maintenance - September 2026		2,650.00	2,650.00
Pool Chemicals - Trichlor		91.85	91.85
Alison Moring 9-4-26			

Total \$10,007.27

Payments/Credits \$0.00

Balance Due \$10,007.27

RECEIVED

By Tara Lee at 1:31 pm, Sep 08, 2026



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 #: 447222
Invoice Date: 09/01/2026
Completed: 09/02/2026
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 - 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
9/3/26
1.320.57200.49600

RECEIVED

By Tara Lee at 12:36 pm, Sep 03, 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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 447223
Invoice Date: 09/01/2026
Completed: 09/02/2026
Terms: Due On Receipt
Bid#:

Bill to:

Wilford Oaks
14701 Phillips Hwy
Ste 300
Jacksonville, FL 32256

[Click Here to Pay Online!](#)

14701 Phillips Hwy

HiTechFlorida.com

Description	Qty	Rate	Amount
1-12161-9-AC-1 - Access Control System - Wilford Oaks - 3116 Golden Eye Drive, Orange Park, FL			
HT Comm Access 4	1.00	\$49.99	49.99
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Discount Monthly-Tax	1.00	(\$10.00)	(10.00)
HT OVRC AV Essen.	1.00	\$15.00	15.00
Sales Tax			0.00

Approved by:

Sayla Hicks

9/3/26

1.320.57200.49600

RECEIVED

By Tara Lee at 12:36 pm, Sep 03, 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

\$74.99

Payments

\$0.00

Balance Due

\$74.99

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 3, 2026

Date

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

Serial #	26-00339C	PO/File #		\$81.75
				Payment Due
Notice of Board of Supervisors Meeting				
				\$81.75
Wilford Preserve Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	9/3			
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 # 26-00339C on your
check or remittance advice.

RECEIVED

By Tara Lee at 11:25 am, Sep 03, 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.

**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, September 15, 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
Sep. 3 00 (26-00339C)



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 # 12215

DATE 09/01/2026

DUE DATE 09/30/2026

TERMS End of the month

SERVICE MONTH

September

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	72	31.15	2,242.80
Vehicle Patrol 3 patrols a day Mon - Thurs	54	18.67	1,008.18
Fuel Charge Fuel Charge	1	150.00	150.00
Holiday Service Holiday Rate - Labor Day	1	125.00	125.00

Ways to pay



View and pay

SUBTOTAL	3,525.98
TAX	0.00
TOTAL	3,525.98
BALANCE DUE	\$3,525.98

Approved by:
Sayla Hicks
8/26/26
1.320.57200.49600

RECEIVED

By Tara Lee at 10:40 am, Aug 26, 2026

INVOICE

FOR PROFESSIONAL SERVICES RENDERED

Taylor & White, Inc.
Civil Design & Consulting Engineers
 9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - 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 6636
 Date 09/10/2026

Project 16050.1 WILFORD PRESERVE CDD

Invoice Amount:
\$1,622.50

Professional Services Rendered through 09/06/2026. ~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	123,256.25	123,756.25	206.26	500.00
*CONSTRUCTION OBSV/CERTS-HRLY-NTE	75,000.00	117,810.18	118,685.18	158.25	875.00
*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	15,518.75	155.19	247.50
REIMBURSABLES	0.00	10,393.07	10,393.07	0.00	0.00
Total	189,200.00	354,484.50	356,107.00	188.22	1,622.50

*District Engineer-HRLY-NTE

	Units	Billed Amount
James C. Johnson	2.00	250.00
Review plan for CDD off street parking rule.		
Richard "JJ" Edwards	2.00	250.00
Provide CDD Board with the Paving and Drainage As-Builts of Phase 2 and Phase 3B		
Phase subtotal		500.00

*Construction Obsv/Certs-HRLY-NTE

	Units	Billed Amount
Richard "JJ" Edwards	7.00	875.00

Wilford Preserve CDD
Project 16050.1 WILFORD PRESERVE CDD

Invoice number 6636
Date 09/10/2026

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

	Units	Billed Amount
Complete review of the Paving and Drainage As-Builts and send redline markups back to the contractor for review.		

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

	Units	Billed Amount
D. Glynn Taylor, P.E. conference call	1.50	247.50

subtotal	12.50	1,622.50
----------	-------	----------

RECEIVED
By Tara Lee at 3:10 pm, Sep 10, 2026

Invoice total **1,622.50**



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1259755	9/1/2026
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Wilford Preserve CDD

Address: Sycamore Way
Orange Park, FL 32073

Invoice Due Date: October 1, 2026

Invoice Amount: \$18,472.00

Description	Current Amount
Monthly Landscape Maintenance September 2026	\$18,472.00

Invoice Total **\$18,472.00**

Approved by:
Sayla Hicks
9/4/26
1.330.57200.42000

RECEIVED

By Tara Lee at 1:30 pm, Sep 08, 2026

IN COMMERCIAL LANDSCAPING

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

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



INVOICE

Customer	Wilford Preserve Community Development District
Acct #	704
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

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

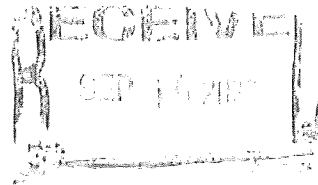
Payment Information	
Invoice Summary	\$ 25,362.00
Payment Amount	
Payment for:	Invoice#33994
100126301	

Thank You

Please detach and return with payment

Customer: Wilford Preserve Community Development District

Invoice	Effective	Transaction	Description	Amount
33994	10/01/2026	Renew policy	Policy #100126301 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	25,362.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED

By Tara Lee at 12:01 pm, Sep 16, 2026

Total

\$ 25,362.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/14/2026

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

Invoice

Invoice #: 258
Invoice Date: 9/15/26
Due Date: 9/15/26
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 Maintenance August 1 - August 31, 2026	7	40.00	280.00
Maintenance Supplies		1,500.84	1,500.84
Approved by: Sayla Hicks 9/16/26 1.320.57200.45000 General Maintenance			
Alison Moring 9-17-26			

RECEIVED

By Tara Lee at 1:45 pm, Sep 17, 2026

Total \$1,780.84

Payments/Credits \$0.00

Balance Due \$1,780.84

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/6/26	1	R.A.	Removed debris around amenity center, field, pool deck, playground and roadways, checked and changed trash receptacles
8/6/26	1	C.W.	Checked and changed trash receptacles, removed debris from dog park, around amenity center, pool deck, playground, parking lot and roadways
8/7/26	2	C.W.	Assisted with event with set up, cleaning up and assisting during event
8/27/26	1.5	R.A.	Checked and changed trash receptacles, removed debris from around amenity center, pool deck, parking lot, field and roadways
8/27/26	1.5	C.W.	Removed debris around amenity center, field, pool deck, playground, roadways and waterways, checked and changed trash receptacles
TOTAL	<u>7</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
WILFORD PRESERVE				
	7/24/26	3 Reams Printer Paper	24.48	S.H.
	7/30/26	Constant Contact Monthly Fee	35.26	S.H.
	8/4/26	Back to School Pool Party Event Supplies	329.62	S.H.
	8/5/26	Headphones (3)	21.64	S.H.
	8/5/26	Com Hole	36.14	S.H.
	8/6/26	Pizza for Back to School Pool Party Event	214.75	S.H.
	8/7/26	Paper Plates for Back to School Event	14.94	S.H.
	8/7/26	16 Pound Bag of Ice for Back to School Pool Party Event	7.41	S.H.
	8/7/26	Water for Back to School Pool Party Event	20.30	S.H.
	8/7/26	Cookies for Back to School Pool Party Event	13.78	S.H.
	8/7/26	DJ for Back to School Pool Party Event	389.82	S.H.
	8/17/26	Swiffer Pads	27.53	S.H.
	8/17/26	Paper Towels	17.23	S.H.
	8/17/26	Hand Soap	3.43	S.H.
	8/21/26	Fall Décor	58.47	S.H.
	8/21/26	40 Gallons Trash Bags 50ct (2)	68.93	S.H.
	8/21/26	Microfiber Towels	11.48	S.H.
	8/21/26	Disposable Gloves 50ct (2)	22.95	S.H.
	8/21/26	Microfiber Cloths 48pk	21.83	S.H.
	8/21/26	Toilet Paper 18 rolls	17.23	S.H.
	8/22/26	Locks for Pool Gate (2)	43.65	S.H.
	8/22/26	Spray Paint	13.75	S.H.
	8/22/26	Water	4.12	S.H.
	8/22/26	Tape Measure	9.17	S.H.
	8/22/26	New Gate Hinge	56.90	S.H.
	8/22/26	3.5In Staple Safety	10.32	S.H.
	8/22/26	Door Handle	5.73	S.H.
		TOTAL	<u>\$1,500.84</u>	

Riverside Management Services, Inc

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

Invoice

Invoice #: 30

Invoice Date: 8/31/2026

Due Date: 8/31/2026

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through August 2026 1.320.572.46530	63.18	22.79	1,439.87
Alison Moring 9-16-26			

Total \$1,439.87

Payments/Credits \$0.00

Balance Due \$1,439.87

RECEIVED**By Tara Lee at 1:43 pm, Sep 17, 2026**

WILFORD PRESERVE CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
POOL MONITOR

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
63.18	Pool Monitor	\$ 22.79	\$ 1,439.87

Covers August 2026 - September 7, 2026

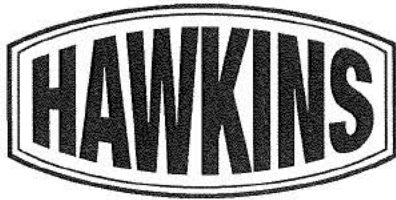
GL Code 1,320,572.46530

TOTAL DUE:

\$ 1,439.87

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
POOL MONITOR BILLABLE HOURS FOR AUGUST 2026 - SEPTEMBER 7, 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/26	6.17	J.S.	Pool Monitor
8/2/26	6.1	J.S.	Pool Monitor
8/7/26	2.04	A.B.	Back to School Event - set up, assist and cleanup
8/15/26	6.19	J.S.	Pool Monitor
8/16/26	6.04	J.S.	Pool Monitor
8/22/26	6.19	J.S.	Pool Monitor
8/23/26	6.05	J.S.	Pool Monitor
8/29/26	6.2	J.S.	Pool Monitor
8/30/26	5.99	J.S.	Pool Monitor
9/5/26	6.24	J.S.	Pool Monitor
9/6/26	5.97	J.S.	Pool Monitor
GRAND TOTAL	<u>63.18</u>		



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

Original

INVOICE

Total Invoice	\$774.50
Invoice Number	7569934
Invoice Date	9/16/26
Sales Order Number/Type	5290120 SL
Branch Plant	74
Shipment Number	6378472

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 #
10/16/26 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	250.0000	GA	\$3.0500	GA	2,417.5 LB	\$762.50
		1 LB BLK (Mini-Bulk)		250.0000	GA			2,417.5 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
9/22/26
1.320.57200.46510
Pool Chemicals

RECEIVED

By Tara Lee at 1:33 pm, Sep 22, 2026

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$774.50

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §§50-1.4(a), 60-300.5(a) and 60-741.6(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.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 24, 2026

Date

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

Serial # 26-00370C	PO/File #	\$95.50
Notice of Meetings		Payment Due
		\$95.50
Wilford Preserve Community Development District		Publication Fee
Case Number		Amount Paid
Publication Dates 9/24		
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 # 26-00370C on your
check or remittance advice.

RECEIVED

By Tara Lee at 11:35 am, Sep 24, 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.

**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
Sep. 24 00 (26-00370C)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 22, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Notification

Mr. James Perry

Wilford Preserve CDD

Governmental Management Services

Suite 114

475 West Town Place

St. Augustine, FL 32092

RECEIVED

By Tara Lee at 12:49 pm, Sep 25, 2026

Invoice No. 3814954

23023-1

Re: General Counsel

For Professional Legal Services Rendered

05/05/26	W. Haber	0.20	66.00	Review and revise budget and rules of procedure adoption resolutions
05/07/26	A. Cox	0.90	130.50	Prepare revised rules of procedure, resolution setting public hearing on revised rules of procedure, resolution adopting revised rules of procedure, notice of rule development for revised rules of procedure, notice of rulemaking for revised rules of development and disseminate same to Hogge together with resolution approving FY 2027 proposed budget and setting hearing
05/20/26	W. Haber	2.30	759.00	Confer with Keefe regarding various issues; prepare for and participate in Board meeting
05/21/26	K. Haber	0.70	199.50	Prepare amenity privileges reinstatement letter; correspond with Giles regarding same

KUTAK ROCK LLP

Wilford Preserve CDD
September 22, 2026
Client Matter No. 23023-1
Invoice No. 3814954
Page 2

06/02/26	W. Haber	0.30	99.00	Confer with Hogge and Nelson regarding agreement for amenity services
06/02/26	K. Jusevitch	0.40	58.00	Review meeting agenda; prepare exhibit to supplemental assessment resolution and confer with Haber
06/06/26	R. Dugan	0.10	32.00	Research matters pertaining to statutory requirements for public notices resulting from legislative changes memorandum to district managers regarding statutory requirements for public notices
06/07/26	K. John	0.10	24.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/15/26	W. Haber	0.50	165.00	Prepare for Board meeting; confer with Giles and Oliver regarding O&M assessments
06/15/26	K. Jusevitch	0.40	58.00	Confer with Haber and correspond with district manager regarding rules of procedure
06/16/26	W. Haber	1.60	528.00	Prepare for and participate in Board meeting
06/17/26	A. Cox	1.20	174.00	Prepare mailed notice of O&M increase and FY 2027 budget hearing, 1st published notice of O&M increase and budget hearing, 2nd published notice of FY 2027 budget hearing, resolution adopting FY 2027 budget and disseminate to Hogge; prepare annual assessment resolution FY 2027 and confer with Haber regarding same
06/17/26	W. Haber	0.40	132.00	Begin preparation of O&M assessment notices and related documents
06/19/26	W. Haber	0.20	66.00	Review variance agreement for fence installation; confer with Giles regarding same

KUTAK ROCK LLP

Wilford Preserve CDD

September 22, 2026

Client Matter No. 23023-1

Invoice No. 3814954

Page 3

06/22/26	A. Cox	0.40	58.00	Disseminate annual assessment resolution to Hogge
06/30/26	W. Haber	0.30	99.00	Review amenity management agreement and confer with Nelson regarding same

TOTAL HOURS 10.00

TOTAL FOR SERVICES RENDERED \$2,648.50

DISBURSEMENTS

Travel Expenses 3.25

TOTAL DISBURSEMENTS 3.25

TOTAL CURRENT AMOUNT DUE \$2,651.75

MAKE CHECK PAYABLE TO:

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
730725	9/22/2026	\$1,790.00

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

00000007307253001000000041076700000017900092

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 9/22/2026 **Invoice 2199272** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/22/2026	Water Management - Monthly		\$1790.00	\$0.00	\$1790.00
Approved by: Sayla Hicks 9/24/26 1.330.57200.46000					
Ponds 2,3,4,5,6,7,8,9,10,11,12,13,14- treated in and around all ponds for invasive aquatic weeds					
Ponds phase 4- 2,4,5- treated in and around invasive aquatic weeds, cat tails, algae and spike rush					
Ponds cs- 2,3,4,5,6,7- treated treated in and around invasive aquatic weeds, cat tails, algae and spike rush					
Please allow 2 weeks for results. Will be back in 2 weeks to check on progress					
Completed on 9/22/2026					
Thanks					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.					
				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

RECEIVED

By Tara Lee at 11:37 am, Sep 24, 2026

Total Account Balance including this invoice:

\$1790.00

This Invoice Total:

\$1790.00

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