

CORDOVA PALMS
Community Development District

OCTOBER 12, 2022

AGENDA

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

October 5, 2022

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

Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled to be held **Wednesday, October 12, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the September 8, 2022 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 1. Approval of Requisition Summary
 2. Ratification of Work Authorization No. 8 for Engineering Services Related to Phase 4 US 1 Water Main Crossing
 3. Consideration of Work Authorization No. 6 for FY23 General Consulting Engineering Services
 4. Consideration of Work Authorization No. 7 for Phase 3 Construction Engineering Services
 - C. District Manager
- V. Financial Reports
 - A. Financial Statements as of August 31, 2022
 - B. Consideration of Funding Request No. 17

- VI. Supervisor Requests and Audience Comments
- VII. Next Scheduled Meeting – November 9, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092
- VIII. 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 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.

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
Scott Wild	District Engineer

The following is a summary of the discussions and actions taken at the September 8, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 9:30 a.m.

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 10, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor the minutes of the August 10, 2022 meeting were approved.

The following item was taken out of order of the agenda.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Phase 3 Construction Services

- A. A.J. Johns**
- B. Baker Constructors**
- C. Vallencourt**

Mr. Wild provided the Board with a brief overview of the proposals along with his scoring for the proposals. That scoring ranked A.J. Johns number one with 93 points, Vallencourt number two with 91.9 points and Baker Constructors number three with 85.5 points. Mr. Cowling stated that he had similar rankings.

On MOTION by Mr. Cowling seconded by Mr. Gullion with all in favor accepting the scores listed above, ranking A.J. Johns the number one proposer and awarding the contract to A.J. Johns was approved.

Mr. Haber informed the Board that letters will be sent to each proposer notifying them of the intent to notice the award and giving them the opportunity to protest the result. Once the 72 hours protest period expires the District can negotiate and execute an agreement with A.J. Johns.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**

There being nothing to report, the next item followed.

- B. District Engineer – Approval of Requisition Summary**

Mr. Wild provided the Board with a brief overview of the requisition summary, which includes requisition numbers 8-15 for the Series 2022-1 Bonds and requisition numbers 8 and 9 for the Series 2022-2 Bonds, together totaling \$244,464.16.

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

- C. District Manager**

There being nothing to report, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 31, 2022

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

Supervisors Conway and Brown joined the meeting at this time.

B. Consideration of Funding Request No. 16

Mr. Laughlin noted funding request number fifteen totals \$7,745.88.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor Funding Request No. 16 was approved.

FOURTH ORDER OF BUSINESS

Public Hearings for the Purpose of Adopting the Fiscal Year 2023 Budget

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing to consider adoption of the Fiscal Year 2023 budget was opened.

There were no members of the public present.

On MOTION by Mr. Cowling seconded by Mr. Gullion with all in favor the public hearing to consider adoption of the Fiscal Year 2023 budget was closed

A. Consideration of Resolution 2022-17, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor Resolution 2022-17 relating to annual appropriations and adopting the budget for Fiscal Year 2023 was approved.

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.

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 closed.

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

Mr. Haber noted American Homes for Rent is choosing not to utilize a budget funding agreement so resolution 2022-18 will levy an assessment amount on each platted lot. For the Dream Finders lots, it will levy an amount of \$350 and a funding agreement will be drafted that will obligate Dream Finders to pay any additional amounts needed to operate the fiscal year.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor Resolution 2022-18 imposing special assessments and certifying an assessment roll for Fiscal Year 2023 was approved.

C. Consideration of Fiscal Year 2023 Budget Funding Agreement

Mr. Haber informed the Board the agreement will be revised to include Dream Finders Homes and will be circulated for signature.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor the Fiscal Year 2023 budget funding was approved in substantial form with the Chairman authorized to sign the final version.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

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

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Conway seconded by Mr. Spiess with all in favor the meeting was adjourned

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

B.

1.

CORDOVA PALMS CDD

**REQUISITION SUMMARY
2021 Acquisition and Construction Account
2022-1 (Assessment Area One)
2022-2 (Assessment Area Two)**

**Pending Requisitions
As of October 3, 2022**

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
2021 ACQUISITION AND CONSTRUCTION ACCOUNT				
2021 Acquisition and Construction Account				\$ -
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
2022-1 Bonds (Assessment Area One) FOR APPROVAL				
10/3/2022	16	Vallencourt	Cordova Palms Phase 2 - Application for Payment 8313-4 (September 2022)	\$ 65,544.28
10/3/2022	17	Vallencourt	Cordova Palms Phase 1 - Eastern Lots – Contractor Payment Application 8309-14 (September 2022)	\$ 58,007.58
2022-1 Bonds (Assessment Area One)				\$ 123,551.86
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
2022-2 Bonds (Assessment Area Two) FOR RATIFICATION				
9/15/2022	10	Vallencourt	Cordova Palms Phase 2 - Application for Payment 8253-3 (August 2022)	\$ 450,883.83
2022-2 Bonds (Assessment Areas Two)				\$ 450,883.83
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
2022-2 Bonds (Assessment Area Two) FOR APPROVAL				
10/3/2022	11	Vallencourt	Cordova Palms Phase 1 - Western Lots and Connector - Application for Payment 8310-14 (September 2022)	\$ 99,607.21
2022-2 Bonds (Assessment Areas Two)				\$ 99,607.21
TOTAL REQUISITONS				\$ 674,042.90

2.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 8
CORDOVA PALMS PHASE 4 – US 1 WATER MAIN CROSSING**

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide consulting engineering services for the Cordova Palms Community Development District as directed by the Board of Supervisors or their designee. Consulting services for this work authorization shall include:

TASK 1: LIMITED TOPOGRAPHIC SURVEY

Prepare a limited topographic survey for design purposes of the site referenced above and as depicted on graphic provided by client. The topographic data to be collected will be surveyed in 100-foot grid lines at 100-foot intervals or at any major change in topography. The surveyed data will be referenced to a published horizontal and vertical datum. The location and mapping of improvements and utilities will be limited to above ground visible evidence only. The deliverable will consist of digital data files of the survey suitable for civil engineering design.

Lump Sum Fee\$6,240.00

TASK 2: SUBSURFACE UTILITY SERVICES (SUE)

Provide subsurface utility engineering services for the project described above and as depicted on graphic provided by client. This scope of services also includes providing up to 20 utility test holes as directed by the engineer of record for obtaining confirmation of various subsurface utility types and depths (to top of service or pipe) sufficient for engineering design purposes. The underground utility test holes and utility designation will be surveyed and incorporated into an acad file for use in engineering design.

- 1. Utility Coordination \$ 1,200.00**
- 2. Designating \$ 3,800.00**
- 3. 20* Utility Test Holes (\$450 each)..... \$ 9,000.00**
- Estimated Fee..... \$14,000.00**

***Subsurface Utility Test Hole quantities are an estimate based on information provided by our Sunshine 811 design ticket for the project area. Only actual services rendered will be invoiced as billable, with a minimum of four test holes being required. A mobilization fee of \$400 will be charged if the minimum of 4 test holes are not authorized.**

TASK3: TEMPORARY CONSTRUCTION EASEMENT

ETM proposes to prepare a sketch and legal description of a 50'x50' temporary construction easement on the adjacent property east of US-1 for a receiving pit for the trenchless installation of the 16" water main.

LUMP SUM FEE.....\$675.00

TASK 4: US-1 WATER MAIN CROSSING PLAN AND PROFILE

ETM proposes to design a 30" casing jack and bore under the FEC right-of-way and the FDOT US-1 right-of-way. This jack and bore is necessary to install a 16" HDPE water main to complete the required water main loop from Phase 4 to the existing 16" watermain on US-1. The design will be based upon the revised topographical survey and SUE exploration.

LUMP SUM FEE..... \$23,000.00

TASK 5: REGULATORY PERMITTING

ETM proposes to prepare permit applications and coordinate the review process of the 16" water main crossing for the following:

- 1. City of St. Augustine Permitting
LUMP SUM FEE \$7,000.00
- 2. FEC R/W Utility Crossing Permitting
LUMP SUM FEE \$18,000.00
- 3. FDOT Utility Permitting
LUMP SUM FEE \$16,000.00

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs.

FEE SUMMARY

		FEE AMOUNT
TASK I	LIMITED TOPOGRAPHIC SURVEY	\$ 6,240.00
TASK II	SUBSURFACE UTILITY SERVICES (SUE)	
	1. UTILITY COORDINATION	\$ 1,200.00
	2. DESIGNATING	\$ 3,800.00
	3. 20* UTILITY TEST HOLES (\$450 EACH)	\$ 9,000.00
TASK III	TEMPORARY CONSTRUCTION EASEMENT	\$ 675.00
TASK IV	US-1 WATER MAIN CROSSING PLAN AND PROFILE	\$ 23,000.00
TASK V	REGULATORY PERMITTING	
	1. CITY OF ST. AUGUSTINE PERMITTING	\$ 7,000.00
	2. FEC R/W UTILITY CROSSING PERMITTING	\$ 18,000.00
	3. FDOT UTILITY PERMITTING	\$ 16,000.00
TOTAL FEE SUMMARY		\$84,915.00

EXCLUDED ITEMS

The exclusions below are listed primarily to define the scope of this project. Should any of these services be required, we will be pleased to provide you with a quotation to perform them.

- Permit Fees
- Dewatering Design
- Owner Requested Plan Revisions After Plan Approval
- Permit Compliance
- Bid Document Preparation
- Bidding Administration

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

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

* ETM’s standard hourly billing rates are re-evaluated annually prior to the beginning of the calendar year and are subject to an increase not to exceed five percent (5%) per year.

Approval

Submitted by: Scott A. Wild
England, Thims & Miller, Inc.

Date: 9/27, 2022

Approved by: Louis P. Carls
Cordova Palms Community Development District

Date: 9/27, 2022

3.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 6
2022/2023 GENERAL CONSULTING ENGINEERING SERVICES**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Cordova Palms Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Attending Meetings 2. Preparation of Engineering Reports and Studies 3. Preparation of Cost Estimates and Budgets 4. Technical Support for Community Development District Staff | <ol style="list-style-type: none"> 5. Development and Analysis of District Projects 6. Operation and Maintenance Inspections 7. Prepare Presentation Documents for District Meetings |
|---|---|

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE\$12,000.00

Basis of Estimated Fee (12 Months)

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

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

* ETM’s standard hourly billing rates are re-evaluated annually prior to the beginning of the calendar year and are subject to an increase not to exceed five percent (5%) per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2023.

Approval

Submitted by: Scott A. Wild
England, Thims & Miller, Inc.

Date: October 4, 2022

Approved by: _____
Cordova Palms Community Development District

Date: _____

4.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 7
CORDOVA PALMS PHASE 3 CEI SERVICES**

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Cordova Palms Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

TASK I – LIMITED CONSTRUCTION ADMINISTRATION SERVICES

ETM proposes to perform limited construction administration for Phase 3 throughout the construction and closeout phase of the project. This task includes the following services:

- | | |
|---|---------------------------------------|
| 1. Shop Drawing Review | 5. Certification to St. Johns County |
| 2. As-Built Review | 6. Review of Contractors Pay Requests |
| 3. Regulatory Agency Required Inspections | 7. Assistance with St. Johns County |
| 4. Certification to SJRWMD | 8. Certification to COSA |

FEE.....HOURLY

**(HOURLY BUDGET ESTIMATE = \$4,735.00/MONTH)
(NOT TO EXCEED \$71,025.00 OVER A 15-MONTH PERIOD WITHOUT FURTHER AUTHORIZATION)**

<u>BASIS OF ESTIMATE</u>			
Principal-Exec. Vice President	4.0 hours/month @ \$320/hour	=	\$1,280.00
Project Manager	4.0 hours/month @ \$190/hour	=	\$ 760.00
Engineer	10.0 hours/month @ \$165.00/hour	=	\$1,650.00
Inspector	5.0 hour/month @ \$155.00/hour	=	\$ 775.00
Administrative Support	3.0 hours/month @ \$90.00/hour	=	<u>\$ 270.00</u>
	TOTAL		\$4,735.00

TASK II – PROGRESS MEETINGS

ETM will coordinate and conduct progress meetings with the contractor throughout the construction and closeout of the project.

FEE.....HOURLY

**(HOURLY BUDGET ESTIMATE = \$1,110.00/MONTH)
(NOT TO EXCEED \$16,650.00 OVER A 15-MONTH PERIOD WITHOUT FURTHER AUTHORIZATION)**

<u>BASIS OF ESTIMATE</u>			
Principal-Exec. Vice President	1.0 hour/month @ \$320/hour	=	\$ 320.00
Project Manager	2.0 hour/month @ \$190/hour	=	\$ 380.00
Engineer	1.0 hour/month @ \$165.00/hour	=	\$ 165.00
Inspector	1.0 hour/month @ \$155.00/hour	=	\$ 155.00
Administrative Support	1.0 hour/month @ \$90.00/hour	=	<u>\$ 90.00</u>
	TOTAL		\$ 1,110.00

TASK III - OWNER REQUESTED PLAN REVISIONS

ETM will design any requested plan revisions and process them for approval by St. Johns County and COSA. Because of the uncertainty of the amount of revisions, we propose to perform this task hourly, with an estimated budget amount.

FEE.....HOURLY

(NOT TO EXCEED \$10,000.00 WITHOUT FURTHER AUTHORIZATION)

TASK IV - REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage, and travel shall be invoiced at direct cost.

Budget Estimate **\$1,500.00**

FEE SUMMARY

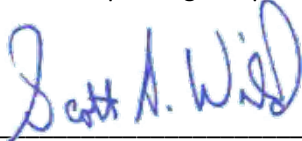
		FEE AMOUNT
TASK I	LIMITED CONSTRUCTION ADMINISTRATION SERVICES	\$ 71,025.00
TASK II	PROGRESS MEETINGS	\$ 16,650.00
TASK III	OWNER REQUESTED PLAN REVISIONS	\$ 10,000.00
TASK IV	REIMBURSABLE EXPENSES	<u>\$ 1,500.00</u>
TOTAL FEE SUMMARY		\$99,175.00

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

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

* ETM’s standard hourly billing rates are re-evaluated annually prior to the beginning of the calendar year and are subject to an increase not to exceed five percent (5%) per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

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

Date: September 21, 2022

Approved by: _____
Cordova Palms Community Development District

Date: _____, 2022

FIFTH ORDER OF BUSINESS

A.

Cordova Palms

Community Development District

Unaudited Financial Reporting
August 31, 2022



Cordova Palms
Community Development District
Combined Balance Sheet
August 31, 2022

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>ASSETS:</u>				
Cash	\$4,024	---	---	\$4,024
Due from Developer	\$27,938	---	---	\$27,938
Due from Capital	\$13,662	---	---	\$13,662
<i>Series 2021</i>				
Reserve	---	\$219,529	---	\$219,529
Interest	---	\$2	---	\$2
Cap Interest	---	\$136,462	---	\$136,462
Acquisition & Construction	---	---	\$1,064	\$1,064
<i>Series 2022-1</i>				
Reserve	---	\$82,384	---	\$82,384
Cap Interest	---	\$170,662	---	\$170,662
Acquisition & Construction	---	---	\$1,599,710	\$1,599,710
Cost of Issuance	---	---	\$4,065	\$4,065
<i>Series 2022-2</i>				
Reserve	---	\$245,399	---	\$245,399
Cap Interest	---	\$503,043	---	\$503,043
Acquisition & Construction	---	---	\$5,054,289	\$5,054,289
Cost of Issuance	---	---	\$4,651	\$4,651
Due from General Fund	---	---	\$2,692	\$2,692
TOTAL ASSETS	<u>\$45,623</u>	<u>\$1,357,481</u>	<u>\$6,666,471</u>	<u>\$8,069,575</u>
<u>LIABILITIES:</u>				
Accrued Expenses	\$8,362	---	---	\$8,362
Due to Developer	\$13,664	---	---	\$13,664
Due to Capital Project Fund	\$2,692	---	---	\$2,692
Due to General Fund	---	---	\$13,662	\$13,662
FUND BALANCES:				
Unrestricted	\$20,906	\$1,357,481	\$6,652,809	\$8,031,196
TOTAL LIABILITIES & FUND EQUITY	<u>\$45,623</u>	<u>\$1,357,481</u>	<u>\$6,666,471</u>	<u>\$8,069,575</u>

Cordova Palms
Community Development District

GENERAL FUND

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

Description	ADOPTED BUDGET	PRORATED BUDGET 8/31/22	ACTUAL 8/31/22	VARIANCE
<u>REVENUES:</u>				
Developer Contributions	\$118,393	\$76,350	\$76,350	\$0
TOTAL REVENUES	\$118,393	\$76,350	\$76,350	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$12,000	\$11,000	\$0	\$11,000
FICA Expense	\$918	\$842	\$0	\$842
Engineering	\$12,000	\$11,000	\$4,100	\$6,900
Attorney	\$25,000	\$22,917	\$6,203	\$16,713
Assessment Administration	\$5,000	\$4,583	\$0	\$4,583
Annual Audit	\$0	\$0	\$3,200	(\$3,200)
Dissemination	\$0	\$0	\$3,542	(\$3,542)
Management Fees	\$45,000	\$41,250	\$41,250	\$0
Website Creation/ADA Compliance	\$0	\$0	\$1,750	(\$1,750)
Website Maintenance	\$1,200	\$1,100	\$1,100	\$0
Information Technology	\$1,800	\$1,650	\$1,650	\$0
Telephone	\$500	\$458	\$139	\$320
Postage	\$1,500	\$1,375	\$49	\$1,326
Insurance	\$5,500	\$5,500	\$5,000	\$500
Printing & Binding	\$1,200	\$1,100	\$1,072	\$28
Legal Advertising	\$5,000	\$4,583	\$1,822	\$2,762
Other Current Charges	\$600	\$550	\$485	\$65
Office Supplies	\$1,000	\$917	\$85	\$832
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$118,393	\$109,000	\$71,621	\$37,379
EXCESS REVENUES (EXPENDITURES)	\$0		\$4,729	
FUND BALANCE - Beginning	\$0		\$16,177	
FUND BALANCE - Ending	\$0		\$20,906	

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
REVENUES													
Developer Contributions	\$5,000	\$10,360	\$0	\$10,937	\$6,476	\$0	\$11,061	\$4,579	\$0	\$14,117	\$13,821	\$0	\$76,350
TOTAL REVENUES	\$5,000	\$10,360	\$0	\$10,937	\$6,476	\$0	\$11,061	\$4,579	\$0	\$14,117	\$13,821	\$0	\$76,350
EXPENDITURES													
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	\$1,600	\$437	\$0	\$4,100
Attorney	\$0	\$0	\$1,922	\$184	\$680	\$0	\$0	\$744	\$1,164	\$1,510	\$0	\$0	\$6,203
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	\$625	\$0	\$3,542
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$41,250
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	\$100	\$0	\$1,100
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,650
Telephone	\$3	\$17	\$9	\$21	\$21	\$0	\$12	\$0	\$13	\$27	\$16	\$0	\$139
Postage	\$1	\$21	\$1	\$0	\$3	\$0	\$1	\$0	\$1	\$20	\$2	\$0	\$49
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	\$82	\$0	\$1,072
Legal Advertising	\$94	\$94	\$197	\$99	\$0	\$0	\$188	\$0	\$286	\$771	\$91	\$0	\$1,822
Other Current Charges	\$44	\$48	\$47	\$33	\$34	\$33	\$36	\$38	\$36	\$100	\$35	\$0	\$485
Office Supplies	\$21	\$15	\$15	\$15	\$12	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$85
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$9,493	\$4,264	\$8,171	\$5,052	\$6,192	\$4,502	\$4,654	\$6,307	\$9,222	\$8,479	\$5,287	\$0	\$71,621
EXCESS REVENUES (EXPENDITURES)	(\$4,493)	\$6,096	(\$8,171)	\$5,885	\$285	(\$4,502)	\$6,406	(\$1,728)	(\$9,222)	\$5,639	\$8,534	\$0	\$4,729

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

Description	ADOPTED BUDGET	PRORATED BUDGET 8/31/22	ACTUAL 8/31/22	VARIANCE
Revenues				
Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$563	\$563
Total Revenues	\$0	\$0	\$563	\$563
Expenditures				
<u>Series 2021</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$101,304	(\$101,304)
Total Expenditures	\$0	\$0	\$101,304	(\$101,304)
Other Sources/(Uses)				
Bond Proceeds	\$0	\$0	\$266,903	(\$266,903)
Net Premium on Bond	\$0	\$0	\$189,831	(\$189,831)
Total Other	\$0	\$0	\$456,734	(\$456,734)
Excess Revenues (Expenditures)				
	\$0		\$355,993	
Fund Balance - Beginning				
	\$0		\$0	
Fund Balance - Ending				
	\$0		\$355,993	

Cordova Palms
Community Development District
2022-1 Debt Service Fund (Phases 1 and 2)
Statement of Revenues & Expenditures
For The Period Ending
August 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 8/31/22	ACTUAL 8/31/22	VARIANCE
Revenues				
Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Assessments- Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$60	\$60
Total Revenues	\$0	\$0	\$60	\$60
Expenditures				
<u>Series 2022-1</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expence - 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Bond Proceeds	\$0	\$0	\$252,985	(\$252,985)
Total Other	\$0	\$0	\$252,985	(\$252,985)
Excess Revenues (Expenditures)	\$0		\$253,045	
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$0		\$253,045	

Cordova Palms
Community Development District
2022-2 Debt Service Fund (Phases 3 and 4)
Statement of Revenues & Expenditures
For The Period Ending
August 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 8/31/22	ACTUAL 8/31/22	VARIANCE
Revenues				
Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Assessments- Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$178	\$178
Total Revenues	\$0	\$0	\$178	\$178
Expenditures				
<u>Series 2022-2</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expence - 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Bond Proceeds	\$0	\$0	\$748,265	(\$748,265)
Total Other	\$0	\$0	\$748,265	(\$748,265)
Excess Revenues (Expenditures)	\$0		\$748,442	
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$0		\$748,442	

Cordova Palms
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending
August 31, 2022

	Series 2021	Series 2022-1	Series 2022-2
Revenues:			
Interest	\$947	\$649	\$2,019
Total Revenues	\$947	\$649	\$2,019
Expenditures			
Capital Outlay	\$7,524,226	\$228,514	\$1,038,596
Cost of Issuance	\$173,513	\$62,740	\$165,866
Underwriters Discount	\$159,600	\$46,500	\$143,100
Total Expenditures	\$7,857,339	\$337,754	\$1,347,561
Other Sources/(Uses)			
Bond Proceeds	\$7,713,097	\$2,072,015	\$6,406,735
Transfer In/(Out)	\$130,697	(\$128,444)	(\$2,253)
Total Other	\$7,843,794	\$1,943,571	\$6,404,482
Excess Revenues (Expenditures)	(\$12,597)	\$1,606,466	\$5,058,940
Fund Balance - Beginning	\$0	\$0	\$0
Fund Balance - Ending	(\$12,597)	\$1,606,466	\$5,058,940

Cordova Palms
Community Development District
Long Term Debt Report

Series 2021 Special Assessment Bonds	
Interest Rate:	2.4% - 4.0%
Maturity Date:	5/1/2052
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$219,350
Reserve Fund Balance:	\$219,529
Bonds outstanding - 2/17/2021	\$7,980,000
Current Bonds Outstanding	\$7,980,000

Series 2022-1 Special Assessment Bonds	
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

Series 2022-2 Special Assessment Bonds	
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

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion FY 21	General Fund Portion FY 22	Capital Project Portion	Over and (short) Balance Due
5	10/1/21	11/5/21	\$12,472.45	\$12,472.45	\$5,046.95	\$5,000.00	\$2,425.50	\$0.00
6	11/1/21	1/7/22	\$8,832.66	\$8,832.66	\$ -	\$5,409.66	\$3,423.00	\$0.00
7	11/29/21	1/7/22	\$12,637.53	\$12,637.53	\$ -	\$4,950.33	\$7,687.20	\$0.00
8	1/3/22	4/27/22	\$6,102.16	\$6,102.16	\$ -	\$6,102.16	\$0.00	\$0.00
9	1/31/22	4/27/22	\$4,834.80	\$4,834.80	\$ -	\$4,834.80	\$0.00	\$0.00
10	2/23/22	4/27/22	\$6,604.40	\$6,602.40	\$ -	\$6,476.40	\$126.00	\$2.00
11	4/4/22	6/21/22	\$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)
15	8/4/22			\$6,074.97	\$ -	\$6,074.97	\$0.00	(\$6,074.97)
16	8/30/22			\$7,745.88	\$ -	\$7,745.88	\$0.00	(\$7,745.88)
Due from Developer			\$67,123.11	\$95,059.09	\$5,046.95	\$76,350.44	\$13,661.70	(\$27,935.98)

Total Developer Contributions FY22

\$ 76,350.44

B.

Cordova Palms

Community Development District

Funding Request #17

October 1, 2022

PAYEE	GENERAL FUND FY 22
1 LOCALiQ Inv # 4847601 for August 2022	\$91.12
2 England, Thims & Miller, Inc. Inv # '0204468 - Professional Services thru August 27, 2022	\$437.00
3 Governmental Management Services Inv # 19 - Management Fees - September 2022 Inv # 20 - Assessment Roll Certification - FY 2023	\$4,650.77 \$5,000.00
4 Kutak Rock LLP Inv # 3105999 - General Counsel - July 2022 Inv # 3112232 - General Counsel - August 2022	\$1,510.00 \$1,758.50
	\$13,447.39
	\$13,447.39

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 # 0004847601	BILLING PERIOD Aug 1- Aug 31, 2022	PAYMENT DUE DATE September 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$91.12	
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>Legal Entity: Gannett Media Corp. Terms and Conditions: 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. All funds payable in US dollars.</p>			

0000762049000000000000000048476010000911267178

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_56621

Date	Description	Amount
8/1/22	Balance Forward	\$958.56
8/8/22	PAYMENT - THANK YOU	-\$187.68
8/30/22	PAYMENT - THANK YOU	-\$770.88

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
8/25/22	7670665	Cordova Palms Cdd meeting		\$91.12



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd	PAYMENT DUE DATE September 20, 2022	AMOUNT PAID
ACCOUNT NUMBER 762049	INVOICE NUMBER 0004847601	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$91.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91.12

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 _____	

0000762049000000000000000048476010000911267178

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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:

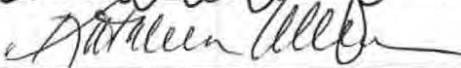
08/25/2022

and that the fees charged are legal.

Sworn to and subscribed before on 08/25/2022



Legal Clerk



Notary, State of WI, County of Brown
1-7-25

My commission expires

Publication Cost: \$91.12
Order No: 7670665 # of Copies:
Customer No: 762049 1
PO #:

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NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on 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. The purpose of the meeting is to review monthly financial reports, staff reports, and to conduct any other business that may come before the Board. Also at this meeting two public hearings will take place for consideration of adoption of the Fiscal Year 2023 budget and imposition of special assessments for Fiscal Year 2023. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, and email dlaughlin@gmsnf.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
Daniel Laughlin
District Manager
SAR 8/25/22





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 31, 2022
 Project No: 22217.00000
 Invoice No: 0204468

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

Professional Services rendered through August 27, 2022

Task 01 Professional Services
Professional Personnel

		Hours	Rate	Amount
Vice President				
Wild, Scott	8/27/2022	1.00	257.00	257.00
Administrative Support				
Blair, Shelley	8/6/2022	1.50	90.00	135.00
Blair, Shelley	8/27/2022	.50	90.00	45.00
Totals		3.00		437.00
Total Labor				437.00

	Current	Prior	To-Date
Total Billings	437.00	3,335.00	3,772.00
Contract Limit			12,000.00
Remaining			8,228.00
Total this Task			\$437.00

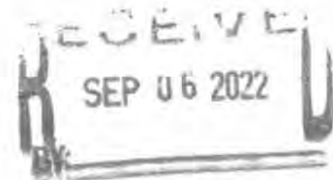
Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$437.00

Outstanding Invoices

Number	Date	Balance
0203548	7/7/2022	694.00
0203980	8/3/2022	1,600.00
Total		2,294.00



England-Thimig & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-942-9990 • fax 904-946-9485
 CA-00002584 LC-0000316

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 19
Invoice Date: 9/1/22
Due Date: 9/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022		3,750.00	3,750.00
Website Administration - September 2022		100.00	100.00
Information Technology - September 2022		150.00	150.00
Dissemination Agent Services - September 2022		625.00	625.00
Postage		1.71	1.71
Telephone		24.06	24.06

RECEIVED SEP 6 0 2022

Total \$4,650.77

Payments/Credits \$0.00

Balance Due \$4,650.77

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

Invoice

Invoice #: 20
Invoice Date: 9/15/22
Due Date: 9/15/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023		5,000.00	5,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 4, 2022

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

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3105999
Client Matter No. 4823-1

RECEIVED SEP 07 2022

Mr. Jim Perry
Cordova Palms CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3105999
4823-1

Re: General Counsel

For Professional Legal Services Rendered

07/05/22	W. Haber	0.40	140.00	Confer with Hogge regarding agenda for July meeting
07/11/22	W. Haber	0.20	70.00	Confer with Sigmon regarding O&M assessments
07/12/22	W. Haber	1.40	490.00	Confer with landowner representatives regarding budget, O&M assessments, and funding agreements; begin preparation of agreements; confer with Jenks regarding HOA documents
07/13/22	W. Haber	0.80	280.00	Prepare for and participate in Board meeting; review O&M assessment notices and confer with Hogge and Fulks regarding same
07/15/22	M. Rigoni	0.10	26.50	Prepare memorandum regarding statutory changes to publication requirements
07/25/22	K. Jusevitch	1.10	159.50	Finalize disclosure of public financing and prepare ratification

KUTAK ROCK LLP

Cordova Palms CDD
September 4, 2022
Client Matter No. 4823-1
Invoice No. 3105999
Page 2

07/27/22	W. Haber	0.30	105.00	resolution; confer with Haber Review draft agenda
07/29/22	W. Haber	0.60	210.00	Review and revise minutes; begin to prepare funding agreements for FY 22/23
07/29/22	K. Jusevitch	0.20	29.00	Confer with Haber regarding agenda documents

TOTAL HOURS 5.10

TOTAL FOR SERVICES RENDERED \$1,510.00

TOTAL CURRENT AMOUNT DUE \$1,510.00

UNPAID INVOICES:

April 30, 2022 Invoice No. 3029050 184.00

TOTAL DUE \$1,694.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 2022

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3112232
Client Matter No. 4823-1

Mr. Jim Perry
Cordova Palms CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3112232
4823-1

Re: General Counsel

For Professional Legal Services Rendered

08/04/22	W. Haber	0.90	315.00	Review and finalize budget resolutions and funding agreement; confer with landowners regarding funding agreement
08/04/22	K. Jusevitch	0.30	43.50	Prepare budget hearing documents and correspond with district manager
08/09/22	W. Haber	0.80	280.00	Prepare for Board meeting; confer with Sigmon and Brown regarding O&M assessments and funding agreements
08/10/22	W. Haber	0.70	245.00	Prepare for and participate in Board meeting; begin revisions to funding agreement
08/12/22	W. Haber	1.20	420.00	Prepare tri-party funding agreement; confer with Sigmon regarding same
08/15/22	W. Haber	0.30	105.00	Confer with Sigmon and Brown regarding funding agreement and revisions to same
08/22/22	W. Haber	0.30	105.00	Confer with Laughlin regarding

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Cordova Palms CDD
September 30, 2022
Client Matter No. 4823-1
Invoice No. 3112232
Page 2

08/25/22	W. Haber	0.70	245.00	funding agreement Confer with Laughlin and review and revise funding agreement; prepare correspondence regarding same
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TOTAL HOURS 5.20

TOTAL FOR SERVICES RENDERED \$1,758.50

TOTAL CURRENT AMOUNT DUE \$1,758.50

UNPAID INVOICES:

April 30, 2022	Invoice No. 3029050	184.00
September 4, 2022	Invoice No. 3105999	1,510.00

TOTAL DUE \$3,452.50