

CORDOVA PALMS
Community Development District

APRIL 12, 2023

AGENDA

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

April 5, 2023

Board of Supervisors
Cordova Palms Community Development District
Call in #: 1-877-304-9269 Code: 410226

Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled to be held **Wednesday, April 12, 2023 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 revised agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the February 8, 2023 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 1. Approval of Requisition Summary
 2. Consideration of Work Authorization 9 for Increase in Hourly Rates
 3. Consideration of Amendment No. 2 to Work Authorization No. 1 for Plan Modifications
 4. Consideration of Work Authorization 10 for the Phase 4 Recreation Pond
 - C. District Manager
- V. Financial Reports
 - A. Financial Statements as of February 28, 2023
 - B. Check Registers
 1. January & February

2. March

VI. Supervisor Requests and Audience Comments

VII. Next Scheduled Meeting – May 10, 2023 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 Wednesday, February 8, 2023 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
Joyce Conway	Supervisor
Thomas Spiess	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel (by phone)
Scott Wild	District Engineer (by phone)

The following is a summary of the discussions and actions taken at the February 8, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:27 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 January 11, 2023 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 January 11, 2023 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Updating the District's Record Retention Policy

Mr. Haber informed the Board that the District previously adopted a record retention policy and at that time the Board was given the same options to retain records in accordance

with Florida Law, which means disposing of records after a certain amount of time, or whether the District wants to retain all records. Those options are being considered again and the second option offered would specify that any electronic copy of a record is adequate for purposes of retaining the record, and that there is no obligation to keep transitory records, which is a record that loses its purpose after a certain amount of time. The Board was presented with two forms of resolutions, the first provides for approval of option one, which is to actively destroy records when the timeframe is met, and the second provides for approval of option two, which says all records will be kept.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2023-01, updating the District’s record retention policy and proceeding with Option 2 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund

Mr. Laughlin informed the Board that CDD funds have been held with the trustee, which is a low-yielding account, and presented another option of investing funds in the State Board of Administration account at a higher interest rate.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor Resolution 2023-02, authorizing investment of funds in the local government surplus funds trust fund was approved.

SIXTH ORDER OF BUSINESS

Consideration of Change Order from A.J. Johns for a Pipe Size Change

Mr. Wild presented a change order from A.J. Johns in the amount of \$11,142.59 for the Phase 3 project and informed the Board there was a discrepancy between the pipe specification on the plans versus the detail sheet and the wrong one was included in A.J. Johns’ original price.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the change order from A.J. Johns was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Haber had nothing further to report.

Mr. Cowling asked what the threshold would be to require a formal RFP for landscape maintenance services.

Mr. Haber responded \$195,000 and recommended multiple proposals still be sought to ensure the best price.

Mr. Laughlin noted the Board could authorize the Chairman to work with staff on preparing a scope of services.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor authorizing the Chairman to work with staff on preparing a scope of services and seeking proposals for landscape maintenance services was approved.

B. District Engineer - Approval of Requisition Summary

Mr. Wild provided the Board with a brief overview of the requisition summary, which includes requisition numbers 30-35 for the Series 2022-1 Bonds and requisition numbers 21-23 for the Series 2022-2 Bonds, together totaling \$635,526.11.

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

C. District Manager

There being nothing to report, the next item followed.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of December 31, 2022

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

B. Check Register

Mr. Laughlin noted the check register totals \$232,806.20, with the majority of that total stemming from funds sent to the trustee for the debt service payment.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the check register was approved.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 8, 2023 at 10:00 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. Spiess seconded by Mr. Cowling 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

**Cordova CDD 2022-1 Bonds-Acquisition and Construction Account 118690
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 118690**

Wednesday, April 12, 2023

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account 118690 TO BE RATIFIED				
3/2/2023	36	ETM	Amenity Center and Dog Park (WA#1) Invoice 206866 (Jan 2023)	\$ 4,103.81
3/2/2023	37	ETM	Cordova Palms Phase 2 CEI Services (WA#2) Invoice 206892 (Jan 2023)	\$ 10,735.05
3/2/2023	38	ETM	Cordova Palms Phase 3 Proposal Documents & RFP Process (WA#5) Invoice 206904 (Jan 2023)	\$ 771.00
3/2/2023	39	ETM	Cordova Palms Phase 3 CEI Services (WA#7) Invoice 206923 (Jan 2023)	\$ 2,779.60
3/2/2023	40	ETM	Cordova Palms Phase 4 - US1 Water Main Crossing (WA#8) Invoice 206925 (Jan 2023)	\$ 50,999.94
3/2/2023	41	Kutak Rock, LLP	Professional services related to project construction - Invoice 3183012 4823-3 (Jan 2023)	\$ 175.00
3/13/2023	42	ETM	Cordova Palms Phase 4 - US1 Water Main Crossing (WA#8) Invoice 207121 (Feb 2023)	\$ 5,200.00
3/13/2023	43	ETM	Amenity Center and Dog Park (WA#1) Invoice 207250 (Feb 2023)	\$ 2,388.14
3/13/2023	44	ETM	Cordova Palms Phase 2 CEI Services (WA#2) Invoice 207115 (Feb 2023)	\$ 851.12
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account TO BE RATIFIED				\$ 78,003.66
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account 118690 FOR APPROVAL				
4/12/2023	45	Vallencourt	Cordova Palms Phase 1 - Eastern Lots – Contractor Payment Application 2021-39E-18 (Mar 2023)	\$ 33,985.19
4/12/2023	46	Vallencourt	Cordova Palms Phase 1 - Western Lots and Connector – Contractor Payment Application 2021-39W-18 (Mar 2023)	\$ 15,442.65
4/12/2023	47	AJ Johns, Inc.	Cordova Palms Phase 3 - Contractor Application for Payment No. 23001-02 (March 2023)	\$ 656,610.40
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account FOR APPROVAL				\$ 706,038.24
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 118690 TO BE RATIFIED				
3/8/2023	24	Vallencourt	Cordova Palms Phase 2 - Application for Payment 9 (February 2023)	\$ 573,830.64
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account TO BE RATIFIED				\$ 573,830.64
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 118690 FOR APPROVAL				
4/12/2023	25	Vallencourt	Cordova Palms Phase 2 - Application for Payment 10 (March 2023)	\$ 849,172.78
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account FOR APPROVAL				\$ 849,172.78

TOTAL REQUISITIONS TO BE APPROVED April 12, 2023 \$ 2,207,045.32

2.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 9
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

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE – 2023***

<u>POSITION</u>	<u>HOURLY RATE</u>
CEO/CSO.....	\$400.00 /Hr.
President.....	\$350.00 /Hr.
Executive Vice President.....	\$335.00 /Hr.
Vice President	\$260.00 /Hr.
Senior Engineer/ Senior Project Manager.....	\$215.00 /Hr.
Project Manager.....	\$200.00 /Hr.
Director.....	\$185.00 /Hr.
Engineer.....	\$175.00 /Hr.
Assistant Project Manager	\$155.00 /Hr.
Senior Planner /Planning Manager.....	\$200.00 /Hr.
Senior Environmental Scientist.....	\$215.00 /Hr.
Planner.....	\$163.00 /Hr.
CEI Senior Project Engineer.....	\$230.00 /Hr.
CEI Project Manager/Project Administrator.....	\$184.00 /Hr.
CEI Senior Inspector.....	\$163.00 /Hr.
CEI Inspector	\$132.00 /Hr.
Senior Landscape Architect.....	\$184.00 /Hr.
Landscape Architect.....	\$165.00 /Hr.
Senior Technician/Senior Specialist.....	\$163.00 /Hr.
GIS Program Manager.....	\$180.00 /Hr.
GIS Analyst	\$140.00 /Hr.
GIS Consultant.....	\$150.00 /Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00 /Hr.
Engineering Intern	\$140.00 /Hr.
Engineering/Landscape Designer.....	\$140.00 /Hr.
CADD/GIS Technician.....	\$132.00 /Hr.
Project Coordinator / CSS.....	\$100.00 /Hr.
Administrative Support.....	\$95.00 /Hr.

*ETM’s standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent 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: February 8, 2023

Approved by: _____
Cordova Palms Community Development District

Date: _____

3.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 1
AMENDMENT NO. 2
AMENITY CENTER AND DOG PARK (AMENITY AND MAIL KIOSK MODIFICATIONS)
Scope of Services & Fee Schedule**

England, Thims & Miller, Inc. (ETM) is pleased to provide general consulting services for 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:

Part 9 St. Johns County Master Development Plan Modification

Includes the final preparation of the preliminary site plan and associated written narrative for the submittal package to the St. Johns County Planning Department for a small adjustment to the master development plan. Also includes the coordination of the review process and the representation of the Owner at all associated meetings.

Lump Sum Fee \$3,125.00

Part 10 Final Construction Documents – St. Johns County/City of St. Augustine Civil Plan Modification

- a. Final Site/Building Geometry Plan
- b. Grading Plan
- c. Drainage Design
- d. Potable Water System Design and Details
- e. Sanitary Sewer Collection System Design and Details
- f. Coordination with Owner and Architect for Specific Site Design Issues
- g. Coordination of the Plan Review Process with the City of Jacksonville and JEA

Lump Sum Fee \$11,200.00

Part 11 Code Landscape Plan Modification

ETM shall prepare a code minimum landscape plan in accordance with City of Jacksonville and PUD requirements. As part of this submittal requirement, ETM shall prepare the following:

- a. Tree mitigation plans
- b. Tree mitigation calculations
- c. Code minimum landscape plan
- d. Irrigation plan

Lump Sum Fee \$1,100.00

Part 12 Permit Coordination

We shall prepare and submit the following permit application packages.

- 1. St. Johns County DRC Plan Review \$ 3,375.00**

EXPENSES

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

Estimated Budget \$500.00

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 a quotation to perform them.

- Enhanced Landscape/Irrigation Plans
- Pool Deck Grading
- Permit Application Fees
- Plan Review Fees
- Value Engineering Plan Revisions after plan submittal
- Retaining Wall Design
- Electric System Design
- Site Lighting
- Easement Processing/Dedication Issues

FEE SUMMARY

Part 9. St. Johns County Master Development Plan Modification.....	\$ 3,125.00
Part 10. Final Construction Documents - SJC/COSA Civil Plan Modification	\$11,200.00
Part 11. Code Landscape Plan.....	\$ 1,100.00
Part 12. Permit Coordination	\$ 3,375.00
Expenses	\$ 500.00
TOTAL CONTRACT FEE SUMMARY	\$19,300.00

Additional services may be provided upon request at the current ETM hourly rates.

Approval:

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

Date: April 10, 2023

Approved by: _____
Cordova Palms Community Development District

Date: _____, 2023

4.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 10
PHASE 4 RECREATION POND
Scope of Services & Fee Schedule**

England, Thims & Miller, Inc. (ETM) is pleased to provide general consulting services for 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:

Part 1 St. Johns County Master Development Plan Modification

Includes the final preparation of the preliminary site plan and associated written narrative for the submittal package to the St. Johns County Planning Department for a small adjustment to the master development plan. Also includes the coordination of the review process and the representation of the Owner at all associated meetings.

Lump Sum Fee\$3,125.00

Part 2 Final Construction Documents – St. Johns County

- a. Final Site Geometry Plan
- b. Grading Plan
- c. Drainage Design
- d. Erosion and Sediment Control Plan
- e. Coordination with Owner and Architect for Specific Site Design Issues

Lump Sum Fee\$9,600.00

Part 3 Code Landscape Plan Modification

ETM shall prepare a code minimum landscape plan in accordance with City of Jacksonville and PUD requirements. As part of this submittal requirement, ETM shall prepare the following:

- a. Tree mitigation plans
- b. Tree mitigation calculations
- c. Code minimum landscape plan
- d. Irrigation plan

Lump Sum Fee\$4,800.00

Part 4 Permit Coordination

We shall prepare and submit the following permit application packages.

- A. St. Johns County DRC Plan Review \$ 3,375.00
- B. St. Johns River Water Management District Environmental Resource Permit \$16,200.00

Total Lump Sum Fee..... \$19,575.00

EXPENSES

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

Estimated Budget \$1,500.00

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 a quotation to perform them.

- Enhanced Landscape/Irrigation Plans
- Permit Application Fees
- Plan Review Fees
- Value Engineering Plan Revisions after plan submittal
- Site Lighting

FEE SUMMARY

Part 1. St. Johns County Master Development Plan Modification.....	\$ 3,125.00
Part 2. Final Construction Documents - SJC.....	\$ 9,600.00
Part 3. Code Landscape Plan.....	\$ 4,800.00
Part 4. Permit Coordination	\$19,575.00
Expenses	\$ 1,500.00
TOTAL CONTRACT FEE SUMMARY	\$38,600.00

Additional services may be provided upon request at the current ETM hourly rates.

Approval:

Submitted by: 
England-Thims & Miller, Inc.

Date: April 11, 2023

Approved by: _____
Cordova Palms Community Development District

Date: _____, 2023

FIFTH ORDER OF BUSINESS

A.

Cordova Palms

Community Development District

Unaudited Financial Reporting
February 28, 2023



Cordova Palms
Community Development District
Combined Balance Sheet
February 28, 2023

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>ASSETS:</u>				
Cash	\$299,864	---	---	\$299,864
Prepaid Expenses	\$1,000	---		\$1,000
<i>Series 2021</i>				
Reserve	---	\$220,011	---	\$220,011
Revenue	---	\$222,391	---	\$222,391
Interest	---	\$258	---	\$258
Cap Interest	---	\$1,294	---	\$1,294
Acquisition & Construction	---	---	\$1,079	\$1,079
<i>Series 2022-1</i>				
Reserve	---	\$82,384	---	\$82,384
Interest	---	\$71	---	\$71
Cap Interest	---	\$134,535	---	\$134,535
Acquisition & Construction	---	---	\$1,112,150	\$1,112,150
<i>Series 2022-2</i>				
Reserve	---	\$245,399	---	\$245,399
Interest	---	\$217	---	\$217
Cap Interest	---	\$396,571	---	\$396,571
Acquisition & Construction	---	---	\$2,690,787	\$2,690,787
Due from General Fund	---	\$109,675	---	\$109,675
TOTAL ASSETS	<u>\$300,864</u>	<u>\$1,412,806</u>	<u>\$3,804,017</u>	<u>\$5,517,686</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$757	---	---	\$757
Due to Developer	\$22,631	---	---	\$22,631
Due to Debt Service	\$109,675	---	---	\$109,675
Retainage	---	---	\$811,112	\$811,112
Contracts Payable	---	---	\$243,161	\$243,161
FUND BALANCES:				
Unrestricted	\$167,801	\$1,412,806	\$2,749,743	\$4,330,351
TOTAL LIABILITIES & FUND EQUITY	<u>\$300,864</u>	<u>\$1,412,806</u>	<u>\$3,804,017</u>	<u>\$5,517,686</u>

Cordova Palms
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending
February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 2/28/23	ACTUAL 2/28/23	VARIANCE
REVENUES:				
Assessments - Direct Bill	\$333,018	\$198,653	\$198,653	\$0
TOTAL REVENUES	\$333,018	\$198,653	\$198,653	\$0
EXPENDITURES:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$5,000	\$0	\$5,000
FICA Expense	\$918	\$383	\$0	\$383
Engineering	\$11,600	\$4,833	\$3,383	\$1,450
Arbitrage	\$1,200	\$500	\$0	\$500
Attorney	\$25,000	\$10,417	\$3,726	\$6,691
Annual Audit	\$3,400	\$1,417	\$0	\$1,417
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$5,000	\$5,000	\$5,675	(\$675)
Dissemination	\$5,000	\$2,083	\$3,125	(\$1,042)
Management Fees	\$47,250	\$19,688	\$19,688	\$0
Website Maintenance	\$1,500	\$625	\$625	\$0
Information Technology	\$2,250	\$938	\$938	\$0
Telephone	\$500	\$208	\$32	\$176
Postage	\$1,500	\$625	\$74	\$551
Insurance	\$5,625	\$5,625	\$5,375	\$250
Printing & Binding	\$2,000	\$833	\$111	\$723
Legal Advertising	\$2,000	\$833	\$348	\$485
Other Current Charges	\$600	\$250	\$106	\$144
Office Supplies	\$500	\$208	\$8	\$201
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$133,018	\$64,641	\$48,387	\$16,253
<u>Grounds Maintenance</u>				
Landscape - Maintenance	\$80,000	\$33,333	\$0	\$33,333
Landscape - Contingency	\$5,000	\$2,083	\$0	\$2,083
Landscape - Pond Banks	\$40,000	\$16,667	\$0	\$16,667
Lake Maintenance	\$10,000	\$4,167	\$0	\$4,167
Electric	\$3,000	\$1,250	\$0	\$1,250
Water/Sewer/Irrigation	\$30,000	\$12,500	\$0	\$12,500
Repairs & Maintenance	\$10,000	\$4,167	\$0	\$4,167
Irrigation Repairs	\$10,000	\$4,167	\$0	\$4,167
Pest Control	\$2,000	\$833	\$0	\$833
Other Repairs and Maintenance	\$10,000	\$4,167	\$0	\$4,167
Total Grounds Maintenance	\$200,000	\$83,333	\$0	\$83,333
TOTAL EXPENDITURES	\$333,018	\$147,974	\$48,387	\$99,587
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$150,265	
FUND BALANCE - Beginning	\$0		\$17,536	
FUND BALANCE - Ending	\$0		\$167,801	

Cordova Palms
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending
February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 2/28/23	ACTUAL 2/28/23	VARIANCE
Revenues				
Assessments - Direct Bill	\$438,700	\$329,025	\$329,025	\$0
Interest Income	\$500	\$500	\$4,236	\$3,736
Total Revenues	\$439,200	\$329,525	\$333,261	\$3,736
Expenditures				
<u>Series 2021</u>				
Interest Expense - 11/1	\$136,080	\$136,080	\$136,080	\$0
Principal Expense - 5/1	\$165,000	\$0	\$0	\$0
Interest Expense - 5/1	\$136,080	\$0	\$0	\$0
Total Expenditures	\$437,160	\$136,080	\$136,080	\$0
Excess Revenues (Expenditures)	\$2,040		\$197,181	
Fund Balance - Beginning	\$136,374		\$356,448	
Fund Balance - Ending	\$138,414		\$553,629	

Cordova Palms
Community Development District
2022-1 Debt Service Fund (Phases 1 and 2)
Statement of Revenues & Expenditures
For The Period Ending
February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 2/28/23	ACTUAL 2/28/23	VARIANCE
Revenues				
Special Assessments*	\$0	\$0	\$0	\$0
Interest Income	\$200	\$200	\$2,399	\$2,199
Total Revenues	\$200	\$200	\$2,399	\$2,199
Expenditures				
<u>Series 2022-1</u>				
Interest Expense - 11/1	\$38,806	\$38,806	\$38,806	\$0
Interest Expense - 5/1	\$65,898	\$0	\$0	\$0
Total Expenditures	\$104,704	\$38,806	\$38,806	\$0
Excess Revenues (Expenditures)	(\$104,504)		(\$36,407)	
Fund Balance - Beginning	\$170,601		\$253,397	
Fund Balance - Ending	\$66,097		\$216,990	

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

Cordova Palms
Community Development District
2022-2 Debt Service Fund (Phases 3 and 4)
Statement of Revenues & Expenditures
For The Period Ending
February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 2/28/23	ACTUAL 2/28/23	VARIANCE
Revenues				
Special Assessments*	\$0	\$0	\$0	\$0
Interest Income	\$200	\$200	\$7,088	\$6,888
Total Revenues	\$200	\$200	\$7,088	\$6,888
Expenditures				
<u>Series 2022-2</u>				
Interest Expense - 11/1	\$114,386	\$114,386	\$114,386	\$0
Interest Expense - 5/1	\$194,240	\$0	\$0	\$0
Total Expenditures	\$308,626	\$114,386	\$114,386	\$0
Excess Revenues (Expenditures)	(\$308,426)		(\$107,298)	
Fund Balance - Beginning	\$502,866		\$749,484	
Fund Balance - Ending	\$194,440		\$642,187	

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

Cordova Palms
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending
February 28, 2023

	Series 2021	Series 2022-1	Series 2022-2
Revenues:			
Interest	\$14	\$17,193	\$50,704
Total Revenues	\$14	\$17,193	\$50,704
Expenditures			
Capital Outlay	\$0	\$456,847	\$1,787,274
Total Expenditures	\$0	\$456,847	\$1,787,274
Excess Revenues (Expenditures)	\$14	(\$439,654)	(\$1,736,570)
Fund Balance - Beginning	\$1,066	\$1,009,868	\$3,915,020
Fund Balance - Ending	\$1,079	\$570,214	\$2,178,450

**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:	\$220,011
Reserve Fund Balance:	\$220,011
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
Fiscal Year 2023 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2021 DEBT ASSESSED	SERIES 2022-1 DEBT ASSESSED	SERIES 2022-2 DEBT ASSESSED	FY23 O&M ASSESSED	TOTAL ASSESSED
DREAM FINDERS	583	438,700.00	-	-	264,870.00	703,570.00
AMH DEV	139	-	-	-	68,148.00	68,148.00
TOTAL DIRECT INVOICES (1) (2)	722	438,700.00	-	-	333,018.00	771,718.00
ASSESSED REVENUE TAX ROLL						-
TOTAL ASSESSED	722	438,700.00	-	-	333,018.00	771,718.00

DUE / RECEIVED	BALANCE DUE	SERIES 2021 DEBT RECEIVED	SERIES 2022-1 DEBT RECEIVED	SERIES 2022-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
DREAM FINDERS	175,892.50	329,025.00	-	-	198,652.50	527,677.50
AMH DEV	68,148.00	-	-	-	-	-
TOTAL DIRECT RECEIVED	244,040.50	329,025.00	-	-	198,652.50	527,677.50
TAX ROLL DUE / RECEIVED	-	-	-	-	-	-
TOTAL DUE / RECEIVED	244,040.50	329,025.00	-	-	198,652.50	527,677.50

(1) D/S Direct Assessments are due: 35% due 12/1/22, 4/1/23 and 30% due 9/1/232

(3) Series 2022 Bonds are under capitalized interest until 11/1/2023

B.

1.

Cordova Palms

Community Development District

Check Run Summary
1/1/2023-2/28/2023

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	1/10/23	77-79	\$ 8,219.22
	1/20/23	80-81	\$ 407.46
	2/10/23	82-83	\$ 5,444.09
	2/24/23	84-85	\$ 1,139.96
Total			\$ 15,210.73

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/23	00001	1/01/23	24	202301	310-51300-34000		JAN MANAGEMENT FEES	*	3,937.50		
1/01/23		24		202301	310-51300-35200		JAN WEBSITE ADMIN	*	125.00		
1/01/23		24		202301	310-51300-35100		JAN INFORM TECHNOLOGY	*	187.50		
1/01/23		24		202301	310-51300-31300		JAN DISSEMINATION SERVICE	*	625.00		
1/01/23		24		202301	310-51300-42000		POSTAGE	*	18.24		
1/01/23		24		202301	310-51300-42500		COPIES	*	.30		
1/01/23		24		202301	310-51300-41000		TELEPHONE	*	4.18		
										4,897.72	000077

1/10/23	00009	12/30/22	3158273	202211	310-51300-31500		NOV GENERAL COUNSEL	*	630.00		
										630.00	000078

1/10/23	00014	12/22/22	12222022	202212	300-20700-10300		REQ#3 DUPLICATE PAYMENT	*	2,691.50		
										2,691.50	000079

1/20/23	00007	1/05/23	206274	202212	310-51300-31100		DEC ENGINEERING FEES	*	324.50		
										324.50	000080

1/20/23	00011	12/30/22	5178497	202212	310-51300-48000		NOTICE OF MEETING 8210352	*	82.96		
										82.96	000081

2/10/23	00001	2/01/23	25	202302	310-51300-34000		FEB MANAGEMENT FEES	*	3,937.50		
2/01/23		25		202302	310-51300-35200		FEB WEBSITE ADMINSTRN	*	125.00		
2/01/23		25		202302	310-51300-35100		FEB INFO TECH	*	187.50		
2/01/23		25		202302	310-51300-31300		FEB DSSMNTN AGENT SRVCS	*	625.00		
2/01/23		25		202302	310-51300-51000		OFFICE SUPPLIES	*	.09		
2/01/23		25		202302	310-51300-42000		POSTAGE	*	21.95		
2/01/23		25		202302	310-51300-42500		COPIES	*	22.05		
										4,919.09	000082

CORD CORDOVA PALMS OKUZMUK											

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/10/23	00009	1/31/23 3170797	202212 310-51300-31500	DEC GENERAL COUNSEL KUTAK ROCK LLP	*	525.00	525.00 000083
2/24/23	00007	2/06/23 0206913	202301 310-51300-31100	JAN ENGINEERING SERVICES ENGLAND, THIMS & MILLER, INC.	*	1,057.00	1,057.00 000084
2/24/23	00011	1/31/23 5260321	202301 310-51300-48000	NOTICE MEETING #8362009 CA FLORIDA HOLDINGS, LLC	*	82.96	82.96 000085
TOTAL FOR BANK A						15,210.73	
TOTAL FOR REGISTER						15,210.73	

CORD CORDOVA PALMS OKUZMUK

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 24
Invoice Date: 1/1/23
Due Date: 1/1/23
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 - January 2023	1,310.573.340	3,937.50	3,937.50
Website Administration - January 2023	352	125.00	125.00
Information Technology - January 2023	357	187.50	187.50
Dissemination Agent Services - January 2023	313	625.00	625.00
Postage	425 420	18.24	18.24
Copies	425	0.30	0.30
Telephone	410	4.18	4.18
	1		
Total			\$4,897.72
Payments/Credits			\$0.00
Balance Due			\$4,897.72

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 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. 3158273
Client Matter No. 4823-1

RECEIVED JAN 02 2023

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

0
1,810.573.315

Invoice No. 3158273
4823-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/22	W. Haber	0.40	140.00	Review and respond to correspondence regarding agreement with FPL for street lights
11/07/22	W. Haber	0.40	140.00	Review and revise budget funding agreement; confer with Sigmon regarding same
11/08/22	W. Haber	0.30	105.00	Prepare for Board meeting
11/09/22	W. Haber	0.50	175.00	Prepare for and participate in Board meeting
11/18/22	W. Haber	0.20	70.00	Review November minutes

TOTAL HOURS 1.80

TOTAL FOR SERVICES RENDERED \$630.00

TOTAL CURRENT AMOUNT DUE \$630.00

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
December 22, 2022	\$2,691.50	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
------	---------------------

Intended Use of Funds Requested:

Requisition #3 - ETM (SE 2021-1) Duplicate Payment
<i>(Attach supporting documentation for request.)</i>

**REQUISITION
(SERIES 2022-1 PROJECT)**

The undersigned, an ~~Authorized Officer~~ of Cordova Palms Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of December 1, 2021 (the "Master Indenture"), as amended and supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of July 1, 2022 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Name of Payee: **England-Thims & Miller, Inc.**
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc.
- (C) Amount Payable: \$ 2,691.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Cordova Palms Phase 2 CEI Services (WA#2) Invoice 202174 (Mar 2022)**
- (E) Fund or Account and subaccount, if any, from which disbursement to be made:
2022-1 Bonds (Assessment Area One)

VOID

Duplicate Payment

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2022-1 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2022-1 Project and each represents a Cost of the Series 2022-1 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2022-1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2022-1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Second Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

July 18, 2022



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

April 07, 2022
 Project No: 22091.00000
 Invoice No: 0202174

Project 22091.00000 Cordova Palms Phase 2 CEI Services (WA#2)
Professional Services rendered through April 2, 2022

Task 01 Limited Construction Administration Services
Professional Personnel

		Hours	Rate	Amount	
Principal - Vice President					
Wild, Scott	3/26/2022	2.00	257.00	514.00	
Engineer					
Bolatete, Nicole	4/2/2022	8.50	165.00	1,402.50	
CEI Sr. Inspector					
Brooks, Jeffrey	4/2/2022	5.00	155.00	775.00	
Totals		15.50		2,691.50	
Total Labor					2,691.50
		Current	Prior	To-Date	
Total Billings		2,691.50	0.00	2,691.50	
Contract Limit				61,275.00	
Remaining				58,583.50	
			Total this Task		\$2,691.50

Task	02	Progress Meetings	Current	Prior	To-Date	
Total Billings			0.00	0.00	0.00	
Contract Limit					16,200.00	
Remaining					16,200.00	
				Total this Task		0.00

Task	03	Owner Requested Plan Revisions	Current	Prior	To-Date	
Total Billings			0.00	0.00	0.00	
Contract Limit					10,000.00	
Remaining					10,000.00	
				Total this Task		0.00

Task	XP	Expenses	Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Contract Limit					3,500.00
Remaining					3,500.00
Total this Task					0.00
Invoice Total this Period					<u>\$2,691.50</u>



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

January 05, 2023
 Project No: 22395.00000
 Invoice No: 0206274

Project 22395.00000 Cordova Palms CDD - 2022/2023 General Consulting Engineering Services (WA#6)

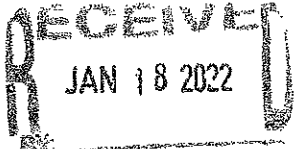
Professional Services rendered through December 31, 2022

Task	01	Professional Services			
Professional Personnel					
			Hours	Rate	Amount
Principal - Vice President					
Wild, Scott	12/17/2022		1.00	257.00	257.00
Administrative Support					
Blair, Shelley	12/17/2022		.75	90.00	67.50
Totals			1.75		324.50
Total Labor					324.50
			Current	Prior	To-Date
Total Billings			324.50	1,889.00	2,213.50
Contract Limit					12,000.00
Remaining					9,786.50
			Total this Task		\$324.50

Task	XP	Expenses		
			Total this Task	0.00

Invoice Total this Period **\$324.50**

7
 1,310.57% 3/11



LOCALIQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	PAGE # 1 of 1
INVOICE # 0005178497	BILLING PERIOD Dec 1- Dec 31, 2022	PAYMENT DUE DATE January 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$82.96	
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>			

00007620490000000000000051784970000829667174

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: NROR_50621

Date	Description	Amount
12/1/22	Balance Forward	\$82.96
12/27/22	PAYMENT - THANK YOU	-\$82.96

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
12/30/22	8210352	01.11.23 Mtg	01.11.23 Mtg	\$82.96

11
1,310,573.48

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		PAYMENT DUE DATE January 20, 2023		AMOUNT PAID		
ACCOUNT NUMBER 762049		INVOICE NUMBER 0005178497				
CURRENT DUE \$82.96	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$82.96
REMITTANCE ADDRESS (Include Account# & Invoic# 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 _____			

00007620490000000000000051784970000829667174

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:

12/30/2022

and that the fees charged are legal.

Sworn to and subscribed before on 12/30/2022

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, January 11, 2023 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The purpose of the meeting is to review monthly financial reports, staff reports, and to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, and email dlaughlin@gmsnf.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

M. Verleger
Legal Clerk

Vicky Felty
Notary, State of WI, County of Brown
97925

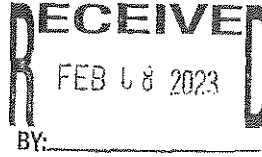
My commission expires
Publication Cost: \$82.96
Order No: 8210352 # of Copies: 1
Customer No: 762049
PO #: 01.11.23 Mtg

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

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

Invoice



Invoice #: 25
 Invoice Date: 2/1/23
 Due Date: 2/1/23
 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 - February 2023	1,310.73	3.40 ✓	3,937.50
Website Administration - February 2023	352 ✓		125.00
Information Technology - February 2023	351 ✓		187.50
Dissemination Agent Services - February 2023	313 ✓		625.00
Office Supplies	510 ✓		0.09
Postage	420 ✓		21.95
Copies	425 ✓		22.05
Total			\$4,919.09
Payments/Credits			\$0.00
Balance Due			\$4,919.09

KUTAK ROCK LLP

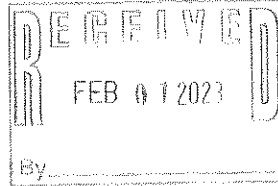
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2023



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. 3170797
Client Matter No. 4823-1

1.310.513.315

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

Invoice No. 3170797
4823-1

Re: General Counsel

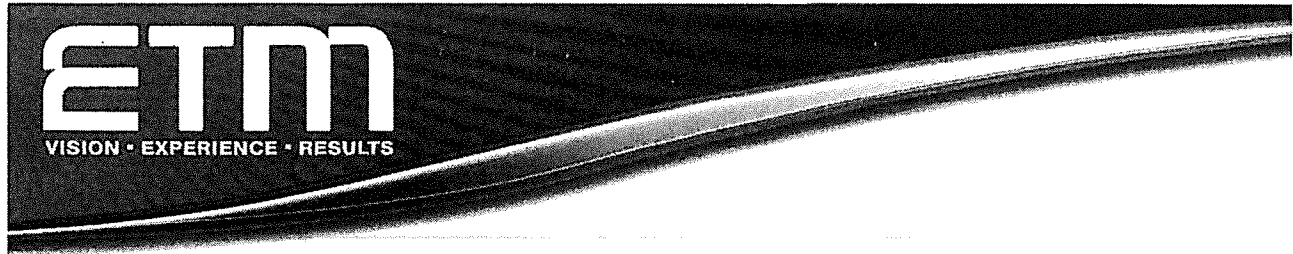
For Professional Legal Services Rendered

12/01/22	W. Haber	0.20	70.00	Confer with Laughlin and Cowling regarding FPL agreement
12/06/22	W. Haber	0.30	105.00	Review and revise budget funding agreement
12/20/22	W. Haber	0.70	245.00	Review and revise disclosure of public finance
12/21/22	W. Haber	0.30	105.00	Review and finalize disclosure of public finance

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$525.00

TOTAL CURRENT AMOUNT DUE \$525.00



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

February 06, 2023
 Project No: 22395.00000
 Invoice No: 0206913

Project 22395.00000 Cordova Palms CDD - 2022/2023 General Consulting Engineering Services (WA#6)

Professional Services rendered through January 28, 2023

Task 01 Professional Services
 Professional Personnel

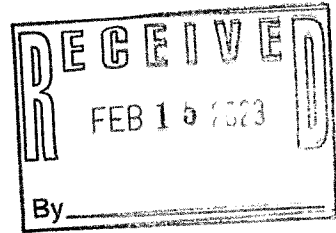
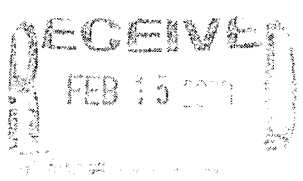
		Hours	Rate	Amount
Principal - Vice President				
Wild, Scott	1/14/2023	2.00	257.00	514.00
Wild, Scott	1/28/2023	1.50	257.00	385.50
Administrative Support				
Blair, Shelley	1/14/2023	1.25	90.00	112.50
Blair, Shelley	1/21/2023	.50	90.00	45.00
Totals		5.25		1,057.00
Total Labor				1,057.00

	Current	Prior	To-Date
Total Billings	1,057.00	2,213.50	3,270.50
Contract Limit			12,000.00
Remaining			8,729.50
Total this Task			\$1,057.00

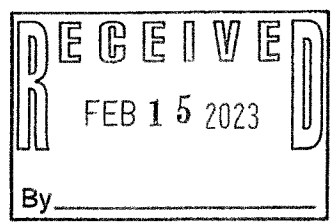
1,310,573.311

Task	XP	Expenses	Total this Task
			0.00

Invoice Total this Period \$1,057.00




England-Thim & Miller, Inc.
 ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 11775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-648-9485
 CA-00002584 LC-00003116



LOCALIQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	PAGE # 1 of 1
INVOICE # 0005260321	BILLING PERIOD Jan 1- Jan 31, 2023	PAYMENT DUE DATE February 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included In amt due) \$0.00	TOTAL AMOUNT DUE \$82.96	
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>			

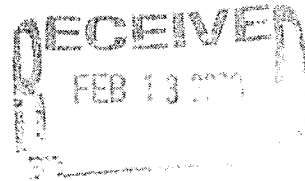
0000762049000000000000000052603210000829667172

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

Date	Description	Amount
1/1/23	Balance Forward	\$82.96
1/31/23	PAYMENT - THANK YOU	-\$82.96

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
1/30/23	8362009	DEVELOPMENT DISTRICT		\$82.96



1,310.513.480

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ FLORIDA		ACCOUNT NAME Cordova Palms Cdd	PAYMENT DUE DATE February 20, 2023	AMOUNT PAID		
		ACCOUNT NUMBER 762049	INVOICE NUMBER 0005260321			
CURRENT DUE \$82.96	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$82.96
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 _____			

0000762049000000000000000052603210000829667172

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

STATE OF FLORIDA, COUNTY OF ST JOHNS

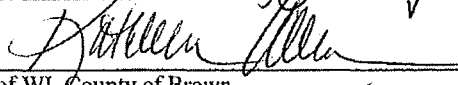
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

01/30/2023

and that the fees charged are legal.
Sworn to and subscribed before on 01/30/2023



Legal Clerk



Notary, State of WI, County of Brown
1-7-05

My commision expires

Publication Cost: \$82.96
Order No: 8362009 # of Copies:
Customer No: 762049 -1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, February 8, 2023 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092. The purpose of the meeting is to review monthly financial reports, staff reports, and to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, and email dlaughlin@gmsnt.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

KATHLEEN ALLEN
Notary Public
State of Wisconsin

2.

Cordova Palms

Community Development District

Check Run Summary
3/1/2023-3/31/2023

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	3/10/23	86-87	\$ 5,719.54
	3/24/23	88	\$ 109,675.00
	3/24/23	89-90	\$ 1,059.48
Total			\$ 116,454.02

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/23	00001	3/01/23	26	202303	310	51300	34000		MARCH MANAGEMENT FEES	*	3,937.50		
3/01/23		26	202303	310	51300	35200			MARCH WEBSITE ADMIN	*	125.00		
3/01/23		26	202303	310	51300	35100			MARCH INFO TECH	*	187.50		
3/01/23		26	202303	310	51300	31300			MARCH DISSEM AGENT SRVCS	*	625.00		
3/01/23		26	202303	310	51300	51000			OFFICE SUPPLIES	*	.09		
3/01/23		26	202303	310	51300	42000			POSTAGE	*	35.45		
3/01/23		26	202303	310	51300	42500			COPIES	*	45.30		
3/01/23		26	202303	310	51300	41000			TELEPHONE	*	6.70		
GOVERNMENTAL MANAGEMENT SERVICES											4,962.54	000086	
3/10/23	00009	2/25/23	3183013	202301	310	51300	31500		JAN GENERAL COUNSEL	*	757.00		
KUTAK ROCK LLP											757.00	000087	
3/24/23	00014	3/24/23	03242023	202303	300	20700	10100		SE 2021 FY23 ASSESSMENTS	*	109,675.00		
THE BANK OF NEW YORK MELLON											109,675.00	000088	
3/24/23	00007	3/06/23	0207276	202302	310	51300	31100		FEB ENGINEERING SRVCS	*	967.00		
ENGLAND, THIMS & MILLER, INC.											967.00	000089	
3/24/23	00011	2/01/23	5359792	202302	310	51300	48000		NOTICE OF MEETING 8468914	*	92.48		
CA FLORIDA HOLDINGS, LLC											92.48	000090	
TOTAL FOR BANK A											116,454.02		
TOTAL FOR REGISTER											116,454.02		

CORD CORDOVA PALMS OKUZMUK

Governmental Management Services, LLC

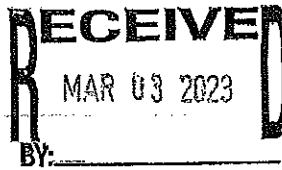
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 26
Invoice Date: 3/1/23
Due Date: 3/1/23
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 - March 2023		3,937.50	3,937.50
Website Administration - March 2023		125.00	125.00
Information Technology - March 2023		187.50	187.50
Dissemination Agent Services - March 2023		625.00	625.00
Office Supplies		0.09	0.09
Postage		35.45	35.45
Copies		45.30	45.30
Telephone		6.70	6.70

Total \$4,962.54

Payments/Credits \$0.00

Balance Due \$4,962.54

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

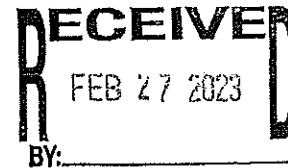
First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3183013

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

1,310,513,315

Invoice No. 3183013
4823-1

Re: General Counsel

For Professional Legal Services Rendered

01/05/23	W. Haber	0.30	105.00	Review and record disclosure of public finance
01/05/23	K. Jusevitch	0.30	43.50	Record disclosure of public financing; correspond with district manager
01/07/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
01/11/23	W. Haber	0.40	140.00	Prepare for and participate in Board meeting
01/14/23	R. Dugan	0.30	79.50	Prepare memorandum regarding statutory notice requirements
01/26/23	K. Jusevitch	0.20	29.00	Prepare record retention resolution package and correspond with district manager
01/31/23	W. Haber	0.20	70.00	Confer with Hogge regarding agenda for February agenda
TOTAL HOURS		2.20		

KUTAK ROCK LLP

Cordova Palms CDD
February 25, 2023
Client Matter No. 4823-1
Invoice No. 3183013
Page 2

TOTAL FOR SERVICES RENDERED		\$659.50
DISBURSEMENTS		
Filing and Court Fees	97.50	
TOTAL DISBURSEMENTS		<u>97.50</u>
TOTAL CURRENT AMOUNT DUE		<u>\$757.00</u>

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 24, 2023	\$109,675.00	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

FY23 Debt Assessment SE 2021
<i>(Attach supporting documentation for request.)</i>

Cordova Palms Community Development District

475 West Town Place, Suite 114

St. Augustine, FL 32092

Phone: 904-940-5850

February 1, 2023

WELLS FARGO

Reference: Assessment Receipts FY2023

Attached, please find assessment receipts for Fiscal Year 2023 to be applied as follows:

BOND ISSUE	ACCOUNT	ACCOUNT #	AMOUNT
SERIES 2021			109,675.00
GENERAL FUND	WELLS FARGO	4789254687	66,217.50
TOTAL DEPOSIT			\$ 175,892.50

Should you have any questions regarding the above or enclosed, please feel free to contact me.

Sincerely,

Sheryl Fulks

Sheryl Fulks

Assessment Roll Administrator

(GMS) Governmental Management Services

475 West Town Place, Suite 114

St. Augustine, FL 32092

Phone: 904-940-5850

sfulks@gmsnf.com

PAYEE	CHECK NUMBER	CHECK DATE	AMOUNT	O&M	DEBT SERVICE
DREAM FINDERS	1-00179200	2/1/23	175,892.50	66,217.50	109,675.00
			-	-	-
			-	-	-
			-	-	-
TOTAL DEPOSIT			\$ 175,892.50	\$ 66,217.50	\$ 109,675.00



1,310,513.31

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

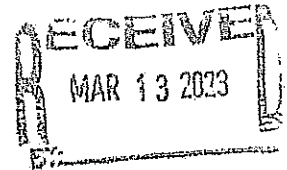
March 06, 2023
 Project No: 22395.00000
 Invoice No: 0207276

Project 22395.00000 Cordova Palms CDD - 2022/2023 General Consulting Engineering Services (WA#6)

Professional Services rendered through February 25, 2023

Task 01 Professional Services
 Professional Personnel

		Hours	Rate	Amount
Principal - Vice President				
Wild, Scott	2/11/2023	3.00	257.00	771.00
Wild, Scott	2/18/2023	.50	257.00	128.50
Administrative Support				
Blair, Shelley	2/4/2023	.75	90.00	67.50
Totals		4.25		967.00
Total Labor				967.00



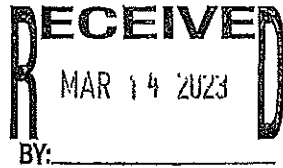
	Current	Prior	To-Date
Total Billings	967.00	3,270.50	4,237.50
Contract Limit			12,000.00
Remaining			7,762.50

Total this Task \$967.00

Task XP Expenses


Total this Task 0.00

Invoice Total this Period \$967.00



LOCALIQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	PAGE # 1 of 1
INVOICE # 0005359792	BILLING PERIOD Feb 1- Feb 28, 2023	PAYMENT DUE DATE March 20, 2023	
PREPAY (Memo/Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$175.44	
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>			

00007620490000000000000053597920001754467173

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 56821

Date	Description	Amount
2/1/23	Balance Forward	\$82.96

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
2/27/23	8468914	SAR 02.27.23 - Cordova Palms March Meeting		\$82.48

RECEIVED
MAR 14 2023
BY: _____

RECEIVED
MAR 13 2023

1.310.513.480

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		PAYMENT DUE DATE March 20, 2023		AMOUNT PAID	
ACCOUNT NUMBER 762049		INVOICE NUMBER 0005359792			
CURRENT DUE \$92.48	30 DAYS PAST DUE \$82.96	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$175.44

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:

VISA MASTERCARD DISCOVER AMEX

Card Number _____
Exp Date ____/____/____ CVV Code _____
Signature _____ Date _____

00007620490000000000000053597920001754467173

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:

02/27/2023

and that the fees charged are legal.

Sworn to and subscribed before on 02/27/2023

Legal Clerk


Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$92.48
Order No: 8468914 # of Copies: 1
Customer No: 762049
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, March 8, 2023 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092. The purpose of the meeting is to review monthly financial reports, staff reports, and to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, and email: dlaughlin@gmsmf.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 of 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
Pub: Feb 27, 2023; #8468914