GOVERNORS PARK SOUTH

COMMUNITY DEVELOPMENT DISTRICT

October 9, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Governors Park South Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013
https://governorsparksouthcdd.net/

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

October 2, 2025

NOTE: Meeting Time

Board of Supervisors
Governors Park South Community Development District

Dear Board Members:

The Board of Supervisors of the Governors Park South Community Development District will hold a Regular Meeting on October 9, 2025 at 12:15 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Ratification of Requisition 16: Governors Park Property Holdings, LLC [$52,259.38]

4. Acceptance of Unaudited Financial Statements as of August 31, 2025

5. Approval of August 14, 2025 Public Hearing and Regular Meeting Minutes

6. Staff Reports

   A. District Counsel: *Kutak Rock LLP*

   B. District Engineer: *England-Thims & Miller, Inc.*

   C. District Manager: *Wrathell, Hunt and Associates, LLC*

      - NEXT MEETING DATE: November 13, 2025 at 1:00 PM

        - QUORUM CHECK

SEAT 1	JOSHUA BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SHIRA FERTEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	AHARON BENYOWITZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KEVIN KRAMER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	NOAH BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO

7. Board Members' Comments/Requests

8. Public Comments

9. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

<u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

Sincerely,

Ernesto Torres
District Manager

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

3

FORM OF REQUISITION

GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025

(Acquisition and Construction Fund Requisition)

The undersigned, a Responsible Officer of the Governors Park South 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 Trust Company, National Association, as trustee, dated as of March 1, 2025, as supplemented by that certain __ Supplemental Trust Indenture dated as of March 1, 2025 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: **16**

(2) Name of Payee: **Governors Park Property Holdings, LLC.**

(3) Amount Payable: **$52,259.38**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

The undersigned hereby certifies that:

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

or

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

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

3. each disbursement set forth above was incurred in connection with the Cost of the Project;

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

5. the costs set forth in the requisition are reasonable.

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 District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered, with respect to which disbursement is hereby requested, or other similar evidence of proof of payment is on file with the District.

GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

Signed by:

By: Joshua Breakstone

F6C4CE3F4C0B408...

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. The Consulting Engineer further certifies and agrees that for any requisition (a) the portion of the Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

____
Consulting Engineer

11:09 AM
08/22/25
Accrual Basis

GOVERNORS PARK SOUTH CDD
Transactions by Account
All Transactions

	Type	Date	Num	Memo	Credit	Balance
207.000 · Due to Other Funds						
207.300 · Due to Developer						
	General Journal	09/09/2024	5	FUNDING REQUEST #1001-CONSTRUCTION	4,931.00	4,931.00
	General Journal	09/30/2024	17	FUNDING REQUEST #1002	1,219.60	6,150.60
	General Journal	09/30/2024	19	FUNDING REQUEST #1003	9,605.00	15,755.60
	General Journal	11/27/2024	29	FUNDING REQUEST #1004	25,881.52	41,637.12
	General Journal	12/20/2024	32	FUNDING REQUEST #1005-CONSTRUCTION	236.26	41,873.38
Total 207.300 · Due to Developer					41,873.38	41,873.38
Total 207.000 · Due to Other Funds					41,873.38	41,873.38
TOTAL					**41,873.38**	**41,873.38**

Please issue payment to the Developer in the amount of $41,873.38 for amounts advanced to the District prior to the issuance of bonds.

Governors Park Property Holdings, LLC.
401 East Las Olas Blvd., Suite 1870
Fort Lauderdale, FL 33301-4252

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]

August 23, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3438878
52123-4

Re: Bond Validation

For Professional Legal Services Rendered

07/03/24	D. Wilbourn	1.10	203.50	Prepare validation complaint
07/08/24	M. Eckert	0.30	127.50	Prepare for validation hearing
07/08/24	K. John	1.40	371.00	Prepare bond validation complaint
07/09/24	M. Eckert	0.30	127.50	Prepare validation complaint
07/09/24	K. John	0.50	132.50	Prepare complaint; confer with Gonzales and Gillyard
07/10/24	K. John	0.70	185.50	Prepare complaint
07/10/24	A. Warner	0.80	148.00	Prepare and file bond validation
07/12/24	K. John	0.50	132.50	Review outstanding tasks and prepare for hearing
07/12/24	A. Warner	0.70	129.50	Conference with John; research and correspond with Eckert and John regarding bond validation hearing; correspond with Brewer regarding hearing schedule
07/15/24	K. John	0.40	106.00	Confer with state attorney; review court procedures

07/15/24	A. Warner	2.10	388.50	Correspond with Loizos, John and Eckert regarding validation hearing; update client file; draft acknowledgment, answer and notice to show cause; forward same to Loizos
07/16/24	K. John	0.30	79.50	Review materials for bond validation hearing
07/17/24	A. Warner	0.20	37.00	Forward validation complaint to State Attorney's office; update client file
07/18/24	M. Eckert	0.30	127.50	Prepare for bond validation
07/18/24	K. John	2.10	556.50	Review answer and acknowledgment of service and courtroom procedures
07/18/24	A. Warner	1.20	222.00	Conference with John regarding validation issues; further update notice and order to show cause and forward same to John
07/19/24	K. John	1.00	265.00	Prepare notice and order to show cause, final judgment and pre-hearing memorandum of law
07/19/24	A. Warner	1.10	203.50	Further update notice and order to show cause and correspond with John regarding same; conference with Brewer regarding filing notice; draft validation checklist
07/22/24	M. Eckert	0.20	85.00	Prepare for validation
07/22/24	K. John	0.30	79.50	Review notice and order to show cause publication requirements
07/22/24	A. Warner	1.20	222.00	Correspond with John regarding notice and order to show cause and newspaper requirements; forward notice to Brewer; update checklist
07/23/24	K. John	0.10	26.50	Review publication of notice and order to show cause
07/23/24	A. Warner	0.50	92.50	Review publication proof; correspond with newspaper and John regarding same; update client file
07/26/24	M. Eckert	0.20	85.00	Prepare for bond validation hearing
07/26/24	K. John	0.40	106.00	Review outstanding items for bond validation

07/26/24	D. Wilbourn	0.50	92.50	Confer regarding status of validation proceedings
07/30/24	D. Wilbourn	1.00	185.00	Prepare for validation hearing

TOTAL HOURS 19.40

TOTAL FOR SERVICES RENDERED $4,517.00

DISBURSEMENTS

Filing and Court Fees 414.00

TOTAL DISBURSEMENTS 414.00

TOTAL CURRENT AMOUNT DUE $4,931.00

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]

September 28, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3454587
52123-3

Re: Project Construction

For Professional Legal Services Rendered

08/02/24	M. Eckert	0.20	85.00	Prepare RFQ for construction management
08/03/24	M. Eckert	1.10	467.50	Research and prepare RFQ package for CEI services
08/04/24	M. Eckert	0.30	127.50	Research and prepare RFQ package for CEI services
08/05/24	M. Eckert	1.30	552.50	Research, prepare and distribute RFQs for CEI services
08/14/24	M. Eckert	0.50	212.50	Draft RFQ for continuing CEI services
08/21/24	M. Eckert	0.20	85.00	Confer with Sartori regarding RFP process
08/25/24	M. Eckert	1.50	637.50	Review tasks to be completed; prepare action items list; prepare RFQ for continuing CEI services
08/30/24	M. Eckert	0.10	42.50	Confer with Torres regarding RFQ
TOTAL HOURS		5.20		

TOTAL FOR SERVICES RENDERED		$2,210.00
TOTAL CURRENT AMOUNT DUE		$2,210.00
UNPAID INVOICES:		
July 17, 2024	Invoice No. 3423649	255.00
August 23, 2024	Invoice No. 3438877	183.00
TOTAL DUE		$2,648.00

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 10, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3466388
52123-4

Re: Bond Validation

For Professional Legal Services Rendered

09/03/24	D. Wilbourn	1.00	185.00	Prepare validation documents
09/04/24	D. Wilbourn	0.50	92.50	Prepare for validation hearing
09/05/24	K. John	0.10	26.50	Prepare bond validation hearing notebook
09/09/24	D. Wilbourn	1.30	240.50	Prepare joint stipulation
09/10/24	K. John	0.10	26.50	Prepare bond validation notebook
09/10/24	D. Wilbourn	0.60	111.00	Update joint stipulation
09/16/24	D. Wilbourn	1.50	277.50	Prepare final judgment and pre-hearing memorandum
09/17/24	K. John	2.40	636.00	Prepare joint stipulation, final judgment, and prehearing memorandum of law
09/17/24	D. Wilbourn	1.50	277.50	Prepare for validation hearing
09/18/24	M. Eckert	0.80	340.00	Prepare for bond validation hearing
09/18/24	K. John	1.30	344.50	Prepare final judgment and prehearing memorandum of law
09/18/24	D. Wilbourn	3.00	555.00	Finalize joint stipulation, final judgment, and pre-hearing memorandum; file pre-hearing memorandum
09/19/24	M. Eckert	0.30	127.50	Prepare for validation hearing

09/19/24	K. John	0.90	238.50	Prepare joint stipulation
09/19/24	D. Wilbourn	1.00	185.00	Update joint stipulation
09/20/24	K. John	0.70	185.50	Prepare joint stipulation; confer with Gillyard
09/20/24	D. Wilbourn	1.40	259.00	Update and revise joint stipulation
09/23/24	M. Eckert	0.60	255.00	Prepare for bond validation hearing
09/23/24	K. John	4.90	1,298.50	Prepare joint stipulation
09/23/24	D. Wilbourn	2.00	370.00	Prepare for hearing; prepare outline and notebook; update joint stipulation
09/24/24	K. John	3.00	795.00	Prepare bond validation hearing notebook; joint stipulation; prehearing memorandum of law; and final judgment
09/24/24	D. Wilbourn	1.80	333.00	Prepare hearing notebook and outline; prepare for hearing
09/25/24	M. Eckert	2.40	1,020.00	Prepare for validation hearing
09/25/24	K. John	0.60	159.00	Prepare witness testimony
09/25/24	D. Wilbourn	0.80	148.00	Prepare for validation hearing
09/26/24	M. Eckert	1.00	425.00	Prepare for bond validation hearing
09/26/24	K. John	1.10	291.50	Prepare joint stipulation; confer with ASA
09/27/24	K. John	0.30	79.50	Prepare witness testimony
09/27/24	D. Wilbourn	1.00	185.00	Prepare for validation hearing
09/30/24	K. John	0.10	26.50	Prepare joint stipulation
09/30/24	D. Wilbourn	0.60	111.00	File joint stipulation

TOTAL HOURS 38.60

TOTAL FOR SERVICES RENDERED $9,605.00

TOTAL CURRENT AMOUNT DUE $9,605.00

UNPAID INVOICES:

August 23, 2024	Invoice No. 3438878	4,931.00
September 28, 2024	Invoice No. 3454588	1,219.60

TOTAL DUE $15,755.60

ETM ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Ernesto Torres
Governors Park South CDD
2300 Glades Rd. Suite 410W
Boca Raton, FL 33434

November 04, 2024
Invoice No: 216839

Total This Invoice $22,779.50

Project 18127.36000 Governors Park CDD Interim Engineering Services

Professional Services rendered through October 26, 2024 **Note: RFP Preparation and Supplemental Report**

Phase 01 CDD Support

Labor

		Hours	Rate	Amount	
Engineer					
Guilbeault, Matthew	10/5/2024	7.50	186.00	1,395.00	
Guilbeault, Matthew	10/19/2024	7.50	186.00	1,395.00	
Guilbeault, Matthew	10/26/2024	2.00	186.00	372.00	
McCall, Michael	10/5/2024	18.50	186.00	3,441.00	
McCall, Michael	10/12/2024	16.00	186.00	2,976.00	
McCall, Michael	10/19/2024	33.00	186.00	6,138.00	
McCall, Michael	10/26/2024	16.50	186.00	3,069.00	
Assistant Project Manager					
Wolterman, Sharlene	10/5/2024	5.50	163.00	896.50	
Wolterman, Sharlene	10/12/2024	5.50	163.00	896.50	
Wolterman, Sharlene	10/19/2024	9.50	163.00	1,548.50	
Wolterman, Sharlene	10/26/2024	4.00	163.00	652.00	
Totals		125.50		22,779.50	
Total Labor					**22,779.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	22,779.50	0.00	22,779.50
Limit			50,000.00
Remaining			27,220.50

538.850 **Total this Phase** **$22,779.50**

201 **Total This Invoice** **$22,779.50**

From: Shelley Blair
To: Marcy Carlile
Subject: Fw: Transaction Receipt from DAILY RECORD AND OBSERVER for $117.50 (USD)
Date: Wednesday, October 9, 2024 2:24:11 PM

Charge to Scott Wild's cc. Job number is 18-127-22

Shelley Blair Administrative Assistant
BlairS@etminc.com | office: 904.265.3177
England-Thims & Miller, Inc. | Career Opportunities

From: Auto-Receipt <noreply@mail.authorize.net>
Sent: Wednesday, October 9, 2024 2:18 PM
To: Shelley Blair <BlairS@etminc.com>
Subject: Transaction Receipt from DAILY RECORD AND OBSERVER for $117.50 (USD)

Order Information			
Description:	Goods or Services		
Invoice Number	24-00359C	PO Number	18-127-22 MG
Customer ID	England-Thims 3148		

Billing Information
Scott Wild
England-Thims and Miller, Inc.
14775 Old St Augustine Rd
Jacksonville, FL 32258
blairs@etminc.com
904-642-8990

Shipping Information

Total: $117.50 (USD)

Payment Information	
Date/Time:	9-Oct-2024 14:18:52 EDT
Transaction ID:	120693598217
Payment Method:	Visa xxxx3148
Transaction Type:	Authorized and held for review
Auth Code:	009329

Merchant Contact Information

DAILY RECORD AND OBSERVER
JACKSONVILLE, FL 32202
US
ACCOUNTING@JAXDAILYRECORD.COM
Thank you for your business!

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

October 3, 2024
Date

Attn: Sharlene Wolterman
England-Thims and Miller, Inc
14775 Old St Augustine Rd
Jacksonville FL 32258

Serial # 24-00344C **PO/File #** 18-127-22MG

$0.00
Payment Due

Request for Proposals for Construction Services

$114.88
Publication Fee

Governors Park Green Cove Springs Bypass Collector Road Phase 1A

$114.88
Amount Paid

Case Number

Publication Dates 10/3

County Clay

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 # 24-00344C on your check or remittance advice.

NOTICE

This application will not be heard by the City of Jacksonville until Proof of Publication is filed.

Upon receipt of payment, your Proof of Publication will be filed directly with the City of Jacksonville on your behalf.

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.

GOVERNORS PARK GREEN COVE SPRINGS BYPASS COLLECTOR ROAD PHASE 1A AND CR-15A WIDENING REQUEST FOR PROPOSALS FOR CONSTRUCTION SERVICES CLAY COUNTY, FLORIDA

Please see the below information regarding the Request for Proposals for the Governors Park Green Cove Springs Bypass Collector Road Phase 1A and County Road 15A Widening Project (the "Project'):

The contract will require contractors to provide construction services for the Project, as more particularly described in the Project Manual and in accordance with the plans and specifications. The construction services will be performed under a fixed-price contract and in accordance with all applicable local, State, and Federal laws, regulations, and executive orders, including, but not limited to Clay County, Clay County Utility Authority (CCUA), Clay Electric Cooperative (CEC), Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD) and Florida Department of Transportation (FDOT) Standard Specifications and Permits. Please note, the contract will initially be awarded by Governors Park Property Holdings, LLC (the "Developer") and, after the contract is awarded, it may be assigned to a Community Development District (the "District").

The Project Manual will be available beginning **October 4th, 2024, at 3:00 p.m.** Please contact Sharlene Wolterman (WoltermanS@etminc.com) to request a link to the FTP site. The FTP site will include, but not be limited to, the Project Manual, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

Proposals will be evaluated in accordance with the criteria included in the Project Manual.

Proposers must comply with the Minimum Qualifications provided in the Project Manual.

There will be a **mandatory pre-proposal conference** held at the offices of England, Thims & Miller, Inc., ("Engineer") 14775 Old St. Augustine Rd., Jacksonville, FL 32258 ("Engineer's Office") on **October 10th, 2024, at 11:00 a.m.** Failure to attend may preclude a Proposer from responding to this Request for Proposal.

Firms desiring to provide services for the Project must submit one (1) digital copy and one (1) hard copy of their response no later than 3:00 p.m. on **November 4th, 2024**, at the offices of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, C/O Sharlene Wolterman. The proposals will be publicly opened at this time.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers.

All questions regarding the Project Manual or the Project shall be directed in writing only to England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, C/O Sharlene Wolterman (WoltermanS@etminc.com) by **Monday October 28th, 2024.**

Oct. 3 00 (24-00344C)

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]

November 18, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3482871
52123-4

Re: Bond Validation

For Professional Legal Services Rendered

10/02/24	M. Eckert	0.20	85.00	Prepare for bond validation hearing
10/03/24	M. Eckert	5.30	2,252.50	Prepare for, travel to and attend validation hearing; return travel; meeting follow up
10/03/24	K. John	0.10	26.50	Review correspondence from Loizos

TOTAL HOURS 5.60

TOTAL FOR SERVICES RENDERED			$2,364.00

DISBURSEMENTS

Meals	11.00		
Travel Expenses	22.02		
Miscellaneous	705.00	VENDOR: HUSEBY GLOBAL LITIGATION; INVOICE#: 90089211; DATE: 10/15/2024 - Transcript of Hearing Held on October 3, 2024	
TOTAL DISBURSEMENTS			738.02

538.850

TOTAL CURRENT AMOUNT DUE	$3,102.02

201

UNPAID INVOICES:

September 28, 2024	Invoice No. 3454588	1,219.60
October 10, 2024	Invoice No. 3466388	9,605.00
TOTAL DUE		$13,926.62

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

December 11, 2024

[redacted]

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3497732
52123-4

Re: Bond Validation

For Professional Legal Services Rendered

11/04/24	D. Wilbourn	0.50	92.50	Prepare and transmit certificate of no appeal
11/06/24	K. John	0.10	26.50	Review status of certificate of no appeal
11/11/24	D. Wilbourn	0.30	55.50	Review and disseminate certificate of no appeal to finance team

TOTAL HOURS 0.90

TOTAL FOR SERVICES RENDERED		$174.50
DISBURSEMENTS		
Freight and Postage	61.76	
TOTAL DISBURSEMENTS		61.76
TOTAL CURRENT AMOUNT DUE	538.850	$236.26
UNPAID INVOICES:	201	

September 28, 2024	Invoice No. 3454588	1,219.60
October 10, 2024	Invoice No. 3466388	9,605.00
November 18, 2024	Invoice No. 3482871	3,102.02
TOTAL DUE		$14,162.88

GOVERNORS PARK SOUTH CDD
Transactions by Account
As of December 20, 2024

Type	Date	Num	Memo	Credit	Balance
207.000 · Due to Other Funds					0.00
207.300 · Due to Developer					0.00
General Journal	07/24/2024	3	FUNDING REQUEST #1000-CONSTRUCTION	255.00	255.00
General Journal	09/09/2024	5	FUNDING REQUEST #1001-CONSTRUCTION	183.00	438.00
General Journal	09/30/2024	17	FUNDING REQUEST #1002	2,210.00	2,648.00
General Journal	09/30/2024	19	FUNDING REQUEST #1003	2,686.50	5,334.50
General Journal	11/27/2024	29	FUNDING REQUEST #1004	1,152.50	6,487.00
General Journal	12/20/2024	32	FUNDING REQUEST #1005-CONSTRUCTION	3,899.00	10,386.00
Total 207.300 · Due to Developer				10,386.00	10,386.00
Total 207.000 · Due to Other Funds				10,386.00	10,386.00
TOTAL				**10,386.00**	**10,386.00**

Please issue payment to the Developer in the amount of $10,386.00 for amounts advanced to the District prior to the issuance of bonds.

Governors Park Property Holdings, LLC.
401 East Las Olas Blvd., Suite 1870
Fort Lauderdale, FL 33301-4252

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]

July 17, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3423649
52123-3

Re: Project Construction

For Professional Legal Services Rendered

06/26/24	M. Eckert	0.40	170.00	Draft temporary construction easement
06/27/24	M. Eckert	0.20	85.00	Draft and distribute temporary construction easement

TOTAL HOURS	0.60	
TOTAL FOR SERVICES RENDERED		$255.00
TOTAL CURRENT AMOUNT DUE		$255.00

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Omaha, NE 68103-1157

[redacted]

August 23, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3438877
52123-3

Re: Project Construction

For Professional Legal Services Rendered

07/01/24	M. Eckert	0.10	42.50	Revise temporary construction easement
07/02/24	D. Wilbourn	0.30	55.50	Revise temporary construction easement
07/23/24	M. Eckert	0.20	85.00	Draft temporary construction easement

TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED $183.00

TOTAL CURRENT AMOUNT DUE $183.00

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Omaha, NE 68103-1157

[redacted]

September 28, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3454588
52123-4

Re: Bond Validation

For Professional Legal Services Rendered

08/15/24	K. John	0.10	26.50	Review outstanding items
08/22/24	D. Wilbourn	0.20	37.00	Communications with newspaper regarding affidavit of publication
08/27/24	M. Eckert	0.60	255.00	Prepare for bond validation hearing
08/27/24	K. John	1.10	291.50	Review Clay County Court procedures; prepare joint stipulation and final judgment; review notice and order to show cause publication requirements; confer with state attorney office; plan and prepare for hearing
08/27/24	D. Wilbourn	0.50	92.50	Communications with John regarding amending complaint and noticing
08/28/24	K. John	0.10	26.50	Prepare bond validation witness testimony
08/30/24	K. John	0.20	53.00	Confer with ASA
08/30/24	K. John	0.50	132.50	Confer with state attorney, review outstanding items

TOTAL HOURS 3.30

TOTAL FOR SERVICES RENDERED		$914.50
DISBURSEMENTS		
Miscellaneous	305.10	VENDOR: OSTEEN MEDIA GROUP dba CLAY TODAY; INVOICE#: 2024-281716; DATE: 8/22/2024 - Notice and Order to Show Cause
TOTAL DISBURSEMENTS		305.10
TOTAL CURRENT AMOUNT DUE		$1,219.60

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Omaha, NE 68103-1157

[redacted]

October 10, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3466387
52123-3

Re: Project Construction

For Professional Legal Services Rendered

09/03/24	M. Eckert	0.30	127.50	Review outstanding items
09/11/24	M. Eckert	0.20	85.00	Review RFP issues
09/11/24	K. John	0.30	79.50	Draft evaluation criteria for Phase 1 RFP
09/12/24	M. Eckert	0.10	42.50	Confer with Sartori; review RFP issues
09/13/24	M. Eckert	0.10	42.50	Review letter to water management district; confer with McCall and Wrathell
09/14/24	M. Eckert	0.70	297.50	Review RFP and RFQ status, issues and schedule; revise construction agreement
09/15/24	M. Eckert	2.20	935.00	Revise form of construction agreement; review RFP and provide comments to engineer
09/16/24	K. John	0.30	79.50	Review timeline requirements and schedule for collector road RFP and CEI RFQ
09/16/24	D. Wilbourn	0.20	37.00	Update and revise temporary construction easements

09/17/24	K. John	0.80	212.00	Review RFQ timeline and notice for continuing CEI services; confer with Gillyard
09/18/24	M. Eckert	0.20	85.00	Review RFP issues
09/18/24	K. John	0.10	26.50	Review status and timeline for 15A/Phase 1A RFP
09/23/24	K. John	0.30	79.50	Review status of RFQ for CEI services and RFP for collector road
09/24/24	M. Eckert	0.40	170.00	Review issues with RFP and RFQ; attend call regarding same
09/24/24	K. John	0.40	106.00	Attend call with Gang and Guilbeaut regarding collector road RFP; review outstanding items
09/25/24	M. Eckert	0.60	255.00	Confer with Sartori; revise RFQs; confer with Torres
09/27/24	K. John	0.10	26.50	Review RFP manual for collector road

TOTAL HOURS 7.30

TOTAL FOR SERVICES RENDERED	$2,686.50
TOTAL CURRENT AMOUNT DUE	$2,686.50

UNPAID INVOICES:

July 17, 2024	Invoice No. 3423649	255.00
August 23, 2024	Invoice No. 3438877	183.00
September 28, 2024	Invoice No. 3454587	2,210.00
TOTAL DUE		$5,334.50

KUTAK ROCK LLP

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Facsimile 404-222-4654

Federal ID 47-0597598

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PO Box 30057
Omaha, NE 68103-1157

[redacted]

November 18, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3482870
52123-3

Re: Project Construction

For Professional Legal Services Rendered

10/01/24	M. Eckert	0.10	42.50	Attend RFP/RFQ status call
10/02/24	M. Eckert	1.20	510.00	Review RFP; provide comments on same
10/02/24	K. John	0.20	53.00	Review collector road RFP
10/06/24	M. Eckert	0.10	42.50	Review RFP changes
10/08/24	M. Eckert	0.10	42.50	Confer with Torres regarding bid opening
10/09/24	M. Eckert	0.10	42.50	Confer with Torres
10/11/24	M. Eckert	0.80	340.00	Confer with Sartori; review CEI proposals for legal sufficiency
10/22/24	K. John	0.30	79.50	Review status of Continuing CEI Services RFQ and Bypass Road RFP

TOTAL HOURS 2.90

538.800

TOTAL FOR SERVICES RENDERED	301	$1,152.50
TOTAL CURRENT AMOUNT DUE		$1,152.50

UNPAID INVOICES:

September 28, 2024	Invoice No. 3454587	2,210.00
October 10, 2024	Invoice No. 3466387	2,686.50
TOTAL DUE		$6,049.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
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Federal ID 47-0597598

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PO Box 30057
Omaha, NE 68103-1157

[redacted]

December 11, 2024

Mr. Craig Wrathell
Governors Park South CDD
c/o Wrathell, Hunt & Associates, LLC
Suite 410W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3497731
52123-3

Re: Project Construction

For Professional Legal Services Rendered

11/05/24	K. John	0.10	26.50	Review status of Green Cove Springs Road bids
11/06/24	M. Eckert	0.40	170.00	Confer with Sartori; confer with Guilbeault; review RFP issues
11/06/24	K. John	0.10	26.50	Review collector road bids
11/13/24	M. Eckert	4.70	1,997.50	Review RFP responses; confer with Sartori
11/13/24	K. John	1.20	318.00	Review collector road bids
11/14/24	M. Eckert	0.30	127.50	Review RFP issues
11/18/24	D. Wilbourn	1.50	277.50	Prepare award letters for RFQ for engineering services; prepare award letters for RFP for civil site work
11/20/24	K. John	1.20	318.00	Prepare collector road and CEI Services bid award letters
11/25/24	M. Eckert	0.20	85.00	Review project construction issues and plan

11/29/24	M. Eckert	0.60	255.00	Review and calendar construction schedule; review status of construction matters; review status of CEI agreements; prepare agreements for CEI services
11/30/24	M. Eckert	0.70	297.50	Prepare agreements for continuing CEI services

TOTAL HOURS	11.00		
TOTAL FOR SERVICES RENDERED			$3,899.00
TOTAL CURRENT AMOUNT DUE		538.800	$3,899.00
UNPAID INVOICES:		301	
September 28, 2024	Invoice No. 3454587		2,210.00
October 10, 2024	Invoice No. 3466387		2,686.50
November 18, 2024	Invoice No. 3482870		1,152.50
TOTAL DUE			$9,948.00

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025

	General Fund	Debt Service Series 2025	Capital Projects Series 2025	Total Governmental Funds
ASSETS				
Cash	$ 10,754	$ -	$ -	$ 10,754
Investments				
Revenue	-	325,330	-	325,330
Reserve	-	683,500	-	683,500
Construction	-	-	6,475,772	6,475,772
Cost of issuance	-	74	-	74
Due from Landowner	29,313	-	-	29,313
Due from debt service fund	236	-	-	236
Total assets	$ 40,303	$ 1,008,904	$6,475,772	$ 7,524,979
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 28,361	$ -	$ -	$ 28,361
Due to general fund	-	236	-	236
Accrued retainage payable	-	-	69,250	69,250
Accrued contracts payable	-	-	1,939	1,939
Accrued taxes payable	122	-	-	122
Landowner advance	6,000	-	-	6,000
Landowner advance - legal advertising	5,973	-	-	5,973
Total liabilities	40,456	236	71,189	111,881
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	29,313	-	-	29,313
Total deferred inflows of resources	29,313	-	-	29,313
Fund balances:				
Restricted				
Debt service	-	1,008,668	-	1,008,668
Capital projects	-	-	6,404,583	6,404,583
Unassigned	(29,466)	-	-	(29,466)
Total fund balances	(29,466)	1,008,668	6,404,583	7,383,785
Total liabilities, deferred inflows of resources and fund balances	$ 40,303	$ 1,008,904	$ 6,475,772	$ 7,524,979

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 10,097	$ 69,506	$ 85,123	82%
Total revenues	10,097	69,506	85,123	82%
EXPENDITURES				
Professional & administrative				
Supervisors	-	861	-	N/A
Management/accounting/recording	4,000	32,000	46,000	70%
Legal	3,268	26,872	25,000	107%
Engineering	6,543	12,037	2,000	602%
Dissemination agent	167	833	1,833	45%
Telephone	17	183	200	92%
Postage	10	218	500	44%
Printing & binding	42	458	500	92%
Legal advertising	381	1,615	1,750	92%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	85	864	750	115%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Meeting room rental	265	2,116	-	N/A
Total professional & administrative	14,778	85,162	85,123	100%
Excess/(deficiency) of revenues over/(under) expenditures	(4,681)	(15,656)	-	
Fund balances - beginning	(24,785)	(13,810)	-	
Fund balances - ending	$ (29,466)	$ (29,466)	$ -	

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year To Date
REVENUES		
Special assessment: off-roll	$ -	$ 212,274
Lot closing	-	106,845
Interest	3,609	13,270
Total revenues	3,609	332,389
EXPENDITURES		
Cost of issuance	-	263,767
Total debt service	-	263,767
Other fees & charges		
Underwriter's discount	-	197,500
Total other fees and charges	-	197,500
Total expenditures	-	461,267
Excess/(deficiency) of revenues over/(under) expenditures	3,609	(128,878)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,135,472
Original issue discount	-	(24,043)
Transfers in	41,873	41,873
Total other financing sources	41,873	1,153,302
Net change in fund balances	45,482	1,024,424
Fund balances - beginning	963,186	(15,756)
Fund balances - ending	$ 1,008,668	$ 1,008,668

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 26,148	$ 118,765
Total revenues	26,148	118,765
EXPENDITURES		
Construction costs	290,792	2,406,503
Total expenditures	290,792	2,406,503
Excess/(deficiency) of revenues over/(under) expenditures	(264,644)	(2,287,738)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	8,739,528
Transfer out	(41,873)	(41,873)
Total other financing sources/(uses)	(41,873)	8,697,655
Net change in fund balances	(306,517)	6,409,917
Fund balances - beginning	6,711,100	(5,334)
Fund balances - ending	$ 6,404,583	$ 6,404,583

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Governors Park South Community Development District held a Public Hearing and Regular Meeting on August 14, 2025 at 1:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Kevin Kramer	Assistant Secretary
Shira Fertel	Assistant Secretary
Aharon Benyowitz	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Kate John	Kutak Rock LLP
Peter Ma	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:06 p.m.

Supervisors Kramer, Fertel and Benyowitz were present. Supervisors Noah Breakstone and Joshua Breakstone were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending

September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-14. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget, with expenses being funded as they are incurred.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

Ms. John presented the Fiscal Year 2025/2026 Budget Funding Agreement between the CDD and the Developer, who will be funding the expenses, as they are incurred.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-15, Providing for the Collection and Enforcement of the Annual Installment of the Series 2025 Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-15. Ms. John stated that the Debt Service assessments will be collected directly.

> **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2025-15, Providing for the Collection and Enforcement of the Annual Installment of the Series 2025 Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

> **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.**

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

> **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.**

EIGHTH ORDER OF BUSINESS **Approval of July 8, 2025 Regular Meeting Minutes**

> **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the July 8, 2025 Regular Meeting Minutes, as presented, were approved.**

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. John stated that three Request for Proposals (RFP) are coming up; the District Engineer is working on those. Those projects should commence near the end of January 2026. The second bond issuance is anticipated to be in January 2026.

B. District Engineer: England-Thims & Miller

Mr. Ma stated that the first RFP is related to the ramps from the development to the First Coast Expressway. A draft should be ready for circulation tomorrow. The other two RFPs will probably be delayed. It was noted that the plans are not finished yet.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 11, 2025 at 3:00 PM**
  - **QUORUM CHECK**

The next meeting will be on September 11, 2025, unless canceled.

TENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the meeting adjourned at 1:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____________________________ _____________________________

Secretary/Assistant Secretary Chair/Vice Chair

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	**Regular Meeting**	**12:15 PM**
November 13, 2025	**Regular Meeting**	**12:15 PM**
December 11, 2025	**Regular Meeting**	**12:15 PM**
January 8, 2026	**Regular Meeting**	**12:15 PM**
February 12, 2026	**Regular Meeting**	**12:15 PM**
March 12, 2026	**Regular Meeting**	**12:15 PM**
April 9, 2026	**Regular Meeting**	**12:15 PM**
May 14, 2026	**Regular Meeting**	**12:15 PM**
June 11, 2026	**Regular Meeting**	**12:15 PM**
July 9, 2026	**Regular Meeting**	**12:15 PM**
August 13, 2026	**Regular Meeting**	**12:15 PM**
September 10, 2026	**Regular Meeting**	**12:15 PM**