WILFORD PRESERVE
Community Development District

NOVEMBER 17, 2026

AGENDA

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

November 10, 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, November 17, 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. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors

   B. Consideration of Resolution 2027-01, Designating Officers

IV. Approval of the Minutes of the October 20, 2026 Meeting

V. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 Budget

VI. Setting a Public Hearing to Adopt Parking and Towing Policies

VII. Ratification of Requisition Nos. 5 and 6

VIII. Consideration of Addendum with S3 Security (to be provided under separate cover)

IX. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager – Agreement for Electronic Payments

   D. Amenity / Operations Manager

X. Financial Reports
   A. Financial Statements as of October 31, 2026

   B. Assessment Receipts Schedule

   C. Check Register

XI. Supervisors' Requests and Audience Comments

XII. Next Scheduled Meeting – December 15, 2026 at 1:30 p.m. at the Plantation Oaks Amenity Center

XIII. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Wilford Preserve Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Tuesday, October 20, 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
Gary McKee	Supervisor
Daniel Zaremba	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee *by phone*	District Counsel
Jay Soriano	Operations Manager

The following is a summary of the discussions and actions taken at the October 20, 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 members of the public present, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the September 15, 2026 Meeting**

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

> On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor the minutes of the September 15, 2026 meeting were approved.

FOURTH ORDER OF BUSINESS **Ratification of Revised Engagement Letter with Grau & Associates**

Ms. Giles stated that the fee for the fiscal year 2026 audit was increased by $1,500 due to the issuance of the Series 2026 bonds.

> On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor the revised fiscal year 2026 engagement letter from Grau & Associate was ratified.

FIFTH ORDER OF BUSINESS **Ratification of Agreement with CALM III, LLC for Onsite Management and Maintenance Services**

Ms. Giles reminded the Board that the pricing, employees and services stayed the same, the agreement is simply to change the provider from GMS to CALM III.

> On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the agreement with CALM III, LLC for onsite management and maintenance services was ratified.

SIXTH ORDER OF BUSINESS **Ratification of Requisition Nos. 1-4**

Ms. Giles presented the requisitions for acquisition of the Cheswick amenity, roadway and stormwater improvements. The requisitions have been processed.

> On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor requisition numbers one through four were ratified.

SEVENTH ORDER OF BUSINESS **Discussion of Parking and Towing Policies**

Ms. Giles noted a public hearing would be needed to adopt any changes to the parking and towing policies. It was recommended to set the public hearing for the January meeting. A resolution will be brought to the Board for that purpose at the next meeting.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives

Ms. Giles presented the goals and objectives that were set last year, noting each goal has been met.

> On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor marking the fiscal year 2026 goals and objectives achieved was approved.

D. Amenity / Operations Manager – Report

A copy of the amenity and operations report was included in the agenda package for the Board's review. Mr. Soriano reported that staff was working on repairing a sinkhole that was reported.

Mr. Keefe asked about a leaning tree that he has been asking to be staked for around four months.

Mr. Soriano responded that the landscaping company was concerned about staking the tree.

NINTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of September 30, 2026

Ms. Giles presented the Financial Statements.

B. Assessment Receipts Schedule

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

C. Check Register

Ms. Giles presented the Check Register totaling $75,796.18, which includes the FY27 property insurance payment.

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

TENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

Mr. Cowling stated that acceptance of Wilford IV is about a week away and then residents will start moving in.

Mr. Keefe stated that there is a company called E3 Athletics that is listing a model home in the neighborhood as their place of business.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 17, 2026, at 1:30 p.m. at the Plantation Oaks Amenity Center**

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2027-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Wilford Preserve Community Development District, hereinafter referred to as "District", adopted General Fund and Capital Reserve Budgets for Fiscal Year 2026 and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Capital Reserve Budgets are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 17th day of November, 2026 and be reflected in the monthly and Fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Wilford Preserve
Community Development District

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

EXHIBIT A

Wilford Preserve
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 673,895	$ 1,256	$ 675,151	$ 675,151
Special Assessments - Direct Bill	110,204	(54,461)	55,743	55,743
Developer Funded Cheswick South	153,376	-	153,376	153,377
Interest Income	6,000	11,475	17,475	17,475
Miscellaneous Income	1,000	4,950	5,950	5,950
Total Revenues	**$ 944,475**	**$ (36,779)**	**$ 907,696**	**$ 907,696**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 4,800	$ (400)	$ 4,400	$ 4,400
FICA Taxes	367	(31)	337	337
Engineering	6,000	13,227	19,227	19,227
Attorney	15,000	-	15,000	14,071
Annual Audit	5,200	(100)	5,100	5,100
Assessment Roll Administration	5,899	-	5,899	5,899
Arbitrage Rebate	600	600	1,200	1,200
Dissemination Agent	8,258	-	8,258	8,258
Trustee Fees	7,000	-	7,000	4,036
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	9	309	309
Postage	500	722	1,222	1,222
Insurance General Liability	8,208	(474)	7,734	7,734
Printing	1,200	161	1,361	1,361
Legal Advertising	3,000	1,794	4,794	4,794
Other Current Charges	600	(28)	572	572
Office Supplies	100	(87)	13	13
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 127,630**	**$ 15,392**	**$ 143,023**	**$ 139,130**
Operations & Maintenance				
Amenity Center				
Insurance	$ 11,850	$ (1,934)	$ 9,916	$ 9,916
General Facility Maintenance	35,000	-	35,000	14,678
Amenity Manager	71,285	1,667	72,952	72,952
Janitorial Services	15,900	-	15,900	15,900
Pool Maintenance	31,800	1,250	33,050	33,050
Pool Chemicals	20,000	-	20,000	8,059
Pool Monitors	25,000	-	25,000	8,473
Security Monitoring	1,235	-	1,235	-
Security	93,325	-	93,325	46,281
Permit Fees	900	(250)	650	650

Wilford Preserve
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Telephone/Cable/Internet	1,000	(1,000)	-	-
Electric	25,200	(19,070)	6,130	6,130
Water/Sewer/Irrigation	55,000	(32,046)	22,954	22,954
Repairs & Replacements	25,000	-	25,000	11,746
Refuse Service	5,040	154	5,194	5,194
Special Events	6,000	(1,676)	4,324	4,324
Recreational Passes	2,500	(1,980)	520	520
Office Supplies/Mailings/Printing	600	(600)	-	-
Total Amenity Center	**$ 426,635**	**$ (55,485)**	**$ 371,150**	**$ 260,826**
Ground Maintenance:				
Landscape Maintenance	$ 260,000		$ 260,000	$ 113,506
Landscape Contingency	6,000	-	6,000	4,080
Irrigation Maintenance	5,000	-	5,000	605
Lake Maintenance	26,000	-	26,000	13,730
Total Ground Maintenance	**$ 297,000**	**$ -**	**$ 297,000**	**$ 131,921**
Reserves:				
Capital Reserve Fund	$ 93,210	$ -	$ 93,210	$ 93,210
Total Reserves	**$ 93,210**	**$ -**	**$ 93,210**	**$ 93,210**
Total Expenses	**$ 944,475**	**$ (40,093)**	**$ 904,382**	**$ 625,087**
Excess Revenues (Expenditures)	$ -	$ 3,314	$ 3,314	$ 282,609
Fund Balance - Beginning	$ -	$ (3,314)	$ (3,314)	$ 306,198
Fund Balance - Ending	$ -	$ -	$ -	$ 588,807

Wilford Preserve
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Interest Income	$ 2,000	$ 1,514	$ 3,514	$ 3,514
Capital Reserve Funding	93,210	-	93,210	93,210
Total Revenues	**$ 95,210**	**$ 1,514**	**$ 96,724**	**$ 96,724**
Expenditures				
Capital Outlay	$ 10,000	$ 40,000	$ 50,000	$ 35,634
Total Expenditures	**$ 10,000**	**$ 40,000**	**$ 50,000**	**$ 35,634**
Excess Revenues (Expenditures)	$ 85,210	$ (38,486)	$ 46,724	$ 61,090
Fund Balance - Beginning	$ 98,495	$ 1,402	$ 99,897	$ 99,897
Fund Balance - Ending	$ 183,705	$ (37,084)	$ 146,621	$ 160,987

SIXTH ORDER OF BUSINESS

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to set a public hearing to adopt the *Rules Relating to Overnight Parking and Parking Enforcement* ("Policy") attached hereto as **Exhibit A**; and

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Policy.

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

Section 1. The Board intends to adopt the Policy, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on the Policy at a meeting of the Board to be held on January 19, 2027 at 1:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF November, 2026.

ATTEST:

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Overnight Parking and Parking Enforcement

EXHIBIT A

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

In accordance with Chapter 190, Florida Statutes, and on _____ 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.

Deleted: June 15, 2023

SECTION 1. INTRODUCTION.

The purposes of this Rule include promoting safe and unobstructed travel; maintaining adequate access for emergency, public safety, maintenance, sanitation, school transportation, utility, and other service vehicles; protecting District infrastructure and property; preventing District property from being used for unauthorized vehicle or equipment storage; and establishing clear and uniform parking requirements throughout the District.

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.

Nothing in this Rule shall be interpreted as an assertion or exercise of police power by the District or as superseding the lawful jurisdiction of Clay County, the Clay County Sheriff's Office, or any other governmental entity.

SECTION 2. DEFINITIONS.

A. *District Property.* Real property, roadway rights-of-way, common areas, facilities, parking areas, grass areas, or other property owned or lawfully controlled by the District.

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

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

D. ***Trailer.*** Any nonmotorized vehicle, conveyance, apparatus, or equipment designed or ordinarily used to be drawn, pulled, or transported by a motor vehicle, including, but not limited to, utility trailers, cargo trailers, enclosed trailers, boat trailers, personal-watercraft trailers, landscape trailers, automobile trailers, equipment trailers, trailer-mounted smokers, barbecue pits, grills,

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cooking equipment, food-preparation equipment, and similar wheeled or trailer-mounted apparatus.

For avoidance of doubt, this definition includes a large smoker, barbecue pit, grill, or similar apparatus constructed upon, permanently attached to, or intended to function as a trailer, regardless of whether it is registered or licensed as a trailer.

An ordinary residential barbecue grill, smoker, or similar portable household cooking appliance that is not constructed upon or intended to function as a trailer is not a Trailer for purposes of this Rule.

E. *Recreational Vehicle. A motor home, travel trailer, fifth-wheel trailer, camper, pop-up camper, or other motorized or nonmotorized recreational conveyance designed or used for temporary living, camping, or recreational purposes.*

F. *Equipment. Mobile machinery or equipment, whether motorized or nonmotorized, that is not primarily intended for ordinary passenger transportation.*

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

H. *Tow-Away Zone.* District property in which parking is prohibited pursuant to this Rule and from which an unauthorized Vehicle, Vessel, Trailer, Recreational Vehicle, or Equipment may be removed 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.

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

SECTION 3. DESIGNATED PARKING AREAS.

District roadway rights-of-way, common areas, grass areas, facilities, and other District Property identified in Exhibit A are subject to this Rule, and are hereby established as "Tow-Away Zones" 24 hours a day, seven days a week (24/7) for all Vehicles and Vessels, Trailers, Recreational Vehicle, or Equipment 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.

Except where specifically authorized, parking upon District grass areas, landscaped areas, sidewalks, common areas, or other locations not designed or designated for parking is prohibited.

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Deleted: Those areas within the District's boundaries depicted in Exhibit A, which is incorporated herein by reference

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No Vehicle may be parked in a manner that unreasonably obstructs the safe passage of traffic, emergency vehicles, sanitation vehicles, school buses, utility vehicles, pedestrians, or other lawful users of District property.

Nothing in this Rule authorizes parking otherwise prohibited by Florida law, Clay County Ordinance, an official traffic-control device, or other applicable law.

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. Trailers, Vessels, Recreational Vehicles And Equipment

Except as specifically authorized for a temporary purpose permitted under this Rule, no Trailer, Vessel, Recreational Vehicle, or Equipment may be parked or stored upon a District roadway or roadway right-of-way.

This prohibition applies regardless of whether the Trailer, Vessel, Recreational Vehicle, or Equipment:

1. Is attached or unattached to a motor vehicle;

2. Is registered or licensed;

3. Is capable of lawful highway travel;

4. Is capable of movement under its own power; or

5. Is advertised or offered for sale.

Temporary presence is permitted when reasonably necessary for:

1. Active loading or unloading;

2. Moving into or out of a residence;

3. Delivery or pickup;

4. Construction, repair, landscaping, catering, or maintenance actively occurring at a nearby property;

5. District-authorized work;

6. Emergency or public-safety activity; or

7. Another temporary purpose expressly authorized by the District Manager or designee.

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An item permitted under one of these exceptions shall be removed promptly following completion of the activity giving rise to the exception and may not be used to circumvent the prohibition against roadway storage.

SECTION 6. 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 parking areas serving the District's Amenity Facility are intended primarily for persons actively using the Amenity Facility or other District facilities. A Vehicle may not remain parked within the Amenity Facility parking areas during the Overnight Period without a valid overnight parking permit issued by the District, which shall be visibly displayed in the parked cars.

The District Manager or designee may issue an overnight parking permit for a period not exceeding one (1) month.

An overnight parking permit authorizes parking only during the Overnight Period. It does not authorize continuous or twenty-four-hour storage of a Vehicle within the Amenity Facility parking lot.

Reasonable Extension of Permit Hours. The District Manager or designee may, upon request and for reasonable cause, authorize a permitted Vehicle to arrive before the beginning of the Overnight Period or remain after the end of the Overnight Period. Such authorization shall be limited to the reasonable period necessary under the circumstances and shall not authorize continuous or long-term storage of a Vehicle at the Amenity Facility.

A Vehicle operating under an overnight parking permit must ordinarily be removed from the Amenity Facility parking area following the end of each Overnight Period.

An overnight parking permit may not be used for storage of:

1. An inoperable or disabled Vehicle;

2. A Vehicle undergoing or awaiting mechanical repair;

3. A Vehicle that is not being regularly operated;

4. A Vehicle being stored at the Amenity Facility in lieu of otherwise available lawful parking or storage at a residence or other location; or

5. A Trailer, Vessel, Recreational Vehicle, or Equipment unless separately and expressly authorized for a temporary purpose.

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Deleted: 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,

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The District may revoke an overnight parking permit for violation of this Rule, inaccurate information provided in obtaining the permit, use of the Amenity Facility parking area for vehicle storage, or other abuse of the permit privilege.

Issuance of a permit does not create a property right or guarantee continued availability of parking.

SECTION 7. State and county parking restrictions. Nothing in this Rule supersedes, modifies, or limits restrictions established by Florida law or Clay County ordinance.

SECTION 8. TOWING/REMOVAL PROCEDURES.

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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. COMPLAINT-Based Enforcement

The District may administer this Rule based upon observations by District personnel or sufficiently documented complaints received from residents or other persons.

A complaint should contain information reasonably sufficient to document the alleged violation, including:

1. Date and approximate time;

2. Specific location;

3. Clear photographs showing the Vehicle, Trailer, Vessel, Recreational Vehicle, or Equipment and circumstances constituting the alleged violation;

4. License plate number, when available; and

5. Other information reasonably necessary to identify the subject of the complaint.

Submission of a complaint does not itself authorize towing.

First Documented Violation:

1. Except where immediate removal is authorized by applicable law or subsequently approved by the Board upon advice of District Counsel, a first sufficiently documented violation shall ordinarily result in a warning.

2. District staff shall maintain the complaint and supporting documentation.

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3. When the Vehicle, Trailer, Vessel, Recreational Vehicle, or Equipment can reasonably be located, a written warning may be conspicuously placed upon it.

4.The warning may identify the applicable restriction, corrective action required, and state that a subsequent violation may result in towing at the owner's expense.

5. The District is not required to obtain registered-owner information in order to document a warning. Records may be maintained using the license plate number, trailer registration, physical description, photographs, or other reasonably reliable identifying information.

Subsequent Documented Violation

1. Upon receipt of a subsequent sufficiently documented complaint involving the same identifiable Vehicle, Trailer, Vessel, Recreational Vehicle, or Equipment, the District may initiate the towing procedure authorized by the Board.

2. A resident or complainant has no authority to order, direct, approve, or authorize a tow on behalf of the District.

Independent Verification Before Towing

1. Before removal pursuant to the District's complaint-based enforcement procedure, the District's authorized towing contractor shall independently verify that:

- The identified Vehicle, Trailer, Vessel, Recreational Vehicle, or Equipment is physically present at the reported location;
- It is then in violation of the applicable District restriction; and
- The conditions necessary for towing under applicable law and the District's towing agreement have been satisfied.

The towing contractor shall document the condition before removal, including photographs, date, time, location, license plate or other identifying information, and the apparent violation.

C. Uniform Enforcement and Records. The District shall endeavor to administer this Rule uniformly without regard to the identity of the owner, operator, complainant, or affected resident.

The District Manager shall establish an appropriate method for maintaining parking complaints, photographs, warnings, repeat-violation information, towing records, and

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related documentation in accordance with applicable public-records requirements and District record-retention policies.

Nothing in this Rule authorizes an individual Supervisor to independently order or direct the towing of a Vehicle, Trailer, Vessel, Recreational Vehicle, or Equipment.

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

E. 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. Vehicle, Vessel, Trailer, Recreational Vehicle, or Equipment 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; revised _____

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





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



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EXHIBIT B
Map of No Overnight Parking Areas

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Golden Eye Dr
Cheswick Oak Av


Firethorn Av
Cheswick Oak Av
Cynthia Ln
Pinkal Ter
Gadwall Rd
Woodie Run


Golden Eye Dr
Pond Heron Loop
Hiddenwood Way
Halstead Way
Barclay Ct
Cheswick Oak Av

SEVENTH ORDER OF BUSINESS

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: 5

(B) Name of Payee: Taylor & White, Inc.

(C) Amount Payable: $1,455.00

(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

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 6674
Date 10/15/2026

Project **16050.1 WILFORD PRESERVE CDD**

Invoice Amount:
$1,455.00

Professional Services Rendered through 10/11/2026. ~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	123,756.25	125,211.25	208.69	1,455.00
***CONSTRUCTION OBSV/CERTS-HRLY-NTE**	75,000.00	118,685.18	118,685.18	158.25	0.00
***PURCHASING AGENT-HRLY**	24,200.00	20,605.00	20,605.00	85.14	0.00
***STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS**	10,000.00	5,430.00	5,430.00	54.30	0.00
***AMENITY CENTER MODIFICATION-CLOSED**	0.00	23,740.00	23,740.00	0.00	0.00
***SLEEVING PLAN-CLOSED**	0.00	2,898.75	2,898.75	0.00	0.00
***BOUNDARY AMENDMENT PHASE- HRLY**	0.00	0.00	0.00	0.00	0.00
***PROJECT ADMIN. & COORDINATION-HRLY-NTE**	10,000.00	15,518.75	15,518.75	155.19	0.00
REIMBURSABLES	0.00	10,393.07	10,393.07	0.00	0.00
Total	189,200.00	356,107.00	357,562.00	188.99	1,455.00

***District Engineer-HRLY-NTE**

	Units	Billed Amount
D. Glynn Taylor, P.E.	2.00	330.00
eor		
eor		
Richard "JJ" Edwards	9.00	1,125.00

Cheswick and Cheswick Amenity Infrastructure package review for EOR signature.
TEAMS Call with the Owner, Attorney and Management regaridng the requisitions for Cheswick. Changes to Plans to address the SJRWMD comments on baseflow to Pond.
Development and distribution of Requisition #4

Phase subtotal		1,455.00
subtotal	11.00	1,455.00

Invoice total **1,455.00**

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: 6

(B) Name of Payee: Kutak Rock, LLP

(C) Amount Payable: $2,805.00

(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

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

[redacted]

October 19, 2026

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

Invoice No. 3830873
23023-3

Re: Project Construction

For Professional Legal Services Rendered

07/03/26	W. Haber	2.40	792.00	Review documents and prepare acquisition packages for Cheswick and Wilford Phase 4
07/06/26	W. Haber	0.40	132.00	Prepare for and participate in call to discuss acquisition documents; review and revise same
07/08/26	W. Haber	0.20	66.00	Confer with Middleton regarding acquisition documents
07/13/26	W. Haber	0.70	231.00	Confer with Cheswick South property owner and its counsel regarding acquisition documents
07/20/26	W. Haber	0.40	132.00	Confer with Cowling regarding acquisition documents; revise same
07/24/26	W. Haber	0.50	165.00	Confer with counsel for Cheswick regarding acquisition documents; review and revise same
07/30/26	W. Haber	0.40	132.00	Confer with Cheswick South representatives regarding acquisition documents

08/03/26	W. Haber	0.50	165.00	Confer with Dicky Smith regarding release for amenity facility; confer with Cheswick representative regarding same
08/26/26	W. Haber	2.60	858.00	Review and revise acquisition documents; prepare correspondence regarding same
08/28/26	W. Haber	0.40	132.00	Review correspondence regarding acquisition packages; confer with Cowling regarding same

TOTAL HOURS	8.50	
TOTAL FOR SERVICES RENDERED		$2,805.00
TOTAL CURRENT AMOUNT DUE		$2,805.00

NINTH ORDER OF BUSINESS

C.

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Wilford Preserve Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Clay County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

TENTH ORDER OF BUSINESS

A.

Wilford Preserve

Community Development District

Unaudited Financial Reporting

October 31, 2026

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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 39,871	$ -	$ -	$ -	$ 39,871
Due from Other	-	-	-	4,440	4,440
Investments:					
General Fund Custody	468,894	-	-	-	468,894
State Board of Administration (SBA)	3,009	-	161,541	-	164,550
Series 2019					
Reserve	-	216,229	-	-	216,229
Revenue	-	265,212	-	-	265,212
Series 2026					
Reserve	-	224,065	-	-	224,065
Interest	-	129,675	-	-	129,675
Revenue	-	1,309	-	-	1,309
Construction	-	-	-	7,691	7,691
COI	-	-	-	685	685
Total Assets	**$ 511,774**	**$ 836,489**	**$ 161,541**	**$ 12,816**	**$ 1,522,621**
Liabilities:					
Accrued Expeses	$ 1,795	$ -	$ -	$ -	$ 1,795
Total Liabilities	**$ 1,795**	**$ -**	**$ -**	**$ -**	**$ 1,795**
Fund Balance:					
Debt Service	$ -	$ 836,489	$ -	$ -	$ 836,489
Capital Project	-	-	-	12,816	12,816
Assigned for:					
Capital Reserve Fund	-	-	161,541	-	161,541
Unassigned	509,979	-	-	-	509,979
Total Fund Balances	**$ 509,979**	**$ 836,489**	**$ 161,541**	**$ 12,816**	**$ 1,520,825**
Total Liabilities & Fund Balance	$ 511,774	$ 836,489	$ 161,541	$ 12,816	$ 1,522,621

Wilford Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 937,541	$ -	$ -	-
Interest Income	5,000	417	1,354	937
Miscellaneous Income	1,000	83	-	(83)
Total Revenues	**$ 943,541**	**$ 500**	**$ 1,354**	**854**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 9,600	$ 800	$ 400	400
FICA Taxes	734	61	31	31
Engineering	15,000	1,250	578	672
Attorney	15,000	1,250	-	1,250
Annual Audit	5,200	433	-	433
Assessment Roll Administration	6,253	6,253	6,253	-
Arbitrage Rebate	1,050	88	-	88
Dissemination Agent	8,800	733	717	17
Trustee Fees	13,000	633	633	-
Management Fees	61,452	5,121	5,121	-
Information Technology	1,180	98	98	-
Website Maintenance	1,416	118	118	-
Telephone	300	25	31	(6)
Postage	800	67	79	(12)
Insurance General Liability	8,507	8,314	8,314	-
Printing	1,200	100	46	54
Legal Advertising	3,000	250	82	168
Other Current Charges	600	50	13	37
Office Supplies	100	8	1	8
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 153,367**	**$ 25,828**	**$ 22,688**	**3,140**

Wilford Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Operations & Maintenance				
Amenity Center Expenditures				
Insurance	$ 15,000	$ 17,048	$ 17,048	-
General Facility Maintenance	35,000	2,917	-	2,917
Amenity Manager	75,562	6,297	6,297	-
Janitorial Services	16,854	1,405	1,405	-
Pool Maintenance	34,980	2,915	2,915	-
Pool Chemicals	20,000	1,667	780	887
Pool Monitors	25,000	2,083	-	2,083
Security Monitoring	1,235	103	-	103
Security	93,325	7,777	4,021	3,756
Permit Fees	900	75	-	75
Telephone/Cable/Internet	1,000	83	-	83
Electric	25,200	2,100	572	1,528
Water/Sewer/Irrigation	55,000	4,583	1,795	2,788
Repairs & Replacements	25,000	2,083	315	1,768
Refuse Service	5,040	420	835	(415)
Special Events	6,000	500	-	500
Recreational Passes	2,500	208	-	208
Office Supplies/Mailings/Printing	600	50	-	50
Subtotal Amenity Center Expenditures	**$ 438,196**	**$ 52,314**	**$ 35,982**	**16,331**
Ground Maintenance Expenditures				
Operations Management	$ 15,000	$ 1,250	$ 1,250	-
Landscape Maintenance	229,108	19,092	18,472	620
Landscape Contingency	6,000	500	-	500
Irrigation Maintenance	5,000	417	-	417
Lake Maintenance	20,880	1,740	1,790	(50)
Subtotal Ground Maintenance Expenditures	**$ 275,988**	**$ 22,999**	**$ 21,512**	**1,487**
Total Operations & Maintenance	**$ 714,184**	**$ 75,313**	**$ 57,494**	**17,818**
Reserves				
Capital Reserve Fund	$ 75,990	$ -	$ -	-
TOTAL RESERVES	**$ 75,990**	**$ -**	**$ -**	**-**
Total Expenditures	**$ 943,541**	**$ 101,141**	**$ 80,182**	**20,958**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (100,641)	$ (78,828)	21,812
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	-
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**-**
Net Change in Fund Balance	**$ -**	**$ (100,641)**	**$ (78,828)**	**21,812**
Fund Balance - Beginning	$ -		$ 588,807	
Fund Balance - Ending	$ -		$ 509,979	

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Funded Cheswick South	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	1,354	-	-	-	-	-	-	-	-	-	-	-	1,354
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 1,354**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,354**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400
FICA Taxes	31	-	-	-	-	-	-	-	-	-	-	-	31
Engineering	578	-	-	-	-	-	-	-	-	-	-	-	578
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	6,253	-	-	-	-	-	-	-	-	-	-	-	6,253
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	717	-	-	-	-	-	-	-	-	-	-	-	717
Trustee Fees	633	-	-	-	-	-	-	-	-	-	-	-	633
Management Fees	5,121	-	-	-	-	-	-	-	-	-	-	-	5,121
Information Technology	98	-	-	-	-	-	-	-	-	-	-	-	98
Website Maintenance	118	-	-	-	-	-	-	-	-	-	-	-	118
Telephone	31	-	-	-	-	-	-	-	-	-	-	-	31
Postage	79	-	-	-	-	-	-	-	-	-	-	-	79
Insurance General Liability	8,314	-	-	-	-	-	-	-	-	-	-	-	8,314
Printing	46	-	-	-	-	-	-	-	-	-	-	-	46
Legal Advertising	82	-	-	-	-	-	-	-	-	-	-	-	82
Other Current Charges	13	-	-	-	-	-	-	-	-	-	-	-	13
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 22,688**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 22,688**

Wilford Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Amenity Center Expenditures													
Insurance	$ 17,048	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,048
General Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenity Manager	6,297	-	-	-	-	-	-	-	-	-	-	-	6,297
Janitorial Services	1,405	-	-	-	-	-	-	-	-	-	-	-	1,405
Pool Maintenance	2,915	-	-	-	-	-	-	-	-	-	-	-	2,915
Pool Chemicals	780	-	-	-	-	-	-	-	-	-	-	-	780
Pool Monitors	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	4,021	-	-	-	-	-	-	-	-	-	-	-	4,021
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone/Cable/Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	572	-	-	-	-	-	-	-	-	-	-	-	572
Water/Sewer/Irrigation	1,795	-	-	-	-	-	-	-	-	-	-	-	1,795
Repairs & Replacements	315	-	-	-	-	-	-	-	-	-	-	-	315
Refuse Service	835	-	-	-	-	-	-	-	-	-	-	-	835
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Mailings/Printing	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,982**
Ground Maintenance Expenditures													
Operations Management	$ 1,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,250
Landscape Maintenance	18,472	-	-	-	-	-	-	-	-	-	-	-	18,472
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,790	-	-	-	-	-	-	-	-	-	-	-	1,790
#REF!	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	**$ 21,512**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,512**
Total Operations & Maintenance	**$ 21,512**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 57,494**
Reserves													
Capital Reserve Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
TOTAL RESERVES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 44,200**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 80,182**
Excess (Deficiency) of Revenues over Expenditures	$ (42,846)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (78,828)
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (42,846)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (78,828)**

Wilford Preserve

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 521,613	$ -	$ -	$ -
Interest Income	10,000	833	1,379	546
Total Revenues	**$ 531,613**	**$ 833**	**$ 1,379**	**$ 546**
Expenditures:				
Interest -11/1	$ 179,045	$ -	$ -	$ -
Interest - 5/1	179,045	-	-	-
Principal - 5/1	165,000	-	-	-
Total Expenditures	**$ 523,090**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,523	$ 833	$ 1,379	$ 546
Net Change in Fund Balance	**$ 8,523**	**$ 833**	**$ 1,379**	**$ 546**
Fund Balance - Beginning	$ 265,509		$ 480,061	
Fund Balance - Ending	$ 274,032		$ 481,440	

Wilford Preserve

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 448,130	$ -	$ -	$ -
Interest Income	1,000	1,000	1,019	19
Total Revenues	**$ 449,130**	**$ 1,000**	**$ 1,019**	**$ 19**
Expenditures:				
Interest -11/1	$ 129,675	$ -	$ -	$ -
Interest - 5/1	175,500	-	-	-
Principal - 5/1	95,000	-	-	-
Total Expenditures	**$ 400,175**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 48,955	$ 1,000	$ 1,019	$ 19
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (644)	$ (644)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (644)	$ (644)
Net Change in Fund Balance	**$ 48,955**	**$ 1,000**	**$ 375**	**$ (625)**
Fund Balance - Beginning	$ 354,240		$ 354,674	
Fund Balance - Ending	$ 403,195		$ 355,049	

Wilford Preserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest Income	$ 2,000	$ 167	$ 553	$ 387
Capital Reserve Funding	75,990	-	-	-
Total Revenues	**$ 77,990**	**$ 167**	**$ 553**	**$ 387**
Expenditures:				
Capital Outlay	$ 50,000	$ 4,167	$ -	$ 4,167
Total Expenditures	**$ 50,000**	**$ 4,167**	**$ -**	**$ 4,167**
Excess (Deficiency) of Revenues over Expenditures	**$ 27,990**		**$ 553**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 27,990**		**$ 553**	
Fund Balance - Beginning	$ 149,384		$ 160,987	
Fund Balance - Ending	$ 177,374		$ 161,541	

Wilford Preserve

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending October 31, 2026

Description	SE 2019A	SE 2026
Revenues		
Bond Proceeds	$ -	$ -
Interest Income	-	12,497
Transfer In	-	644
Total Revenues	$ -	$ 13,141
Expenditures		
Capital Outlay	$ -	$ 5,448
Underwriter's Discount	-	-
Cost of Issuance	-	-
Transfer Out	-	-
Total Expenditures	$ -	$ 5,448
Excess Revenues (Expenditures)	$ -	$ 7,693
Beginning Fund Balance	$ 4,440	$ 683
Ending Fund Balance	$ 4,440	$ 8,376

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	$ 216,229	
Reserve Fund Balance	216,229	
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 2027 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2019A DEBT ASMT	SERIES 2026 DEBT ASMT	O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	825	519,803.94	448,129.05	937,540.72	1,905,473.71
TOTAL ASSESSED	825	519,803.94	448,129.05	937,540.72	1,905,473.71

DUE / RECEIVED	BALANCE DUE	2019A DEBT RECEIVED	2026 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
NET ASSESSMENTS TAX ROLL	1,905,473.71	-	-	-	-
TOTAL ASSESSED	1,905,473.71	-	-	-	-

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2019A DEBT RECEIPTS	SERIES 2026 DEBT RECEIPTS	O&M RECEIPTS	AMOUNT RECEIVED
		-	-	-	-
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		-	-	-	-

PERCENT COLLECTED TAX ROLL	0%	0%	0%	0%

C.

WILFORD PRESERVE

Community Development District

Check Register Summary

October 31, 2026

Fund	Date	Check No.		Amount
General Fund				
Payroll	10/21/26	50041-50042	$	369.40
		Sub-Total		$369.40
Accounts Payable	10/8/26	1019-1024	$	24,023.42
	10/9/26	1025-1028		10,808.43
	10/19/26	1029-1031		18,696.84
	10/27/26	1032-1036		5,764.03
		Sub-Total	$	59,292.72
Capital Fund				
Accounts Payable				$0.00
		Sub-Total		$0.00
Total			**$**	**59,662.12**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50041	1	GARY A MCKEE	184.70	10/21/2026
50042	2	ROBERT C KEEFE	184.70	10/21/2026

TOTAL FOR REGISTER 369.40

Attendance Sheet

District Name: Wilford Preserve CDD

Board Meeting Date: October 20, 2026

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

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

Approved for Payment:

District Manager Signature

Oct 20, 2026
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

*** CHECK DATES 10/01/2026 - 10/31/2026 *** WILFORD PRESERVE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/08/26	00001	8/31/26	259	202608	320	57200-46530				*	1,553.14		
			SEP POOL MONITOR-CHESWICK										
									GOVERNMENTAL MANAGEMENT SERVICES			1,553.14	001019
10/08/26	00001	9/15/26	261	202608	320	57200-45000				*	46.62		
			AUG GEN MAINT-CHESWICK S										
									GOVERNMENTAL MANAGEMENT SERVICES			46.62	001020
10/08/26	00001	9/01/26	260	202609	330	57200-41000				*	1,666.67		
			SEP FLD OPS MGMT-CHESWICK										
		9/01/26	260	202609	320	57200-46500				*	1,250.00		
			SEP POOL MAINT-CHESWICK										
		9/01/26	260	202609	320	57200-46510				*	875.00		
			SEP POOL CHEMS-CHESWICK										
									GOVERNMENTAL MANAGEMENT SERVICES			3,791.67	001021
10/08/26	00026	10/01/26	449530	202610	320	57200-49600				*	85.00		
			OCT26 CLOUD MGMT SERVICES										
									HI-TECH SYSTEM ASSOCIATES			85.00	001022
10/08/26	00026	10/01/26	449531	202610	320	57200-49600				*	74.99		
			OCT26 SVCS-WILFORD OAKS										
									HI-TECH SYSTEM ASSOCIATES			74.99	001023
10/08/26	00016	10/01/26	1281984	202610	330	57200-42000				*	18,472.00		
			OCT LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE			18,472.00	001024
10/09/26	99999	10/09/26	VOID	202610	000	00000-00000				C	.00		
			VOID CHECK										
									******INVALID VENDOR NUMBER******			.00	001025
10/09/26	00001	10/01/26	262	202610	310	51300-34000				*	5,121.00		
			OCT MANAGEMENT FEES										
		10/01/26	262	202610	310	51300-35200				*	118.00		
			OCT WEBSITE ADMIN										
		10/01/26	262	202610	310	51300-35100				*	98.33		
			OCT INFORMATION TECH										
		10/01/26	262	202610	310	51300-31300				*	716.67		
			OCT DISSEMINATION SVCS										
		10/01/26	262	202610	310	51300-51000				*	.57		
			OFFICE SUPPLIES										
		10/01/26	262	202610	310	51300-42000				*	78.51		
			POSTAGE										
		10/01/26	262	202610	310	51300-42500				*	45.75		
			COPIES										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/01/26	262	202610	310-51300-41000			*	31.25		
			TELEPHONE								
		10/01/26	262	202610	330-57200-41100			*	304.47		
			POOL REPAIR-RPL CDP LIGHT								
		10/01/26	262	202610	320-57200-46510			*	137.78		
			POOL CHEMICALS-TRICHLOR								
		10/01/26	262	202610	320-57200-46510			*	27.39		
			POOL CHEMICALS-LIQ BLEACH								
		10/01/26	262	202610	320-57200-46510			*	91.74		
			POOL CHEMICALS-CAL HYPO								
		10/01/26	262	202610	320-57200-46510			*	84.10		
			POOL CHEMICALS-TILE SOAP								
		10/01/26	262	202610	330-57200-41100			*	10.45		
			POOL REPAIR-RPL STENNER								
							GOVERNMENTAL MANAGEMENT SERVICES			6,866.01	001026
10/09/26	00011	10/08/26	26-00400	202610	310-51300-48000			*	81.75		
			NOTICE OF MEETING - 10/20								
							JACKSONVILLE DAILY RECORD			81.75	001027
10/09/26	00035	10/01/26	12308	202610	320-57200-49600			*	3,860.67		
			OCT26 SECURITY SERVICES								
							SECURITY DEVELOPMENT GROUP LLC			3,860.67	001028
10/19/26	00055	10/01/26	1	202610	320-57200-41000			*	1,250.00		
			OCT FIELD OPS MGMT								
		10/01/26	1	202610	330-57200-41000			*	6,296.83		
			OCT FACILITY MANAGEMENT								
		10/01/26	1	202610	320-57200-45500			*	1,404.50		
			OCT JANITORIAL SERVICES								
		10/01/26	1	202610	320-57200-46500			*	2,915.00		
			OCT POOL MAINTENANCE SVCS								
							CALM III			11,866.33	001029
10/19/26	00001	10/08/26	263	202610	310-51300-31000			*	6,253.00		
			FY27 ASSESSMENT ROLL CERT								
							GOVERNMENTAL MANAGEMENT SERVICES			6,253.00	001030
10/19/26	00018	10/15/26	6675	202610	310-51300-31100			*	577.51		
			PROF SRVS THUR 10/11/26								
							TAYLOR & WHITE INC			577.51	001031
10/27/26	00001	10/16/26	264	202609	320-57200-45000			*	783.73		
			SEP GEN FACILITY MAINT								
							GOVERNMENTAL MANAGEMENT SERVICES			783.73	001032

*** CHECK DATES 10/01/2026 - 10/31/2026 *** WILFORD PRESERVE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/27/26	00030	10/14/26	7596839	202610	320	57200-46510				*	439.00		
			OCT26 POOL CHEMICALS										
									HAWKINS INC			439.00	001033
10/27/26	00021	10/19/26	3830872	202607	310	51300-31500				*	908.30		
			JUL26 GENERAL COUNSEL										
		10/19/26	3830872.	202608	310	51300-31500				*	883.00		
			AUG26 GENERAL COUNSEL										
									KUTAK ROCK LLP			1,791.30	001034
10/27/26	00033	10/21/26	2153208	202610	330	57200-46000				*	1,790.00		
			OCT26 LAKE MAINTENANCE										
									THE LAKE DOCTORS INC			1,790.00	001035
10/27/26	00016	10/23/26	1292776	202609	330	57200-42010				*	960.00		
			MOW CHESWICK OAKS AVE										
									YELLOWSTONE LANDSCAPE			960.00	001036

TOTAL FOR BANK A 59,292.72

TOTAL FOR REGISTER 59,292.72

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

Invoice

Invoice #: 259
Invoice Date: 8/31/26
Due Date: 8/31/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Cheswick South CDD - Pool Monitor through August 2026	68.15	22.79	1,553.14

Allison Mossing
9-16-26

Total	$1,553.14
Payments/Credits	$0.00
Balance Due	$1,553.14

RECEIVED
By Tara Lee at 10:10 am, Sep 30, 2026

CHESWICK SOUTH CDD

GOVERNMENTAL MANAGEMENT SERVICES, LLC
POOL MONITOR

Qty./Hours	Description	Rate	Amount
68.15	Pool Monitor	$ 22.79	$ 1,553.14

Covers August 2026 - September 7, 2026

TOTAL DUE: $ 1,553.14

CHESWICK SOUTH COMMUNITY DEVELOPMENT DISTRICT
POOL MONITOR BILLABLE HOURS FOR AUGUST 2026 - SEPTEMBER 7, 2026

Date	Hours	Employee	Description
8/1/26	5.19	A.B.	Pool Monitor
8/2/26	5.99	A.B.	Pool Monitor
8/8/26	6.04	A.B.	Pool Monitor
8/9/26	5.97	A.B.	Pool Monitor
8/15/26	5.87	A.B.	Pool Monitor
8/16/26	6.07	A.B.	Pool Monitor
8/22/26	4.49	A.B.	Pool Monitor
8/23/26	5.77	A.B.	Pool Monitor
8/30/26	5.94	A.B.	Pool Monitor
9/5/26	5.55	A.B.	Pool Monitor
9/6/26	5.72	A.B.	Pool Monitor
9/7/26	5.55	A.B.	Pool Monitor
GRAND TOTAL	68.15		

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

Invoice

Invoice #: 261
Invoice Date: 9/15/26
Due Date: 9/15/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Cheswick South CDD - Maintenance Supplies		46.62	46.62

Alison Mossing
9-17-26

Total	$46.62
Payments/Credits	$0.00
Balance Due	$46.62

RECEIVED
By Tara Lee at 9:50 am, Sep 30, 2026

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
CHESWICK				
	8/4/26	3 Binders	37.46	S.H.
	8/6/26	Cleaning Wipes	6.89	S.H.
	8/6/26	Hand Soap (2)	2.28	S.H.
		TOTAL	$46.62	

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

Invoice

Invoice #: 260
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 - Cheswick South CDD - September 2026		1,666.67	1,666.67
Pool Maintenance - Cheswick South CDD - September 2026		1,250.00	1,250.00
Pool Chemicals - Cheswick South CDD - September 2026		875.00	875.00

Alison Mossing
9-4-26

Total	$3,791.67
Payments/Credits	$0.00
Balance Due	$3,791.67

RECEIVED
By Tara Lee at 9:56 am, Sep 30, 2026

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 449530
Invoice Date: 10/01/2026
Completed: 10/01/2026
Terms: Due on Aging Date
Bid#:

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

475 West Town Place
Ste 114

Click Here to Pay Online!

HiTechFlorida.com

Description	Qty	Rate	Amount
9-12161-ACC-1 - Access Control System - Wilford Preserve - 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
10/2/26
1.320.57200.49600

RECEIVED
By Tara Lee at 1:07 pm, Oct 02, 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

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 449531
Invoice Date: 10/01/2026
Completed: 10/01/2026
Terms: Due on Aging Date
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
10/2/26
1.320.57200.49600

RECEIVED
By Tara Lee at 1:07 pm, Oct 02, 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

YELLOWSTONE
LANDSCAPE

INVOICE

Invoice Number:	1281984
Invoice Date:	10/01/2026
Due Date:	10/31/2026
Terms:	Net 30
PO Number:	
Opportunity #:	747736

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

SERVICE LOCATION:

Wilford Preserve CDD
Sycamore Way
Orange Park, FL 32073

BILL TO:

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

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance October 2026	$18,472.00

Approved by:
Sayla Hicks
10/2/26
1.330.57200.42000
Landscape Maint.

RECEIVED
By Tara Lee at 1:06 pm, Oct 02, 2026

ACCOUNT SUMMARY	
Current	$18,472.00
1-30 Days Past Due	$0.00
31-60 Days Past Due	$0.00
61-90 Days Past Due	$0.00
90+ Days Past Due	$1,341.02
TOTAL PAST DUE	$1,341.02

TOTAL ACCOUNT BALANCE	$19,813.02

Subtotal	$18,472.00
Tax	$0.00
INVOICE TOTAL	$18,472.00

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

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

Invoice

Invoice #: 262
Invoice Date: 10/1/26
Due Date: 10/1/26
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 - October 2026		5,121.00	5,121.00
Website Administration - October 2026		118.00	118.00
Information Technology - October 2026		98.33	98.33
Dissemination Agent Services - October 2026		716.67	716.67
Office Supplies		0.57	0.57
Postage		78.51	78.51
Copies		45.75	45.75
Telephone		31.25	31.25
Pool Repair - Replace CDP - Replace CDP Light Ring Adapter		304.47	304.47
Pool Chemicals - Trichlor		137.78	137.78
Pool Chemicals - Liquid Bleach		27.39	27.39
Pool Chemicals - Cal Hypo		91.74	91.74
Pool Chemicals - Tile Soap		84.10	84.10
Pool Repair - Replace Repair - Replace Stenner Line		10.45	10.45

Total	$6,866.01
Payments/Credits	$0.00
Balance Due	$6,866.01

RECEIVED
By Tara Lee at 10:12 am, Oct 09, 2026

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 8, 2026
Date

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

Serial # 26-00400C **PO/File #**

$81.75
Payment Due

Notice of Board of Supervisors Meeting

$81.75
Publication Fee

Wilford Preserve Community Development District

Amount Paid

Case Number

Publication Dates 10/8

County Clay

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-00400C on your check or remittance advice.

RECEIVED
By Tara Lee at 2:15 pm, Oct 08, 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, October 20, 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

Oct. 8 00 (26-00400C)

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 # 12308
DATE 10/01/2026
DUE DATE 10/31/2026
TERMS End of the month

SERVICE MONTH
October

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I 6 Dedicated hours Fri - Sun	84	32.39	2,720.76
Vehicle Patrol 3 patrols a day Mon - Thurs	51	19.41	989.91
Fuel Charge Fuel Charge	1	150.00	150.00

Ways to pay

View and pay

SUBTOTAL	3,860.67
TAX	0.00
TOTAL	3,860.67
BALANCE DUE	**$3,860.67**

Approved by:
Sayla Hicks
10/2/26
1.320.57200.49600
Security

RECEIVED
By Tara Lee at 1:06 pm, Oct 02, 2026

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	1

Bill To
Wilford Preserve CDD 475 West Town Place St. Augustine, FL 32092

Description	Amount
Contract Administration - October 2026	1,250.00
Facility Management - October 2026	6,296.83
Janitorial - October 2026	1,404.50
Pool Services - October 2026	2,915.00

Alison Mossing
10-9-26

Total	$11,866.33

RECEIVED
By Tara Lee at 1:42 pm, Oct 09, 2026

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

Invoice

Invoice #: 263
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		6,253.00	6,253.00

Total	$6,253.00
Payments/Credits	$0.00
Balance Due	$6,253.00

RECEIVED
By Tara Lee at 1:25 pm, Oct 18, 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 District Manager
Marilee Giles
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice number 6675
Date 10/15/2026

Project **16050.4 WILFORD PRESERVE CDD-GENERAL FUND**

Professional Services Rendered through 10/11/2026. ~PAYMENT TERMS: NET 10 DAYS~
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. *Denotes Hourly Task

Invoice Amount: $577.51

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
***CDD MEETING- GENERAL FUND- (HRLY)**	0.00	1,610.00	1,985.00	0.00	375.00
PUBLIC FACILITY REPORT- (LS)	7,000.00	7,000.00	7,000.00	100.00	0.00
***PROJECT ADMINISTRATION - (HRLY)**	0.00	3,457.50	3,647.50	0.00	190.00
REIMBURSABLES	0.00	80.64	93.15	0.00	12.51
Total	7,000.00	12,148.14	12,725.65	181.80	577.51

***CDD MEETING- General Fund- (HRLY)**

	Billed Amount
James C. Johnson	375.00

***Project Administration - (HRLY)**

	Billed Amount
Ray A. Howard	190.00
subtotal	565.00

Reimbursables

	Billed Amount
Mileages	12.51

Invoice total **577.51**

RECEIVED
By Tara Lee at 1:24 pm, Oct 18, 2026

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

Invoice

Invoice #: 264
Invoice Date: 10/16/26
Due Date: 10/16/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2026	16.6	40.00	664.00
Maintenance Supplies		119.73	119.73

Sayla Hicks
10/20/26
1.320.57200.45000

Alison Mossing
10-21-26

Total	$783.73
Payments/Credits	$0.00
Balance Due	$783.73

RECEIVED
By Tara Lee at 2:27 pm, Oct 21, 2026

GMS

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

Date	Hours	Employee	Description
9/4/26	1.1	R.A.	Removed debris around amenity center, field, pool deck, playground and roadways, checked and changed trash receptacles
9/4/26	1	C.W.	Checked and changed trash receptacles, removed debris from dog park, around amenity center, pool deck, playground, parking lot and roadways
9/11/26	1	R.A.	Removed debris around amenity center, field, pool deck, playground and roadways, checked and changed trash receptacles
9/11/26	1.5	C.W.	Checked and changed trash receptacles, removed debris from dog park, around amenity center, pool deck, playground, parking lot and roadways
9/15/26	3	R.A.	Started drain grate repair on copper wood, removed silt screen from drain grate located around on the pond banks, removed debris around amenity center, checked and changed trash receptacles
9/15/26	3	C.W.	Inspected and dug sunk spot at drainage pipe found no water, roots, nets and tree rope, refilled and will check to re-visit, removed grate and took out screen, picked up supplies, removed debris around community and entrance way
9/21/26	1	C.W.	Inspected drain, installed stakes and caution tape around sinkhole, picked up supplies
9/25/26	1.5	R.A.	Finished removing concrete from damaged sidewalk, installed wood form, checked and changed trash receptacles
9/25/26	1.5	C.W.	Removed broken sidewalk and prepped for cement, checked and changed trash receptacles
9/28/26	2	C.W.	Inspected storm drain, mixed concrete and fixed sidewalk, picked up supplies, cleaned tools and debris
TOTAL	16.6		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
WILFORD PRESERVE				
	8/30/26	Constant Contact Monthly Fee	35.26	S.H.
	9/21/26	White Stake Flags 100pk	11.47	R.A.
	9/21/26	3"x100FT Caution Tape	12.62	R.A.
	9/21/26	1x2-24" Grade Stakes 12pk	10.33	R.A.
	9/28/26	5 Gal Bucket (2)	8.25	R.A.
	9/28/26	5 Gal Bucket Lid (2)	4.09	R.A.
	9/28/26	60lb Sakrete Concrete	6.03	R.A.
	9/29/26	Disinfectant Wipes	20.22	S.H.
	9/29/26	Microfiber Towel Roll	11.48	S.H.
		TOTAL	$119.73	

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

[redacted]

October 19, 2026

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

RECEIVED
By Tara Lee at 10:49 am, Oct 22, 2026

Invoice No. 3830872
23023-1

Re: General Counsel

For Professional Legal Services Rendered

07/10/26	W. Haber	0.30	99.00	Review and revise disclosure of public finance
07/10/26	K. Jusevitch	1.30	188.50	Correspond with district manager and attempt to record easement agreement; confer with Haber regarding disclosure of public financing
07/13/26	K. Jusevitch	0.30	43.50	Record easement agreement; correspond with district manager
07/16/26	K. Jusevitch	0.40	58.00	Correspond with board chair and record disclosure of public financing; correspond with district manager
07/22/26	W. Haber	1.20	396.00	Prepare for and participate in Board meeting
08/05/26	W. Haber	0.30	99.00	Confer with Giles regarding amendment to landscape maintenance agreement and agreement for pond maintenance

08/06/26	W. Haber	0.40	132.00	Review and revise amendment to landscape maintenance agreement; confer with Giles regarding same
08/18/26	W. Haber	1.60	528.00	Prepare for and participate in Board meeting; confer with Giles regarding letter to County
08/21/26	K. Jusevitch	0.40	58.00	Confer with Haber; prepare lake maintenance agreement and correspond with district manager
08/31/26	W. Haber	0.20	66.00	Review and respond to inquiry regarding website

TOTAL HOURS	6.40	
TOTAL FOR SERVICES RENDERED		$1,668.00
DISBURSEMENTS		
Filing and Court Fees	123.10	
Reproduction Costs	0.20	
TOTAL DISBURSEMENTS		123.30
TOTAL CURRENT AMOUNT DUE		$1,791.30

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

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	10/21/2026	$1,790.00

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

00000007307253001000000041947500000017900090

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

Wilford Preserve CDD **2639 Firethorn Ave Orange Park, FL 32073**

Invoice Due Date 10/21/2026 **Invoice 2153208** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/21/2026	Water Management - Monthly		$1790.00	$0.00	$1790.00

RECEIVED
By Tara Lee at 9:32 am, Oct 23, 2026

Approved by:
Sayla Hicks
10/22/26
1.330.57200.46000

Ponds 2,3,4,5,6,7,8,12, 13, 14- treated in and around all ponds for invasive aquatic weeds

Ponds 9,10,11- added pond dye to the ponds to assist with minimal algae

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

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: $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

YELLOWSTONE
LANDSCAPE

INVOICE

Invoice Number:	1292776
Invoice Date:	10/23/2026
Due Date:	11/22/2026
Terms:	Net 30
PO Number:	
Opportunity #:	758334

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

BILL TO:

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

SERVICE LOCATION:

Wilford Preserve CDD
Sycamore Way
Orange Park, FL 32073

DESCRIPTION	AMOUNT
One Time Mow Cheswick Oaks Ave September	$960.00

Approved by:
Sayla Hicks
10/26/26
1.330.57200.~~42000~~ Recode to Landscape Contingency: 1.330.572.42010 TRL

RECEIVED
By Tara Lee at 2:09 pm, Oct 26, 2026

Please reference the invoice number(s) with your payment to help ensure your payment is applied correctly. For payments covering multiple invoices, please include a remittance showing the amount paid toward each invoice.

Subtotal	$960.00
Tax	$0.00
INVOICE TOTAL	**$960.00**

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.