

***CORDOVA PALMS***  
***Community Development District***

***SEPTEMBER 8, 2022***

## *AGENDA*

**Cordova Palms  
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

[www.CordovaPalmsCDD.com](http://www.CordovaPalmsCDD.com)

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September 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 **Thursday, September 8, 2022 at 9:30 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. Approval of Minutes of the August 10, 2022 Meeting
- IV. Public Hearings to Consider Adopting a Budget and Imposing Operations & Maintenance Special Assessments for Fiscal Year 2023
  - A. Consideration of Resolution 2022-17, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
  - B. Consideration of Resolution 2022-18, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
  - C. Consideration of Fiscal Year 2023 Budget Funding Agreement
- V. Consideration of Proposals for Phase 3 Construction Services
  - A. A.J. Johnson
  - B. Baker Constructors
  - C. Vallencourt
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer – Approval of Requisition Summary

C. District Manager

VII. Financial Reports

A. Financial Statements as of July 31, 2022

B. Consideration of Funding Request No. 16

VIII. Supervisor Requests and Audience Comments

IX. Next Scheduled Meeting – October 12, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092

X. Adjournment

## *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, August 10, 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 Gullion	Vice Chairman
Thomas Spiess	Supervisor
Joyce Conway	Supervisor
Ken Brown	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel (by phone)
Chad Sigmon	Dream Finders Homes

The following is a summary of the discussions and actions taken at the August 10, 2022 meeting.

**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**                      **Organizational Matters**

**A. Acceptance of Resignation of Andrew Charlson**

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor Andrew Charlson's resignation was accepted.
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**B. Consideration of Appointing a New Supervisor**

Mr. Cowling made the following motion to appoint Thomas Spiess to Seat 5.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor appointing Thomas Spiess to Seat 5 was approved.

**C. Oath of Office for New Supervisor**

Mr. Laughlin, being a notary public of the State of Florida, administered an oath of office to Mr. Spiess.

Mr. Haber gave Mr. Spiess a brief overview of the Sunshine Law and public records laws.

**D. Consideration of Resolution 2022-15, Designating Officers**

Mr. Laughlin provided the current slate of officers, which is Mr. Cowling as Chairman, Mr. Gullion as Vice Chairman, Ms. Conway and Mr. Brown as Assistant Secretaries, Darrin Mossing of GMS as Treasurer, Mr. Laughlin as Secretary and Assistant Treasurer, and Jim Oliver and Marilee Giles of GMS as Assistant Secretaries. He suggested adding Mr. Spiess as Assistant Secretary.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor Resolution 2022-15, designating officers as listed above was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 13, 2022 Meeting**

There were no comments on the minutes.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-16, Ratifying Actions Relating to the Issuance of the Series 2022 Bonds**

Mr. Haber informed the Board the Series 2022 bonds have closed, so the purpose of this resolution is to ratify the various actions taken by the Chair and staff in order to close on the bonds.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2022-16, ratifying actions related to the issuance of the Series 2022 bonds was approved.

**SIXTH ORDER OF BUSINESS****Public Hearings for the Purpose of  
Adopting the Fiscal Year 2023 Budget**

Mr. Haber noted that staff has had conversations with both majority property owners related to the assessments that will be levied to secure the general fund portion of the budget. The options are to levy full assessments on platted lots, or levy less than the full amount with the developer funding a portion of the assessments. He asked the Board to consider continuing the public hearings to provide more time to make a determination on how to levy the assessments on the American Homes for Rent parcel. The next meeting is scheduled for September 14, 2022 and the deadline to provide the assessment roll to the County is September 15<sup>th</sup>, so he suggested moving the meeting date up.

Mr. Brown stated that American Homes for Rent would like to have the funding agreement approved, which means they will need to see the breakdown of what payments are due for platted and unplatted lots prior to deciding.

The Board settled on September 8, 2022 at 9:30 for the next meeting date.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the public hearing to consider adoption of the Fiscal Year 2023 budget was opened.
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There were no members of the public present.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the public hearing to consider adoption of the Fiscal Year 2023 budget was continued to September 8, 2022 at 9:30 a.m.
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On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the public hearing to consider imposition of operations and maintenance special assessments was opened.
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There were no members of the public present.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing to consider imposition of operations and maintenance special assessments was continued to September 8, 2022 at 9:30 a.m.
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**A. Consideration of Resolution 2022-17, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023**

This item was tabled.

**B. Consideration of Resolution 2022-18, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023**

This item was tabled.

**C. Consideration of Fiscal Year 2023 Budget Funding Agreement**

This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer – Requisition Summary**

Mr. Laughlin provided the Board with a brief overview of the requisition summary, which includes requisition number 6 for the Series 2022-1 Bonds and requisition numbers 6 and 7 for the Series 2022-2 Bonds, together totaling \$777,370.41

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the requisition summary was approved.
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**C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023**

Mr. Laughlin presented a proposed meeting schedule consisting of one meeting each month on the second Wednesday at 10:00 a.m. at the offices of GMS.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor the Fiscal Year 2023 meeting schedule was approved as presented.
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**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of June 30, 2022**

Copies of the financial statements were included in the agenda package for the board's review.

**B. Consideration of Funding Request No. 15**

Mr. Laughlin noted funding request number fifteen totals \$6,074.97.

On MOTION by Mr. Cowling seconded by Mr. Brown with all in favor Funding Request No. 15 was approved.
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**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 8,  
2022 at 9:30 a.m. at the offices of  
Governmental Management Services, LLC,  
475 West Town Place, Suite 114, St.  
Augustine, Florida 32092**

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the meeting was adjourned
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

# **Cordova Palms**

## **Community Development District**

**Approved Budget**  
**FY 2023**



# **Cordova Palms**

## **Community Development District**

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**Cordova Palms**  
**Community Development District**  
**General Fund**  
Approved Operating Budget

<b>Description</b>	<b>Adopted Budget FY 2022</b>	<b>Actuals as of 7/31/22</b>	<b>Projected Next 2 Months</b>	<b>Total Projected 9/30/22</b>	<b>Approved Budget FY 2023</b>
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**Revenues**

Assessments/Developer Contributions	\$ 118,393	\$ 62,530	\$ 29,411	\$ 91,940	\$ 333,018
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<b>Total Revenues</b>	<b>\$ 118,393</b>	<b>\$ 62,530</b>	<b>\$ 29,411</b>	<b>\$ 91,940</b>	<b>\$ 333,018</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ -	\$ 2,000	\$ 2,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 153	\$ 153	\$ 918
Engineering	\$ 12,000	\$ 2,063	\$ 1,500	\$ 3,563	\$ 11,600
Arbitrage	\$ -	\$ -	\$ 600	\$ 600	\$ 1,200
Attorney	\$ 25,000	\$ 4,693	\$ 3,000	\$ 7,693	\$ 25,000
Annual Audit	\$ -	\$ 3,200	\$ -	\$ 3,200	\$ 3,400
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Dissemination	\$ -	\$ 2,917	\$ 833	\$ 3,750	\$ 5,000
Management Fees	\$ 45,000	\$ 37,500	\$ 7,500	\$ 45,000	\$ 47,250
Website Creation/ADA Compliance	\$ -	\$ 1,750	\$ -	\$ 1,750	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,500
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 2,250
Telephone	\$ 500	\$ 123	\$ 279	\$ 402	\$ 500
Postage	\$ 1,500	\$ 48	\$ 800	\$ 848	\$ 1,500
Insurance	\$ 5,500	\$ 5,000	\$ -	\$ 5,000	\$ 5,625
Printing & Binding	\$ 1,200	\$ 990	\$ 870	\$ 1,860	\$ 2,000
Legal Advertising	\$ 5,000	\$ 960	\$ 1,040	\$ 2,000	\$ 2,000
Other Current Charges	\$ 600	\$ 450	\$ 120	\$ 570	\$ 600
Office Supplies	\$ 1,000	\$ 84	\$ 215	\$ 299	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 118,393</b>	<b>\$ 62,453</b>	<b>\$ 29,411</b>	<b>\$ 91,864</b>	<b>\$ 133,018</b>
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**Grounds Maintenance**

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

**Cordova Palms**  
**Community Development District**  
**General Fund**  
Approved Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Approved Budget FY 2023
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Other Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Grounds Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>
<b>Total Expenditures</b>	<b>\$ 118,393</b>	<b>\$ 62,453</b>	<b>\$ 29,411</b>	<b>\$ 91,864</b>	<b>\$ 333,018</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 76</b>	<b>\$ -</b>	<b>\$ 76</b>	<b>\$ -</b>

Lot Size	Unit Count	Net Per Unit	Net Assessments
43'	221	\$ 454.32	\$100,405
53'	116	\$ 454.32	\$52,701
Bulk			\$179,912
Total Net Assessments			\$333,018

**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.

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**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**  
Approved Budget

Description	Proposed Budget FY 2022	Actuals as of 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 438,700
Interest Income	\$ 25	\$ 273	\$ 25	\$ 298	\$ 500
Bond Proceeds	\$ 266,903	\$ 266,903	\$ -	\$ 266,903	\$ -
Net Premium on Bond	\$ 189,831	\$ 189,831	\$ -	\$ 189,831	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 136,374
<b>Total Revenues</b>	<b>\$ 456,759</b>	<b>\$ 457,007</b>	<b>\$ 25</b>	<b>\$ 457,032</b>	<b>\$ 575,574</b>
<b>Expenditures</b>					
<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
<b>Total Expenditures</b>	<b>\$ 104,304</b>	<b>\$ 101,304</b>	<b>\$ -</b>	<b>\$ 101,304</b>	<b>\$ 437,160</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 352,455</b>	<b>\$ 355,703</b>	<b>\$ 25</b>	<b>\$ 355,728</b>	<b>\$ 138,414</b>

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

Assessments per unit for FY 2023			
Lot Size	Unit Count	Net Per Unit	Net Assessments
43'	71	\$1,159.81	\$82,347
53'	116	\$1,449.77	\$168,173
Bulk			\$188,180
Net Annual Assessment			\$438,700

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

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
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
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

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

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
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		\$5,256,800	\$13,236,800	\$13,236,800	

**Cordova Palms**  
**Community Development District**  
**Series 2022-1 Debt Service Fund**  
Proposed Budget

Description	Proposed Budget FY 2022	Actuals as of 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments*	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 200
Bond Proceeds	\$ 252,985	\$ 252,985	\$ -	\$ 252,985	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 170,601
<b>Total Revenues</b>	<b>\$ 252,985</b>	<b>\$ 252,985</b>	<b>\$ -</b>	<b>\$ 252,985</b>	<b>\$ 170,801</b>
<b>Expenditures</b>					
<i>Series 2022-1</i>					
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 38,806
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 65,898
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,704</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 252,985</b>	<b>\$ 252,985</b>	<b>\$ -</b>	<b>\$ 252,985</b>	<b>\$ 66,097</b>

*11/1/23 Interest Payment*    \$    65,898

\*SERIES 2022 BONDS ARE UNDER CAPITALIZED INTEREST UNTIL 11/1/2023, ASSESSMENTS START FY24

**Cordova Palms**  
**Community Development District**  
**Special Assessment Revenue Bonds, Series 2022-1**

Period			Interest		Debt	Annual Debt	Bond
Ending	Principal	Rate	Interest		Service	Service	Balance
11/1/22			\$38,806		\$38,806		\$2,325,000
5/1/23			\$65,898		\$65,898	\$104,704	\$2,325,000
11/1/23			\$65,898		\$65,898		\$2,325,000
5/1/24	\$30,000	4.80%	\$65,898		\$95,898	\$161,795	\$2,295,000
11/1/24			\$65,178		\$65,178		\$2,295,000
5/1/25	\$35,000	4.80%	\$65,178		\$100,178	\$165,355	\$2,260,000
11/1/25			\$64,338		\$64,338		\$2,260,000
5/1/26	\$35,000	4.80%	\$64,338		\$99,338	\$163,675	\$2,225,000
11/1/26			\$63,498		\$63,498		\$2,225,000
5/1/27	\$35,000	4.80%	\$63,498		\$98,498	\$161,995	\$2,190,000
11/1/27			\$62,658		\$62,658		\$2,190,000
5/1/28	\$40,000	5.30%	\$62,658		\$102,658	\$165,315	\$2,150,000
11/1/28			\$61,598		\$61,598		\$2,150,000
5/1/29	\$40,000	5.30%	\$61,598		\$101,598	\$163,195	\$2,110,000
11/1/29			\$60,538		\$60,538		\$2,110,000
5/1/30	\$40,000	5.30%	\$60,538		\$100,538	\$161,075	\$2,070,000
11/1/30			\$59,478		\$59,478		\$2,070,000
5/1/31	\$45,000	5.30%	\$59,478		\$104,478	\$163,955	\$2,025,000
11/1/31			\$58,285		\$58,285		\$2,025,000
5/1/32	\$45,000	5.30%	\$58,285		\$103,285	\$161,570	\$1,980,000
11/1/32			\$57,093		\$57,093		\$1,980,000
5/1/33	\$50,000	5.70%	\$57,093		\$107,093	\$164,185	\$1,930,000
11/1/33			\$55,668		\$55,668		\$1,930,000
5/1/34	\$55,000	5.70%	\$55,668		\$110,668	\$166,335	\$1,875,000
11/1/34			\$54,100		\$54,100		\$1,875,000
5/1/35	\$55,000	5.70%	\$54,100		\$109,100	\$163,200	\$1,820,000
11/1/35			\$52,533		\$52,533		\$1,820,000
5/1/36	\$60,000	5.70%	\$52,533		\$112,533	\$165,065	\$1,760,000
11/1/36			\$50,823		\$50,823		\$1,760,000
5/1/37	\$60,000	5.70%	\$50,823		\$110,823	\$161,645	\$1,700,000
11/1/37			\$49,113		\$49,113		\$1,700,000
5/1/38	\$65,000	5.70%	\$49,113		\$114,113	\$163,225	\$1,635,000
11/1/38			\$47,260		\$47,260		\$1,635,000
5/1/39	\$70,000	5.70%	\$47,260		\$117,260	\$164,520	\$1,565,000
11/1/39			\$45,265		\$45,265		\$1,565,000
5/1/40	\$75,000	5.70%	\$45,265		\$120,265	\$165,530	\$1,490,000
11/1/40			\$43,128		\$43,128		\$1,490,000
5/1/41	\$80,000	5.70%	\$43,128		\$123,128	\$166,255	\$1,410,000
11/1/41			\$40,848		\$40,848		\$1,410,000
5/1/42	\$85,000	5.70%	\$40,848		\$125,848	\$166,695	\$1,325,000
11/1/42			\$38,425		\$38,425		\$1,325,000
5/1/43	\$90,000	5.80%	\$38,425		\$128,425	\$166,850	\$1,235,000
11/1/43			\$35,815		\$35,815		\$1,235,000
5/1/44	\$95,000	5.80%	\$35,815		\$130,815	\$166,630	\$1,140,000
11/1/44			\$33,060		\$33,060		\$1,140,000
5/1/45	\$100,000	5.80%	\$33,060		\$133,060	\$166,120	\$1,040,000
11/1/45			\$30,160		\$30,160		\$1,040,000
5/1/46	\$105,000	5.80%	\$30,160		\$135,160	\$165,320	\$935,000
11/1/46			\$27,115		\$27,115		\$935,000
5/1/47	\$110,000	5.80%	\$27,115		\$137,115	\$164,230	\$825,000
11/1/47			\$23,925		\$23,925		\$825,000
5/1/48	\$120,000	5.80%	\$23,925		\$143,925	\$167,850	\$705,000
11/1/48			\$20,445		\$20,445		\$705,000
5/1/49	\$125,000	5.80%	\$20,445		\$145,445	\$165,890	\$580,000
11/1/49			\$16,820		\$16,820		\$580,000
5/1/50	\$130,000	5.80%	\$16,820		\$146,820	\$163,640	\$450,000
11/1/50			\$13,050		\$13,050		\$450,000
5/1/51	\$140,000	5.80%	\$13,050		\$153,050	\$166,100	\$310,000
11/1/51			\$8,990		\$8,990		\$310,000
5/1/52	\$150,000	5.80%	\$8,990		\$158,990	\$167,980	\$160,000
11/1/52			\$4,640		\$4,640		\$160,000
5/1/53	\$160,000	5.80%	\$4,640		\$164,640	\$169,280	
	\$2,325,000		\$2,724,179		\$5,049,179	\$5,049,179	

**Cordova Palms**  
**Community Development District**  
**Series 2022-2 Debt Service Fund**  
Proposed Budget

Description	Proposed Budget FY 2022	Actuals as of 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments*	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 200
Bond Proceeds	\$ 748,265	\$ 748,265	\$ -	\$ 748,265	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 502,866
<b>Total Revenues</b>	<b>\$ 748,265</b>	<b>\$ 748,265</b>	<b>\$ -</b>	<b>\$ 748,265</b>	<b>\$ 503,066</b>
<b>Expenditures</b>					
<i>Series 2022-2</i>					
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 114,386
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 194,240
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 308,626</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 748,265</b>	<b>\$ 748,265</b>	<b>\$ -</b>	<b>\$ 748,265</b>	<b>\$ 194,440</b>

*11/1/23 Interest Payment*    \$    194,240

\*SERIES 2022 BONDS ARE UNDER CAPITALIZED INTEREST UNTIL 11/1/2023, ASSESSMENTS START FY24



**Cordova Palms**  
**Community Development District**  
**Special Assessment Revenue Bonds, Series 2022-2**

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
11/1/22			\$114,386	\$114,386		\$7,155,000
5/1/23			\$194,240	\$194,240	\$308,626	\$7,155,000
11/1/23			\$194,240	\$194,240		\$7,155,000
5/1/24	\$100,000	4.50%	\$194,240	\$294,240	\$488,480	\$7,055,000
11/1/24			\$191,990	\$191,990		\$7,055,000
5/1/25	\$105,000	4.50%	\$191,990	\$296,990	\$488,980	\$6,950,000
11/1/25			\$189,628	\$189,628		\$6,950,000
5/1/26	\$110,000	4.50%	\$189,628	\$299,628	\$489,255	\$6,840,000
11/1/26			\$187,153	\$187,153		\$6,840,000
5/1/27	\$115,000	4.50%	\$187,153	\$302,153	\$489,305	\$6,725,000
11/1/27			\$184,565	\$184,565		\$6,725,000
5/1/28	\$120,000	5.10%	\$184,565	\$304,565	\$489,130	\$6,605,000
11/1/28			\$181,505	\$181,505		\$6,605,000
5/1/29	\$130,000	5.10%	\$181,505	\$311,505	\$493,010	\$6,475,000
11/1/29			\$178,190	\$178,190		\$6,475,000
5/1/30	\$135,000	5.10%	\$178,190	\$313,190	\$491,380	\$6,340,000
11/1/30			\$174,748	\$174,748		\$6,340,000
5/1/31	\$145,000	5.10%	\$174,748	\$319,748	\$494,495	\$6,195,000
11/1/31			\$171,050	\$171,050		\$6,195,000
5/1/32	\$150,000	5.10%	\$171,050	\$321,050	\$492,100	\$6,045,000
11/1/32			\$167,225	\$167,225		\$6,045,000
5/1/33	\$160,000	5.40%	\$167,225	\$327,225	\$494,450	\$5,885,000
11/1/33			\$162,905	\$162,905		\$5,885,000
5/1/34	\$165,000	5.40%	\$162,905	\$327,905	\$490,810	\$5,720,000
11/1/34			\$158,450	\$158,450		\$5,720,000
5/1/35	\$175,000	5.40%	\$158,450	\$333,450	\$491,900	\$5,545,000
11/1/35			\$153,725	\$153,725		\$5,545,000
5/1/36	\$185,000	5.40%	\$153,725	\$338,725	\$492,450	\$5,360,000
11/1/36			\$148,730	\$148,730		\$5,360,000
5/1/37	\$195,000	5.40%	\$148,730	\$343,730	\$492,460	\$5,165,000
11/1/37			\$143,465	\$143,465		\$5,165,000
5/1/38	\$205,000	5.40%	\$143,465	\$348,465	\$491,930	\$4,960,000
11/1/38			\$137,930	\$137,930		\$4,960,000
5/1/39	\$220,000	5.40%	\$137,930	\$357,930	\$495,860	\$4,740,000
11/1/39			\$131,990	\$131,990		\$4,740,000
5/1/40	\$230,000	5.40%	\$131,990	\$361,990	\$493,980	\$4,510,000
11/1/40			\$125,780	\$125,780		\$4,510,000
5/1/41	\$245,000	5.40%	\$125,780	\$370,780	\$496,560	\$4,265,000
11/1/41			\$119,165	\$119,165		\$4,265,000
5/1/42	\$255,000	5.40%	\$119,165	\$374,165	\$493,330	\$4,010,000
11/1/42			\$112,280	\$112,280		\$4,010,000
5/1/43	\$270,000	5.60%	\$112,280	\$382,280	\$494,560	\$3,740,000
11/1/43			\$104,720	\$104,720		\$3,740,000
5/1/44	\$285,000	5.60%	\$104,720	\$389,720	\$494,440	\$3,455,000
11/1/44			\$96,740	\$96,740		\$3,455,000
5/1/45	\$305,000	5.60%	\$96,740	\$401,740	\$498,480	\$3,150,000
11/1/45			\$88,200	\$88,200		\$3,150,000
5/1/46	\$320,000	5.60%	\$88,200	\$408,200	\$496,400	\$2,830,000
11/1/46			\$79,240	\$79,240		\$2,830,000
5/1/47	\$340,000	5.60%	\$79,240	\$419,240	\$498,480	\$2,490,000
11/1/47			\$69,720	\$69,720		\$2,490,000
5/1/48	\$360,000	5.60%	\$69,720	\$429,720	\$499,440	\$2,130,000
11/1/48			\$59,640	\$59,640		\$2,130,000
5/1/49	\$380,000	5.60%	\$59,640	\$439,640	\$499,280	\$1,750,000
11/1/49			\$49,000	\$49,000		\$1,750,000
5/1/50	\$400,000	5.60%	\$49,000	\$449,000	\$498,000	\$1,350,000
11/1/50			\$37,800	\$37,800		\$1,350,000
5/1/51	\$425,000	5.60%	\$37,800	\$462,800	\$500,600	\$925,000
11/1/51			\$25,900	\$25,900		\$925,000
5/1/52	\$450,000	5.60%	\$25,900	\$475,900	\$501,800	\$475,000
11/1/52			\$13,300	\$13,300		\$475,000
5/1/53	\$475,000	5.60%	\$13,300	\$488,300	\$501,600	
	\$7,155,000		\$7,986,571	\$15,141,571	\$15,141,571	

*A.*

## **RESOLUTION 2022-17**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Cordova Palms Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cordova Palms Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2021	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF SEPTEMBER, 2022.**

ATTEST:

**CORDOVA PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Fiscal Year 2022/2023 Budget

## **Exhibit A**

Fiscal Year 2022/2023 Budget

*B.*

## RESOLUTION 2022-18

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL 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.**

**WHEREAS**, the Cordova Palms Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in St. Johns County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and



**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of September, 2022.

ATTEST:

**CORDOVA PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
**Budget**

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

*C.*

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 FUNDING AGREEMENT**

This Agreement (the “**Agreement**”) is effective as of the \_\_\_ day of \_\_\_\_\_, 2022, by and between:

**Cordova Palms Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Clay County, Florida (hereinafter "District"), and

\_\_\_\_\_, a \_\_\_\_\_, and the owner of a portion of the property located within the boundaries of the District (hereinafter "Developer").

Recitals

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the Developer presently owns and/or is developing certain real property (the “**Property**”) within the District, which Property will benefit from the timely construction and acquisition of the District’s facilities, activities, and services, and from the continued operations of the District; and

**WHEREAS**, the District has adopted its general fund budget for the Fiscal Year 2022/2023, which year commences on October 1, 2022 and concludes on September 30, 2023 (the “**General Fund Budget**”); and

**WHEREAS**, the General Fund Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the Developer has requested that the District not levy operation and maintenance assessments in excess of \$ \_\_\_\_\_ on the Property for Fiscal Year 2022/2023; and

**WHEREAS**, the Developer desires to fund a portion the deficit, if any, of the District’s operation and maintenance expenses in excess of the \$ \_\_\_\_\_ up to the total amount of the District’s General Fund Budget that would have been allocated to the Property, adopted by

the District's Board of Supervisors on August \_\_, 2022, without any reimbursement by the District; and

**WHEREAS**, as the District and Developer anticipate that the District's operations and maintenance expenses allocated to the Property for Fiscal Year 2022/2023 will not exceed the budgeted amount of \$ \_\_\_\_\_ it is anticipated that the Developer's Funding Obligation as defined herein will not exceed \$ \_\_\_\_\_.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. Funding Obligation.** Subject to the provisions of Paragraph 2 of this Agreement, the Developer agrees to pay the District's actual operation and maintenance expenses allocated to the Property for Fiscal Year 2022/2023 to the extent such expenses exceed the special assessments for operations and maintenance levied and collected by the District and allocated to the Property, within fifteen (15) days of written request by the District (the "**Developer's Funding Obligation**"). The funds shall be placed in the District's general checking account. The Developer's Funding Obligation for Fiscal Year 2022/2023 shall not exceed \$ \_\_\_\_\_. The Developer's payment of funds pursuant to this Agreement in no way affects the Developer's obligation to pay assessments on land it owns within the District.

**2. Continuing Lien.** The District shall have the right to file a continuing lien upon the certain property as identified in **Exhibit B** (the "Parcel") for all payments due and owing under the terms of this Agreement and for interest thereon. In addition, the District shall have the right to file a continuing lien upon the Parcel for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" (the "**Notice**") in the public records of Clay County, Florida, stating among other things, the description of the Parcel and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring such other enforcement action against the Parcel in any manner authorized by law. The District shall partially release any filed lien for portions of the Parcel subject to a plat if and when the Developer has demonstrated, in the District's reasonable discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any portion of the Parcel after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Parcel owned by the Developer.

**3. Alternative Methods of Collection.**



a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for Clay County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations, and services set out in **Exhibit A** provide a special and peculiar benefit to the Property. The Developer agrees that the activities, operations and services set forth in **Exhibit A** provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in **Exhibit A**. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Clay County property appraiser.

4. **Agreement; Amendment.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **Assignment.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other which consent shall not be unreasonably conditioned, withheld, or delayed; provided, however, the Developer may assign its rights and obligation under this Agreement to an affiliated entity or subsidiary of Developer or to any other entity in which Developer has retained any ownership interest or collaterally assign to any institutional lender or equity investor providing financing to Developer. Any purported assignment without such consent shall be void.

7. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

8. **Third Party Rights; Transfer of Property.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **Notice.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, by overnight delivery service, or telecopied or hand delivered to the parties, as follows:

A. If to the District: Cordova Palms Community  
Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

With a copy to: Kutak Rock  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: Wesley S. Haber

B. If to the Developer: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**12. Effective Date.** The Agreement shall take effect as of October 1, 2022. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**CORDOVA PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**WITNESS:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2022/2023 General Fund Budget  
**Exhibit B:** Parcel

## **EXHIBIT A**

## **Exhibit B**

## *SIXTH ORDER OF BUSINESS*

*B.*

CORDOVA PALMS CDD				
<p align="center"><b>REQUISITION SUMMARY</b>  <b>2021 Acquisition and Construction Account</b>  <b>2022-1 (Assessment Area One)</b>  <b>2022-2 (Assessment Area Two)</b></p> <p align="center"><b>Pending Requisitions</b>  <b>Thursday, September 1, 2022</b></p>				
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
<b>2021 ACQUISITION AND CONSTRUCTION ACCOUNT</b>				
<b>2021 Acquisition and Construction Account</b>				<b>\$ -</b>
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
<b>2022-1 Bonds (Assessment Area One)</b>				
8/5/2022	8	ETM	State Mandated Storm Water Need Analysis (20 Years) (WA#3) Invoice 203546 (June 2022)	\$ 2,204.50
8/5/2022	9	ETM	State Mandated Storm Water Need Analysis (20 Years) (WA#3) Invoice 203976 (July 2022)	\$ 488.00
8/5/2022	10	ETM	Cordova Palms Phase 3 Proposal Documents & RFP Process (WA#5) Invoice 203978 (July 2022)	\$ 875.00
8/5/2022	11	ETM	State Mandated Storm Water Need Analysis (20 Years) (WA#3) Invoice 203099 (May 2022)	\$ 4,206.00
8/22/2022	12	Vallencourt	Cordova Palms Phase 1 - Eastern Lots – Contractor Payment Application 8148-13 (August 2022)	\$ 42,835.24
9/1/2022	13	ETM	Cordova Palms Phase 3 Proposal Documents & RFP Process (WA#5) Invoice 204469 (Aug 2022)	\$ 1,036.50
9/1/2022	14	ETM	Amenity Center and Dog Park (WA#1) Invoice 204490 (Aug 2022)	\$ 2,025.00
9/1/2022	15	ETM	Cordova Palms Phase 2 CEI Services (WA#2) Invoice 204461 (Aug 2022)	\$ 3,140.50
<b>2022-1 Bonds (Assessment Area One)</b>				<b>\$ 56,810.74</b>
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
<b>2022-2 Bonds (Assessment Area Two)</b>				
8/5/2022	8	ETM	Cordova Palms Phase 2 CEI Services (WA#2) Invoice 204043 (July 2022)	\$ 26,143.65
8/22/2022	9	Vallencourt	Cordova Palms Phase 1 - Western Lots and Connector – Contractor Payment Application 8147-13 (August 2022)	\$ 161,309.77
<b>2022-2 Bonds (Assessment Areas Two)</b>				<b>\$ 187,453.42</b>
<b>TOTAL REQUISITONS TO BE APPROVED</b>				<b>\$ 244,264.16</b>



## *SEVENTH ORDER OF BUSINESS*

*A.*

# Cordova Palms

## Community Development District

Unaudited Financial Reporting  
July 31, 2022



**Cordova Palms**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2022**

**Governmental Fund Types**

	<b><u>General Fund</u></b>	<b><u>Debt Service</u></b>	<b><u>Capital Projects</u></b>	<b><u>Totals (Memorandum Only)</u></b>
<b><u>ASSETS:</u></b>				
Cash	\$12,335	---	---	\$12,335
Due from Developer	\$14,117	---	---	\$14,117
Due from Capital	\$13,662	---	---	\$13,662
<b><i>Series 2021</i></b>				
Reserve	---	\$219,350	---	\$219,350
Interest	---	\$2	---	\$2
Cap Interest	---	\$136,351	---	\$136,351
Acquisition & Construction	---	---	\$917	\$917
<b><i>Series 2022-1</i></b>				
Reserve	---	\$82,384	---	\$82,384
Cap Interest	---	\$170,601	---	\$170,601
Acquisition & Construction	---	---	\$1,807,143	\$1,807,143
Cost of Issuance	---	---	\$4,065	\$4,065
<b><i>Series 2022-2</i></b>				
Reserve	---	\$245,399	---	\$245,399
Cap Interest	---	\$502,866	---	\$502,866
Acquisition & Construction	---	---	\$5,621,558	\$5,621,558
Cost of Issuance	---	---	\$4,651	\$4,651
<b>TOTAL ASSETS</b>	<b><u>\$40,114</u></b>	<b><u>\$1,356,952</u></b>	<b><u>\$7,438,334</u></b>	<b><u>\$8,835,401</u></b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$10,197	---	---	\$10,197
Due to Developer	\$13,664	---	---	\$13,664
Due to General Fund	---	---	\$13,662	\$13,662
<b>FUND BALANCES:</b>				
Unrestricted	\$16,253	\$1,356,952	\$7,424,672	\$8,797,878
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$40,114</u></b>	<b><u>\$1,356,952</u></b>	<b><u>\$7,438,334</u></b>	<b><u>\$8,835,401</u></b>

**Cordova Palms**  
Community Development District

**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending  
July 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 7/31/22	ACTUAL 7/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Developer Contributions	\$118,393	\$62,530	\$62,530	\$0
<b>TOTAL REVENUES</b>	<b>\$118,393</b>	<b>\$62,530</b>	<b>\$62,530</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisors Fees	\$12,000	\$10,000	\$0	\$10,000
FICA Expense	\$918	\$765	\$0	\$765
Engineering	\$12,000	\$10,000	\$2,063	\$7,937
Attorney	\$25,000	\$20,833	\$4,693	\$16,140
Assessment Administration	\$5,000	\$4,167	\$0	\$4,167
Annual Audit	\$0	\$0	\$3,200	(\$3,200)
Dissemination	\$0	\$0	\$2,917	(\$2,917)
Management Fees	\$45,000	\$37,500	\$37,500	\$0
Website Creation/ADA Compliance	\$0	\$0	\$1,750	(\$1,750)
Website Maintenance	\$1,200	\$1,000	\$1,000	\$0
Information Technology	\$1,800	\$1,500	\$1,500	\$0
Telephone	\$500	\$417	\$123	\$294
Postage	\$1,500	\$1,250	\$48	\$1,202
Insurance	\$5,500	\$5,500	\$5,000	\$500
Printing & Binding	\$1,200	\$1,000	\$990	\$10
Legal Advertising	\$5,000	\$4,167	\$960	\$3,207
Other Current Charges	\$600	\$500	\$450	\$50
Office Supplies	\$1,000	\$833	\$84	\$749
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$118,393</b>	<b>\$99,607</b>	<b>\$62,453</b>	<b>\$37,153</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$76</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$16,177</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$16,253</b>	

**Cordova Palms**  
**Community Development District**  
**General Fund**

Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>REVENUES</b>													
Developer Contributions	\$5,000	\$10,360	\$0	\$10,937	\$6,476	\$0	\$11,061	\$4,579	\$0	\$14,117	\$0	\$0	\$62,530
<b>TOTAL REVENUES</b>	<b>\$5,000</b>	<b>\$10,360</b>	<b>\$0</b>	<b>\$10,937</b>	<b>\$6,476</b>	<b>\$0</b>	<b>\$11,061</b>	<b>\$4,579</b>	<b>\$0</b>	<b>\$14,117</b>	<b>\$0</b>	<b>\$0</b>	<b>\$62,530</b>
<b>EXPENDITURES</b>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$0	\$0	\$0	\$1,022	\$0	\$0	\$1,041	\$0	\$0	\$0	\$0	\$2,063
Attorney	\$0	\$0	\$1,922	\$184	\$680	\$0	\$0	\$744	\$1,164	\$0	\$0	\$0	\$4,693
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200	\$0	\$0	\$0	\$3,200
Dissemination	\$0	\$0	\$0	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$2,917
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$37,500
Website Creation/ADA Compliance	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Website Maintenance	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$1,500
Telephone	\$3	\$17	\$9	\$21	\$21	\$0	\$12	\$0	\$13	\$27	\$0	\$0	\$123
Postage	\$1	\$21	\$1	\$0	\$3	\$0	\$1	\$0	\$1	\$20	\$0	\$0	\$48
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$155	\$68	\$229	\$284	\$2	\$52	\$0	\$68	\$105	\$29	\$0	\$0	\$990
Legal Advertising	\$94	\$94	\$197	\$99	\$0	\$0	\$188	\$0	\$286	\$0	\$0	\$0	\$960
Other Current Charges	\$44	\$48	\$47	\$33	\$34	\$33	\$36	\$38	\$36	\$100	\$0	\$0	\$450
Office Supplies	\$21	\$15	\$15	\$15	\$12	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$84
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL EXPENDITURES</b>	<b>\$9,493</b>	<b>\$4,264</b>	<b>\$8,171</b>	<b>\$5,052</b>	<b>\$6,192</b>	<b>\$4,502</b>	<b>\$4,654</b>	<b>\$6,307</b>	<b>\$9,222</b>	<b>\$4,598</b>	<b>\$0</b>	<b>\$0</b>	<b>\$62,453</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$4,493)</b>	<b>\$6,096</b>	<b>(\$8,171)</b>	<b>\$5,885</b>	<b>\$285</b>	<b>(\$4,502)</b>	<b>\$6,406</b>	<b>(\$1,728)</b>	<b>(\$9,222)</b>	<b>\$9,520</b>	<b>\$0</b>	<b>\$0</b>	<b>\$76</b>

**Cordova Palms**  
**Community Development District**  
**2021 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending  
July 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 7/31/22	ACTUAL 7/31/22	VARIANCE
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**Revenues**

Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$273	\$273

<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$273</b>	<b>\$273</b>
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**Expenditures**

Series 2021

Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$101,304	(\$101,304)

<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$101,304</b>	<b>(\$101,304)</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$0	\$0	\$266,903	(\$266,903)
Net Premium on Bond	\$0	\$0	\$189,831	(\$189,831)

<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$456,734</b>	<b>(\$456,734)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$355,703</b>
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<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$0</b>
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<b>Fund Balance - Ending</b>	<b>\$0</b>	<b>\$355,703</b>
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**Cordova Palms**  
**Community Development District**  
**2022-1 Debt Service Fund (Phases 1 and 2)**  
Statement of Revenues & Expenditures  
For The Period Ending  
July 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 7/31/22	ACTUAL 7/31/22	VARIANCE
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**Revenues**

Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Assessments- Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0

<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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**Expenditures**

**Series 2022-1**

Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expence - 5/1	\$0	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$0	\$0	\$252,985	(\$252,985)
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<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$252,985</b>	<b>(\$252,985)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$252,985</b>	
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<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
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<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$252,985</b>	
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**Cordova Palms**  
**Community Development District**  
**2022-2 Debt Service Fund (Phases 3 and 4)**  
Statement of Revenues & Expenditures  
For The Period Ending  
July 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 7/31/22	ACTUAL 7/31/22	VARIANCE
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**Revenues**

Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Assessments- Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0

<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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**Expenditures**

**Series 2022-2**

Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expence - 5/1	\$0	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$0	\$0	\$748,265	(\$748,265)
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<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$748,265</b>	<b>(\$748,265)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$748,265</b>		
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<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$0</b>		
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<b>Fund Balance - Ending</b>	<b>\$0</b>	<b>\$748,265</b>		
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**Cordova Palms**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For The Period Ending  
July 31, 2022

	Series 2021	Series 2022-1	Series 2022-2
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**Revenues:**

Interest	\$800	\$0	\$0
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<b>Total Revenues</b>	<b>\$800</b>	<b>\$0</b>	<b>\$0</b>
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**Expenditures**

Capital Outlay	\$7,524,226	\$23,123	\$469,307
Cost of Issuance	\$173,513	\$62,740	\$165,866
Underwriters Discount	\$159,600	\$46,500	\$143,100

<b>Total Expenditures</b>	<b>\$7,857,339</b>	<b>\$132,363</b>	<b>\$778,273</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$7,713,097	\$2,072,015	\$6,406,735
Transfer In/(Out)	\$130,697	(\$128,444)	(\$2,253)

<b>Total Other</b>	<b>\$7,843,794</b>	<b>\$1,943,571</b>	<b>\$6,404,482</b>
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<b>Excess Revenues (Expenditures)</b>	<b>(\$12,745)</b>	<b>\$1,811,208</b>	<b>\$5,626,209</b>
---------------------------------------	-------------------	--------------------	--------------------

<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Fund Balance - Ending</b>	<b>(\$12,745)</b>	<b>\$1,811,208</b>	<b>\$5,626,209</b>
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**Cordova Palms**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2021 Special Assessment Bonds</b>	
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

<b>Series 2022-1 Special Assessment Bonds</b>	
Interest Rate:	4.8% - 5.8%
Maturity Date:	5/1/2053
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$82,384
Reserve Fund Balance:	\$82,384
 Bonds outstanding - 7/15/2022	 \$2,325,000
Current Bonds Outstanding	\$2,325,000

<b>Series 2022-2 Special Assessment Bonds</b>	
Interest Rate:	4.5% - 5.6%
Maturity Date:	5/1/2053
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$245,399
Reserve Fund Balance:	\$245,399
 Bonds outstanding - 7/15/2022	 \$7,155,000
Current Bonds Outstanding	\$7,155,000

**Cordova Palms**  
**Community Development District**  
Developer Contributions/Due from Developer

<b>Funding Request #</b>	<b>Date Prepared</b>	<b>Date Payment Received</b>	<b>Check Amount</b>	<b>Total Funding Request</b>	<b>General Fund Portion FY 21</b>	<b>General Fund Portion FY 22</b>	<b>Capital Project Portion</b>	<b>Over and (short) Balance Due</b>
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	6/21/22	\$6,538.57	\$6,538.57	\$ -	\$6,538.57	\$0.00	\$0.00
12	5/3/22	7/13/22	\$4,521.98	\$4,521.98	\$ -	\$4,521.98	\$0.00	\$0.00
13	5/27/22	7/13/22	\$4,578.56	\$4,578.56	\$ -	\$4,578.56	\$0.00	\$0.00
14	7/5/22			\$14,117.13	\$ -	\$14,117.13	\$0.00	(\$14,117.13)
Due from Developer			\$67,123.11	\$81,238.24	\$5,046.95	\$62,529.59	\$13,661.70	(\$14,115.13)

**Total Developer Contributions FY22**

**\$ 62,529.59**

*B.*

**Cordova Palms**  
Community Development District

**Funding Request #16**  
August 30, 2022

PAYEE		GENERAL FUND FY 22
1	<b>LOCALiQ</b> Inv # 4770600 for July 2022	\$770.88
2	<b>England, Thims &amp; Miller, Inc.</b> Inv # '0203980 - Professional Services thru July 30, 2022	\$1,600.00
3	<b>Egis Insurance Advisors</b> Inv #16465 - FY23 Insurance Renewal	\$5,375.00
		<b>\$7,745.88</b>
		<b>\$7,745.88</b>


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

# LOCALiQ

## FLORIDA

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	PAGE # 1 of 1
INVOICE # 0004770600	BILLING PERIOD Jul 1- Jul 31, 2022	PAYMENT DUE DATE August 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE <b>\$958.56</b>	
BILLING ACCOUNT NAME AND ADDRESS  Cordova Palms Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID 47-2390983	
<p><b>Legal Entity:</b> Gannett Media Corp.</p> <p><b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p><b>All funds payable in US dollars.</b></p>			

000076204900000000000000047706000009585667172

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: MOR\_56621

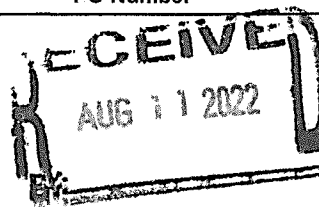
Date	Description	Amount
7/1/22	Balance Forward	\$286.41
7/20/22	PAYMENT - THANK YOU	-\$98.73

### Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/19/22	SAG St Augustine Record	7538173 ✓	Cordova Palm		1	2.0000 x 12 in	\$287.52
7/26/22	SAG St Augustine Record	7552051 ✓	Cordova Palm 2ndrun	Cordova Palm 2ndrun	1	2.0000 x 12 in	\$287.52

### Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
7/1/22	7456154 ✓	July 13th meeting		\$91.12
7/26/22	7535859 ✓	YEAR 2022/2023 BUDGETS		\$104.72



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

## FLORIDA

ACCOUNT NAME Cordova Palms Cdd		PAYMENT DUE DATE August 20, 2022		AMOUNT PAID	
ACCOUNT NUMBER 762049		INVOICE NUMBER 0004770600			
CURRENT DUE \$770.88	30 DAYS PAST DUE \$187.68	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					<b>TOTAL AMOUNT DUE \$958.56</b>
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:  <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX  Card Number _____ Exp Date ____/____/____    CVV Code _____ Signature _____    Date _____		

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# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**


Courtney Hogge  
Cordova Palms Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

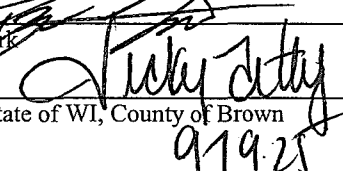
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/19/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 07/19/2022

  
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Notary, State of WI, County of Brown  
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VICKY FELTY  
Notary Public  
State of Wisconsin



**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Cordova Palms Community Development District ("District") will hold the following two public hearings and a regular meeting:

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the proposed budget of operations and maintenance ("special assessment") and the proposed special use taxes levied within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. The Board of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The O&M Assessments are allocated on a Platted Residential Unit basis, where each platted residential unit pays an equal share of O&M Assessments and Unplatted Residential Unit basis, where each unplatted residential unit pays an equal share of O&M Assessments, which are subject to change at the hearing;

The District may enter into agreements with landowners to fund a portion of the amounts needed for the Proposed Budget for Fiscal Year 2022/2023 (the "Developer Contribution"). In such event, the O&M Assessments levied on Platted Residential Units may be lower than the amount set forth in the above table. It is anticipated that the Developer will stop making the Developer Contribution in future fiscal years, which may result in an increase in the annual O&M Assessment. Additionally, the Board may choose to limit O&M Assessments on the unplatted Residential Units within the District to only the Administrative Expenses portion of the Proposed Budget, which will result in the O&M Assessments levied on the Unplatted Residential Units being lower than the amount set forth in the above table. In such event, after the proposed fiscal year 2022/2023, the District may choose to not include the allocated share of the Maintenance Expenses portion of the Proposed Budget in the subsequent fiscal year. Under no circumstances will the O&M Assessments on Platted Residential Units and/or Unplatted Residential Units exceed the amounts in the above table without further notice and public hearing by the District.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment on time. If you do not pay your assessment on time, the County tax collector may initiate a foreclosure action, which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from attempting to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://cordovapalmscdd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

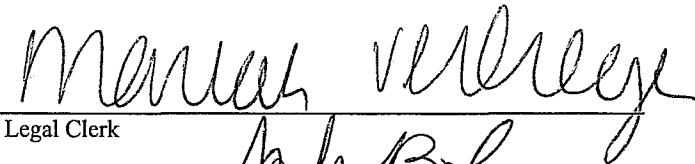
Courtney Hogge  
Cordova Palms Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/26/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 07/26/2022



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Notary, State of WI, County of Brown

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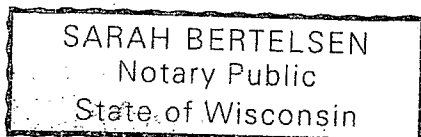
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**CORDOVA PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings and Regular Meeting**

The Board of Supervisors ("Board") for the Cordova Palms Community Development District ("District") will hold the following two public hearings and a regular meeting:

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

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The O&M Assessments are allocated on a Platted Residential Unit basis, where each platted residential unit pays an equal share of O&M Assessments and Unplatted Residential Unit basis, where each unplatted residential unit pays an equal share of O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M Assessment Per Unit (including collection costs / early payment discounts)
Unplatted Residential Unit	396	\$483.31
Platted Residential Unit	337	\$483.31

The District may enter into agreements with landowners to fund a portion of the amounts needed for the Proposed Budget for Fiscal Year 2022/2023 (the "Developer Contribution"). In such event, the O&M Assessments levied on Platted Residential Units may be lower than the amount set forth in the above table. It is anticipated that the Developer will stop making the Developer Contribution in future fiscal years, which may result in an increase in the annual O&M Assessment. Additionally, the Board may choose to limit O&M Assessments on the Unplatted Residential Units within the District to only the Administrative Expenses portion of the Proposed Budget, which will result in the O&M Assessments levied on the Unplatted Residential Units being lower than the amount set forth in the above table. In such event, after property is platted, in addition to the Administrative Expenses, a platted lot will be allocated its share of the Maintenance Expenses portion of the Proposed Budget in the subsequent fiscal year. Under no circumstances will the O&M Assessments on Platted Residential Units and/or Unplatted Residential Units exceed the amounts in the above table without further notice and public hearing by the District.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

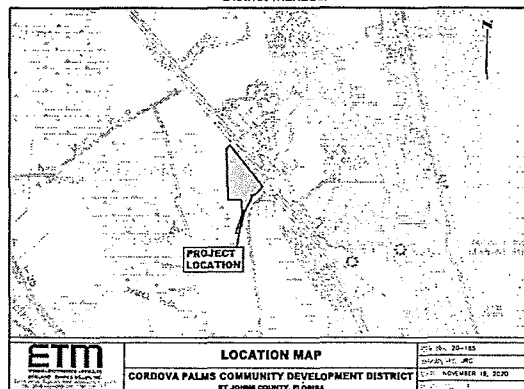
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://cordovapalmscdd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager



# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

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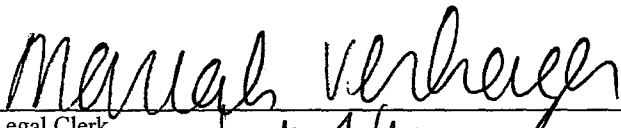
Cordova Palms Cdd  
Cordova Palms Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

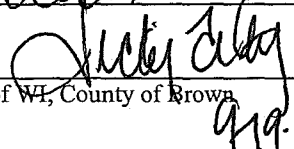
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/01/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 07/01/2022

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

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### NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMU- NITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, July 13, 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 approve the proposed budget for Fiscal Year 2023, 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](mailto:dlaughlin@gmsnf.com) ("District Manager's Office"), and is also available on the District's website, [www.CordovaPalmsCDD.com](http://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

SAR(7456154) July 1, 2022

VICKY FELTY  
Notary Public  
State of Wisconsin

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

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Saint Augustine FL 32092-3649

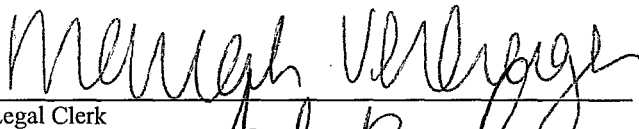
STATE OF FLORIDA, COUNTY OF ST JOHNS

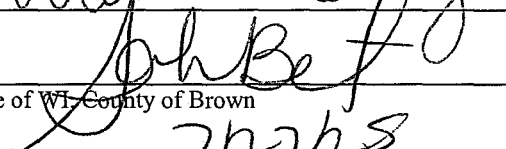
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/26/2022

and that the fees charged are legal.

Sworn to and subscribed before on 07/26/2022

  
Legal Clerk

  
Notary, State of WI, County of Brown

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SARAH BERTELSEN  
Notary Public  
State of Wisconsin

CORDOVA PALMS COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2022/2023  
BUDGETS; AND NOTICE OF  
REGULAR BOARD OF  
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cordova Palms Community Development District ("District") will hold a public hearing on August 10, 2022 at 10:00 a.m., at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://cordovapalmscdd.com>.

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

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Daniel Laughlin  
District Manager  
7/26/2022 #7535859



Cordova Palms Community Development District  
 c/o GMS, LLC  
 Town Center 1 at World Golf Village  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

August 03, 2022  
 Project No: 22217.00000  
 Invoice No: 0203980

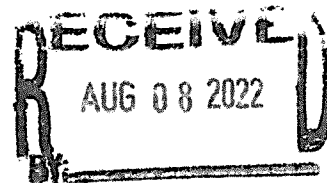
Project 22217.00000 Cordova Palms CDD (WA#4) General Consulting Engineering  
 Services (2022/2023)

**Professional Services rendered through July 30, 2022**

Task 01 Professional Services

**Professional Personnel**

		Hours	Rate	Amount
Vice President				
Wild, Scott	7/9/2022	1.00	257.00	257.00
Wild, Scott	7/16/2022	3.00	257.00	771.00
Wild, Scott	7/23/2022	1.00	257.00	257.00
Administrative Support				
Blair, Shelley	7/9/2022	1.00	90.00	90.00
Blair, Shelley	7/16/2022	1.00	90.00	90.00
Blair, Shelley	7/23/2022	1.00	90.00	90.00
Blair, Shelley	7/30/2022	.50	90.00	45.00
Totals		8.50		1,600.00
<b>Total Labor</b>				<b>1,600.00</b>



	Current	Prior	To-Date
Total Billings	1,600.00	1,735.00	3,335.00
Contract Limit			12,000.00
Remaining			8,665.00

**Total this Task \$1,600.00**

Task XP Expenses

**Total this Task 0.00**

**Invoice Total this Period \$1,600.00**

**Outstanding Invoices**

Number	Date	Balance
0203548	7/7/2022	694.00
<b>Total</b>		<b>694.00</b>

**England-Thimys & Miller, Inc.**

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 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485  
 CA-00002584 LC-0000316



**Cordova Palms Community Development District**  
**c/o Government Management Services NF**  
**475 West Town Place, Suite 114**  
**St. Augustine, FL 32092**

# INVOICE

<b>Customer</b>	Cordova Palms Community Development District
<b>Acct #</b>	1090
<b>Date</b>	08/30/2022
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,375.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16465
100122796	

Thank You

Please detach and return with payment



Customer: Cordova Palms Community Development District

Invoice	Effective	Transaction	Description	Amount
16465	10/01/2022	Renew policy	Policy #100122796 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 8/30/2022	5,375.00

RECEIVED AUG 30 2022

				<b>Total</b>
				\$ 5,375.00

Thank You

**FOR PAYMENTS SENT OVERNIGHT:**  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b>		(321)233-9939	<b>Date</b>
P.O. Box 748555		sclimer@egisadvisors.com	08/30/2022
Atlanta, GA 30374-8555			