

CORDOVA PALMS
Community Development District

JUNE 14, 2023

AGENDA

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

June 7, 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, June 14, 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 agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the May 10, 2023 Meeting
- IV. Consideration of Proposals for Landscape Maintenance Services
- V. Discussion of the Fiscal Year 2024 Budget
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Approval of Requisition Summary
 - C. District Manager
- VII. Financial Reports
 - A. Financial Statements as of April 30, 2023
 - B. Check Register
- VIII. Supervisor Requests and Audience Comments
- IX. Next Scheduled Meeting – July 12, 2023 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092

X. Adjournment

MINUTES

MINUTES OF MEETING
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, May 10, 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 May 10, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 12, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the minutes of the April 12, 2023 meeting were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Services

Mr. Laughlin informed the Board five proposals for landscape maintenance services were received from United Land Services, Yellowstone, BrightView, VerdeGo and Greenpoint.

Mr. Cowling provided an overview of the proposals stating that the United Land Services proposal was incomplete as they did not include pricing information for Phase 2. He narrowed the proposals down to BrightView and Greenpoint and stated that he'd like to review the whole property with both proposers before a final selection is made at the next meeting.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor rejecting the proposals from Yellowstone, United Land Services and VerdeGo and authorizing further negotiation with BrightView and Greenpoint was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption

Mr. Laughlin provided an overview of the budget, noting there is an overall increase in costs, with one of the larger increases being the trustee fees due to the new bond issuances. The increase in per unit assessments comes to a total of \$454.32.

Mr. Cowling stated that the pond bank landscape line item could be combined with the landscape maintenance line item and the total of the two would fall in line with what BrightView and Greenpoint have proposed.

Mr. Laughlin asked if lake maintenance would be needed in Fiscal Year 2024.

Mr. Cowling responded that they do want to start pond maintenance.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor Resolution 2023-03, approving a proposed budget for Fiscal Year 2024 and setting a public hearing for August 9, 2023 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election

Mr. Haber informed the Board that when the threshold is met for residents to start participating in District elections, they can only be held on even years. Because this district was created in an odd year and held its first landowner election in an odd year, the current trend would be for elections to take place in odd years, which would not work for purposes of the general elections with the Supervisor of Elections. This resolution would extend the terms of each supervisor for one additional year to end in an even year to be on track to use the general election when that point is reached.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2023-04, extending the terms of the office of all current supervisors to coincide with the general election was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber informed the Board that the most recent legislative session has ended and there are several bills that his firm is reviewing. The most significant in terms of impact on board members is a bill that requires board members of special districts to undergo ethics training.

B. District Engineer – Approval of Requisition Summary

Mr. Wild provided the Board with a brief overview of the requisition summary, which includes requisition numbers 48-58 for the Series 2022-1 Bonds and requisition number 26 for the Series 2022-2 Bonds, together totaling \$816,176.57.

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

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

Mr. Laughlin informed the Board there are zero registered voters residing in the District as reported by the St. Johns County Supervisor of Elections.

EIGHTH ORDER OF BUSINESS

Financial Statements as of March 31, 2023

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

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 14, 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 Board discussed possibly changing the meeting schedule for the next fiscal year.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

Cordova Palms
Community Development District

Approved Budget
FY 2024



Cordova Palms

Community Development District

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Narrative	Page 3-5

SE 2021 Debt Service Fund

Summary of Revenues and Expenses	Page 6
Amortization Schedule	Page 7-8

SE 2022-1 Debt Service Fund

Summary of Revenues and Expenses	Page 9
Amortization Schedule	Page 10

SE 2022-2 Debt Service Fund

Summary of Revenues and Expenses	Page 11
Amortization Schedule	Page 12

Cordova Palms
Community Development District
 General Fund

Description	Adopted Budget FY 2023	Actuals as of 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments	\$ 333,018	\$ 333,018	\$ -	\$ 333,018	\$ 333,018
Total Revenues	\$ 333,018	\$ 333,018	\$ -	\$ 333,018	\$ 333,018
Expenditures					
<u>Administrative</u>					
Supervisors Fees	\$ 12,000	\$ -	\$ 5,000	\$ 5,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 383	\$ 383	\$ 918
Engineering	\$ 11,600	\$ 4,350	\$ 6,650	\$ 11,000	\$ 11,600
Arbitrage	\$ 1,200	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Attorney	\$ 25,000	\$ 6,027	\$ 8,973	\$ 15,000	\$ 25,000
Annual Audit	\$ 3,400	\$ -	\$ 3,400	\$ 3,400	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Trustee Fees	\$ 5,000	\$ 5,675	\$ 6,500	\$ 12,175	\$ 12,500
Dissemination	\$ 5,000	\$ 4,375	\$ 3,125	\$ 7,500	\$ 7,950
Management Fees	\$ 47,250	\$ 27,563	\$ 19,688	\$ 47,250	\$ 50,085
Website Maintenance	\$ 1,500	\$ 875	\$ 625	\$ 1,500	\$ 1,590
Information Technology	\$ 2,250	\$ 1,313	\$ 938	\$ 2,250	\$ 2,385
Telephone	\$ 500	\$ 56	\$ 444	\$ 500	\$ 500
Postage	\$ 1,500	\$ 111	\$ 1,189	\$ 1,300	\$ 1,500
Insurance	\$ 5,625	\$ 5,375	\$ -	\$ 5,375	\$ 5,913
Printing & Binding	\$ 2,000	\$ 158	\$ 1,342	\$ 1,500	\$ 1,500
Legal Advertising	\$ 2,000	\$ 532	\$ 1,468	\$ 2,000	\$ 2,000
Other Current Charges	\$ 600	\$ 106	\$ 494	\$ 600	\$ 600
Office Supplies	\$ 500	\$ 8	\$ 492	\$ 500	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,018	\$ 61,697	\$ 62,511	\$ 124,208	\$ 147,316
<u>Grounds Maintenance</u>					
Landscape - Maintenance	\$ 80,000	\$ -	\$ -	\$ -	\$ 120,000
Landscape - Contingency	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Landscape - Pond Banks	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Electric	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,268
Water/Sewer/Irrigation	\$ 30,000	\$ -	\$ -	\$ -	\$ 20,434
Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000

Cordova Palms
Community Development District
 General Fund

Description	Adopted Budget FY 2023	Actuals as of 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Approved Budget FY 2024
Pest Control	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Other Repairs and Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Total Grounds Maintenance	\$ 200,000	\$ -	\$ -	\$ -	\$ 185,702
Total Expenditures	\$ 333,018	\$ 61,697	\$ 62,511	\$ 124,208	\$ 333,018
Excess Revenues (Expenditures)	\$ -	\$ 271,321	\$ (62,510.73)	\$ 208,811	\$ -

Assessments per unit for FY 2024

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

Cordova Palms Community Development District

General Fund Budget
FY 2024

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the St. Johns County Tax Roll. Developer will fund the remaining assessments for O&M portion.

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2021, 2022-1, and 2022-2 Bonds. Grau and Associates, CPAs, serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

Attorney

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

Annual Audit

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

Assessment Administration

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

Cordova Palms

Community Development District

General Fund Budget
FY 2024

Trustee Fees

The amount of the trustee fees is based on the agreement between The Bank of New York Mellon and the District for the Special Assessment Bond Series 2021, 2022-1, and 2022-2.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements the District's Special Assessment Bond Series 2021, 2022-1, and 2022-2. It has contracted with Governmental Management Services, LLC to provide this service.

Management Fees

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

Website Maintenance

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

Information Technology

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

Telephone

The cost of telephone and fax machine service.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Cordova Palms Community Development District

General Fund Budget
FY 2024

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Grounds Maintenance:

Landscape Maintenance

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

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Lake Maintenance

Estimated costs to maintain ponds throughout the District.

Electric

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

Water/Sewer/Irrigation

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

Repairs and Maintenance

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

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Pest Control

Estimated costs for pest control service incurred by the District.

Cordova Palms
Community Development District
 Debt Service Fund Series 2021

Description	Adopted Budget FY 2023	Actuals as of 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments	\$ 438,700	\$ 438,700	\$ -	\$ 438,700	\$ 438,700
Interest Income	\$ 500	\$ 7,240	\$ 2,000	\$ 9,240	\$ 2,000
Carry Forward Surplus	\$ 136,374	\$ 137,098	\$ -	\$ 137,098	\$ 147,878
Total Revenues	\$ 575,574	\$ 583,038	\$ 2,000	\$ 585,038	\$ 588,577
Expenditures					
<i>Series 2021</i>					
Interest Expense 11/1	\$ 136,080	\$ 136,080	\$ -	\$ 136,080	\$ 134,100
Principal Expense 5/1	\$ 165,000	\$ -	\$ 165,000	\$ 165,000	\$ 170,000
Interest Expense 5/1	\$ 136,080	\$ -	\$ 136,080	\$ 136,080	\$ 134,100
Total Expenditures	\$ 437,160	\$ 136,080	\$ 301,080	\$ 437,160	\$ 438,200
Excess Revenues/(Expenditures)	\$ 138,414	\$ 446,958	\$ (299,080)	\$ 147,878	\$ 150,377

11/1/24 Interest Payment \$ 132,060

Assessments per unit for FY 2024

Lot Size	Unit Count	Net Per Unit	Net Assessments
43' SF	137	\$1,160	\$158,894
53' SF	193	\$1,450	\$279,806
Total	330		
Net Annual Assessment			\$438,700

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

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
11/1/23		2.4%	\$134,100	\$134,100	\$438,200	
5/1/24	\$170,000	2.4%	\$134,100	\$304,100		\$7,645,000
11/1/24		2.4%	\$132,060	\$132,060	\$439,120	
5/1/25	\$175,000	2.4%	\$132,060	\$307,060		\$7,470,000
11/1/25		2.4%	\$129,960	\$129,960	\$439,920	
5/1/26	\$180,000	2.4%	\$129,960	\$309,960		\$7,290,000
11/1/26		2.4%	\$127,800	\$127,800	\$440,600	
5/1/27	\$185,000	2.8%	\$127,800	\$312,800		\$7,105,000
11/1/27		2.8%	\$125,210	\$125,210	\$440,420	
5/1/28	\$190,000	2.8%	\$125,210	\$315,210		\$6,915,000
11/1/28		2.8%	\$122,550	\$122,550	\$440,100	
5/1/29	\$195,000	2.8%	\$122,550	\$317,550		\$6,720,000
11/1/29		2.8%	\$119,820	\$119,820	\$439,640	
5/1/30	\$200,000	2.8%	\$119,820	\$319,820		\$6,520,000
11/1/30		2.8%	\$117,020	\$117,020	\$439,040	
5/1/31	\$205,000	2.8%	\$117,020	\$322,020		\$6,315,000
11/1/31		2.8%	\$114,150	\$114,150	\$438,300	
5/1/32	\$210,000	3.0%	\$114,150	\$324,150		\$6,105,000
11/1/32		3.0%	\$111,000	\$111,000	\$442,000	
5/1/33	\$220,000	3.0%	\$111,000	\$331,000		\$5,885,000
11/1/33		3.0%	\$107,700	\$107,700	\$440,400	
5/1/34	\$225,000	3.0%	\$107,700	\$332,700		\$5,660,000
11/1/34		3.0%	\$104,325	\$104,325	\$438,650	
5/1/35	\$230,000	3.0%	\$104,325	\$334,325		\$5,430,000
11/1/35		3.0%	\$100,875	\$100,875	\$441,750	
5/1/36	\$240,000	3.0%	\$100,875	\$340,875		\$5,190,000
11/1/36		3.0%	\$97,275	\$97,275	\$439,550	
5/1/37	\$245,000	3.0%	\$97,275	\$342,275		\$4,945,000
11/1/37		3.0%	\$93,600	\$93,600	\$442,200	
5/1/38	\$255,000	3.0%	\$93,600	\$348,600		\$4,690,000
11/1/38		3.0%	\$89,775	\$89,775	\$439,550	
5/1/39	\$260,000	3.0%	\$89,775	\$349,775		\$4,430,000
11/1/39		3.0%	\$85,875	\$85,875	\$441,750	
5/1/40	\$270,000	3.0%	\$85,875	\$355,875		\$4,160,000
11/1/40		3.0%	\$81,825	\$81,825	\$438,650	
5/1/41	\$275,000	3.0%	\$81,825	\$356,825		\$3,885,000
11/1/41		3.0%	\$77,700	\$77,700	\$440,400	
5/1/42	\$285,000	4.0%	\$77,700	\$362,700		\$3,600,000
11/1/42		4.0%	\$72,000	\$72,000	\$444,000	
5/1/43	\$300,000	4.0%	\$72,000	\$372,000		\$3,300,000
11/1/43		4.0%	\$66,000	\$66,000	\$442,000	
5/1/44	\$310,000	4.0%	\$66,000	\$376,000		\$2,990,000
11/1/44		4.0%	\$59,800	\$59,800	\$444,600	
5/1/45	\$325,000	4.0%	\$59,800	\$384,800		\$2,665,000
11/1/45		4.0%	\$53,300	\$53,300	\$441,600	
5/1/46	\$335,000	4.0%	\$53,300	\$388,300		\$2,330,000
11/1/46		4.0%	\$46,600	\$46,600	\$443,200	
5/1/47	\$350,000	4.0%	\$46,600	\$396,600		\$1,980,000
11/1/47		4.0%	\$39,600	\$39,600	\$444,200	
5/1/48	\$365,000	4.0%	\$39,600	\$404,600		\$1,615,000

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

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
11/1/48		4.0%	\$32,300	\$32,300	\$444,600	
5/1/49	\$380,000	4.0%	\$32,300	\$412,300		\$1,235,000
11/1/49		4.0%	\$24,700	\$24,700	\$444,400	
5/1/50	\$395,000	4.0%	\$24,700	\$419,700		\$840,000
11/1/50		4.0%	\$16,800	\$16,800	\$443,600	
5/1/51	\$410,000	4.0%	\$16,800	\$426,800		\$430,000
11/1/51		4.0%	\$8,600	\$8,600	\$447,200	
5/1/52	\$430,000	4.0%	\$8,600	\$438,600		
	\$7,815,000		\$4,984,640	\$12,799,640	\$12,799,640	

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

Description	Adopted Budget FY 2023	Actuals as of 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments*	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Interest Income	\$ 200	\$ 4,378	\$ 1,000	\$ 5,378	\$ 2,000
Carry Forward Surplus	\$ 175,201	\$ 171,013	\$ -	\$ 171,013	\$ 71,688
Total Revenues	\$ 175,401	\$ 175,392	\$ 1,000	\$ 176,392	\$ 238,688
Expenditures					
<i>Series 2022-1</i>					
Interest Expense 11/1	\$ 38,806	\$ 38,806	\$ -	\$ 38,806	\$ 65,898
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Interest Expense 5/1	\$ 65,898	\$ -	\$ 65,898	\$ 65,898	\$ 65,898
Total Expenditures	\$ 104,704	\$ 38,806	\$ 65,898	\$ 104,704	\$ 161,795
Excess Revenues/(Expenditures)	\$ 70,698	\$ 136,585	\$ (64,898)	\$ 71,688	\$ 76,893

11/1/24 Interest Payment \$ 65,178

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

Assessments per unit for FY 2024			
Lot Size	Unit Count	Net Per Unit	Net Assessments
43' SF	137	\$500.00	\$68,500
53' SF	193	\$500.00	\$96,500
Total	330		
Net Annual Assessment			\$165,000

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

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
11/1/23			\$65,898	\$65,898		\$2,325,000
5/1/24	\$30,000	4.8%	\$65,898	\$95,898	\$161,795	\$2,295,000
11/1/24			\$65,178	\$65,178		\$2,295,000
5/1/25	\$35,000	4.8%	\$65,178	\$100,178	\$165,355	\$2,260,000
11/1/25			\$64,338	\$64,338		\$2,260,000
5/1/26	\$35,000	4.8%	\$64,338	\$99,338	\$163,675	\$2,225,000
11/1/26			\$63,498	\$63,498		\$2,225,000
5/1/27	\$35,000	4.8%	\$63,498	\$98,498	\$161,995	\$2,190,000
11/1/27			\$62,658	\$62,658		\$2,190,000
5/1/28	\$40,000	5.3%	\$62,658	\$102,658	\$165,315	\$2,150,000
11/1/28			\$61,598	\$61,598		\$2,150,000
5/1/29	\$40,000	5.3%	\$61,598	\$101,598	\$163,195	\$2,110,000
11/1/29			\$60,538	\$60,538		\$2,110,000
5/1/30	\$40,000	5.3%	\$60,538	\$100,538	\$161,075	\$2,070,000
11/1/30			\$59,478	\$59,478		\$2,070,000
5/1/31	\$45,000	5.3%	\$59,478	\$104,478	\$163,955	\$2,025,000
11/1/31			\$58,285	\$58,285		\$2,025,000
5/1/32	\$45,000	5.3%	\$58,285	\$103,285	\$161,570	\$1,980,000
11/1/32			\$57,093	\$57,093		\$1,980,000
5/1/33	\$50,000	5.7%	\$57,093	\$107,093	\$164,185	\$1,930,000
11/1/33			\$55,668	\$55,668		\$1,930,000
5/1/34	\$55,000	5.7%	\$55,668	\$110,668	\$166,335	\$1,875,000
11/1/34			\$54,100	\$54,100		\$1,875,000
5/1/35	\$55,000	5.7%	\$54,100	\$109,100	\$163,200	\$1,820,000
11/1/35			\$52,533	\$52,533		\$1,820,000
5/1/36	\$60,000	5.7%	\$52,533	\$112,533	\$165,065	\$1,760,000
11/1/36			\$50,823	\$50,823		\$1,760,000
5/1/37	\$60,000	5.7%	\$50,823	\$110,823	\$161,645	\$1,700,000
11/1/37			\$49,113	\$49,113		\$1,700,000
5/1/38	\$65,000	5.7%	\$49,113	\$114,113	\$163,225	\$1,635,000
11/1/38			\$47,260	\$47,260		\$1,635,000
5/1/39	\$70,000	5.7%	\$47,260	\$117,260	\$164,520	\$1,565,000
11/1/39			\$45,265	\$45,265		\$1,565,000
5/1/40	\$75,000	5.7%	\$45,265	\$120,265	\$165,530	\$1,490,000
11/1/40			\$43,128	\$43,128		\$1,490,000
5/1/41	\$80,000	5.7%	\$43,128	\$123,128	\$166,255	\$1,410,000
11/1/41			\$40,848	\$40,848		\$1,410,000
5/1/42	\$85,000	5.7%	\$40,848	\$125,848	\$166,695	\$1,325,000
11/1/42			\$38,425	\$38,425		\$1,325,000
5/1/43	\$90,000	5.8%	\$38,425	\$128,425	\$166,850	\$1,235,000
11/1/43			\$35,815	\$35,815		\$1,235,000
5/1/44	\$95,000	5.8%	\$35,815	\$130,815	\$166,630	\$1,140,000
11/1/44			\$33,060	\$33,060		\$1,140,000
5/1/45	\$100,000	5.8%	\$33,060	\$133,060	\$166,120	\$1,040,000
11/1/45			\$30,160	\$30,160		\$1,040,000
5/1/46	\$105,000	5.8%	\$30,160	\$135,160	\$165,320	\$935,000
11/1/46			\$27,115	\$27,115		\$935,000
5/1/47	\$110,000	5.8%	\$27,115	\$137,115	\$164,230	\$825,000
11/1/47			\$23,925	\$23,925		\$825,000
5/1/48	\$120,000	5.8%	\$23,925	\$143,925	\$167,850	\$705,000
11/1/48			\$20,445	\$20,445		\$705,000
5/1/49	\$125,000	5.8%	\$20,445	\$145,445	\$165,890	\$580,000
11/1/49			\$16,820	\$16,820		\$580,000
5/1/50	\$130,000	5.8%	\$16,820	\$146,820	\$163,640	\$450,000
11/1/50			\$13,050	\$13,050		\$450,000
5/1/51	\$140,000	5.8%	\$13,050	\$153,050	\$166,100	\$310,000
11/1/51			\$8,990	\$8,990		\$310,000
5/1/52	\$150,000	5.8%	\$8,990	\$158,990	\$167,980	\$160,000
11/1/52			\$4,640	\$4,640		\$160,000
5/1/53	\$160,000	5.8%	\$4,640	\$164,640	\$169,280	
	\$2,325,000		\$2,619,475	\$4,944,475	\$4,944,475	

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

Description	Adopted Budget FY 2023	Actuals as of 4/30/23	Projected Next 5 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments*	\$ -	\$ -	\$ -	\$ -	\$ 491,030
Interest Income	\$ 200	\$ 12,955	\$ 2,000	\$ 14,955	\$ 3,000
Carry Forward Surplus	\$ 502,866	\$ 504,085	\$ -	\$ 504,085	\$ 210,414
Total Revenues	\$ 503,066	\$ 517,040	\$ 2,000	\$ 519,040	\$ 704,444
Expenditures					
<i>Series 2022-2</i>					
Interest Expense 11/1	\$ 114,386	\$ 114,386	\$ -	\$ 114,386	\$ 194,240
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest Expense 5/1	\$ 194,240	\$ -	\$ 194,240	\$ 194,240	\$ 194,240
Total Expenditures	\$ 308,626	\$ 114,386	\$ 194,240	\$ 308,626	\$ 488,480
Excess Revenues/(Expenditures)	\$ 194,440	\$ 402,654	\$ (192,240)	\$ 210,414	\$ 215,964

11/1/24 Interest Payment \$ 191,990

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

Assessments per unit for FY 2024			
Lot Size	Unit Count	Net Per Unit	Net Assessments
43' SF	8	\$1,660.00	\$13,280
53' SF	245	\$1,950.00	\$477,750
Total	253		
Net Annual Assessment			\$491,030

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

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
11/1/23			\$194,240	\$194,240		\$7,155,000
5/1/24	\$100,000	4.5%	\$194,240	\$294,240	\$488,480	\$7,055,000
11/1/24			\$191,990	\$191,990		\$7,055,000
5/1/25	\$105,000	4.5%	\$191,990	\$296,990	\$488,980	\$6,950,000
11/1/25			\$189,628	\$189,628		\$6,950,000
5/1/26	\$110,000	4.5%	\$189,628	\$299,628	\$489,255	\$6,840,000
11/1/26			\$187,153	\$187,153		\$6,840,000
5/1/27	\$115,000	4.5%	\$187,153	\$302,153	\$489,305	\$6,725,000
11/1/27			\$184,565	\$184,565		\$6,725,000
5/1/28	\$120,000	5.1%	\$184,565	\$304,565	\$489,130	\$6,605,000
11/1/28			\$181,505	\$181,505		\$6,605,000
5/1/29	\$130,000	5.1%	\$181,505	\$311,505	\$493,010	\$6,475,000
11/1/29			\$178,190	\$178,190		\$6,475,000
5/1/30	\$135,000	5.1%	\$178,190	\$313,190	\$491,380	\$6,340,000
11/1/30			\$174,748	\$174,748		\$6,340,000
5/1/31	\$145,000	5.1%	\$174,748	\$319,748	\$494,495	\$6,195,000
11/1/31			\$171,050	\$171,050		\$6,195,000
5/1/32	\$150,000	5.1%	\$171,050	\$321,050	\$492,100	\$6,045,000
11/1/32			\$167,225	\$167,225		\$6,045,000
5/1/33	\$160,000	5.4%	\$167,225	\$327,225	\$494,450	\$5,885,000
11/1/33			\$162,905	\$162,905		\$5,885,000
5/1/34	\$165,000	5.4%	\$162,905	\$327,905	\$490,810	\$5,720,000
11/1/34			\$158,450	\$158,450		\$5,720,000
5/1/35	\$175,000	5.4%	\$158,450	\$333,450	\$491,900	\$5,545,000
11/1/35			\$153,725	\$153,725		\$5,545,000
5/1/36	\$185,000	5.4%	\$153,725	\$338,725	\$492,450	\$5,360,000
11/1/36			\$148,730	\$148,730		\$5,360,000
5/1/37	\$195,000	5.4%	\$148,730	\$343,730	\$492,460	\$5,165,000
11/1/37			\$143,465	\$143,465		\$5,165,000
5/1/38	\$205,000	5.4%	\$143,465	\$348,465	\$491,930	\$4,960,000
11/1/38			\$137,930	\$137,930		\$4,960,000
5/1/39	\$220,000	5.4%	\$137,930	\$357,930	\$495,860	\$4,740,000
11/1/39			\$131,990	\$131,990		\$4,740,000
5/1/40	\$230,000	5.4%	\$131,990	\$361,990	\$493,980	\$4,510,000
11/1/40			\$125,780	\$125,780		\$4,510,000
5/1/41	\$245,000	5.4%	\$125,780	\$370,780	\$496,560	\$4,265,000
11/1/41			\$119,165	\$119,165		\$4,265,000
5/1/42	\$255,000	5.4%	\$119,165	\$374,165	\$493,330	\$4,010,000
11/1/42			\$112,280	\$112,280		\$4,010,000
5/1/43	\$270,000	5.6%	\$112,280	\$382,280	\$494,560	\$3,740,000
11/1/43			\$104,720	\$104,720		\$3,740,000
5/1/44	\$285,000	5.6%	\$104,720	\$389,720	\$494,440	\$3,455,000
11/1/44			\$96,740	\$96,740		\$3,455,000
5/1/45	\$305,000	5.6%	\$96,740	\$401,740	\$498,480	\$3,150,000
11/1/45			\$88,200	\$88,200		\$3,150,000
5/1/46	\$320,000	5.6%	\$88,200	\$408,200	\$496,400	\$2,830,000
11/1/46			\$79,240	\$79,240		\$2,830,000
5/1/47	\$340,000	5.6%	\$79,240	\$419,240	\$498,480	\$2,490,000
11/1/47			\$69,720	\$69,720		\$2,490,000
5/1/48	\$360,000	5.6%	\$69,720	\$429,720	\$499,440	\$2,130,000
11/1/48			\$59,640	\$59,640		\$2,130,000
5/1/49	\$380,000	5.6%	\$59,640	\$439,640	\$499,280	\$1,750,000
11/1/49			\$49,000	\$49,000		\$1,750,000
5/1/50	\$400,000	5.6%	\$49,000	\$449,000	\$498,000	\$1,350,000
11/1/50			\$37,800	\$37,800		\$1,350,000
5/1/51	\$425,000	5.6%	\$37,800	\$462,800	\$500,600	\$925,000
11/1/51			\$25,900	\$25,900		\$925,000
5/1/52	\$450,000	5.6%	\$25,900	\$475,900	\$501,800	\$475,000
11/1/52			\$13,300	\$13,300		\$475,000
5/1/53	\$475,000	5.6%	\$13,300	\$488,300	\$501,600	
	\$7,155,000		\$7,677,945	\$14,832,945	\$14,832,945	

SIXTH ORDER OF BUSINESS

B.

REQUISITION SUMMARY

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

Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 126173

TO BE RATIFIED/APPROVED - JUNE 14, 2023

<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				
5/18/2023	27	Vallencourt	Cordova Palms Phase 2 - Application for Payment 12 (May 2023)	\$ 237,738.09
6/5/2023	28	AJ Johns, Inc.	Cordova Palms Phase 3 - Application for Payment 23001-04 (May 2023)	\$ 398,087.25
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account TO BE RATIFIED				\$ 635,825.34
<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				
6/6/2023	59	ETM	Phase 4 Recreation Pond(WA#10) Invoice 208695 (May 2023)	\$ 1,259.65
6/6/2023	60	ETM	Amenity Center and Dog Park (WA#1) Invoice 208712 (May 2023)	\$ 16,920.00
6/6/2023	61	ETM	Cordova Palms Phase 3 CEI Services (WA#7) Invoice 208758 (May 2023)	\$ 5,299.95
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account TO BE APPROVED				\$ 23,479.60
<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				
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account FOR APPROVAL				\$ -

TOTAL REQUISITIONS TO BE RATIFIED/APPROVED June 14, 2023 \$

659,304.94

SEVENTH ORDER OF BUSINESS

A.

Cordova Palms

Community Development District

Unaudited Financial Reporting
April 30, 2023



Cordova Palms
Community Development District
Combined Balance Sheet
April 30, 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	\$249,628	---	---	\$249,628
Prepaid Expenses	\$1,000	---		\$1,000
<i>Series 2021</i>				
Reserve	---	\$219,350	---	\$219,350
Revenue	---	\$144,574	---	\$144,574
Principal	---	\$165,000	---	\$165,000
Interest	---	\$136,081	---	\$136,081
Cap Interest	---	\$1,302	---	\$1,302
Acquisition & Construction	---	---	\$1,086	\$1,086
<i>Series 2022-1</i>				
Reserve	---	\$82,384	---	\$82,384
Interest	---	\$65,898	---	\$65,898
Cap Interest	---	\$70,688	---	\$70,688
Acquisition & Construction	---	---	\$304,965	\$304,965
<i>Series 2022-2</i>				
Reserve	---	\$245,399	---	\$245,399
Interest	---	\$194,241	---	\$194,241
Cap Interest	---	\$208,414	---	\$208,414
Acquisition & Construction	---	---	\$1,284,701	\$1,284,701
Assessment Receivable	\$68,148	---	---	\$68,148
TOTAL ASSETS	<u>\$318,776</u>	<u>\$1,533,330</u>	<u>\$1,590,753</u>	<u>\$3,442,859</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$7,287	---	---	\$7,287
Due to Developer	\$22,631	---	---	\$22,631
Retainage	---	---	\$811,112	\$811,112
Contracts Payable	---	---	\$243,161	\$243,161
FUND BALANCES:				
Unrestricted	\$288,858	\$1,533,330	\$536,480	\$2,358,668
TOTAL LIABILITIES & FUND EQUITY	<u>\$318,776</u>	<u>\$1,533,330</u>	<u>\$1,590,753</u>	<u>\$3,442,859</u>

Cordova Palms
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending
April 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 4/30/23	ACTUAL 4/30/23	VARIANCE
REVENUES:				
Assessments - Direct Bill	\$333,018	\$333,018	\$333,018	\$0
TOTAL REVENUES	\$333,018	\$333,018	\$333,018	\$0
EXPENDITURES:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$7,000	\$0	\$7,000
FICA Expense	\$918	\$536	\$0	\$536
Engineering	\$11,600	\$6,767	\$4,350	\$2,417
Arbitrage	\$1,200	\$700	\$0	\$700
Attorney	\$25,000	\$14,583	\$6,027	\$8,557
Annual Audit	\$3,400	\$1,983	\$0	\$1,983
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$5,000	\$5,000	\$5,675	(\$675)
Dissemination	\$5,000	\$2,917	\$4,375	(\$1,458)
Management Fees	\$47,250	\$27,563	\$27,563	\$0
Website Maintenance	\$1,500	\$875	\$875	\$0
Information Technology	\$2,250	\$1,313	\$1,313	\$0
Telephone	\$500	\$292	\$56	\$236
Postage	\$1,500	\$875	\$111	\$764
Insurance	\$5,625	\$5,625	\$5,375	\$250
Printing & Binding	\$2,000	\$1,167	\$158	\$1,009
Legal Advertising	\$2,000	\$1,167	\$532	\$635
Other Current Charges	\$600	\$350	\$106	\$244
Office Supplies	\$500	\$292	\$8	\$284
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$133,018	\$84,177	\$61,697	\$22,480
<u>Grounds Maintenance</u>				
Landscape - Maintenance	\$80,000	\$46,667	\$0	\$46,667
Landscape - Contingency	\$5,000	\$2,917	\$0	\$2,917
Landscape - Pond Banks	\$40,000	\$23,333	\$0	\$23,333
Lake Maintenance	\$10,000	\$5,833	\$0	\$5,833
Electric	\$3,000	\$1,750	\$0	\$1,750
Water/Sewer/Irrigation	\$30,000	\$17,500	\$0	\$17,500
Repairs & Maintenance	\$10,000	\$5,833	\$0	\$5,833
Irrigation Repairs	\$10,000	\$5,833	\$0	\$5,833
Pest Control	\$2,000	\$1,167	\$0	\$1,167
Other Repairs and Maintenance	\$10,000	\$5,833	\$0	\$5,833
Total Grounds Maintenance	\$200,000	\$116,667	\$0	\$116,667
TOTAL EXPENDITURES	\$333,018	\$200,844	\$61,697	\$139,147
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$271,321	
FUND BALANCE - Beginning	\$0		\$17,536	
FUND BALANCE - Ending	\$0		\$288,858	

Cordova Palms
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending
April 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 4/30/23	ACTUAL 4/30/23	VARIANCE
Revenues				
Assessments - Direct Bill	\$438,700	\$438,700	\$438,700	\$0
Interest Income	\$500	\$500	\$7,240	\$6,740
Total Revenues	\$439,200	\$439,200	\$445,940	\$6,740
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		\$309,860	
Fund Balance - Beginning	\$136,374		\$356,448	
Fund Balance - Ending	\$138,414		\$666,308	

Cordova Palms
Community Development District
2022-1 Debt Service Fund (Phases 1 and 2)
Statement of Revenues & Expenditures
For The Period Ending
April 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 4/30/23	ACTUAL 4/30/23	VARIANCE
Revenues				
Special Assessments*	\$0	\$0	\$0	\$0
Interest Income	\$200	\$200	\$4,378	\$4,178
Total Revenues	\$200	\$200	\$4,378	\$4,178
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)		(\$34,428)	
Fund Balance - Beginning	\$170,601		\$253,397	
Fund Balance - Ending	\$66,097		\$218,969	

*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
April 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 4/30/23	ACTUAL 4/30/23	VARIANCE
Revenues				
Special Assessments*	\$0	\$0	\$0	\$0
Interest Income	\$200	\$200	\$12,955	\$12,755
Total Revenues	\$200	\$200	\$12,955	\$12,755
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)		(\$101,431)	
Fund Balance - Beginning	\$502,866		\$749,484	
Fund Balance - Ending	\$194,440		\$648,053	

*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
April 30, 2023

	Series 2021	Series 2022-1	Series 2022-2
Revenues:			
Interest	\$21	\$24,505	\$67,621
Total Revenues	\$21	\$24,505	\$67,621
Expenditures			
Capital Outlay	\$0	\$1,271,345	\$3,210,277
Total Expenditures	\$0	\$1,271,345	\$3,210,277
Excess Revenues (Expenditures)	\$21	(\$1,246,839)	(\$3,142,656)
Fund Balance - Beginning	\$1,066	\$1,009,868	\$3,915,020
Fund Balance - Ending	\$1,086	(\$236,971)	\$772,364

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

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

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	(0.00)	438,700.00	-	-	264,870.00	703,570.00
AMH DEV	68,148.00	-	-	-	-	-
TOTAL DIRECT RECEIVED	68,148.00	438,700.00	-	-	264,870.00	703,570.00
TAX ROLL DUE / RECEIVED	-	-	-	-	-	-
TOTAL DUE / RECEIVED	68,148.00	438,700.00	-	-	264,870.00	703,570.00

(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.

Cordova Palms

Community Development District

Check Run Summary
4/1/2023-5/31/2023

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	5/9/23	91-95	\$ 15,745.92
Total			\$ 15,745.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/09/23	99999	5/09/23	VOID	202305	000	000000	000000			C	.00		
			VOID CHECK										
*****INVALID VENDOR NUMBER*****												.00	000091
5/09/23	00001	4/01/23	27	202304	310	51300	34000			*	3,937.50		
			APR MANAGEMENT FEES										
		4/01/23	27	202304	310	51300	35200			*	125.00		
			APR WEBSITE ADMIN										
		4/01/23	27	202304	310	51300	35100			*	187.50		
			APR INFO TECH										
		4/01/23	27	202304	310	51300	31300			*	625.00		
			APR DISSEM AGENT SRVCS										
		4/01/23	27	202304	310	51300	51000			*	.06		
			OFFICE SUPPLIES										
		4/01/23	27	202304	310	51300	42000			*	1.20		
			POSTAGE										
		4/01/23	27	202304	310	51300	42500			*	2.25		
			COPIES										
		4/01/23	27	202304	310	51300	41000			*	17.08		
			TELEPHONE										
		5/01/23	28	202305	310	51300	34000			*	3,937.50		
			MAY MANAGEMENT FEES										
		5/01/23	28	202305	310	51300	35200			*	125.00		
			MAY WEBSITE ADMIN										
		5/01/23	28	202305	310	51300	35100			*	187.50		
			MAY INFO TECH										
		5/01/23	28	202305	310	51300	31300			*	625.00		
			MAY DISSEM AGENT SRVCS										
		5/01/23	28	202305	310	51300	51000			*	6.82		
			OFFICE SUPPLIES										
		5/01/23	28	202305	310	51300	42000			*	55.49		
			POSTAGE										
		5/01/23	28	202305	310	51300	42500			*	21.30		
			COPIES										
GOVERNMENTAL MANAGEMENT SERVICES												9,854.20	000092
5/09/23	00010	5/02/23	24026	202305	310	51300	32200			*	3,500.00		
			FYE 9/30/22 AUDIT										
GRAU AND ASSOCIATES												3,500.00	000093
5/09/23	00009	3/31/23	3197874	202302	310	51300	31500			*	949.60		
			FEB GENERAL COUNSEL										
		4/28/23	3210937	202303	310	51300	31500			*	1,351.00		
			MAR GENERAL COUNSEL										
KUTAK ROCK LLP												2,300.60	000094

CORD CORDOVA PALMS OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/09/23	00011	4/03/23 5533827	202304 310-51300-48000 NOTICE OF MEETING 8633320	CA FLORIDA HOLDINGS, LLC	*	91.12	91.12 000095
TOTAL FOR BANK A						15,745.92	
TOTAL FOR REGISTER						15,745.92	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 27
Invoice Date: 4/1/23
Due Date: 4/1/23
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 - April 2023	1,310.573	3,937.50	3,937.50
Website Administration - April 2023	352	125.00	125.00
Information Technology - April 2023	351	187.50	187.50
Dissemination Agent Services - April 2023	313	625.00	625.00
Office Supplies	510	0.06	0.06
Postage	420	1.20	1.20
Copies	425	2.25	2.25
Telephone	410	17.08	17.08

RECEIVED
APR 05 2023
BY: _____

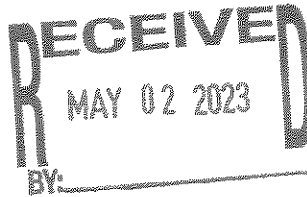
Total	\$4,895.59
Payments/Credits	\$0.00
Balance Due	\$4,895.59

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

Invoice

Invoice #: 28
 Invoice Date: 5/1/23
 Due Date: 5/1/23
 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 - May 2023	1,310.513.340	3,937.50	3,937.50
Website Administration - May 2023	352	125.00	125.00
Information Technology - May 2023	351	187.50	187.50
Dissemination Agent Services - May 2023	313	625.00	625.00
Office Supplies	510	6.82	6.82
Postage	420	55.49	55.49
Copies	425	21.30	21.30
Total			\$4,958.61
Payments/Credits			\$0.00
Balance Due			\$4,958.61

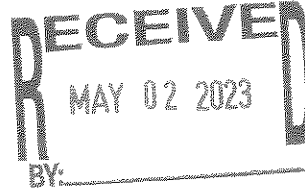
Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Cordova Palms Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092



Invoice No. 24026
Date 05/02/2023

1,310,513.322

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ 3,500.00
Current Amount Due	\$ 3,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

Grau & Associates

951 Yamato Road, Suite 280
 Boca Raton, FL 33431
 561-994-9299

Cordova Palms Community Development District
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Statement Date 05/02/2023
 Client No. 814

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 05/02/2023					
24026	05/02/2023	Invoice	3,500.00		3,500.00
			Current Balance	\$	3,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	\$ 3,500.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

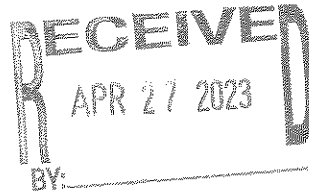
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3197874

Client Matter No. 4823-1

Notification Email: eftgroup@kutakrock.com



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

Invoice No. 3197874
4823-1

1,310.513, 315

Re: General Counsel

For Professional Legal Services Rendered

02/08/23	W. Haber	0.70	245.00	Prepare for and participate in Board meeting
02/08/23	W. Haber	0.60	210.00	Review bonds and record same; prepare response to notice to owner
02/09/23	K. Jusevitch	0.20	29.00	Record performance and payment bonds in official records; confer with Haber
02/10/23	W. Haber	0.30	105.00	Review and revise minutes and confer with Laughlin regarding same
02/11/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/27/23	W. Haber	0.20	70.00	Confer with Hogge regarding agenda for March meeting
TOTAL HOURS		2.50		

KUTAK ROCK LLP

Cordova Palms CDD

March 31, 2023

Client Matter No. 4823-1

Invoice No. 3197874

Page 2

TOTAL FOR SERVICES RENDERED \$851.50

DISBURSEMENTS

Filing and Court Fees 97.50

Freight and Postage 0.60

TOTAL DISBURSEMENTS 98.10

TOTAL CURRENT AMOUNT DUE \$949.60

KUTAK ROCK LLP

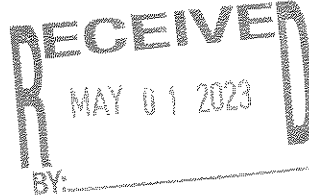
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2023



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3210937

Client Matter No. 4823-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3210937

4823-1

1,310,513.315

Re: General Counsel

For Professional Legal Services Rendered

03/01/23	W. Haber	0.50	175.00	Confer with Sigmon and Metcalf regarding applicability of True Up Agreement; review agreement
03/03/23	W. Haber	0.80	280.00	Review and revise access agreement with County and confer with Sigmon regarding same
03/04/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/13/23	K. Jusevitch	0.50	72.50	Prepare response to notice to owner; confer with Haber and correspond with district manager and district engineer
03/21/23	W. Haber	0.40	140.00	Confer with Sigmon regarding estoppel letter; confer with Laughlin regarding same
03/22/23	W. Haber	0.70	245.00	Confer with Laughlin and Fulks regarding estoppel letter; review

KUTAK ROCK LLP

Cordova Palms CDD
April 28, 2023
Client Matter No. 4823-1
Invoice No. 3210937
Page 2

03/23/23	W. Haber	0.40	140.00	same and confer with Sigmon Confer with Fulks and Sigmon regarding estoppel letter; review same
03/28/23	W. Haber	0.30	105.00	Review requested change to estoppel letter; confer with Fulks and Sigmon regarding same
TOTAL HOURS		4.10		
TOTAL FOR SERVICES RENDERED				\$1,350.00
DISBURSEMENTS				
Freight and Postage			0.60	
Reproduction Costs			0.40	
TOTAL DISBURSEMENTS				<u>1.00</u>
TOTAL CURRENT AMOUNT DUE				<u>\$1,351.00</u>

LOCALIQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	PAGE # 1 of 1
INVOICE # 0005533827	BILLING PERIOD Apr 1- Apr 30, 2023	PAYMENT DUE DATE May 20, 2023	
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 # 114 Saint Augustine, FL 32092-3649		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p align="center">Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p align="center">All funds payable in US dollars.</p>			

00007620490000000000000055338270000911267171

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

Date	Description	Amount
4/1/23	Balance Forward	\$92.48
4/5/23	PAYMENT - THANK YOU	-\$92.48

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
4/3/23	8633320	8633320		\$91.12

1.310.513.480

RECEIVED
MAY 08 2023
BY: _____

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

<h2>LOCALIQ</h2> <p>FLORIDA</p>		ACCOUNT NAME Cordova Palms Cdd	PAYMENT DUE DATE May 20, 2023	AMOUNT PAID		
		ACCOUNT NUMBER 762049	INVOICE NUMBER 0005533827			
CURRENT DUE \$91.12	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 \$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 ____ / ____ / ____ CWV Code _____ Signature _____ Date _____			

00007620490000000000000055338270000911267171

LOCALiQ

FLORIDA

Order Confirmation

Not an Invoice

Account Number:	762049
Customer Name:	Cordova Palms Cdd
Customer Address:	Cordova Palms Cdd 475 W Town PL # 114 Saint Augustine FL 32092-3649
Contact Name:	Cordova Palms Cdd
Contact Phone:	9048193436
Contact Email:	
PO Number:	

Date:	05/08/2023
Order Number:	8633320
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	67.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
SAG St Augustine Record	1	04/03/2023 - 04/03/2023	Public Notices
SAG staugustine.com	1	04/03/2023 - 04/03/2023	Public Notices

Total Order Confirmation

\$91.12

**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, 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. 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 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

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:

04/03/2023

and that the fees charged are legal.
Sworn to and subscribed before on 04/03/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$91.12
Order No: 8633320 # 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, 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. 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) 940-3850, and email dlaughlin@gmsnf.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

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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