

CORDOVA PALMS
Community Development District

JUNE 8, 2022

AGENDA

**Cordova Palms
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.CordovaPalmsCDD.com

June 1, 2022

Board of Supervisors
Cordova Palms Community Development District
Call in #: 1-913-227-1201 Code: 410226

Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled to be held **Wednesday, June 8, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Financing Matters for Series 2022 Bonds
 - A. Consideration of Resolution 2022-09, Approving Developer Agreements in Substantial Form and Authorizing the Chairman to Execute the Agreements
- IV. Approval of Minutes of the May 11, 2022 Meeting
- V. Consideration of Resolution 2022-10, Approving a Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date
- VI. Consideration of Resolution 2022-11, Authorizing Issuance of a Request for Proposals for the Phase III Infrastructure Improvement Project
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 1. Requisition Summary
 2. Ratification of Work Authorization No. 3 for Preparation of a Stormwater Needs Analysis Report
 3. Stormwater Management Plan

C. District Manager

VIII. Financial Reports

A. Financial Statements as of April 30, 2022

B. Consideration of Funding Request No. 13

IX. Supervisor Requests and Audience Comments

X. Next Scheduled Meeting – July 13, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092

XI. Adjournment

THIRD ORDER OF BUSINESS

A.

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING IN SUBSTANTIAL FORM THE AMENDMENT TO COLLATERAL ASSIGNMENT AGREEMENT FOR 2021 BONDS, AMENDMENT TO TRUE-UP AGREEMENT FOR 2021 BONDS, AMENDMENT TO COMPLETION AGREEMENT FOR 2021 BONDS; ACKNOWLEDGEMENT OF ACQUISITION AGREEMENT FOR 2021 BONDS, COLLATERAL ASSIGNMENT AGREEMENT FOR 2022 BONDS, TRUE-UP AGREEMENT FOR 2022 BONDS; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE AMENDMENT TO COLLATERAL ASSIGNMENT AGREEMENT FOR 2021 BONDS, AMENDMENT TO TRUE-UP AGREEMENT FOR 2021 BONDS, AMENDMENT TO COMPLETION AGREEMENT FOR 2021 BONDS; ACKNOWLEDGEMENT OF ACQUISITION AGREEMENT FOR 2021 BONDS, COLLATERAL ASSIGNMENT AGREEMENT FOR 2022 BONDS, TRUE-UP AGREEMENT FOR 2022 BONDS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

RECITALS

WHEREAS, the Cordova Palms Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated within St. Johns County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, stormwater management system, roadway improvements, water and sewer utility systems, recreation improvements, and other improvements; and

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

WHEREAS, the District intends on financing a portion of the Improvements through the issuance of its special assessment revenue bonds as described in more detail in Resolution 2022-08 (the “**Bonds**”); and

WHEREAS, in connection with the issuance of the Bonds, the District will enter into the Amendment to Collateral Assignment for 2021 Bonds, Amendment to True-Up Agreement for 2021 Bonds, Amendment to Completion Agreement for 2021 Bonds, Acknowledgement of Acquisition Agreement for 2021 Bonds, Collateral Assignment Agreement for 2022 Bonds, and

True-Up Agreement for 2022 Bonds (collectively the “Developer Agreements”), copies of which are attached hereto as Composite Exhibit A; and

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

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to negotiate, finalize, and execute the Developer Agreements on the District’s behalf.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT:**

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

2. APPROVAL OF THE DEVELOPER AGREEMENTS. The Developer Agreements, attached hereto as **Composite Exhibit A**, are hereby approved in substantial form, subject to any further revisions that may be made by the District’s Chairperson, in consultation with District Staff.

3. EXECUTION OF DEVELOPER AGREEMENTS. The Chairperson is authorized to execute the Developer Agreements at a time to be determined by the Chairperson, in consultation with District Staff.

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

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

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

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

PASSED AND ADOPTED this 8th day of June, 2022.

WITNESS:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Composite Exhibit A: *Developer Agreements*

MINUTES

MINUTES OF MEETING
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, May 11, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Louis Cowling	Chairman
Don Guillon	Vice Chairman (by phone)
Andrew Charlson	Supervisor
Joyce Conway	Supervisor
Ken Brown	Supervisor

Also present were:

Daniel Laughlin	District Manager
Katie Buchanan	District Counsel (by phone)
Scott Wild	District Engineer
Chad Sigmon	Dream Finders Homes
Rhonda Mossing	MBS Capital Markets (by phone)
Ed Bulleit	MBS Capital Markets (by phone)
Sarah Warren	Bryant Miller Olive
Misty Taylor	Bryant Miller Olive

The following is a summary of the discussions and actions taken at the May 11, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Financing Matters for Series 2022 Bonds

A. Consideration of Supplemental Engineer's Report

Mr. Wild provided the Board with an overview of the Second Supplemental Engineer's Report to the Capital Improvement Plan for Phases 3 and 4. There are 733 residential units

planned for the entirety of the District. Of the 733, there are 253 units planned for Phases 3 and 4. The permit for Phase 3 from the St. Johns Water Management District has been issued and the permit for Phase 4 is close to being issued. The County approvals are pending and should be issued in the next few weeks. Table 3 provides the summary of costs for Phases 3 and 4, totaling \$8,091,100.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the Second Supplemental Engineer's Report was approved in substantial form.

B. Consideration of Supplemental Assessment Methodology Report

A copy of the Second Supplemental Assessment Methodology Report was enclosed in the agenda package for the Board's review. Ms. Mossing noted any comments made so far on the report have been provided for, including making sure it was clear the improvements in the capital improvement plan are a system of improvements, and not benefitting one area in particular over another. She also noted the par amount of bonds is being increased to fund additional costs related to Phases 1 and 2, as well as Phases 3 and 4. Both Phases will be paying the same assessments and will contain the same product types.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the Second Supplemental Assessment Methodology Report was approved in substantial form.

C. Consideration of Delegation Resolution 2022-08

- 1. Form of Second Supplemental Indenture**
- 2. Form of Bond Purchase Contract**
- 3. Form of Preliminary Limited Offering Memorandum**
- 4. Form of Continuing Disclosure Agreement**

Ms. Taylor provided an overview of the delegation resolution. It authorizes bonds in an amount not to exceed \$11,000,000 and approves the forms of various documents needed in order to market, price and close on the bond issue, including the second supplemental trust indenture, bond purchase contract, preliminary limited offering memorandum, and a continuing disclosure agreement. It makes all of the negotiated sales findings required by Florida Statutes in order to sell the bonds. It appoints MBS Capital Markets as the underwriter for the bonds. It sets certain parameters for the Chair to sign the bond purchase contract and deem final the

preliminary limited offering memorandum. It appoints Bank of New York Mellon as the trustee. Lastly, it authorizes the engineer’s report and assessment methodology report and authorizes future modifications to those reports if/as needed.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the delegation resolution was approved in substantial form.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 13, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the minutes of the April 13, 2022 meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Approving a Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date

Mr. Laughlin informed the Board the budget provided in the agenda package is a standard administrative costs-only budget. The Board discussed the need for including some field operations costs such as utilities and landscaping. This item was tabled to the June meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Requisition Summary

Mr. Wild provided the Board a brief overview of the requisition summary, which includes requisition number 18 to be ratified, totaling \$153,020.30. Requisition numbers 19 through 22 total \$542,429.52 and were presented for consideration.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the requisition summary was approved.

C. District Manager – Report on the Number of Registered Voters (0)

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Cordova Palms Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the "**District's Office**," 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 10, 2022
HOUR: 10:00 a.m.
LOCATION: Office of Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in St. Johns County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8th DAY OF June 2022.

ATTEST:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Cordova Palms

Community Development District

Proposed Budget
FY 2023



Cordova Palms

Community Development District

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Cordova Palms
Community Development District
General Fund
Proposed Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Assessments/Developer Contributions	\$ 118,393	\$ 43,834	\$ 62,273	\$ 106,107	\$ 333,018
Total Revenues	\$ 118,393	\$ 43,834	\$ 62,273	\$ 106,107	\$ 333,018
Expenditures					
Administrative					
Supervisors Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 459	\$ 459	\$ 918
Engineering	\$ 12,000	\$ 1,022	\$ 5,095	\$ 6,117	\$ 12,000
Arbitrage	\$ -	\$ -	\$ 600	\$ 600	\$ 800
Attorney	\$ 25,000	\$ 2,786	\$ 7,500	\$ 10,286	\$ 25,000
Annual Audit	\$ -	\$ -	\$ 3,300	\$ 3,300	\$ 3,400
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Dissemination	\$ -	\$ 1,667	\$ 3,333	\$ 5,000	\$ 5,000
Management Fees	\$ 45,000	\$ 26,250	\$ 18,750	\$ 45,000	\$ 47,250
Website Creation/ADA Compliance	\$ -	\$ 1,750	\$ -	\$ 1,750	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 800	\$ 1,500	\$ 1,500
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 2,250
Telephone	\$ 500	\$ 83	\$ 379	\$ 462	\$ 500
Postage	\$ 1,500	\$ 27	\$ 1,465	\$ 1,492	\$ 1,500
Insurance	\$ 5,500	\$ 5,000	\$ -	\$ 5,000	\$ 5,625
Printing & Binding	\$ 1,200	\$ 789	\$ 980	\$ 1,769	\$ 2,000
Legal Advertising	\$ 5,000	\$ 485	\$ 1,250	\$ 1,735	\$ 2,000
Other Current Charges	\$ 600	\$ 276	\$ 324	\$ 600	\$ 600
Office Supplies	\$ 1,000	\$ 78	\$ 415	\$ 493	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 118,393	\$ 42,138	\$ 61,400	\$ 103,539	\$ 133,018

Cordova Palms
Community Development District
General Fund
Proposed Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<u>Grounds Maintenance</u>					
Landscape - Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape - Pond Banks	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Water/Sewer/Irrigation	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Other Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Total Expenditures	\$ 118,393	\$ 42,138	\$ 61,400	\$ 103,539	\$ 333,018
Excess Revenues (Expenditures)	\$ -	\$ 1,695	\$ 873	\$ 2,568.24	\$ -

Cordova Palms Community Development District

General Fund Budget
FY 2023

REVENUES:

Assessments/Developer Contributions

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year and collect from Developer remaining assessments for O&M portion.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending the estimated 12 annual meetings.

FICA Expense

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2021 Bonds. Grau and Associates, CPAs, serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Kutak Rock LLP serves as the District's legal counsel.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

Assessment Administration

Governmental Management Services, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Cordova Palms Community Development District

General Fund Budget
FY 2023

Trustee Fees

The amount of the trustee fees is based on the agreement between The Bank of New York Mellon and the District for the Special Assessment Bond Series 2021.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements the District's Special Assessment Bond Series 2021. It has contracted with Governmental Management Services, LLC to provide this service.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Telephone

The cost of telephone and fax machine service.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Property Alliance Preferred (FPA). FPA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

Cordova Palms Community Development District

General Fund Budget
FY 2023

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Grounds Maintenance:

Landscape Maintenance

Estimated costs related to maintain the common areas of the District.

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Landscape Pond Banks

Estimated costs to maintain ponds in the District.

Lake Maintenance

Estimated costs to maintain ponds throughout the District.

Electric

Estimated costs for electric billed to the District by Clay County Electric.

Water/Sewer/Irrigation

Estimated costs for irrigation by the district for water, sewer and irrigation.

Repairs and Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Pest Control

Estimated costs for pest control service incurred by the District.

Other Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Cordova Palms
Community Development District
Series 2021 Debt Service Fund
Proposed Budget

Description	Proposed Budget FY 2021	Actuals as of 04/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 438,770
Interest Income	\$ 25	\$ 13	\$ 10	\$ 23	\$ 100
Bond Proceeds	\$ 266,903	\$ 266,903	\$ -	\$ 266,903	\$ -
Net Premium on Bond	\$ 189,831	\$ 189,831	\$ -	\$ 189,831	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 136,099
Total Revenues	\$ 456,759	\$ 456,747	\$ 10	\$ 456,757	\$ 574,969
Expenditures					
<i>Series 2021</i>					
Interest Expense 5/1	\$ 104,304	\$ -	\$ 101,304	\$ 101,304	\$ -
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 136,080
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 136,080
Total Expenditures	\$ 104,304	\$ -	\$ 101,304	\$ 101,304	\$ 437,160
Excess Revenues/(Expenditures)	\$ 352,455	\$ 456,747	\$ (101,294)	\$ 355,453	\$ 137,809

11/1/23 Interest Payment \$ 134,100

Assessments per unit for FY 2023				
Lot Size	Unit Count	Net Per Unit	Gross Per Unit	Gross Assessments (1)
43'	137	\$1,160	\$1,234	\$169,064
53'	193	\$1,450	\$1,543	\$297,713
Gross Annual Assessment				\$466,776
Less Discount 4% + Collections 2%				(\$28,007)
Net Annual Assessment				\$438,770

(1) include 4% provision for early payment discount and 2% collection costs for St. Johns County

Cordova Palms
Community Development District
Special Assessment Revenue Bonds, Series 2021

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
5/1/22		2.400%	\$ 101,304	\$ 101,304	\$ 101,304	\$ 7,980,000
11/1/22		2.400%	\$ 136,080	\$ 136,080	\$ 437,160	
5/1/23	165,000	2.400%	\$ 136,080	\$ 301,080		\$ 7,815,000
11/1/23		2.400%	\$ 134,100	\$ 134,100	\$ 438,200	\$ -
5/1/24	170,000	2.400%	\$ 134,100	\$ 304,100		\$ 7,645,000
11/1/24		2.400%	\$ 132,060	\$ 132,060	\$ 439,120	\$ -
5/1/25	175,000	2.400%	\$ 132,060	\$ 307,060		\$ 7,470,000
11/1/25		2.400%	\$ 129,960	\$ 129,960	\$ 439,920	\$ -
5/1/26	180,000	2.400%	\$ 129,960	\$ 309,960		\$ 7,290,000
11/1/26		2.400%	\$ 127,800	\$ 127,800	\$ 440,600	\$ -
5/1/27	185,000	2.800%	\$ 127,800	\$ 312,800		\$ 7,105,000
11/1/27		2.800%	\$ 125,210	\$ 125,210	\$ 440,420	\$ -
5/1/28	190,000	2.800%	\$ 125,210	\$ 315,210		\$ 6,915,000
11/1/28		2.800%	\$ 122,550	\$ 122,550	\$ 440,100	\$ -
5/1/29	195,000	2.800%	\$ 122,550	\$ 317,550		\$ 6,720,000
11/1/29		2.800%	\$ 119,820	\$ 119,820	\$ 439,640	\$ -
5/1/30	200,000	2.800%	\$ 119,820	\$ 319,820		\$ 6,520,000
11/1/30		2.800%	\$ 117,020	\$ 117,020	\$ 439,040	\$ -
5/1/31	205,000	2.800%	\$ 117,020	\$ 322,020		\$ 6,315,000
11/1/31		2.800%	\$ 114,150	\$ 114,150	\$ 438,300	\$ -
5/1/32	210,000	3.000%	\$ 114,150	\$ 324,150		\$ 6,105,000
11/1/32		3.000%	\$ 111,000	\$ 111,000	\$ 442,000	\$ -
5/1/33	220,000	3.000%	\$ 111,000	\$ 331,000		\$ 5,885,000
11/1/33		3.000%	\$ 107,700	\$ 107,700	\$ 440,400	\$ -
5/1/34	225,000	3.000%	\$ 107,700	\$ 332,700		\$ 5,660,000
11/1/34		3.000%	\$ 104,325	\$ 104,325	\$ 438,650	\$ -
5/1/35	230,000	3.000%	\$ 104,325	\$ 334,325		\$ 5,430,000
11/1/35		3.000%	\$ 100,875	\$ 100,875	\$ 441,750	\$ -
5/1/36	240,000	3.000%	\$ 100,875	\$ 340,875		\$ 5,190,000
11/1/36		3.000%	\$ 97,275	\$ 97,275	\$ 439,550	\$ -
5/1/37	245,000	3.000%	\$ 97,275	\$ 342,275		\$ 4,945,000
11/1/37		3.000%	\$ 93,600	\$ 93,600	\$ 442,200	\$ -
5/1/38	255,000	3.000%	\$ 93,600	\$ 348,600		\$ 4,690,000
11/1/38		3.000%	\$ 89,775	\$ 89,775	\$ 439,550	\$ -
5/1/39	260,000	3.000%	\$ 89,775	\$ 349,775		\$ 4,430,000
11/1/39		3.000%	\$ 85,875	\$ 85,875	\$ 441,750	\$ -
5/1/40	270,000	3.000%	\$ 85,875	\$ 355,875		\$ 4,160,000
11/1/40		3.000%	\$ 81,825	\$ 81,825	\$ 438,650	\$ -
5/1/41	275,000	3.000%	\$ 81,825	\$ 356,825		\$ 3,885,000
11/1/41		3.000%	\$ 77,700	\$ 77,700	\$ 440,400	\$ -
5/1/42	285,000	4.000%	\$ 77,700	\$ 362,700		\$ 3,600,000
11/1/42		4.000%	\$ 72,000	\$ 72,000	\$ 444,000	\$ -
5/1/43	300,000	4.000%	\$ 72,000	\$ 372,000		\$ 3,300,000
11/1/43		4.000%	\$ 66,000	\$ 66,000	\$ 442,000	\$ -
5/1/44	310,000	4.000%	\$ 66,000	\$ 376,000		\$ 2,990,000
11/1/44		4.000%	\$ 59,800	\$ 59,800	\$ 444,600	\$ -
5/1/45	325,000	4.000%	\$ 59,800	\$ 384,800		\$ 2,665,000
11/1/45		4.000%	\$ 53,300	\$ 53,300	\$ 441,600	\$ -
5/1/46	335,000	4.000%	\$ 53,300	\$ 388,300		\$ 2,330,000

Cordova Palms
Community Development District
Special Assessment Revenue Bonds, Series 2021

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
11/1/46		4.000%	\$ 46,600	\$ 46,600	\$ 443,200	\$ -
5/1/47	350,000	4.000%	\$ 46,600	\$ 396,600		\$ 1,980,000
11/1/47		4.000%	\$ 39,600	\$ 39,600	\$ 444,200	\$ -
5/1/48	365,000	4.000%	\$ 39,600	\$ 404,600		\$ 1,615,000
11/1/48		4.000%	\$ 32,300	\$ 32,300	\$ 444,600	\$ -
5/1/49	380,000	4.000%	\$ 32,300	\$ 412,300		\$ 1,235,000
11/1/49		4.000%	\$ 24,700	\$ 24,700	\$ 444,400	\$ -
5/1/50	395,000	4.000%	\$ 24,700	\$ 419,700		\$ 840,000
11/1/50		4.000%	\$ 16,800	\$ 16,800	\$ 443,600	\$ -
5/1/51	410,000	4.000%	\$ 16,800	\$ 426,800		\$ 430,000
11/1/51		4.000%	\$ 8,600	\$ 8,600	\$ 447,200	\$ -
5/1/52	430,000	4.000%	\$ 8,600	\$ 438,600		\$ -
	7,980,000		\$ 5,358,104	\$ 13,338,104	\$ 13,338,104	

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR THE DISTRICT'S PHASE THREE INFRASTRUCTURE IMPROVEMENT PROJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cordova Palms Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “Act”); and

WHEREAS, the Act authorizes the District to construct, operate, and maintain systems and facilities for certain basic public infrastructure, including roadway improvements, stormwater management, water, sewer and reuse improvements; amenities, entry feature and landscaping improvements; and

WHEREAS, it is in the District’s best interests to competitively solicit proposals through a Request for Proposals (“RFP”) process for its Phase Three Project (the “Project”); and

WHEREAS, the Board desires to approve in substantial form the RFP notice and Evaluation Criteria for the Project attached hereto as **Exhibit A**; and

WHEREAS, the Board desires to authorize the Chairman or Vice Chairman, in consultation with District staff, to effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare a final RFP project manual for the Project, and other documents that are in the best interests of the District;

WHEREAS, the Board further desires to authorize the Chairman or Vice Chairman, in consultation with District staff, to approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby approves in substantial form the documents attached hereto as **Exhibit A**, and subject to further review and revision by District staff as finally approved by the Chairman or Vice Chairman.

SECTION 3. The Board hereby authorizes the Chairman, in consultation with District staff, to 1) effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare the RFP; and 2) approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP. Consistent with such approvals, the Chairman, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effect the procurement contemplated by the RFP, and all acts and things that may be desirable or consistent with the RFP's requirements or intent. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to affect the RFP. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of June, 2022.

ATTEST:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman/Vice Chairman

Exhibit A: RFP Notice and Evaluation Criteria

Exhibit A

RFP Notice and Evaluation Criteria

REQUEST FOR PROPOSALS
Construction Site Work - Cordova Palms Phase 3
St. Johns County, Florida

Notice is hereby given that **Cordova Palms Community Development District ("District")** will accept proposals from firms interested in providing labor, materials, and equipment for certain construction site work, including earthwork, utilities, roadways, and stormwater management improvements at the community known as "Cordova Palms Phase 3" located in St. Johns County, Florida.

The "**Project Manual**," that comprises a proposal and contract documents, in addition to the construction documents, will be available for public inspection and may be obtained beginning _____, **2022 at 3:00 p.m.** Contact the "**Project Engineer**," Clint Blalock, at England, Thims, and Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258 by e-mail at blalockc@etm-inc.com to obtain a link to the FTP site that has the Project Manual. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to propose by notifying the Project Engineer.

Firms desiring to provide services for this project must submit a written original and one (1) copy of the proposal documents to the Project Engineer, no later than _____, **2022 at 2:00pm.** The Project Engineer will conduct a special public meeting at its office located at England, Thims, and Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, at such time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190 of the Florida Statutes. A copy of the agenda for the meeting may be obtained from the Project Engineer. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting Governmental Management Services, Inc., the District Manager, at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO REQUEST FOR PROPOSALS". The District reserves the right to reject any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of ninety (90) days after the proposal opening.

Ranking of proposals will be made on the basis of qualifications, price and other criteria, all as set forth in the Project Manual, and at the sole discretion of the District. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any minor informalities or irregularities in proposals as it deems appropriate, if it determines in its discretion it is in the District's best interest to do so. Proposals received from firms that fail to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$2,000,000 in total volume construction cost within the last three (3) years; (2) Proposer will have minimum bonding capacity of \$2,000,000 from a Surety Company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with St. Johns County and is a licensed contractor in the State of Florida.

The successful proposer will be required to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, *Florida Statutes*.

Any and all questions relative to this project shall be directed in writing only to Clint Blalock, Project Manager.

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
Phase Three Project
Evaluation Criteria

PERSONNEL **(5 POINTS)**

(E.g., geographic locations of the firm’s headquarters; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing workload; proposed staffing levels, etc.)

EXPERIENCE **(20 POINTS)**

(E.g. past record and experience of the respondent in self performing similar projects; past performance; character, integrity, reputation, of respondent, etc.)

UNDERSTANDING OF SCOPE OF WORK **(15 POINTS)**

Demonstration of the Proposer’s understanding of the project requirements.

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity, necessary to complete the services required; current bonding capacity; ownership of assets including equipment.

SCHEDULE **(25 POINTS)**

Demonstration of Proposer’s understanding (through presentation in the proposal of a milestone schedule) of how to meet the required submittal and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE **(25 TOTAL POINTS)**

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer’s bid and the low bid.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

SEVENTH ORDER OF BUSINESS

B.

1.

REQUISITION SUMMARY

CORDOVA PALMS CDD

**BOND SERIES:
2021 ACQUISITION AND CONSTRUCTION ACCOUNT
8-Jun-22**

<u>Date</u>	<u>Req #</u>	<u>Payee</u>	<u>Description of Payment</u>	<u>Amount</u>
<u>TO BE RATIFIED</u>				
5/17/2022	23	Smith Trucking Company	Cordova East of Collector Road - Contractor Application for Payment No. 7 (Apr 2022)	\$ 63,704.66
5/17/2022	24	Smith Trucking Company	Cordova Phase 2 Lot Development - Application for Payment No. 4 (Apr 2022)	\$ 371,607.75
AMOUNT TO BE RATIFIED				\$ 435,312.41
<u>TO BE APPROVED</u>				
5/17/2022	25	Vallencourt	Cordova Palms Phase 1 - Western Lots and Connector – Contractor Payment Application 7981-10 (May 2022)	\$ 108,721.87
AMOUNT TO BE APPROVED				\$ 108,721.87
TOTAL AMOUNT TO BE APPROVED June 8, 2022				\$ 544,034.28

2.

**WORK AUTHORIZATION NO. 3
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT**

STATE MANDATED – STORM WATER NEED ANALYSIS (20 YEARS)

Scope of Work

England-Thims & Miller, Inc. shall prepare a 20-year stormwater needs analysis for the Cordova Palms CDD to be completed by June 30, 2022. It is our understanding that the stormwater needs analysis is a requirement of the passage of House Bill 53, Section 403.9302, Florida Statutes. Since this a new requirement and will require coordinating our efforts with the District Manager to provide the analysis, we are proposing to perform this work on an hourly basis with an estimated budget. We have attached a template with our comments showing the responsibilities of the District Engineer and the District Manager.

FEE HOURLY
(BUDGET ESTIMATE: \$10,000.00)
Not to Exceed without prior authorization

ITEMS NOT INCLUDED

1. Wastewater Needs Analysis
2. NPDES Permitting / Analysis
3. MS4 Permitting Analysis
4. Environmental Investigation
5. NDPES permit compliance

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2022**

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

Expenses shall be invoiced in accordance with previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 15%.

Approval

Submitted by: _____
England, Thims & Miller, Inc.

Date: _____

Approved by: *Louis P. Conly*
Cordova Palms Community Development District

Date: *5/11/2022*

Expenses shall be invoiced in accordance with previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 15%.

Approval

Submitted by: _____ Date: _____
England, Thims & Miller, Inc.

Approved by: _____ Date: _____
Cordova Palms Community Development District

Example CDD Storm Water Need Analysis - Limitations and Assumptions

Project Name: **Example CDD** Date: **3/23/2022**
Project Location: **Generalized Street Locations** Etm Job No. xxx
Project City / State: **County, Florida**

Storm Water Need Analysis Limitations and Assumptions:

England, Thims & Miller, Inc. (ETM) drafted a portion of the storm water need analysis based on limited information. This information includes ,when available, approved Engineering Plans and Permits that were issued by St. Johns County Development Services and the St. Johns River Water Management District. Since, this is a Community Development District (CDD) that was phased there are numerous approved Plans and Permits.

ETM did not conduct an exhaustive search of the regulating documents for this project due to a limited scope and budget. The intent is to provide estimates sufficient to respond to the Storm Water Need Analysis as required by the State of Florida's Office of Economic & Demographic Research. This level of accuracy was confirmed during the State of Florida's Webinars regarding the Storm Water Need Analysis.

Due to the nature of the analysis for this project, there are many assumptions and limitations required. It should be noted that the intent is to provide the State of Florida with a proposed budget for Storm Water Needs for the next 20 years. Due to the assumptions and limitations, this analysis should not be relied upon for any use other than the fulfillment by the CDD to fill out the State of Florida's Storm Water Need Analysis forms.

Assumptions / Limitations:

1. Generally there will be no major replacements required of storm water infrastructure that exceeds 5% of the maintenance budget in any given year.
2. The CDD Boundary will not be revised or expanded during the 20 year period designated in this analysis.
3. Maintenance budget figures are provided by the District Manager.
4. No survey or field work was performed to determine the details of the storm water management system; including lengths of culverts or ditches.
5. Generalized data were obtained from various engineering plans that were prepared for the development of the CDD infrastructure.
6. Projections of the maintenance budget numbers based on optional growth rate schedules spreadsheet provided by the State of Florida Department of Economic and Demographic Research.



England - Thims & Miller, Inc.

14775 Old St. Augustine Rd., Jacksonville, Fl. 32258
Phone (904) 642-8990 Reg No: 2584

Background Information		District Engineer	District Manager	Comments				
Name of Local Government:	<input type="text"/>	X						
Name of stormwater utility, if applicable:	<input type="text"/>			Not Applicable				
Contact Person								
Name:	<input type="text"/>	X		District Manager is the contact person.				
Position/Title:	<input type="text"/>	X						
Email Address:	<input type="text"/>	X						
Phone Number:	<input type="text"/>	X						
□								
Part 1.1 Narrative Description:								
Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:			X	The District Manager needs to provide any current stormwater strategies. ETM District Engineer is available to meet to discuss / review various strategies.				
On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:								
	0 1 2 3 4 5							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)	X		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)	X		ETM District Engineer will meet with the District Manager to rate the programs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise	X		
Other:								
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Permit Compliance	X		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		X		ETM District Engineer will meet with the District Manager to review other programs and rate them.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		X		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		X		
Part 1.2 Current Stormwater Program Activities:								
Please provide answers to the following questions regarding your stormwater management program.								
• Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?	<input type="text"/>	X		The CDD does not have an NPDES MS4 Permit.				
• Does your jurisdiction have a dedicated stormwater utility?	<input type="text"/>	X		The CDD does not have a stormwater utility.				
If no, do you have another funding mechanism?	<input type="text"/>	X		Yes, the CDD has a funding mechanism.				
If yes, please describe your funding mechanism.	<input type="text"/>	X		ETM District Engineer will work with the District Manager to determine how the mechanism should be defined/reported.				
• Does your jurisdiction have a Stormwater Master Plan or Plans?	<input type="text"/>	X		It is recommended that ETM District Engineer prepare a draft Stormwater Master Plan (SMP) and review the SMP with the District Manager.				
If Yes:								
How many years does the plan(s) cover?	<input type="text"/>	X		To be determined.				
Are there any unique features or limitations that are necessary to understand what the plan does or does not address? Explain.	<input type="text"/>	X		To be determined.				
Please provide a link to the most recently adopted version of the document (if it is published online):	<input type="text"/>	X		Not Applicable				

		District Engineer	District Manager	Comments
<ul style="list-style-type: none"> Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? 			X	ETM District Engineer will meet with the District Manager to review existing assess management systems.
<ul style="list-style-type: none"> If Yes, does it include 100% of your facilities? 			X	
<ul style="list-style-type: none"> If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included? 			X	
<ul style="list-style-type: none"> Does your stormwater management program implement the following (answer Yes/No): 				
<ul style="list-style-type: none"> A construction sediment and erosion control program for new construction (plans review and/or inspection)? 		X		ETM District Engineer will meet with the District Manager to review existing stormwater management programs.
<ul style="list-style-type: none"> An illicit discharge inspection and elimination program? 		X		
<ul style="list-style-type: none"> A public education program? 		X		
<ul style="list-style-type: none"> A program to involve the public regarding stormwater issues? 		X		
<ul style="list-style-type: none"> A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ? 		X		
<ul style="list-style-type: none"> A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)? 		X		
<ul style="list-style-type: none"> Water quality or stream gage monitoring? 		X		
<ul style="list-style-type: none"> A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)? 		X		
<ul style="list-style-type: none"> A system for managing stormwater complaints? 		X		
<ul style="list-style-type: none"> Other specific activities? 		X		
Part 1.3 Current Stormwater Program Operation and Maintenance Activities				
Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your				
<ul style="list-style-type: none"> Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)? 		X		
<ul style="list-style-type: none"> Does your stormwater operation and maintenance program implement any of the following (answer Yes/No): 				
<ul style="list-style-type: none"> Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ? 			X	ETM District Engineer will meet with the District Manager to review existing stormwater operation and maintenance programs. Note: Culverts means all storm water pipes not just culvert crossings
<ul style="list-style-type: none"> Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ? 			X	
<ul style="list-style-type: none"> Invasive plant management associated with stormwater infrastructure? 			X	
<ul style="list-style-type: none"> Ditch cleaning? 			X	
<ul style="list-style-type: none"> Sediment removal from the stormwater system (vacator trucks, other)? 			X	
<ul style="list-style-type: none"> Muck removal (dredging legacy pollutants from water bodies, canal, etc.)? 			X	
<ul style="list-style-type: none"> Street sweeping? 			X	
<ul style="list-style-type: none"> Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ? 			X	
<ul style="list-style-type: none"> Non-structural programs like public outreach and education? 			X	
<ul style="list-style-type: none"> Other specific routine activities? 			X	

			District Engineer	District Manager	Comments
Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)					
<p>A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system.</p>					
	Number	Unit of Measurement			
Estimated feet or miles of buried culvert:			X		ETM District Engineer will provide estimates based upon existing design plans.
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:			X		
Estimated number of storage or treatment basins (i.e., wet or dry ponds):			X		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, etc. :			X		
Number of chemical treatment systems (e.g., alum or polymer injection):			X		
Number of stormwater pump stations:			X		
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal water levels):			X		
Number of stormwater treatment wetland systems:			X		
Other:					
			X		
			X		
			X		
			X		
			X		
			X		
Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):					
	Best Management Practice	Current	Planned		
	Tree boxes			X	ETM District Engineer will meet with the District Manager to review existing green infrastructure best management practices.
	Rain gardens			X	
	Green roofs			X	
	Pervious pavement/pavers			X	
	Littoral zone plantings			X	
	Living shorelines			X	
	Other Best Management Practices:				
				X	
				X	
				X	
				X	
				X	
Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)					
Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.			X		ETM District Engineer will provide a GIS shapefile of the CDD boundaries for submittal to EDR.
Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)					
Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).			X		ETM District Engineer will meet with the District Manager to review current and projected service area.

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

District Engineer	District Manager	Comments
	X	ETM District Engineer can review the CDD’s O&M budget with the District Manager to assist with development of the cost estimates.
X		ETM District Engineer will assist the District Manager with this task.

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
- Specify:
- Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

District Engineer	District Manager	Comments
	X	ETM District Engineer will work with the District Manager to determine an appropriate response.
	X	
	X	
	X	
	X	
X		ETM District Engineer will complete this section.
X		
X		
X		
X		
	X	ETM District Engineer will work with the District Manager to determine an appropriate response.
	X	
	X	
	X	
	X	
	X	ETM District Engineer will work with the District Manager to determine an appropriate response.
	X	
	X	
	X	
	X	
	X	ETM District Engineer will work with the District Manager to determine an appropriate response.
	X	
	X	
	X	
	X	

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

District Engineer	District Manager	Comments
		ETM District Engineer shall review the stormwater management system to identify infrastructure that would meet this criteria (i.e., stormwater pump stations, baffle boxes).
	X	ETM District Engineer will assist the District Manager with preparing this response.
	X	Note: This shall include only infrastructures that will require major replacement or have major expenses during the next 20 years. It does not include all existing infrastructure.
	X	
	X	
	X	ETM District Engineer will assist the District Manager with preparing this response.
	X	Note: This shall include only infrastructures that will require major replacement or have major expenses during the next 20 years. It does not include all existing infrastructure.
	X	
	X	

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current	Amount Drawn from Bond	Amount Drawn from Dedicated	Amount Drawn from All-	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

District Engineer	District Manager	Comments
	X	ETM District Engineer will assist the District Manager with preparing this response.
	X	
	X	
	X	
	X	
X		ETM District Engineer will assist the District Manager with preparing this response.
X		
X		
X		
X		
	X	ETM District Engineer will work with the District Manager to determine an appropriate response. Generally, this response will be Not Applicable.
	X	
	X	
	X	
	X	
X		ETM District Engineer will work with the District Manager to determine an appropriate response. Generally, this response will be Not Applicable.
X		
X		
X		
X		

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. **The first two tables will be auto-filled from the data you reported in prior tables.** To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0

Remaining Unfunded Needs	0	0	0	0
---------------------------------	----------	----------	----------	----------

District Engineer	District Manager	Comments
	X	This tables will be auto-filled from data reported in prior tables.
	X	
	X	
	X	
	X	This tables will be auto-filled from data reported in prior tables.
	X	
	X	
	X	
	X	ETM District Engineer will work with the District Manager to determine an appropriate response.
	X	
	X	
	X	
	X	
	X	

3.

Cordova Palms Community Development District (District)

Storm Water Management Plan

Revised: 5-27-2022

1. The intent of this plan is to adhere to the rules and regulations stated in the St. Johns River Water Management District Environmental Resource Permits and the St. Johns County Development Services Permits for this project.
2. All permitted Storm Water Management Facilities (SMFs) will be maintained as required. Maintenance includes routine mowing of the SMFs, the repair and maintenance of the outfall control structures, removal of debris that may clog the outfall systems and other related maintenance that may be required from time to time.
3. At least once every two years, the storm water management facilities including outfall control structures shall be reviewed by the Engineer of Record and may be performed during annual review by the District. If there are deficiencies, repairs are other matters that need attention, the Engineer of Record shall notify the District of the issues together with options (if available) to repair or mitigate for these deficiencies. The date of field review and name of field representative(s) shall be recorded as part as part of the report to the District.
4. Lands within Conservation Easements will be maintained by the District (see attached Master Site Plan). Maintenance shall include, but not be limited to removing dead trees as may be required to provide a safe environment.
5. Preserved wetlands and conservations areas, storm water management facilities and other areas shall be protected from erosion and siltation, scouring, dewatering or excessive turbidity, resulting from all construction activities including home building.

EIGHTH ORDER OF BUSINESS

A.

Cordova Palms

Community Development District

Unaudited Financial Reporting
April 30, 2022



Cordova Palms
Community Development District
Combined Balance Sheet
April 30, 2022

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>ASSETS:</u>				
Cash	\$20,847	---	---	\$20,847
Due from Developer	\$11,061	---	---	\$11,061
Due from Capital	\$13,662	---	---	\$13,662
<i>Series 2021</i>				
Reserve	---	\$219,350	---	\$219,350
Interest	---	\$101,304	---	\$101,304
Cap Interest	---	\$136,093	---	\$136,093
Acquisition & Construction	---	---	\$2,020,214	\$2,020,214
TOTAL ASSETS	<u>\$45,570</u>	<u>\$456,747</u>	<u>\$2,020,214</u>	<u>\$2,522,531</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$14,034	---	---	\$14,034
Due to Developer	\$13,664	---	---	\$13,664
Due to General Fund	---	---	\$13,662	\$13,662
FUND BALANCES:				
Unrestricted	\$17,872	\$456,747	\$2,006,553	\$2,481,172
TOTAL LIABILITIES & FUND EQUITY	<u>\$45,570</u>	<u>\$456,747</u>	<u>\$2,020,214</u>	<u>\$2,522,531</u>

Cordova Palms
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending
April 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 4/30/22	ACTUAL 4/30/22	VARIANCE
<u>REVENUES:</u>				
Developer Contributions	\$118,393	\$43,834	\$43,834	\$0
TOTAL REVENUES	\$118,393	\$43,834	\$43,834	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$12,000	\$7,000	\$0	\$7,000
FICA Expense	\$918	\$536	\$0	\$536
Engineering	\$12,000	\$7,000	\$1,022	\$5,978
Attorney	\$25,000	\$14,583	\$2,786	\$11,797
Assessment Administration	\$5,000	\$2,917	\$0	\$2,917
Dissemination	\$0	\$0	\$1,667	(\$1,667)
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Website Creation/ADA Compliance	\$0	\$0	\$1,750	(\$1,750)
Website Maintenance	\$1,200	\$700	\$700	\$0
Information Technology	\$1,800	\$1,050	\$1,050	\$0
Telephone	\$500	\$292	\$83	\$209
Postage	\$1,500	\$875	\$27	\$848
Insurance	\$5,500	\$5,500	\$5,000	\$500
Printing & Binding	\$1,200	\$700	\$789	(\$89)
Legal Advertising	\$5,000	\$2,917	\$485	\$2,432
Other Current Charges	\$600	\$350	\$276	\$74
Office Supplies	\$1,000	\$583	\$78	\$505
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$118,393	\$71,427	\$42,138	\$29,289
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,695	
FUND BALANCE - Beginning	\$0		\$16,177	
FUND BALANCE - Ending	\$0		\$17,872	

Cordova Palms
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending
April 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 4/30/22	ACTUAL 4/30/22	VARIANCE
Revenues				
Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$13	\$13
Total Revenues	\$0	\$0	\$13	\$13
Expenditures				
<u>Series 2021</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Bond Proceeds	\$0	\$0	\$266,903	(\$266,903)
Net Premium on Bond	\$0	\$0	\$189,831	(\$189,831)
Total Other	\$0	\$0	\$456,734	(\$456,734)
Excess Revenues (Expenditures)	\$0		\$456,747	
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$0		\$456,747	

Cordova Palms
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending
April 30, 2022

	Series 2021
--	------------------------

Revenues:

Interest	\$145
----------	-------

Total Revenues	\$145
-----------------------	--------------

Expenditures

Capital Outlay	\$5,373,576
Cost of Issuance	\$173,513
Underwriters Discount	\$159,600

Total Expenditures	\$5,706,689
---------------------------	--------------------

Other Sources/(Uses)

Bond Proceeds	\$7,713,097
---------------	-------------

Total Other	\$7,713,097
--------------------	--------------------

Excess Revenues (Expenditures)	\$2,006,553
---------------------------------------	--------------------

Fund Balance - Beginning	\$0
---------------------------------	------------

Fund Balance - Ending	\$2,006,553
------------------------------	--------------------

**Cordova Palms
Community Development District
Long Term Debt Report**

Series 2021 Special Assessment Bonds	
Interest Rate:	2.4% - 4.0%
Maturity Date:	5/1/2052
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$219,350
Reserve Fund Balance:	\$219,350
Bonds outstanding - 2/17/2021	\$7,980,000
Current Bonds Outstanding	\$7,980,000

Cordova Palms
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion FY 21	General Fund Portion FY 22	Capital Project Portion	Over and (short) Balance Due
5	10/1/21	11/5/21	\$12,472.45	\$12,472.45	\$5,046.95	\$5,000.00	\$2,425.50	\$0.00
6	11/1/21	1/7/22	\$8,832.66	\$8,832.66		\$5,409.66	\$3,423.00	\$0.00
7	11/29/21	1/7/22	\$12,637.53	\$12,637.53		\$4,950.33	\$7,687.20	\$0.00
8	1/3/22	4/27/22	\$6,102.16	\$6,102.16		\$6,102.16	\$0.00	\$0.00
9	1/31/22	4/27/22	\$4,834.80	\$4,834.80		\$4,834.80	\$0.00	\$0.00
10	2/23/22	4/27/22	\$6,604.40	\$6,602.40		\$6,476.40	\$126.00	\$2.00
11	4/4/22			\$6,538.57		\$6,538.57	\$0.00	(\$6,538.57)
12	5/3/22			\$4,521.98		\$4,521.98	\$0.00	(\$4,521.98)
Due from Developer			\$51,484.00	\$62,542.55	\$5,046.95	\$43,833.90	\$13,661.70	(\$11,058.55)

Total Developer Contributions FY22 \$ 43,833.90

B.

Cordova Palms

Community Development District

Funding Request #13

May 27, 2022

PAYEE	GENERAL FUND FY 22
1 Governmental Management Services Inv # 14 - Management Fees - May 2022	\$4,484.32
2 The St. Augustine Record Inv # I03412562 - Notice of Meeting - 4/27/22	\$94.24
	\$4,578.56
	\$4,578.56

Please make check payable to:
Cordova Palms CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 14
Invoice Date: 5/1/22
Due Date: 5/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2022		3,750.00	3,750.00
Website Administration - May 2022		100.00	100.00
Information Technology - May 2022		150.00	150.00
Dissemination Agent Services - May 2022		416.67	416.67
Copies		67.65	67.65

FR # 13

RECEIVED MAY 03 2022

RECEIVED MAY 03 2022

Total	\$4,484.32
Payments/Credits	\$0.00
Balance Due	\$4,484.32

Wed, Apr 27, 2022
8:00:35AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436
E-Mail:
Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003412562-01
Start: 04/27/2022
Placement: SA Legals
Copy Line: NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT C

Caller: Courtney Hogge
Issues: 1
Rep: Chris ISC-Landry
Paytype: BILL
Stop: 04/27/2022

Lines 62
Depth 5.25
Columns 1
Price \$94.24

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

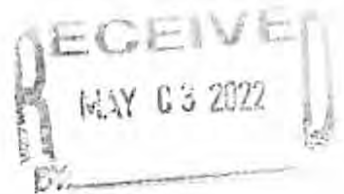
The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, May 11, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092. The purpose of the meeting is to review monthly financial reports, staff reports and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, and email dlaughlin@gmsnf.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.

Any person requiring special accommodations at this 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.

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

Daniel Laughlin
District Manager
0003412562 April 27, 2022



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114
SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003412562-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **MELISSA RHINEHART** who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Notic Misc** in the matter of **BOS REG MTG 5/11/22** was published in said newspaper in the issue dated **04/27/2022**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF MEETING OF THE
BOARD OF SUPERVISORS OF
THE CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, May 11, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092. The purpose of the meeting is to review monthly financial reports, staff reports and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, and email dlaughlin@gmsnl.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.

Any person requiring special accommodations at this 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.

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

Daniel Laughlin
District Manager
0003412562 April 27, 2022

Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ___ day of **APR 27 2022**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

