

CORDOVA PALMS
Community Development District

JULY 12, 2023

AGENDA

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

July 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, July 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. Organizational Matters
 - A. Acceptance of Resignation of Ken Brown
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Resolution 2023-05, Designating Officers
- IV. Approval of Minutes of the June 14, 2023 Meeting
- V. Ratification of Agreement with BrightView for Landscape and Irrigation Maintenance Services
- VI. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2022 Audit
- VII. Acceptance of the Draft Fiscal Year 2022 Audit Report
- VIII. Discussion of the Fiscal Year 2024 Budget
- IX. Staff Reports
 - A. District Counsel

- B. District Engineer – Approval of Requisition Summary
- C. District Manager
- X. Financial Reports
 - A. Financial Statements as of May 31, 2023
 - B. Check Register
 - C. Construction Funding Request #1
- XI. Supervisor Requests and Audience Comments
- XII. Next Scheduled Meeting – August 9, 2023 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092
- XIII. Adjournment

THIRD ORDER OF BUSINESS

D.

RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CORDOVA PALMS COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Cordova Palms Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF JULY, 2023.

ATTEST

**OTC COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, 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.

Present and constituting a quorum were:

Louis Cowling	Chairman
Joyce Conway	Supervisor
Thomas Spiess	Supervisor
Ken Brown	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the June 14, 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 May 10, 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 May 10, 2023 meeting were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Services

Mr. Laughlin reminded the Board that the proposals were narrowed down to two at the last meeting; BrightView and Greenpoint.

Mr. Cowling stated that he met with both proposers on site and BrightView has better structure, more resources and capability to do the work. He recommended entering into a contract with BrightView for landscape maintenance services. He also added that the District should look at maintaining County Road 312 through an interlocal agreement with St. Johns County in the future.

On MOTION by Mr. Cowling seconded by Mr. Spiess with all in favor the proposal from BrightView for landscape maintenance services was approved.

FIFTH ORDER OF BUSINESS Discussion of the Fiscal Year 2024 Budget

Mr. Laughlin noted that any changes suggested at the last meeting have been made to the budget and reminded the Board that the public hearing to adopt the budget is scheduled for August 9, 2023.

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Approval of Requisition Summary

Mr. Wild provided the Board with a brief overview of the requisition summary, which includes requisition numbers 59-61 for the Series 2022-1 Bonds and requisition numbers 27 and 28 for the Series 2022-2 Bonds, together totaling \$659,304.94.

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

C. District Manager

There being nothing to report, the next item followed.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of April 30, 2023

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

B. Check Register

A copy of the check register totaling \$15,745.92 was included in the agenda package for the Board’s review.

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

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Cowling and Mr. Haber discussed the BrightView contract, which Mr. Cowling noted he’d like to start in July.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – July 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

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

**AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE BY AND
BETWEEN CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT AND
BRIGHTVIEW LANDSCAPE SERVICES, INC.**

THIS AGREEMENT (“Agreement”) is made and entered into this 26th day of June 2023, by and between:

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation, whose address is 11530 Davis Creek Court, Jacksonville, Florida 32256 (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, landscaping, and other infrastructure; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services for lands within the District as further identified in this Agreement; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and has agreed to provide to the District those services as further described in **Exhibit A**, the Scope of Services attached hereto, and incorporated herein (“Services”); and

WHEREAS, the District finds that entering into this Agreement with Contractor to provide landscape and irrigation maintenance services is in the best interest of the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties executing this Agreement, the Contractor shall provide the District with the specific services as set forth in this Agreement.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.

C. The Contractor shall provide the specific professional services as shown in Paragraph 3 of this Agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in Scope of Services attached hereto as **Exhibit A**. However, until otherwise notified in writing by the District, Contractor shall provide only the services described in Sections 1 and 3 of **Exhibit A**. Contractor agrees that it will provide the services described in the other portions of **Exhibit A** for the prices set forth on **Exhibit A** within 15 days of its receipt of written notice from the District. The District, in its sole discretion, shall have the right to determine which sections of **Exhibit A** it will seek to have performed and the timing for the start of such services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

F. Contractor shall be obligated to ensure that all trees, plants or other vegetation that are located near any roadways and being maintained in accordance with this Agreement comply with all local, State and Federal line-of-sight requirements.

5. COMPENSATION; TERM.

A. As compensation for services described in this Agreement pertaining to District areas described as Sections 1 and 3, the District agrees to pay the Contractor monthly payments of Seven Thousand One Hundred Eighty-One Dollars and Nineteen Cents (\$7,181.19), for an annual total of Eighty-Six Thousand One Hundred Seventy-Four Dollars and Twenty-Nine Cents (\$86,174.29), as described in the fee schedule included in **Exhibit A**. Work shall commence on upon execution of this Agreement, and end June 30, 2024 (the "**Expiration Date**"), unless terminated earlier in accordance with Section 13 below or renewed in accordance with Section 5(C), below.

B. As compensation for services described in this Agreement pertaining to the District areas described as Section 2A, the District agrees to pay the Contractor monthly payments of Eight Hundred Twenty-Three Dollars and Forty-Seven Cents (\$823.47), for an annual total of Nine Thousand Eight Hundred Eighty-One Dollars and Sixty-One Cents (\$9,8881.61), as described in the fee schedule included in **Exhibit A**. Work shall commence upon fifteen (15) days written notice from the District Manager, and end on the Expiration Date, unless terminated earlier in accordance with Section 13 below or renewed in accordance with Section 5(C), below.

C. As compensation for services described in this Agreement pertaining to the District areas described as Section 2B, the District agrees to pay the Contractor monthly payments of Two Thousand Eight Hundred Sixty-Three Dollars and Forty-Three Cents (\$2,863.43), for an annual total of Thirty-Four Thousand Three Hundred Sixty-One Dollars and Eighteen Cents (\$34,361.18), as described in the fee schedule included in **Exhibit A**. Work shall commence upon fifteen (15) days written notice from the District Manager, and end on the Expiration Date, unless terminated earlier in accordance with Section 13 below or renewed in accordance with Section 5(C), below.

D. As compensation for services described in this Agreement pertaining to the District areas described as Section 4A, the District agrees to pay the Contractor monthly payments of Seven Hundred Ninety-Nine Dollars and Fifty-Three Cents (\$799.53), for an annual total of Nine Thousand Five Hundred Ninety-Four Dollars and Thirty-Eight Cents (\$9,594.38), as described in the fee schedule included in **Exhibit A**. Work shall commence upon fifteen (15) days written notice from the District Manager, and end on the Expiration Date, unless terminated earlier in accordance with Section 13 below or renewed in accordance with Section 5(C), below.

E. As compensation for services described in this Agreement pertaining to the District areas described as Section 4B, the District agrees to pay the Contractor monthly payments of Four Hundred Ninety-Seven Dollars and Eighteen Cents (\$497.18), for an annual total of Five Thousand Nine Hundred Sixty-Six Dollars and Fourteen Cents (\$5,966.14), as described in the fee schedule included in **Exhibit A**. Work shall commence upon fifteen (15) days written notice from the District Manager, and end on the Expiration Date, unless terminated earlier in accordance with Section 13 below or renewed in accordance with Section 5(C), below.

F. This Agreement may be renewed in the discretion of the District for two (2) additional one (1) year terms at the prices provided in **Exhibit A**. Such renewals shall be contingent upon satisfactory performance evaluations by the District and subject to the availability of funds. Should the District desire to renew this Agreement, the District shall so notify Contractor in writing within thirty (30) days of the expiration of this Agreement.

G. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Additional services not included in the Scope of Services can be provided by the Contractor. However, no additional services shall be provided by the

Contractor unless done at the written direction of the District. Fees for such additional services shall be as provided for in the attached Price Quotation, or, if not identified, as negotiated between the District and the Contractor.

H. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

I. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

6. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Any subcontractor retained by the Contractor shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision

thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that the Contractor may terminate this Agreement without cause by providing sixty (60) days' written notice of termination to the District. The Contractor can terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause.

Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

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

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: BrightView Landscape Services, Inc.
11530 Davis Creek Court
Jacksonville, Florida 32256
Attn: _____

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

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

25. EFFECTIVE DATE. This Agreement shall be effective upon execution, and shall remain in effect until June 30, 2024, unless terminated by either of the District or the Contractor or renewed in accordance with the provisions of this Agreement.

26. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Danial Laughlin** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, DLAUGHLIN@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. To the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.



ATTEST:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**


Secretary / Assistant Secretary


Chairperson, Board of Supervisors

**BRIGHTVIEW LANDSCAPE SERVICES,
INC., a Florida corporation**


By: 


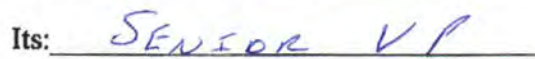
By: 
Its: 

Exhibit A: Scope of Services
Exhibit B: Landscape Map

Exhibit A
Scope of Services

Cordova Palms
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY

Section # 1

Irrigated St. Augustine / Bahia Entry and Common Areas

Item No. and Description (Refer to Detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (edging, weed eating, weeding of beds, blowing and or vacuuming and weeding of lawns)	\$ <u>22,814.88</u>
2. Pruning/ Palms (62)	\$ <u>3,580.00</u>
3. Mulch Installation	\$ <u>13,974.03</u>
4. Pesticide Application	\$ <u>999.79</u>
5. Fertilization	\$ <u>included with pesticide</u>
6. Annuals (1,413)	\$ <u>23,301.64</u>
7. Irrigation (2C – 30 Z) Phase 1 – 1controller 26 zones, Phase 2 – Battery 4 zones	\$ <u>4,494.00</u>
 Total Price Proposal (Items 1-7)	 \$ <u>69,164.34</u>

**Cordova Palms
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY**

Section # 2A:
Dog Park

Item No. and Description (Refer to Detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (edging, weed eating, weeding of beds, blowing and or vacuuming and weeding of lawns)	\$ <u>5,967.28</u>
2. Pruning	\$ <u>1,027.20</u>
3. Mulch Installation	\$ <u>1,095.76</u>
4. Pesticide Application	\$ <u>1,166.65</u>
5. Fertilization	\$ <u>included with pesticide</u>
6. Irrigation (1C – 7 Z)	\$ <u>624.72</u>
Total Price Proposal (Items 1-6)	\$ <u>9,881.61</u>

Section # 2B:
Amenity

Item No. and Description (Refer to Detailed Specifications and Maintenance Map for Descriptions)

2. Mowing (edging, weed eating, weeding of beds, blowing and or vacuuming and weeding of lawns)	\$ <u>16,153.46</u>
2. Pruning / Palms (35)	\$ <u>2,333.33</u>
3. Mulch Installation	\$ <u>3,598.71</u>
4. Pesticide Application	\$ <u>1,875.00</u>
5. Fertilization	\$ <u>included with pesticide</u>
6. Irrigation (1C – 15 Z)	\$ <u>2,498.88</u>
7. Annuals (424)	\$ <u>7,901.80</u>
Total Price Proposal (Items 1-7)	\$ <u>34,361.18</u>

Cordova Palms
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY

Section # 3
Bahia Ponds and Common Area

Item No. and Description (Refer to Detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (edging, weed eating, weeding of beds, blowing and or vacuuming and weeding of lawns)	\$ <u>5,874.24</u>
2. Pruning	\$ <u>5,748.16</u>
3. Mulch Installation	\$ <u>3,000.83</u>
4. Pesticide Application	\$ <u>2,062.00</u>
5. Fertilization	\$ <u>included with pesticide</u>
6. Irrigation (Battery 4 Bubbler Z)	\$ <u>324.72</u>
Total Price Proposal (Items 1-6)	\$ <u>17,009.95</u>

**Cordova Palms
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY**

Section # 4A
Bahia Ponds and Common Area

Item No. and Description (Refer to Detailed Specifications and Maintenance Map for Descriptions)

2. Mowing (edging, weed eating, weeding of beds, blowing and or vacuuming and weeding of lawns)	\$ 5,455.38
2. Pruning	\$ 1,100.00
3. Mulch Installation	\$ 677.00
4. Pesticide Application	\$ 2,062.00
5. Fertilization	\$ included with pesticide
6. Irrigation (Battery 4 Bubbler Z)	\$ 300.00

Total Price Proposal (Items 1-6) \$ 9,594.38

Section # 4B
Irrigated St. Augustine Park and Common Areas

Item No. and Description (Refer to Detailed Specifications and Maintenance Map for Descriptions)

3. Mowing (edging, weed eating, weeding of beds, blowing and or vacuuming and weeding of lawns)	\$ 5,000.14
2. Pruning/ Palms ()	\$ _____
3. Mulch Installation	\$ 420.00
4. Pesticide Application	\$ 42.00
5. Fertilization	\$ included with pesticide
6. Irrigation (1C – 5 Z)	\$ 504.00

Total Price Proposal (Items 1-6) \$ 5,966.14

Cordova Palms **Scope of Services**

General Landscape Maintenance:

General Requirements:

The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for the lands to be maintained by the Cordova Palms CDD (the "CDD") as identified on the attached map.

Reporting:

The Contractor will notify the CDD representative whenever the crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. All Visitation Records shall be submitted monthly to the designated CDD representative.

Schedule of Service:

The Contractor will be on site weekly to complete the scope of work. Contractor will endeavor to complete all work by Friday of each week, but weekend work is permitted when necessary upon prior approval by the CDD's representative. Contractor shall be on site as required year-round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall not park any company vehicles in the Amenity Center Parking lot or in any other area that may block traffic or lines of sight for vehicular traffic. Contractor service vehicles must be indicated by company logo, licensed and tagged.

1. Mowing:

Rotary mowers are preferred for heights above one (1) inch and reel type mowers for any heights below one (1) inch. All blades shall be kept sharp at all times to provide high quality cut and to minimize disease. Mowers must be equipped with a mulching type deck. Clippings may be left on the lawn as long as no visible clippings remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings shall be collected and removed by the Contractor. The Contractor shall restore any noticeable damage caused by Contractor's mowing equipment within forty-eight hours from the time the damage occurred at Contractor's cost and expense. The Contractor shall be responsible for training all its personnel in the technical aspects of the Cordova palms CDD Landscape Maintenance Program and general horticultural practices.

All grass areas will be mowed on the following schedule:

- **St. Augustine** 1 time per week during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of March 1 through October 31. The dormant season shall include the months of November 1 through February 28. St. Augustine turf to be mowed between 3.5" - 4.5".

- **Bahia Turf** 1 time per week from June 1 – September 30, Once every two weeks from March 1- May 31 and October 1 -November 1 once a month from November 1 – February 28. Bahia turf to be mowed between 3.5”- 4.”
- **Pond Mowing** Pond banks shall be mowed incorporating the same mowing schedule as the common areas. Pond banks shall be mowed and or trimmed to water’s edge. Line trimming at water’s edge and trimming of drainage structures shall occur each time the pond is mowed. Careful attention must be paid to mower height as to not scalp the top of bank and increase the chance for pond bank erosion. Line trimming at water’s edge shall be at the same height as the mowers or slightly higher to keep erosion chances to a minimum. Contractor shall be careful to keep clipping from entering the water. Mowers shall blow clipping away from the water’s edge.

String Trimming:

Trimming around obstacles will be performed at every mowing cycle. Care shall be taken so as not to damage fence posts, signs, up lights, light poles or any other property. Contractor shall be responsible for repairs to all surfaces in the event of damage by trimmers, mowers and weed eaters.

Edging:

All hardscape will be edged each mowing cycle. Beds and tree rings will be edged twice monthly during the growing season, and as needed during the dormant season, as such seasons are defined above.

Weeding of Landscape Beds:

Plant beds, natural areas and hard-scape shall be kept free of noxious weed growth by utilizing chemical and or mechanical means. Post and Pre-emergent herbicides can be used to control weeds. Care shall be exercised so as not to damage plants or turf areas. Any herbicide over spray causing damage shall be repaired at Contractors’ expense.

Blowing:

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into storm drains and pool areas. Curbs and storm gutters will be kept free of dirt, silt and other foreign debris.

Debris and Trash Removal:

Policing of grounds will be performed prior to each mowing service. Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale and for rent signage.

A monthly trash pickup shall be done in all areas abutting common property. This includes the wood line adjacent to each common parcel.

2. Trimming:

Shrubs, vines and ornamental trees shall be pruned to maintain their desired natural shape, and to maintain appropriate distances between pedestrian and vehicle areas. Trees shall be pruned when dormant, or as recommended by the University of Florida agriculture standards.

All palms shall be pruned once (1x) a year in a uniform 10-2 cut. Palms shall be trimmed at District Representative request and timed to be trimmed so fruit pods can be removed prior to development. Tarpaulins shall be used in areas where palm fruits may stain sidewalks, pavement and other decorative surfaces including pool decks. Contractor shall be responsible for the removal of all palm fruit stains.

- A. Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- B. Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- C. Areas in the Median shall be clear of vegetation or obstruction to a height of 8 feet.

Pruning shall include removal of dead wood and liming up of multi-stem tree wherever irrigation is blocked. Paths shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take place in March and shall include removal of dead wood and sucker growth.

3. Mulching:

All beds, entry and common areas shall receive shredded cypress mulch once yearly. Mulch shall be utilized in all bed areas and new mulch shall be applied at a 1" depth in all existing mulch areas. Mulch shall be evenly distributed and not piled around tree trunks. Mulching shall occur in spring unless otherwise directed by CDD representative.

4. Turf, Shrub and Tree Pest Control:

All turf areas will be inspected weekly and spot treated as needed to maintain a healthy appearance. The Contractor shall establish a grass and plant pesticide spray/granular program to provide the application of pesticides as needed to control mole crickets, chinch bugs and other grass and plant pest as well as plant and grass fungus. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator.

5. Fertilization:

Soil Analysis:

Soils testing is to be performed one (1) time a year before the March fertilization. These tests shall provide information on the level of PH and the supply of all nutrients before deciding which fertilizers to apply. This program is to ensure proper growth, color, and health of all sod and plant material.

Turf Areas:

St. Augustine Contractor shall submit a written outline of the agronomic program for St. Augustine Turf. This shall be included in the proposal package.

St. Augustine lawn areas shall be fertilized a minimum of five (5) time a year with granular slow release fertilizers using the Contractor's agronomic program. Turf shall be maintained at a lush healthy state unless otherwise dormant. Program shall provide a lawn, which is evenly green and thick, and one that does not promote surge growth or burning. Contractor is responsible for replacement of grass if damaged due to lack of maintenance.

One pound of total Nitrogen shall be applied per 1,000 S.F. per application. Nitrogen shall be in a slow release form.

Bahia Turf: Fertilizer in Bahia Turf areas shall be applied two (2) times a year with a half (.5) pound of nitrogen per 1,000 S.F.

No Fertilization shall be applied on Bahia pond banks.

Weed Control:

Pre-emergent and Post-emergent. A minimum of one (1) pre-emergent application in fall and one (1) pre-emergent application spring shall be performed on all irrigated St. Augustine turf areas. Post emergent controls shall also be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control."

Contractors to submit an outline of the agronomic weed program along with fertilization program.

Shrubs and Trees:

Shrubs and trees shall be fertilized twice yearly with a balanced slow release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing additional fertilizers and/or minor elements shall be treated as necessary. Applications will be made using the following schedules:

- Round 1 – March
- Round 2 - September

Palms shall be fertilized with palm fertilizer.

6. Irrigation Inspections:

Irrigation will be inspected once monthly. Inspection will consist of a complete system evaluation. Head adjustment, minor repairs such as unclogging nozzles, raising heads and controller programming will be performed within the scope of service and without additional cost. Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Contractor must provide an on call 24 hour emergency service person that is familiar with the system. Any repairs not performed within 48 hours may be completed by outside service personnel at the discretion of the district manager and deducted from the monthly contract amount. **A report outlining the findings of each inspection shall be sent with monthly billing.**

7. Seasonal Color:

Annuals shall be changed out in 4 cycles yearly. Color and species shall be approved by the CDD prior to installation. Additional soil amendments, fungicides and insect applications will be performed to maintain vigorous growth and color. Change out schedule is as follows:

- Spring - March
- Summer – June
- Fall – September
- Winter -December

Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the CDD representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection.

A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention.

Attendance at Meetings:

Upon request of the CDD, the Contractor shall attend regularly scheduled CDD meetings.

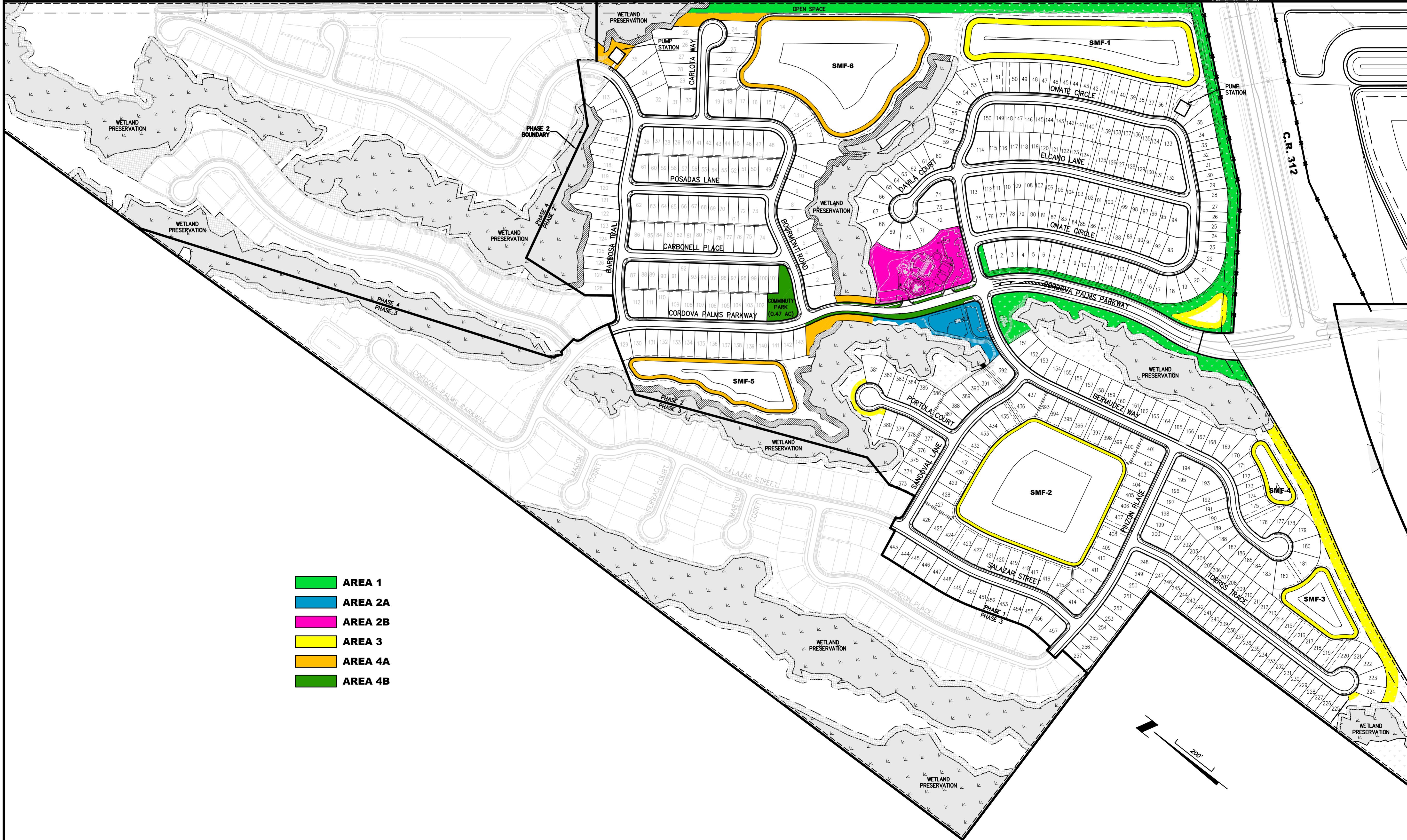
Licensure:

Contractor must have and maintain the appropriate licensure for business operation within St. Johns County and the State of Florida. This includes irrigation licensing, pest control business license and applicable business license.

Exhibit B
Landscape Map

U.S. 1 N.

FEC



- AREA 1
- AREA 2A
- AREA 2B
- AREA 3
- AREA 4A
- AREA 4B

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 22-395
DRAWN BY: D.G.S.
DESIGNED BY: S.A.W.
CHECKED BY:
DATE: NOVEMBER, 2020

England-Thoms & Miller, Inc.
 10000 Highway 19
 Jacksonville, FL 32258
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 CA - 0002584 LC - 0000316



LANDSCAPE MAINTENANCE MAP
CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT

DRAWING NUMBER
1

SIXTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

June 22, 2023

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

We are pleased to confirm our understanding of the services we are to provide Cordova Palms Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2022, with the option of one (1) additional annual renewal. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cordova Palms Community Development District as of and for the fiscal year ended September 30, 2022, with the option of one (1) additional annual renewal. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

This agreement provides for a contract period of one (1) year with the option of one (1) additional annual renewal upon the written consent of both parties. Our fee for these services will not exceed \$7,300 for the September 30, 2022 audit. The fee for the fiscal year 2023 will not exceed \$7,400, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cordova Palms Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cordova Palms Community Development District.

By: Dip [Signature]

Title: Secretary

Date: 6/22/23



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SEVENTH ORDER OF BUSINESS

**CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cordova Palms Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cordova Palms Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year ended September 30, 2022 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such

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- procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated **Xxxx, 2023**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxx, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cordova Palms Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,631,756.
- The change in the District's total net position in comparison with the prior fiscal year was \$3,645,292, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$6,289,159, an increase of \$6,302,695 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 7,374,487	\$ 16,265
Capital assets, net of depreciation	15,179,268	-
Total assets	22,553,755	16,265
Current liabilities	1,308,151	29,801
Long-term liabilities	17,613,848	-
Total liabilities	18,921,999	29,801
Net position		
Net investment in capital assets	2,477,713	-
Restricted	1,136,507	-
Unrestricted	17,536	(13,536)
Total net position	\$ 3,631,756	\$ (13,536)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is the result of the Developer contributions toward construction costs.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Operating grants and contributions	\$ 100,869	\$ 26,913
Capital grants and contributions	4,664,569	-
Total revenues	<u>4,765,438</u>	<u>26,913</u>
Expenses:		
General government	80,683	40,449
Bond issue costs	721,497	-
Interest	317,966	-
Total expenses	<u>1,120,146</u>	<u>40,449</u>
Change in net position	<u>3,645,292</u>	<u>(13,536)</u>
Net position - beginning	(13,536)	-
Net position - ending	<u>\$ 3,631,756</u>	<u>\$ (13,536)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,120,146. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of Developer contributions, increased as a result of Developer contributions toward the District's construction projects. The remainder of the current fiscal year revenue interest revenue. The majority of the increase in current fiscal year expenses is attributed to the bond issuance costs and interest expense incurred toward the new bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$15,179,268 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$17,460,000 Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of operations will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cordova Palms Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 3,991
Due from Developer	33,630
Restricted assets:	
Investments	7,336,866
Capital assets:	
Nondepreciable	15,179,268
Total assets	22,553,755
 LIABILITIES	
Accounts payable	17,393
Contracts and retainage payable	1,067,935
Accrued interest payable	222,823
Non-current liabilities:	
Due within one year	165,000
Due in more than one year	17,448,848
Total liabilities	18,921,999
 NET POSITION	
Net investment in capital assets	2,477,713
Restricted for debt service	1,136,507
Unrestricted	17,536
Total net position	\$ 3,631,756

See notes to the financial statements

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
Primary government:		<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental activities:				
General government	\$ 80,683	\$ 98,219	\$ -	\$ 17,536
Maintenance and operations	-	-	4,664,569	4,664,569
Interest on long-term debt	317,966	2,650	-	(315,316)
Bond issue costs	721,497	-	-	(721,497)
Total governmental activities	1,120,146	100,869	4,664,569	3,645,292
			Change in net position	3,645,292
			Net position - beginning	(13,536)
			Net position - ending	\$ 3,631,756

See notes to the financial statements

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 3,991	\$ -	\$ -	\$ 3,991
Investments	-	1,359,330	5,977,536	7,336,866
Due from Developer	33,630	-	-	33,630
Due from other funds	-	-	2,692	2,692
Total assets	<u>\$ 37,621</u>	<u>\$ 1,359,330</u>	<u>\$ 5,980,228</u>	<u>\$ 7,377,179</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	17,393	\$ -	\$ -	\$ 17,393
Due to other funds	2,692	-	-	2,692
Contracts and retainage payable	-	-	1,067,935	1,067,935.00
Total liabilities	<u>20,085</u>	<u>-</u>	<u>1,067,935</u>	<u>1,088,020</u>
Fund balances:				
Restricted for:				
Debt service	-	1,359,330	-	1,359,330
Capital projects	-	-	4,912,293	4,912,293
Unassigned	17,536	-	-	17,536
Total fund balances	<u>17,536</u>	<u>1,359,330</u>	<u>4,912,293</u>	<u>6,289,159</u>
Total liabilities and fund balances	<u>\$ 37,621</u>	<u>\$ 1,359,330</u>	<u>\$ 5,980,228</u>	<u>\$ 7,377,179</u>

See notes to the financial statements

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 6,289,159

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	15,179,268	
Accumulated depreciation	<u>-</u>	15,179,268

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(222,823)	
Bonds payable	<u>(17,613,848)</u>	<u>(17,836,671)</u>

Net position of governmental activities		<u>\$ 3,631,756</u>
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See notes to the financial statements

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 98,219	\$ -	\$ 4,652,047	\$ 4,750,266
Interest earnings	-	2,650	12,522	15,172
Total revenues	<u>98,219</u>	<u>2,650</u>	<u>4,664,569</u>	<u>4,765,438</u>
EXPENDITURES				
Current:				
General government	80,683	-	-	80,683
Debt service:				
Interest	-	101,304	-	101,304
Bond issuance costs	-	-	721,497	721,497
Capital outlay	-	-	15,179,268	15,179,268
Total expenditures	<u>80,683</u>	<u>101,304</u>	<u>15,900,765</u>	<u>16,082,752</u>
Excess (deficiency) of revenues over (under) expenditures	17,536	(98,654)	(11,236,196)	(11,317,314)
OTHER FINANCING SOURCES (USES)				
Bond issuance	-	1,268,153	16,191,847	17,460,000
Original issue discount/premium	-	189,831	(29,822)	160,009
Total other financing sources (uses)	<u>-</u>	<u>1,457,984</u>	<u>16,162,025</u>	<u>17,620,009</u>
Net change in fund balances	17,536	1,359,330	4,925,829	6,302,695
Fund balances - beginning	<u>-</u>	<u>-</u>	<u>(13,536)</u>	<u>(13,536)</u>
Fund balances - ending	<u>\$ 17,536</u>	<u>\$ 1,359,330</u>	<u>\$ 4,912,293</u>	<u>\$ 6,289,159</u>

See notes to the financial statements

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 6,302,695
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	15,179,268
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(17,460,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(160,009)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	6,161
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>(222,823)</u>
Change in net position of governmental activities	<u>\$ 3,645,292</u>

See notes to the financial statements

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Cordova Palms Community Development District (the "District") was established by the Board of Commissioners of St. Johns County's approval of Ordinance No. 2021-30 effective on May 20, 2021 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2022, all of the Board members are affiliated with Dream Finders Homes, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Dreyfus Treasury Security Cash Management	\$ 7,336,866	S&P AAAM	N/A
	<u>\$ 7,336,866</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 15,179,268	\$ -	\$ 15,179,268
Total capital assets, not being depreciated	<u>-</u>	<u>15,179,268</u>	<u>-</u>	<u>15,179,268</u>
Governmental activities capital assets, net	<u>\$ -</u>	<u>\$ 15,179,268</u>	<u>\$ -</u>	<u>\$ 15,179,268</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The overall project of the District will be built in a series of phases. It has been designed in such a manner so that Phases 1 and 2 can be developed and be self-sufficient, completely separate from Phases 3 and 3. The infrastructure will include roadways, potable water and wastewater systems, a stormwater management system and other improvements. In addition, the project will include amenities, an entry feature, and landscaping. Phases 1 and 2 have been estimated at a total cost of approximately \$30,431,300. A portion is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer or additional bond issuances. Certain improvements will be conveyed to other governmental entities upon completion of the project.

In relation to the Phase 1 and 2 Projects, the District reimbursed the Developer a total of \$2,100,015 during the current fiscal year. Additionally, as of September 30, 2022, the Developer has contributed a total of \$4,652,047 toward the construction project. This amount is reflected in the capital grants and contributions amount in the statement of activities.

NOTE 6 – LONG-TERM LIABILITIES

Series 2021

On December 17, 2021, the District issued \$7,980,000 of Special Assessment Bonds, Series 2021. The Bonds consist of the following Term Bonds:

Bond Component	Amount	Interest (%)	Maturity Date
Term 1	\$690,000	2.40	5/1/2026
Term 2	975,000	2.80	5/1/2031
Term 3	2,430,000	3.00	5/1/2041
Term 4	3,885,000	4.00	5/1/2052

The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2022. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2022

On July 15, 2022, the District issued \$2,325,000 Special Assessment Bonds, Series 2022-1 (Area One) and \$7,155,000 Special Assessment Bonds, Series 2022-2 (Area 2) (together the "Series 2022 Bonds"). The Series 2022 Bonds consist of the following Term Bonds:

Bond Component	Amount		Interest (%)		Maturity Date
	Series 2022-1	Series 2022-2	Series 2022-1	Series 2022-2	
Term 1	\$135,000	\$565,000	4.80	4.50	5/1/2027
Term 2	210,000	890,000	5.30	4.10	5/1/2032
Term 3	655,000	2,690,000	5.70	4.50	5/1/2042
Term 4	1,325,000	5,335,000	5.80	5.60	5/1/2053

The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2022. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2022 (Continued)

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021	\$ -	\$ 7,980,000	\$ -	\$ 7,980,000	\$ 165,000
Plus: original issue premium	-	189,831	6,161	183,670	-
Series 2022-1	-	2,325,000	-	2,325,000	-
Less: original issue discount	-	(11,858)	-	(11,858)	-
Series 2022-2	-	7,155,000	-	7,155,000	-
Less: original issue discount	-	(17,964)	-	(17,964)	-
Total	\$ -	\$ 17,620,009	\$ 6,161	\$ 17,613,848	\$ 165,000

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 165,000	\$ 685,490	\$ 850,490
2024	300,000	788,475	1,088,475
2025	315,000	778,455	1,093,455
2026	325,000	767,850	1,092,850
2027	335,000	756,900	1,091,900
2028-2032	1,890,000	3,582,725	5,472,725
2033-2037	2,320,000	3,164,850	5,484,850
2038-2042	2,875,000	2,625,435	5,500,435
2043-2047	3,640,000	1,886,910	5,526,910
2048-2052	4,660,000	894,580	5,554,580
2053	635,000	35,880	670,880
	\$ 17,460,000	\$ 15,967,550	\$ 33,427,550

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$98,219 as of September 30, 2022, which includes a receivable of \$33,630 as of September 30, 2022. See Note 5 above for other Developer transactions.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2022, the District had open contracts for various construction projects. The contracts totaled approximately \$15.5 million, of which approximately \$6.4 million was uncompleted at September 30, 2022.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	\$ 118,393	\$ 98,219	\$ (20,174)
Total revenues	118,393	98,219	(20,174)
EXPENDITURES			
Current:			
General government	118,393	80,683	37,710
Total expenditures	118,393	80,683	37,710
Excess (deficiency) of revenues over (under) expenditures	\$ -	17,536	\$ 17,536
Fund balance - beginning		-	
Fund balance - ending		\$ 17,536	

See notes to required supplementary information

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	0
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0.00
Independent contractor compensation for FYE 9/30/2022	\$0.00
Construction projects to begin on or after October 1; (\$65K)	
Series 2021	\$7,379,866.87
Series 2022-1	\$416,459.87
Series 2022-2	\$1,679,186.38
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	Not applicable
Outstanding Bonds:	
Series 2021, due May 1, 2052,	see Note 6 for details
Series 2022-1, due May 1, 2053,	see Note 6 for details
Series 2022-2, due May 1, 2053,	see Note 6 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cordova Palms Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cordova Palms Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated **Xxxx, 2023**.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2023

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cordova Palms Community Development District
St. Johns County, Florida

We have examined Cordova Palms Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Cordova Palms Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2023

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cordova Palms Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cordova Palms Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated **Xxxx, 2023**.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **Xxxx, 2023**, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cordova Palms Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cordova Palms Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Xxxx, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

EIGHTH ORDER OF BUSINESS

Cordova Palms
Community Development District

Approved Budget
FY 2024



Cordova Palms

Community Development District

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Cordova Palms
Community Development District
 General Fund

Description	Adopted Budget FY 2023	Actuals as of 5/31/23	Projected Next 4 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	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 306	\$ 306	\$ 918
Engineering	\$ 11,600	\$ 5,131	\$ 5,869	\$ 11,000	\$ 11,600
Arbitrage	\$ 1,200	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Attorney	\$ 25,000	\$ 6,662	\$ 8,338	\$ 15,000	\$ 25,000
Annual Audit	\$ 3,400	\$ 3,500	\$ 3,500	\$ 7,000	\$ 7,000
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	\$ 5,000	\$ 2,500	\$ 7,500	\$ 7,950
Management Fees	\$ 47,250	\$ 31,500	\$ 15,750	\$ 47,250	\$ 50,085
Website Maintenance	\$ 1,500	\$ 1,000	\$ 500	\$ 1,500	\$ 1,590
Information Technology	\$ 2,250	\$ 1,500	\$ 750	\$ 2,250	\$ 2,385
Telephone	\$ 500	\$ 56	\$ 444	\$ 500	\$ 500
Postage	\$ 1,500	\$ 166	\$ 1,134	\$ 1,300	\$ 1,500
Insurance	\$ 5,625	\$ 5,375	\$ -	\$ 5,375	\$ 5,913
Printing & Binding	\$ 2,000	\$ 179	\$ 1,321	\$ 1,500	\$ 1,500
Legal Advertising	\$ 2,000	\$ 624	\$ 1,376	\$ 2,000	\$ 2,000
Other Current Charges	\$ 600	\$ 106	\$ 494	\$ 600	\$ 600
Office Supplies	\$ 500	\$ 14	\$ 486	\$ 500	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 133,018	\$ 71,665	\$ 55,066	\$ 126,731	\$ 150,816
<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	\$ -	\$ -	\$ -	\$ 3,000
Water/Sewer/Irrigation	\$ 30,000	\$ -	\$ -	\$ -	\$ 20,434
Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 11,768
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000

Cordova Palms
Community Development District
 General Fund

Description	Adopted Budget FY 2023	Actuals as of 5/31/23	Projected Next 4 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	\$ -	\$ -	\$ -	\$ 182,202
Total Expenditures	\$ 333,018	\$ 71,665	\$ 55,066	\$ 126,731	\$ 333,018
Excess Revenues (Expenditures)	\$ -	\$ 261,353	\$ (55,066.39)	\$ 206,287	\$ -

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 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments	\$ 438,700	\$ 438,700	\$ -	\$ 438,700	\$ 438,700
Interest Income	\$ 500	\$ 9,326	\$ 2,000	\$ 11,326	\$ 2,000
Carry Forward Surplus	\$ 136,374	\$ 137,098	\$ -	\$ 137,098	\$ 149,964
Total Revenues	\$ 575,574	\$ 585,124	\$ 2,000	\$ 587,124	\$ 590,663
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	\$ 437,160	\$ -	\$ 437,160	\$ 438,200
Excess Revenues/(Expenditures)	\$ 138,414	\$ 147,964	\$ 2,000	\$ 149,964	\$ 152,463

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 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments*	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Interest Income	\$ 200	\$ 4,847	\$ 1,000	\$ 5,847	\$ 2,000
Carry Forward Surplus	\$ 175,201	\$ 171,013	\$ -	\$ 171,013	\$ 72,157
Total Revenues	\$ 175,401	\$ 175,860	\$ 1,000	\$ 176,860	\$ 239,157
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	\$ 104,704	\$ -	\$ 104,704	\$ 161,795
Excess Revenues/(Expenditures)	\$ 70,698	\$ 71,157	\$ 1,000	\$ 72,157	\$ 77,362

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 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments*	\$ -	\$ -	\$ -	\$ -	\$ 491,030
Interest Income	\$ 200	\$ 14,337	\$ 2,000	\$ 16,337	\$ 3,000
Carry Forward Surplus	\$ 502,866	\$ 504,085	\$ -	\$ 504,085	\$ 211,796
Total Revenues	\$ 503,066	\$ 518,422	\$ 2,000	\$ 520,422	\$ 705,826
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	\$ 308,626	\$ -	\$ 308,626	\$ 488,480
Excess Revenues/(Expenditures)	\$ 194,440	\$ 209,796	\$ 2,000	\$ 211,796	\$ 217,346

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	

NINTH ORDER OF BUSINESS

B.

CORDOVA PALMS CDD

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 - July 12, 2023

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>	<u>NOTES</u>
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account 118690 TO BE RATIFIED					
6/26/2023	62	Vallencourt	Cordova Palms Phase 1 - Western Lots and Connector – Contractor Payment Application 2021-39WRET-1 (May 2023)	\$ 420,838.98	\$4,677.07 to be paid by BNY Mellon from the 2022-1 Bonds Acquisition & Construction Account 118690. Remaining balance of \$416,161.91 to be paid by developer funding request.
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account TO BE RATIFIED				\$ 420,838.98	

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>	<u>NOTES</u>
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 118690 TO BE RATIFIED					
6/19/2023	29	ETM	Amenity Center and Dog Park (WA#1) Invoice 208712 (May 2023)	\$ 16,920.00	
6/19/2023	30	Vallencourt	Cordova Palms Phase 1 - Eastern Lots – Contractor Payment Application 2021-39E19RET (May 2023)	\$ 356,193.62	\$ 151,876.32 - to be paid by BNY Mellon from the Series 2022-2 Bonds. Acquisition & Construction Account #126173. Remaining balance of \$204,317.30 to be paid by developer funding request
6/19/2023	31	Vallencourt	Cordova Palms Phase 1 - Western Lots and Connector – Contractor Payment Application 2021-39WRET-1 (May 2023)	\$ -	VOIDED 6/19/2023 MOVED TO 2022-1
6/22/2023	32	Vallencourt	Cordova Palms Phase 2 - Application for Payment 13 (June 2023)	\$ 236,037.96	DEVELOPER FUNDED
6/30/2023	33	AJ Johns, Inc.	Cordova Palms Phase 3 - Contractor Application for Payment No. 23001-05 (June 2023)	\$ 485,775.59	DEVELOPER FUNDED
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account TO BE RATIFIED				\$ 1,094,927.17	

<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				
Cordova CDD 2022-1 Bonds-Acquisition and Construction Account FOR APPROVAL				\$ -

<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				
7/12/2023	34	ETM	Phase 4 Recreation Pond(WA#10) Invoice 208916 (June 2023)	\$ 2,010.28
7/12/2023	35	ETM	Amenity Center and Dog Park (WA#1) Invoice 208926 (June 2023)	\$ 2,715.75
7/12/2023	36	ETM	Cordova Palms Phase 2 CEI Services (WA#2) Invoice 208952 (June 2023)	\$ 1,059.67
7/12/2023	37	ETM	Cordova Palms Phase 3 CEI Services (WA#7) Invoice 208953 (June 2023)	\$ 7,618.82
7/12/2023	38	ETM	Cordova Palms Phase 4 - US1 Water Main Corssing (WA#8) Invoice 208954 (June 2023)	\$ 3,650.00
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account FOR APPROVAL				\$ 17,054.52

TOTAL REQUISITIONS TO BE RATIFIED/APPROVED July 12, 2023 \$ 1,532,820.67

TENTH ORDER OF BUSINESS

A.

Cordova Palms

Community Development District

Unaudited Financial Reporting
May 31, 2023



Cordova Palms
Community Development District
Combined Balance Sheet
May 31, 2023

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals</u> (Memorandum Only)
ASSETS:				
Cash	\$302,030	---	---	\$302,030
Prepaid Expenses	\$1,000	---		\$1,000
Series 2021				
Reserve	---	\$220,104	---	\$220,104
Revenue	---	\$145,041	---	\$145,041
Sinking	---	\$472	---	\$472
Interest	---	\$390	---	\$390
Cap Interest	---	\$1,307	---	\$1,307
Acquisition & Construction	---	---	\$1,090	\$1,090
Series 2022-1				
Reserve	---	\$82,384	---	\$82,384
Interest	---	\$189	---	\$189
Cap Interest	---	\$70,968	---	\$70,968
Acquisition & Construction	---	---	\$10,845	\$10,845
Series 2022-2				
Reserve	---	\$245,399	---	\$245,399
Interest	---	\$557	---	\$557
Cap Interest	---	\$209,240	---	\$209,240
Acquisition & Construction	---	---	\$563,896	\$563,896
TOTAL ASSETS	<u>\$303,030</u>	<u>\$976,050</u>	<u>\$575,831</u>	<u>\$1,854,910</u>
LIABILITIES:				
Accounts Payable	\$1,509	---	---	\$1,509
Due to Developer	\$22,631	---	---	\$22,631
Retainage	---	---	\$410,175	\$410,175
FUND BALANCES:				
Unrestricted	\$278,890	\$976,050	\$165,656	\$1,420,595
TOTAL LIABILITIES & FUND EQUITY	<u>\$303,030</u>	<u>\$976,050</u>	<u>\$575,831</u>	<u>\$1,854,910</u>

Cordova Palms
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending
May 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 5/31/23	ACTUAL 5/31/23	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	\$8,000	\$0	\$8,000
FICA Expense	\$918	\$612	\$0	\$612
Engineering	\$11,600	\$7,733	\$5,131	\$2,602
Arbitrage	\$1,200	\$800	\$0	\$800
Attorney	\$25,000	\$16,667	\$6,662	\$10,005
Annual Audit	\$3,400	\$3,400	\$3,500	(\$100)
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$5,000	\$5,000	\$5,675	(\$675)
Dissemination	\$5,000	\$5,000	\$5,000	\$0
Management Fees	\$47,250	\$31,500	\$31,500	\$0
Website Maintenance	\$1,500	\$1,000	\$1,000	\$0
Information Technology	\$2,250	\$1,500	\$1,500	\$0
Telephone	\$500	\$333	\$56	\$278
Postage	\$1,500	\$1,000	\$166	\$834
Insurance	\$5,625	\$5,625	\$5,375	\$250
Printing & Binding	\$2,000	\$1,333	\$179	\$1,154
Legal Advertising	\$2,000	\$1,333	\$624	\$709
Other Current Charges	\$600	\$400	\$106	\$294
Office Supplies	\$500	\$333	\$14	\$319
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$133,018	\$96,745	\$71,665	\$25,081
<u>Grounds Maintenance</u>				
Landscape - Maintenance	\$80,000	\$53,333	\$0	\$53,333
Landscape - Contingency	\$5,000	\$3,333	\$0	\$3,333
Landscape - Pond Banks	\$40,000	\$26,667	\$0	\$26,667
Lake Maintenance	\$10,000	\$6,667	\$0	\$6,667
Electric	\$3,000	\$2,000	\$0	\$2,000
Water/Sewer/Irrigation	\$30,000	\$20,000	\$0	\$20,000
Repairs & Maintenance	\$10,000	\$6,667	\$0	\$6,667
Irrigation Repairs	\$10,000	\$6,667	\$0	\$6,667
Pest Control	\$2,000	\$1,333	\$0	\$1,333
Other Repairs and Maintenance	\$10,000	\$6,667	\$0	\$6,667
Total Grounds Maintenance	\$200,000	\$133,333	\$0	\$133,333
TOTAL EXPENDITURES	\$333,018	\$230,079	\$71,665	\$158,414
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$261,353	
FUND BALANCE - Beginning	\$0		\$17,536	
FUND BALANCE - Ending	\$0		\$278,890	

Cordova Palms
Community Development District
General Fund

Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
REVENUES													
Assessments - Direct Bill	\$0	\$0	\$132,435	\$66,218	\$0	\$0	\$134,366	\$0	\$0	\$0	\$0	\$0	\$333,018
TOTAL REVENUES	\$0	\$0	\$132,435	\$66,218	\$0	\$0	\$134,366	\$0	\$0	\$0	\$0	\$0	\$333,018
EXPENDITURES													
Administrative													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$884	\$1,118	\$325	\$1,057	\$967	\$0	\$686	\$95	\$0	\$0	\$0	\$0	\$5,131
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$1,814	\$630	\$525	\$757	\$950	\$1,351	\$636	\$0	\$0	\$0	\$0	\$0	\$6,662
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$3,500
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$5,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,675
Dissemination	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$5,000
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$31,500
Website Maintenance	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$1,000
Information Technology	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$0	\$0	\$0	\$0	\$1,500
Telephone	\$15	\$10	\$3	\$4	\$0	\$7	\$17	\$0	\$0	\$0	\$0	\$0	\$56
Postage	\$0	\$30	\$4	\$18	\$22	\$35	\$1	\$55	\$0	\$0	\$0	\$0	\$166
Insurance	\$5,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,375
Printing & Binding	\$27	\$57	\$4	\$0	\$22	\$45	\$2	\$21	\$0	\$0	\$0	\$0	\$179
Legal Advertising	\$99	\$83	\$83	\$83	\$92	\$0	\$91	\$92	\$0	\$0	\$0	\$0	\$624
Other Current Charges	\$32	\$37	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106
Office Supplies	\$3	\$5	\$0	\$0	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$14
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$18,298	\$6,844	\$11,531	\$6,795	\$6,928	\$6,314	\$6,308	\$8,646	\$0	\$0	\$0	\$0	\$71,665
Grounds Maintenance													
Landscape - Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape - Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape - Pond Banks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer/Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Ground Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$18,298	\$6,844	\$11,531	\$6,795	\$6,928	\$6,314	\$6,308	\$8,646	\$0	\$0	\$0	\$0	\$71,665
EXCESS REVENUES (EXPENDITURES)	(\$18,298)	(\$6,844)	\$120,904	\$59,423	(\$6,928)	(\$6,314)	\$128,057	(\$8,646)	\$0	\$0	\$0	\$0	\$261,353

Cordova Palms
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending
May 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 5/31/23	ACTUAL 5/31/23	VARIANCE
Revenues				
Assessments - Direct Bill	\$438,700	\$438,700	\$438,700	\$0
Interest Income	\$500	\$500	\$9,326	\$8,826
Total Revenues	\$439,200	\$439,200	\$448,026	\$8,826
Expenditures				
<u>Series 2021</u>				
Interest Expense - 11/1	\$136,080	\$136,080	\$136,080	\$0
Principal Expense - 5/1	\$165,000	\$165,000	\$165,000	\$0
Interest Expense - 5/1	\$136,080	\$136,080	\$136,080	\$0
Total Expenditures	\$437,160	\$437,160	\$437,160	\$0
Excess Revenues (Expenditures)	\$2,040		\$10,866	
Fund Balance - Beginning	\$136,374		\$356,448	
Fund Balance - Ending	\$138,414		\$367,314	

Reserve	\$220,104
Revenue	\$145,041
Sinking	\$472
Interest	\$390
Cap Interest	\$1,307
	<u>\$367,314</u>

Cordova Palms
Community Development District
2022-1 Debt Service Fund (Phases 1 and 2)
Statement of Revenues & Expenditures
For The Period Ending
May 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 5/31/23	ACTUAL 5/31/23	VARIANCE
Revenues				
Special Assessments*	\$0	\$0	\$0	\$0
Interest Income	\$200	\$200	\$4,847	\$4,647
Total Revenues	\$200	\$200	\$4,847	\$4,647
Expenditures				
<u>Series 2022-1</u>				
Interest Expense - 11/1	\$38,806	\$38,806	\$38,806	\$0
Interest Expense - 5/1	\$65,898	\$65,898	\$65,898	\$0
Total Expenditures	\$104,704	\$104,704	\$104,704	\$0
Excess Revenues (Expenditures)	(\$104,504)		(\$99,857)	
Fund Balance - Beginning	\$170,601		\$253,397	
Fund Balance - Ending	\$66,097		\$153,541	

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

Reserve	\$82,384
Interest	\$189
Cap Interest	\$70,968
	\$153,541

Cordova Palms
Community Development District
2022-2 Debt Service Fund (Phases 3 and 4)
Statement of Revenues & Expenditures
For The Period Ending
May 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET 5/31/23	ACTUAL 5/31/23	VARIANCE
Revenues				
Special Assessments*	\$0	\$0	\$0	\$0
Interest Income	\$200	\$200	\$14,337	\$14,137
Total Revenues	\$200	\$200	\$14,337	\$14,137
Expenditures				
<u>Series 2022-2</u>				
Interest Expense - 11/1	\$114,386	\$114,386	\$114,386	\$0
Interest Expense - 5/1	\$194,240	\$194,240	\$194,240	\$0
Total Expenditures	\$308,626	\$308,626	\$308,626	\$0
Excess Revenues (Expenditures)	(\$308,426)		(\$294,289)	
Fund Balance - Beginning	\$502,866		\$749,484	
Fund Balance - Ending	\$194,440		\$455,195	

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

Reserve	\$245,399
Interest	\$557
Cap Interest	\$209,240
	<u>\$455,195</u>

Cordova Palms
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending
May 31, 2023

	Series 2021	Series 2022-1	Series 2022-2
Revenues:			
Interest	\$25	\$27,062	\$73,599
Total Revenues	\$25	\$27,062	\$73,599
Expenditures			
Capital Outlay	\$0	\$1,568,022	\$3,937,059
Total Expenditures	\$0	\$1,568,022	\$3,937,059
Excess Revenues (Expenditures)	\$25	(\$1,540,959)	(\$3,863,461)
Fund Balance - Beginning	\$1,066	\$1,653,966	\$3,915,020
Fund Balance - Ending	\$1,090	\$113,006	\$51,559

**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:	\$220,104
Reserve Fund Balance:	\$220,104
Bonds outstanding - 2/17/2021	\$7,980,000
Less: May 1, 2023 (Mandatory)	(\$165,000)
Current Bonds Outstanding	\$7,815,000

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	0.00	-	-	-	68,148.00	68,148.00
TOTAL DIRECT RECEIVED	0.00	438,700.00	-	-	333,018.00	771,718.00
TAX ROLL DUE / RECEIVED	-	-	-	-	-	-
TOTAL DUE / RECEIVED	0.00	438,700.00	-	-	333,018.00	771,718.00

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

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

B.

Cordova Palms

Community Development District

Check Run Summary
6/1/2023-6/30/2023

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	6/16/23	96-100	\$ 7,404.09
Total			\$ 7,404.09

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
6/16/23	00007	5/04/23	0208045 202304 310-51300-31100	APR ENGINEERING SRVCS	*	686.25		
		6/05/23	0208750 202305 310-51300-31100	MAY ENGINEERING SRVCS	*	95.00		
							ENGLAND, THIMS & MILLER, INC.	781.25 000096
6/16/23	00001	6/01/23	29 202306 310-51300-34000	JUN MANAGEMENT FEES	*	3,937.50		
		6/01/23	29 202306 310-51300-35200	JUN WEBSITE ADMIN	*	125.00		
		6/01/23	29 202306 310-51300-35100	JUN INFO TECH	*	187.50		
		6/01/23	29 202306 310-51300-31300	JUN DISSEM AGENT SRVCS	*	625.00		
		6/01/23	29 202306 310-51300-51000	OFFICE SUPPLIES	*	.15		
		6/01/23	29 202306 310-51300-42000	POSTAGE	*	14.77		
		6/01/23	29 202306 310-51300-42500	COPIES	*	3.75		
		6/01/23	29 202306 310-51300-41000	TELEPHONE	*	6.19		
							GOVERNMENTAL MANAGEMENT SERVICES	4,899.86 000097
6/16/23	00010	6/02/23	24189 202306 310-51300-32200	FYE 9/30/22 AUDIT	*	1,000.00		
							GRAU AND ASSOCIATES	1,000.00 000098
6/16/23	00009	5/31/23	3226037 202304 310-51300-31500	APR GENERAL COUNSEL	*	635.50		
							KUTAK ROCK LLP	635.50 000099
6/16/23	00011	5/01/23	5605842 202305 310-51300-48000	NOTICE OF MEETING 8732572	*	92.48		
							CA FLORIDA HOLDINGS, LLC	92.48 000100
						TOTAL FOR BANK A	7,409.09	
						TOTAL FOR REGISTER	7,409.09	

CORD CORDOVA PALMS OKUZMUK



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

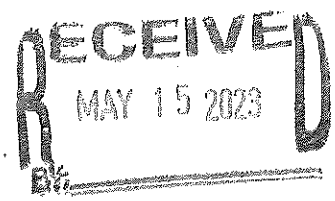
May 04, 2023
 Project No: 22395.00000
 Invoice No: 0208045

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

Professional Services rendered through April 29, 2023

Task 01 Professional Services
Professional Personnel

		Hours	Rate	Amount
Vice President				
Wild, Scott	4/15/2023	2.00	260.00	520.00
Administrative Support				
Blair, Shelley	4/15/2023	1.00	95.00	95.00
Blair, Shelley	4/29/2023	.75	95.00	71.25
Totals		3.75		686.25
Total Labor				686.25



	Current	Prior	To-Date
Total Billings	686.25	5,772.00	6,458.25
Contract Limit			12,000.00
Remaining			5,541.75
Total this Task			\$686.25

Task	XP	Expenses	Total this Task
			0.00
Invoice Total this Period			\$686.25

Outstanding Invoices

Number	Date	Balance
0207588	4/6/2023	1,536.02
Total		1,536.02



RECEIVED
 JUN 13 2023
 BY: _____

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

RECEIVED
 JUN 09 2023

June 05, 2023
 Project No: 22395.00000
 Invoice No: 0208750

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

Professional Services rendered through May 27, 2023

Task 01 Professional Services
Professional Personnel

	Hours	Rate	Amount
Administrative Support			
Blair, Shelley 5/6/2023	.75	95.00	71.25
Blair, Shelley 5/20/2023	.25	95.00	23.75
Totals	1.00		95.00
Total Labor			95.00

	Current	Prior	To-Date
Total Billings	95.00	6,458.25	6,553.25
Contract Limit			12,000.00
Remaining			5,446.75
Total this Task			\$95.00

Task XP Expenses
Total this Task 0.00

Invoice Total this Period \$95.00

Outstanding Invoices

Number	Date	Balance
0207588	4/6/2023	1,536.02
0208045	5/4/2023	686.25
Total		2,222.27

England, Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32259 • Tel 904-942-8900 • Fax 904-618-9185
 CA 0002284 LC 0000316

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 29
Invoice Date: 6/1/23
Due Date: 6/1/23
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 - June 2023		3,937.50	3,937.50
Website Administration - June 2023		125.00	125.00
Information Technology - June 2023		187.50	187.50
Dissemination Agent Services - June 2023		625.00	625.00
Office Supplies		0.15	0.15
Postage		14.77	14.77
Copies		3.75	3.75
Telephone		6.19	6.19

RECEIVED
JUN 02 2023
BY: _____

Total	\$4,899.86
Payments/Credits	\$0.00
Balance Due	\$4,899.86

Grau and Associates

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

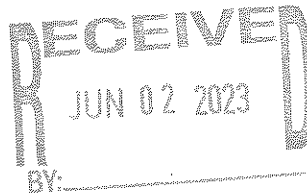
Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24189
Date 06/02/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

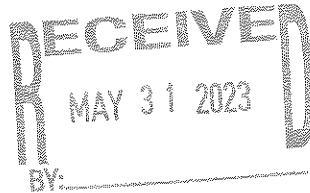
Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2023

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

Reference: Invoice No. 3226037
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. 3226037
4823-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/12/23	W. Haber	0.40	140.00	Prepare for and participate in Board meeting
04/18/23	W. Haber	0.50	175.00	Review and revise landscape RFP document and confer with Laughlin regarding same
04/21/23	K. Jusevitch	0.20	29.00	Prepare budget approval resolution and correspond with district manager
04/26/23	K. Jusevitch	0.20	29.00	Prepare supervisor term resolution and correspond with district manager
04/27/23	W. Haber	0.20	70.00	Review and revise resolution extending terms
TOTAL HOURS		2.00		

KUTAK ROCK LLP

Cordova Palms CDD

May 31, 2023

Client Matter No. 4823-1

Invoice No. 3226037

Page 2

TOTAL FOR SERVICES RENDERED

\$635.50

TOTAL CURRENT AMOUNT DUE

\$635.50

LOCALiQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	PAGE # 1 of 1
INVOICE # 0005605842	BILLING PERIOD May 1- May 31, 2023	PAYMENT DUE DATE June 20, 2023	
PREPAY (Memo info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$92.48	
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>			

00007620490000000000000056058420000924867175

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

Date	Description	Amount
5/1/23	Balance Forward	\$91.12
5/15/23	PAYMENT - THANK YOU	-\$91.12

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
5/1/23	8732572	Cordova Palms May Meeting		\$92.48

RECEIVED
JUN 13 2023
BY: _____

RECEIVED
JUN 12 2023
BY: _____

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Cordova Palms Cdd		PAYMENT DUE DATE June 20, 2023		AMOUNT PAID		
ACCOUNT NUMBER 762049		INVOICE NUMBER 0005605842				
CURRENT DUE \$92.48	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 \$92.48

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 _____

00007620490000000000000056058420000924867175

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

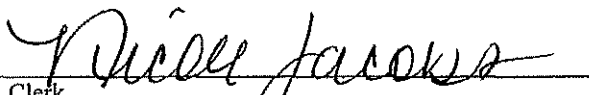

STATE OF FLORIDA, COUNTY OF ST JOHNS

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:

05/01/2023

and that the fees charged are legal.
Sworn to and subscribed before on 05/01/2023

Legal Clerk



Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost: \$92.48

Order No: 8732572

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, 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. 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
Pub: 5/1/23; #8732572

C.

Cordova Palms

Community Development District

Construction Funding Request #1

July 3, 2023

Req.#	PAYEE	Bonds SE 2022-1	Bonds SE 2022-2
30	Vallencourt Construction Co., Inc. (partial payment)		\$204,317.30
32	Vallencourt Construction Co., Inc.		\$236,037.96
62	Vallencourt Construction Co., Inc. (partial payment)	\$416,161.91	
		\$416,161.91	\$440,355.26
			<u>\$856,517.17</u>

Please make check payable to:

Cordova Palms CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

**REQUISITION
(SERIES 2022-2 PROJECT)**

**Cordova Palms CDD 2022-2 Bonds Acquisition and Construction
(Account #126173)**

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 Third 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: **30**
- (B) Name of Payee: **Vallencourt Construction Co., Inc.**
ACH & Wire Instructions:
Receiving Bank: Synovus Bank
1148 Broadway
Columbus, GA 31901
ABA Routing Number: 061100606
Beneficiary Name: Vallencourt Construction Co, Inc.
449 Center St. Green Cove Springs, FL 32043
Account Number: 1011287909
- (C) Amount Payable: **\$ 151,876.32 - to be paid by BNY Mellon from the Series 2022-2 Bonds Acquisition & Construction Account #126173**
Remaining balance of \$204,317.30 to be paid by developer funding request
- (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 1 Eastern Lots – Application 2021-39E-19RET (May 2023)**
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: **Cordova Palms CDD 2022-2 Bonds Acquisition and Construction (Account #126173)**

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 2022-2 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 2022-2 Project and each represents a Cost of the Series 2022-2 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].

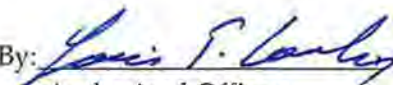
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to

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.

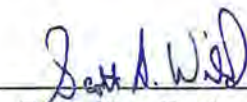
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 2022-2 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2022-2 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Third Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



_ Consulting Engineer
January 19, 2023

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

INVOICE

Date: 05/15/23

Period To: 5/15/2023

Invoice #: 021-39E-19 RET

To: Dream Finders Homes
14701 Philips Highway, Suite 300
Jacksonville, FL 32256

VCC Project #: 2021-39

Application #: L9(Eastern)RET

Attn.: Shawn Budd

Project Description: Cordova Palms Phase 1 - Eastern Lots

ORIGINAL CONTRACT AMOUNT.....		\$3,744,936.16
CHANGE ORDERS TO DATE.....	\$	(183,000.00)
REVISED CONTRACT AMOUNT.....	\$	3,561,936.16
PERCENTAGE COMPLETE.....	100.00%	
WORK COMPLETE TO DATE.....	\$	3,561,936.16
STORED MATERIALS.....	\$	-
TOTAL COMPLETED & STORED.....	\$	3,561,936.16
LESS RETAINAGE.....	\$	-
TOTAL EARNED LESS RETAINAGE.....	\$	3,561,936.16
LESS PREVIOUS BILLINGS.....	\$	3,205,742.54
CURRENT DUE.....	\$	356,193.62

Account Summary:	Sales This Period	Sales To Date
Gross:		3,561,936.16
Retainage:		356,193.62
Net:		3,205,742.54



TO: Dream Finders Homes
14701 Philips Highway, Suite 300
Jacksonville, FL. 32256

PROJECT: Cordova Palms Phase 1 - Eastern Lots

APPLICATION NO: 2021-39E-19 RET- Distribution to:
PERIOD TO: 05/15/23 [X] OWNER
[X] ENGINEER
[X] G.C.

FROM: Vallencourt Construction Company, Inc.
P.O. Box 1889
Green Cove Springs, FL 32043

GENERAL CONTRACTORS PROJECT NO:
VALLENCOURT PROJECT NO: 2021-39

CONTRACTOR'S APPLICATION FOR PAYMENT

Table with columns: CHANGE ORDER SUMMARY, ADDITIONS, DEDUCTIONS. Includes rows for Change Orders approved in previous months by Owner, Approved this Month (Number 1-5), and TOTALS.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment shown issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Christian Taylor

By: [Signature] Date: 5/15/2023

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached

Summary table with 2 columns: Description and Amount. Rows include: ORIGINAL CONTRACT SUM (\$ 3,744,936.16), Net change by Change Orders (\$ (183,000.00)), CONTRACT SUM TO DATE (\$ 3,561,936.16), TOTAL COMPLETED & STORED TO DATE (\$ 3,561,936.16), RETAINAGE (a. 10% of Completed Work, b. % of Stored Materials), TOTAL EARNED LESS RETAINAGE (\$ 3,561,936.16), LESS PREVIOUS CERTIFICATES FOR PAYMENT (\$ 3,205,742.54), CURRENT PAYMENT DUE (\$ 356,193.62), BALANCE TO FINISH, PLUS RETAINAGE.

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER: [Signature] Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Schedule of Contract Values

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where available retainage for line items may apply.

Cordova Palms Phase 1 - Eastern Lots

Dream Finders Homes

APPLICATION NUMBER: **2021-39E 19RET**

APPLICATION DATE: **05/15/23**

PERIOD TO: **05/15/23**

VCC PROJECT #: **2021-39**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			D FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Eastern									
1.	001 Mobilization and Site Prep	67000	\$ 67,000.00	\$ -		\$ 67,000.00	100%	\$ -	\$ 6,700.00
2.	004 Stormwater Pollution Prevention Plan	16115.76	\$ 16,115.76	\$ -		\$ 16,115.76	100%	\$ -	\$ 1,611.58
3.	008 Roadway Construction	582184.98	\$ 582,184.98	\$ -		\$ 582,184.98	100%	\$ -	\$ 58,218.50
4.	009 Storm Drainage System	794901.07	\$ 794,901.07	\$ -		\$ 794,901.07	100%	\$ -	\$ 79,490.11
5.	010 Roadway Underdrain	53025	\$ 53,025.00	\$ -		\$ 53,025.00	100%	\$ -	\$ 5,302.50
6.	011 COSA Potable Water System	756045.04	\$ 756,045.04	\$ -		\$ 756,045.04	100%	\$ -	\$ 75,604.50
7.	012 COSA Gravity Sewer System	712447.93	\$ 712,447.93	\$ -		\$ 712,447.93	100%	\$ -	\$ 71,244.79
8.	013 COSA Force Main System	621805.51	\$ 621,805.51	\$ -		\$ 621,805.51	100%	\$ -	\$ 62,180.55
9.	014 Irrigation Sleeves and Electrical/Telephone/CATV Conduit	20221.5	\$ 20,221.50	\$ -		\$ 20,221.50	100%	\$ -	\$ 2,022.15
10.	015 Seeding and Mulching and Sod	10038	\$ 10,038.00	\$ -		\$ 10,038.00	100%	\$ -	\$ 1,003.80
11.	016 Testing	34016.7	\$ 34,016.70	\$ -		\$ 34,016.70	100%	\$ -	\$ 3,401.67
12.	017 Paving and Drainage As-Builts	11572.37	\$ 11,572.37	\$ -		\$ 11,572.37	100%	\$ -	\$ 1,157.24
13.	018 Water/Force Main/Sewer As-builts	17487.14	\$ 17,487.14	\$ -		\$ 17,487.14	100%	\$ -	\$ 1,748.71
14.	020 Payment and Performance Bond	48075.16	\$ 48,075.16	\$ -		\$ 48,075.16	100%	\$ -	\$ 4,807.52
15.	Change Orders	\$ (183,000.00)	\$ (183,000.00)	\$ -		\$ (183,000.00)	100%	\$ -	\$ (18,300.00)
TOTAL----->		\$ 3,561,936.16	\$ 3,561,936.16	\$ -	\$ -	\$ 3,561,936.16	100.00%	\$ -	\$ 356,193.62

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

To: Dream Finders Homes
Address: Jacksonville, FL
Project Name: Cordova Palms Ph. 1
Project Location: St. Augustine

Contact: Phone:
Fax:
Bid Number:
Bid Date: 4/26/2021

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price	Qty. Installed This Month	Previous Qty.	Total Qty To-date	Billed this Month	Previously Billings	Total Complete To-date	% Complete
Eastern												
01. Mobilization And Site Preparation												
100	General Conditions	1.00	LS	\$45,000.00	\$45,000.00		1	1	-	45,000.00	45,000.00	100%
400	Surveying	1.00	LS	\$22,000.00	\$22,000.00		1	1	-	22,000.00	22,000.00	100%
Total Price for above 01. Mobilization And Site Preparation Items:					\$67,000.00				\$	\$ 67,000.00	\$ 67,000.00	100%
04. Stormwater Pollution Prevention Plan												
300	NPDES Permit Compliance	12.00	MO	\$503.06	\$6,036.72		12	12	-	6,036.72	6,036.72	100%
304	NPDES Reporting	12.00	MO	\$839.92	\$10,079.04		12	12	-	10,079.04	10,079.04	100%
Total Price for above 04. Stormwater Pollution Prevention Plan Items:					\$16,115.76				\$	\$ 16,115.76	\$ 16,115.76	100%
08. Roadway Construction												
608	Inlet Protection	34.00	EACH	\$179.98	\$6,119.32		34	34	-	6,119.32	6,119.32	100%
1116	Site Dewatering for MES Install in Ex. Pond	10.00	DY	\$2,601.28	\$26,012.80		10	10	-	26,012.80	26,012.80	100%
1118	Final Dressout And Backfill Curb	1.00	LS	\$18,977.69	\$18,977.69		1	1	-	18,977.69	18,977.69	100%
1302	Subgrade for Sidewalk	215.00	SY	\$33.54	\$7,611.10		215	215	-	7,611.10	7,611.10	100%
1304	Subsoil Stabilization	14,035.00	SY	\$7.55	\$105,964.25		14035	14035	-	105,964.25	105,964.25	100%
1402	6" Limerock (LD)	12,060.00	SY	\$12.39	\$149,423.40		12060	12060	-	149,423.40	149,423.40	100%
1502	3/4" Asphalt Pavement LD SP 9.5 (2nd Lift)	12,060.00	SY	\$5.68	\$68,500.80		12060	12060	-	68,500.80	68,500.80	100%
1503	1" Asphalt Pavement HD SP 12.5 (1st Lift)	12,060.00	SY	\$7.04	\$84,902.40		12060	12060	-	84,902.40	84,902.40	100%
1517	Prime Limerock	12,060.00	SY	\$0.60	\$7,236.00		12060	12060	-	7,236.00	7,236.00	100%
1518	Tack Coat	12,060.00	SY	\$0.60	\$7,236.00		12060	12060	-	7,236.00	7,236.00	100%
1700	Striping & Signs (Eastern)	1.00	LS	\$10,948.94	\$10,948.94		1	1	-	10,948.94	10,948.94	100%
1804	18" Miami Curb & Gutter	8,880.00	LF	\$9.34	\$82,939.20		8880	8880	-	82,939.20	82,939.20	100%
2000	Sidewalks	1,940.00	SF	\$4.28	\$8,303.20		1940	1940	-	8,303.20	8,303.20	100%
2005	A.D.A. Handicap Ramps	6.00	EACH	\$239.98	\$1,439.88		6	6	-	1,439.88	1,439.88	100%
2006	A.D.A. Mats	95.00	SF	\$36.00	\$3,420.00		95	95	-	3,420.00	3,420.00	100%
Total Price for above 08. Roadway Construction Items:					\$582,184.98				\$	\$ 582,184.98	\$ 582,184.98	100%
09. Storm Drainage System												
3003	Dewater Storm Drain	2,800.00	LF	\$19.22	\$53,816.00		2800	2800	-	53,816.00	53,816.00	100%
3013	Type "C" Inlet 6-8" Deep	1.00	EACH	\$5,668.90	\$5,668.90		1	1	-	5,668.90	5,668.90	100%
3022	Type "E" Inlet 10-12" Deep	2.00	EACH	\$10,151.93	\$20,303.86		2	2	-	20,303.86	20,303.86	100%
3023	Type "E" Inlet 12-14" Deep	1.00	EACH	\$7,691.62	\$7,691.62		1	1	-	7,691.62	7,691.62	100%
3026	Curb Inlet 0-6" Deep	7.00	EACH	\$3,327.66	\$23,293.62		7	7	-	23,293.62	23,293.62	100%
3027	Curb Inlet 6-8" Deep	2.00	EACH	\$4,412.48	\$8,824.96		2	2	-	8,824.96	8,824.96	100%
3028	Curb Inlet 8-10" Deep	12.00	EACH	\$6,080.25	\$72,963.00		12	12	-	72,963.00	72,963.00	100%
3040	Dbl. Curb Inlet 0-6" Deep	5.00	EACH	\$5,883.41	\$29,417.05		5	5	-	29,417.05	29,417.05	100%
3041	Dbl. Curb Inlet 6-8" Deep	1.00	EACH	\$8,176.65	\$8,176.65		1	1	-	8,176.65	8,176.65	100%
3042	Dbl. Curb Inlet 8-10" Deep	3.00	EACH	\$28,689.03	\$86,067.09		3	3	-	86,067.09	86,067.09	100%
3063	Storm Manhole 8-10" Deep	1.00	EACH	\$5,195.97	\$5,195.97		1	1	-	5,195.97	5,195.97	100%
3075	Storm Top Adjustments	40.00	EACH	\$460.89	\$18,435.60		40	40	-	18,435.60	18,435.60	100%
3077	Underdrain Stubs From Inlets	1,200.00	LF	\$34.89	\$41,868.00		1200	1200	-	41,868.00	41,868.00	100%
3088	36" Mitered End Section (Into Ex. Pond)	2.00	EACH	\$4,379.64	\$8,759.28		2	2	-	8,759.28	8,759.28	100%
3090	48" Mitered End Section (Into Ex. Pond)	1.00	EACH	\$8,605.79	\$8,605.79		1	1	-	8,605.79	8,605.79	100%
3184	15" RCP 0-6" Deep	182.00	LF	\$73.68	\$13,409.76		182	182	-	13,409.76	13,409.76	100%
3185	15" RCP 6-8" Deep	67.00	LF	\$78.30	\$5,246.10		67	67	-	5,246.10	5,246.10	100%

3191	18" RCP 0-6' Deep	54.00 LF	\$99.77	\$5,387.58	34	34			5,387.58	5,387.58	100%
3192	18" RCP 6-8' Deep	210.00 LF	\$64.83	\$13,614.30	210	210			13,614.30	13,614.30	100%
3199	24" RCP 6-8' Deep	32.00 LF	\$103.00	\$3,296.00	32	32			3,296.00	3,296.00	100%
3205	30" RCP 0-6' Deep	28.00 LF	\$132.82	\$3,718.96	28	28			3,718.96	3,718.96	100%
3206	30" RCP 6-8' Deep	302.00 LF	\$114.91	\$34,702.82	302	302			34,702.82	34,702.82	100%
3207	30" RCP 8-10' Deep	395.00 LF	\$122.46	\$48,371.70	395	395			48,371.70	48,371.70	100%
3213	36" RCP 6-8' Deep	290.00 LF	\$146.00	\$42,340.00	290	290			42,340.00	42,340.00	100%
3214	36" RCP 8-10' Deep	634.00 LF	\$153.12	\$97,078.08	634	634			97,078.08	97,078.08	100%
3215	36" RCP 10-12' Deep	374.00 LF	\$163.62	\$61,193.88	374	374			61,193.88	61,193.88	100%
3221	42" RCP 8-10' Deep	131.00 LF	\$188.79	\$24,731.49	131	131			24,731.49	24,731.49	100%
3222	42" RCP 10-12' Deep	143.00 LF	\$196.16	\$28,050.88	143	143			28,050.88	28,050.88	100%
3228	48" RCP 8-10' Deep	35.00 LF	\$251.25	\$8,793.75	35	35			8,793.75	8,793.75	100%
3229	48" RCP 10-12' Deep	187.00 LF	\$223.36	\$41,768.32	187	187			41,768.32	41,768.32	100%
3261	24" RCP Plug	1.00 EACH	\$959.32	\$959.32	1	1			\$959.32	\$959.32	100%
3279	Punch Out Storm Drain	3,064.00 LF	\$1.90	\$5,821.60	3064	3064			5,821.60	5,821.60	100%
3280	TV Storm Drain	3,064.00 LF	\$4.80	\$14,707.20	3064	3064			14,707.20	14,707.20	100%
Total Price for above 09. Storm Drainage System Items:				\$794,901.07					\$ 794,901.07	\$ 794,901.07	100%

10. Roadway Underdrain

3263	Roadway Underdrain (Basis of Bid)	1,500.00 LF	\$35.35	\$53,025.00	1500	1500			53,025.00	53,025.00	100%
Total Price for above 10. Roadway Underdrain Items:				\$53,025.00					\$ 53,025.00	\$ 53,025.00	100%

11. City Of St. Augustine Water Distribution System

7011	16" DR18 PVC Water Main	1,860.00 LF	\$98.14	\$182,540.40	1860	1860			182,540.40	182,540.40	100%
7014	8" DR18 PVC Water Main	2,525.00 LF	\$30.77	\$77,694.25	2525	2525			77,694.25	77,694.25	100%
7015	6" DR18 PVC Water Main	100.00 LF	\$20.70	\$2,070.00	100	100			2,070.00	2,070.00	100%
7016	4" DR18 PVC Water Main	445.00 LF	\$13.28	\$5,909.60	445	445			5,909.60	5,909.60	100%
7020	16" Joint Restraints	51.00 EACH	\$606.67	\$30,940.17	51	51			\$30,940.17	\$30,940.17	100%
7021	12" Joint Restraints	6.00 EACH	\$329.16	\$1,974.96	6	6			\$1,974.96	\$1,974.96	100%
7023	8" Joint Restraints	50.00 EACH	\$198.16	\$9,908.00	50	50			\$9,908.00	\$9,908.00	100%
7025	4" Joint Restraints	3.00 EACH	\$124.24	\$372.72	3	3			\$372.72	\$372.72	100%
7088.05	16" Sleeve	1.00 EACH	\$1,523.29	\$1,523.29	1	1			\$1,523.29	\$1,523.29	100%
7094.05	16" Gate Valve	5.00 EACH	\$8,281.26	\$41,406.30	5	5			\$41,406.30	\$41,406.30	100%
7097	8" Gate Valve	10.00 EACH	\$2,041.04	\$20,410.40	10	10			\$20,410.40	\$20,410.40	100%
7098	6" Gate Valve	10.00 EACH	\$1,346.51	\$13,465.10	10	10			\$13,465.10	\$13,465.10	100%
7101	Sample Point	4.00 EACH	\$619.91	\$2,479.64	4	4			\$2,479.64	\$2,479.64	100%
7102	Locate Wire Box	10.00 EACH	\$386.76	\$3,867.60	10	10			\$3,867.60	\$3,867.60	100%
7104	Valve Box Installation	25.00 EACH	\$190.32	\$4,758.00	25	25			\$4,758.00	\$4,758.00	100%
7105	Flushing Hydrant	2.00 EACH	\$1,424.57	\$2,849.14	2	2			\$2,849.14	\$2,849.14	100%
7106	Fire Hydrant	10.00 EACH	\$3,763.93	\$37,639.30	10	10			\$37,639.30	\$37,639.30	100%
7108.05	16 x 16" Tee	2.00 EACH	\$2,629.43	\$5,258.86	2	2			\$5,258.86	\$5,258.86	100%
7111	16 x 8" Tee	1.00 EACH	\$1,820.01	\$1,820.01	1	1			\$1,820.01	\$1,820.01	100%
7112	16 x 6" Tee	3.00 EACH	\$1,728.89	\$5,186.67	3	3			\$5,186.67	\$5,186.67	100%
7132	8 x 8" Tee	3.00 EACH	\$745.69	\$2,237.07	3	3			\$2,237.07	\$2,237.07	100%
7133	8 x 6" Tee	7.00 EACH	\$630.41	\$4,412.87	7	7			\$4,412.87	\$4,412.87	100%
7154	6" 90 Bend	10.00 EACH	\$372.58	\$3,725.80	10	10			\$3,725.80	\$3,725.80	100%
7156	16" 45 Bend	5.00 EACH	\$1,476.54	\$7,382.70	5	5			\$7,382.70	\$7,382.70	100%
7159	8" 45 Bend	6.00 EACH	\$472.45	\$2,834.70	6	6			\$2,834.70	\$2,834.70	100%
7161	4" 45 Bend	3.00 EACH	\$286.09	\$858.27	3	3			\$858.27	\$858.27	100%
7162	16" 22.5 Bend	8.00 EACH	\$1,457.07	\$11,656.56	8	8			\$11,656.56	\$11,656.56	100%
7165	8" 22.5 Bend	5.00 EACH	\$469.66	\$2,348.30	5	5			\$2,348.30	\$2,348.30	100%
7167	4" 22.5 Bend	5.00 EACH	\$283.30	\$1,416.50	5	5			\$1,416.50	\$1,416.50	100%
7168	16" 11.25 Bend	1.00 EACH	\$1,483.79	\$1,483.79	1	1			\$1,483.79	\$1,483.79	100%
7171	8" 11.25 Bend	8.00 EACH	\$459.10	\$3,672.80	8	8			\$3,672.80	\$3,672.80	100%
7173	4" 11.25 Bend	3.00 EACH	\$281.64	\$844.92	3	3			\$844.92	\$844.92	100%
7176	16x8" Reducer	2.00 EACH	\$1,040.00	\$2,080.00	2	2			\$2,080.00	\$2,080.00	100%
7188	8x4" Reducer	1.00 EACH	\$345.71	\$345.71	1	1			\$345.71	\$345.71	100%
7194	8" Cap	1.00 EACH	\$262.78	\$262.78	1	1			\$262.78	\$262.78	100%
7196	4" Cap	1.00 EACH	\$173.99	\$173.99	1	1			\$173.99	\$173.99	100%
7238	1" Single Water Service	150.00 EACH	\$1,509.81	\$226,471.50	150	150			\$226,471.50	\$226,471.50	100%
7243	Water Service to Lift Station	1.00 EACH	\$3,562.77	\$3,562.77	1	1			\$3,562.77	\$3,562.77	100%
7246	Punch Out for Water Main	4,930.00 LF	\$2.11	\$10,402.30	4930	4930			10,402.30	10,402.30	100%
7248	Flushing & BT's for Water Main	4,930.00 LF	\$0.95	\$4,683.50	4930	4930			4,683.50	4,683.50	100%
7249	Locate Wire Test For Water Main	4,930.00 LF	\$0.55	\$2,711.50	4930	4930			2,711.50	2,711.50	100%
7250	Pressure Test for Water Main	4,930.00 LF	\$2.11	\$10,402.30	4930	4930			10,402.30	10,402.30	100%
Total Price for above 11. City Of St. Augustine Water Distribution System Items:				\$756,045.04					\$ 756,045.04	\$ 756,045.04	100%

12. City Of St. Augustine Gravity Sanitary Sewer System

4003	Dewater Gravity Sewer	3,705.00 LF	\$20.00	\$74,100.00	3705	3705			74,100.00	74,100.00	100%
4004	Drop Bowl Assembly	4.00 EACH	\$858.01	\$3,432.04	4	4			\$3,432.04	\$3,432.04	100%
4014	Type A Manhole 0-6' Deep	6.00 EACH	\$5,421.50	\$32,529.00	6	6			\$32,529.00	\$32,529.00	100%

4015	Type A Manhole 6-8' deep	7.00 EACH	\$6,967.76	\$48,774.32	1	1			98,774.32	98,774.32	100%
4016	Type A Manhole 8-10' deep	1.00 EACH	\$9,136.76	\$9,136.76	1	1			9,136.76	9,136.76	100%
4017	Type A Manhole 10-12' deep	4.00 EACH	\$10,513.79	\$42,055.16	4	4			42,055.16	42,055.16	100%
4018	Type A Manhole 12-14' deep	2.00 EACH	\$11,825.37	\$23,650.74	2	2			23,650.74	23,650.74	100%
4037	Drop Manhole 10-12' deep	2.00 EACH	\$11,012.42	\$22,024.84	2	2			22,024.84	22,024.84	100%
4038	Drop Manhole 12-14' deep	2.00 EACH	\$12,161.04	\$24,322.08	2	2			24,322.08	24,322.08	100%
4058	Fiberglass Lined Manhole 14-16' deep	1.00 EACH	\$5,507.65	\$5,507.65	1	1			5,507.65	5,507.65	100%
4068	Manhole Top Out	25.00 EACH	\$281.67	\$7,041.75	25	25			7,041.75	7,041.75	100%
4069	Pour Inverts	25.00 EACH	\$257.97	\$6,449.25	25	25			6,449.25	6,449.25	100%
4094	12" SDR 26 Sewer Main 10-12' Deep	759.00 LF	\$60.23	\$45,714.57	759	759			45,714.57	45,714.57	100%
4095	12" SDR 26 Sewer Main 12-14' Deep	986.00 LF	\$68.07	\$67,117.02	986	986			67,117.02	67,117.02	100%
4111	8" SDR 26 Sewer Main 0-6' Deep	1,057.00 LF	\$30.40	\$32,132.80	1057	1057			32,132.80	32,132.80	100%
4112	8" SDR 26 Sewer Main 6-8' Deep	1,297.00 LF	\$32.56	\$42,230.32	1297	1297			42,230.32	42,230.32	100%
4113	8" SDR 26 Sewer Main 8-10' Deep	364.00 LF	\$35.26	\$12,834.64	364	364			12,834.64	12,834.64	100%
4114	8" SDR 26 Sewer Main 10-12' Deep	130.00 LF	\$43.35	\$5,635.50	130	130			5,635.50	5,635.50	100%
4115	8" SDR 26 Sewer Main 12-14' Deep	169.00 LF	\$49.82	\$8,419.58	169	169			8,419.58	8,419.58	100%
4130	4" PVC Sewer Main	25.00 LF	\$22.49	\$562.25	25	25			562.25	562.25	100%
4144	Punch Out Sewer	4,787.00 LF	\$1.98	\$9,478.26	4787	4787			9,478.26	9,478.26	100%
4145	Sewer Services	150.00 EACH	\$1,032.22	\$154,833.00	150	150			154,833.00	154,833.00	100%
4146	TV Test Sewer Main	4,787.00 LF	\$7.20	\$34,466.40	4787	4787			34,466.40	34,466.40	100%
Total Price for above 12. City Of St. Augustine Gravity Sanitary Sewer System Items:				\$712,447.93					\$ 712,447.93	\$ 712,447.93	100%

13. City Of St. Augustine Force Main System

5001	Telemetry Fee For COSA	1.00 LS	\$19,498.11	\$19,498.11	1	1			19,498.11	19,498.11	100%
5003	Dewater Lift Station	1.00 LS	\$29,364.03	\$29,364.03	1	1			29,364.03	29,364.03	100%
5016	Lift Station 20-22" W/Pony Pump Heavy Lift 20 Tons	1.00 EACH	\$527,708.45	\$527,708.45	1	1			527,708.45	527,708.45	100%
6014	8" PVC DR 18 Force Main	260.00 LF	\$33.20	\$8,632.00	260	260			8,632.00	8,632.00	100%
6023	8" Joint Restraints	5.00 EACH	\$198.16	\$990.80	5	5			990.80	990.80	100%
6068	8" Sleeve	1.00 EACH	\$1,020.09	\$1,020.09	1	1			1,020.09	1,020.09	100%
6071	Air Release Valve Ass.	1.00 EACH	\$8,615.31	\$8,615.31	1	1			8,615.31	8,615.31	100%
6072	Air Release Manhole	1.00 EACH	\$6,798.83	\$6,798.83	1	1			6,798.83	6,798.83	100%
6076	8" Check Valve	1.00 EACH	\$2,388.71	\$2,388.71	1	1			2,388.71	2,388.71	100%
6076	8" Plug Valve	3.00 EACH	\$2,388.71	\$7,166.13	3	3			7,166.13	7,166.13	100%
6080	Valve Box Installation	4.00 EACH	\$190.32	\$761.28	4	4			761.28	761.28	100%
6113	8" 90 Bend	5.00 EACH	\$828.65	\$4,143.25	5	5			4,143.25	4,143.25	100%
6119	8" 45 Bend	2.00 EACH	\$784.68	\$1,569.36	2	2			1,569.36	1,569.36	100%
6125	8" 22.5 Bend	2.00 EACH	\$781.90	\$1,563.80	2	2			1,563.80	1,563.80	100%
6181	Locate Wire Box	1.00 EACH	\$386.76	\$386.76	1	1			386.76	386.76	100%
6183	Punch Out Force Main	260.00 LF	\$1.90	\$494.00	260	260			494.00	494.00	100%
6185	Locate Wire Test for Force Main	260.00 LF	\$0.60	\$156.00	260	260			156.00	156.00	100%
6186	Pressure Test for Force Main	260.00 LF	\$2.11	\$548.60	260	260			548.60	548.60	100%
Total Price for above 13. City Of St. Augustine Force Main System Items:				\$621,805.51					\$ 621,805.51	\$ 621,805.51	100%

14. Irrigation Sleeves And Electrical/Telephone/CATV Conduit

11001.02	SCH 40 PVC Sleeves, 2.5"	300.00 LF	\$10.00	\$3,000.00	300	300			3,000.00	3,000.00	100%
11001.03	SCH 40 PVC Sleeves, 3"	300.00 LF	\$15.63	\$4,689.00	300	300			4,689.00	4,689.00	100%
11001.04	SCH 40 PVC Sleeves, 4"	250.00 LF	\$19.23	\$4,807.50	250	250			4,807.50	4,807.50	100%
11001.06	SCH 40 PVC Sleeves, 6"	250.00 LF	\$30.90	\$7,725.00	250	250			7,725.00	7,725.00	100%
Total Price for above 14. Irrigation Sleeves And Electrical/Telephone/CATV Conduit Items:				\$20,221.50					\$ 20,221.50	\$ 20,221.50	100%

15. Seeding And Mulching And Sod

1205	Right of Way Sod	1,300.00 SY	\$2.70	\$3,510.00	1300	1300			3,510.00	3,510.00	100%
1206	Right of Way Seed and Mulch	13,600.00 SY	\$0.48	\$6,528.00	13600	13600			6,528.00	6,528.00	100%
Total Price for above 15. Seeding And Mulching And Sod Items:				\$10,038.00					\$ 10,038.00	\$ 10,038.00	100%

16. Testing

1110	Earthwork Density Testing (Eastern)	1.00 LS	\$34,016.70	\$34,016.70	1	1			34,016.70	34,016.70	100%
Total Price for above 16. Testing Items:				\$34,016.70					\$ 34,016.70	\$ 34,016.70	100%

17. Paving And Drainage As-Builts

500	Paving and Drainage As Builts	1.00 LS	\$11,572.37	\$11,572.37	1	1			11,572.37	11,572.37	100%
Total Price for above 17. Paving And Drainage As-Builts Items:				\$11,572.37					\$ 11,572.37	\$ 11,572.37	100%

18. Water Forcemain And Sewer As-Builts

500	Water, Forcemain, Lift Station, and Sewer As Builts	1.00 LS	\$17,487.14	\$17,487.14	1	1			17,487.14	17,487.14	100%
Total Price for above 18. Water Forcemain And Sewer As-Builts Items:				\$17,487.14					\$ 17,487.14	\$ 17,487.14	100%

20. Payment And Performance Bond

201	Payment & Performance Bonds	1.00 LS	\$48,075.16	\$48,075.16	1	1	\$	48,075.16	\$ 48,075.16	100%
Total Price for above 20. Payment And Performance Bond Items:			\$48,075.16				\$	48,075.16	\$ 48,075.16	100%

Total Price for above Eastern Items: \$3,744,936.16

21. Change Orders

201	Testing	-1 LS	\$34,016.70	\$ (34,016.70)	-1	-1	\$	(34,016.70)	\$ (34,016.70)	100%
	Irrigation/Electrical/Telephone Sleeves	(1.00) LS	\$20,221.50	\$ (20,221.50)	-1	-1	\$	(20,221.50)	\$ (20,221.50)	100%
	Roadway Underdrain	(1,500.00) LF	\$ 35.35	\$ (53,025.00)	-1500	-1500	\$	(53,025.00)	\$ (53,025.00)	100%
	Tack Coat	(12,060.00) SY	\$ 0.60	\$ (7,236.00)	-12060	-12060	\$	(7,236.00)	\$ (7,236.00)	100%
	3/4" Second Lift	(12,060.00) SY	\$ 5.68	\$ (68,500.80)	-12060	-12060	\$	(68,500.80)	\$ (68,500.80)	100%
			\$ (183,000.00)				\$	(183,000.00)	\$ (183,000.00)	

Total Bid Price: \$3,744,936.16

Notes:

- The above price excludes Landscaping & Irrigation
- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control.

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

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ACCEPTED:

The above prices, specifications and conditions are satisfactory

and hereby accepted.

Buyer:

Signature:

Date of Acceptance:

CONFIRMED:

Vallencourt Construction Company, Inc.

Authorized Signature:

Estima Harley Moreland
(904) 291-9330 harleym@vallencourt.com

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**WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT**


The undersigned lienor, upon payment from the lienee, of the sum of \$ 356,193.62, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through May 15, 2023 on the job of Dream Finders Homes to the following described property:

Project: Cordova Palms Phase 1 - Eastern Lots
Invoice#: 2021-39E 19RET

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated on: May 15, 2023

Lienor's Name: Vallencourt Construction Co., Inc.
Address: P.O. Box 1889
Green Cove Springs, FL 32043
Phone: 904-291-9330

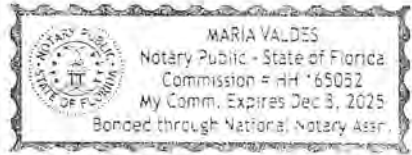
By: 
Printed Name: Christian Taylor
Title: Project Manager

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 15th day of May 2023 by **Christian Taylor of Vallencourt Construction Co., Inc.**, a Florida corporation, on behalf of the corporation.

Personally known X or Produced Identification _____ Type of Identification _____


Notary Public



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

REQUISITION
(2022-2 Bonds Acquisition and Construction-Account #126173)

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 Third 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: **32**

- (B) Name of Payee:

Vallencourt Construction Co., Inc.
ACH & Wire Instructions:
Receiving Bank: Synovus Bank
1148 Broadway
Columbus, GA 31901
ABA Routing Number: 061100606
Beneficiary Name: Vallencourt Construction Co, Inc.
449 Center St. Green Cove Springs, FL 32043
Account Number: 1011287909

- (C) Amount Payable: **\$ 236,037.96 (Amount to be paid by developer funding request)**

- (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 – Application for Payment 13 (June 2023)**

- (E) Fund or Account and subaccount, if any, from which disbursement to be made:
2022-2 Bonds Acquisition and Construction-Account #126173)

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 2022-2 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 2022-2 Project and each represents a Cost of the Series 2022-2 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 2022-2 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2022-2 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Third Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

June 22, 2023

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

INVOICE

Date: 06/01/2023

Period To: 06/30/2023

To: Cordova Palms Community Development District
14701 Philips Highway, #suite 300
Jacksonville, FL 32256

VCC Project #: 202232

Project #: Cordova Palms Phase 2

Cordova Palms Community ... Subcontract #: 202232

Application #: 13

Attn.:

**Project Description: Cordova Palms Phase 2
U.S. Highway 1
Saint Johns, FL**

Clearing (Spine) ORIGINAL CONTRACT AMOUNT.....	\$	6,757,714.28
CHANGE ORDERS TO DATE.....	\$	3,082.85
REVISED CONTRACT AMOUNT.....	\$	6,760,797.13
PERCENTAGE COMPLETE.....	.80.14%	
WORK COMPLETE TO DATE.....	\$	5,418,239.57
STORED MATERIALS.....	\$	0.00
TOTAL COMPLETED & STORED.....	\$	5,418,239.57
LESS RETAINAGE.....	\$	285,848.71
TOTAL EARNED LESS RETAINAGE.....	\$	5,132,390.86
LESS PREVIOUS BILLINGS.....	\$	4,896,352.90
CURRENT DUE.....	\$	236,037.96

Account Summary:	Sales	Sales
	This Period	To Date
Gross:	248,460.96	5,418,239.57
Retainage:	12,423.00	285,848.71
Net:	236,037.96	5,132,390.86



TO: Cordova Palms Community Development District
14701 Philips Highway, #suite 300
Jacksonville, FL 32256

PROJECT: Cordova Palms Phase 2

APPLICATION NO: 13

PERIOD TO: 06/30/2023

Distribution to:
 OWNER
 ENGINEER
 CONTRACTOR

FROM: Vallencourt Construction Co. Inc.
449 Center Street
Green Cove Springs, FL 32043

CONTRACTOR'S
PROJECT NO: 202232

CONTRACT DATE: 11/09/2022

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$3,082.85	\$0.00
Approved this Month			
Number	Date Approved		
TOTALS		\$0.00	\$0.00
Net change by Change Orders		\$3,082.85	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment shown issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Vallencourt Construction Co. Inc. Christian Taylor, Project Manager

By: Christian Taylor Date: 06/19/2023

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached	
1. ORIGINAL CONTRACT SUM.....	\$ 6,757,714.28
2. Net change by Change Orders.....	\$ 3,082.85
3. CONTRACT SUM TO DATE (Line 1 +- 2).....	\$ 6,760,797.13
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 5,418,239.57
(Column G on G703)	
5. RETAINAGE:	
a. 5.28 % of Completed Work	\$ 285,848.71
(Column D + E on G703)	
b. 0.00 % of Stored Materials	\$ 0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column 1 of G703).....	\$ 285,848.71
6. TOTAL EARNED LESS RETAINAGE:.....	\$ 5,132,390.86
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate).....	\$ 4,896,352.90
8. CURRENT PAYMENT DUE.....	\$ 236,037.96
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 1,628,406.27
(Line 3 less Line 6)	

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED..... \$ 236,037.96

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER:

By: Scott A. Wald Date: June 22, 2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where available retainage for line items may apply.

**Cordova Palms Community Development District
Cordova Palms Phase 2**

Saint Johns, FL

APPLICATION NUMBER:

APPLICATION DATE:

PERIOD TO:

VCC PROJECT #:

13

06/19/2023

06/30/2023

202232

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	001 General Conditions	\$11,822.02	\$7,832.49	\$1,477.33	\$0.00	\$9,309.82	78.75%	\$2,512.20	\$463.25
2	002 Bonds & Insurance	\$6,725.92	\$6,725.92	\$0.00	\$0.00	\$6,725.92	100.00%	\$0.00	\$336.30
3	003 NPDES Permit Compliance	\$7,998.25	\$7,623.25	\$125.00	\$0.00	\$7,748.25	96.87%	\$250.00	\$387.29
4	004 Surveying	\$13,062.16	\$6,792.33	\$3,265.54	\$0.00	\$10,057.87	77.00%	\$3,004.29	\$502.50
5	005 As Builts	\$12,995.18	\$0.00	\$3,248.80	\$0.00	\$3,248.80	25.00%	\$9,746.38	\$162.00
6	007 Maintenance Of Traffic	\$4,500.62	\$2,475.34	\$675.09	\$0.00	\$3,150.43	70.00%	\$1,350.19	\$158.00
7	008 Demolition	\$270.20	\$0.00	\$270.20	\$0.00	\$270.20	100.00%	\$0.00	\$14.00
8	011 Earthwork	\$15,852.00	\$3,858.84	\$0.00	\$0.00	\$3,858.84	24.34%	\$11,993.16	\$193.00
9	012 Grassing	\$634.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$634.50	\$0.00
10	013 Subsoil Stabilization	\$31,605.60	\$31,605.60	\$0.00	\$0.00	\$31,605.60	100.00%	\$0.00	\$1,581.00
11	014 Base	\$52,510.40	\$45,814.40	\$0.00	\$0.00	\$45,814.40	87.25%	\$6,696.00	\$2,291.00
12	015 Asphalt Paving	\$53,263.40	\$43,651.40	\$0.00	\$0.00	\$43,651.40	81.95%	\$9,612.00	\$2,183.00
13	017 Striping & Signs	\$6,250.86	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,250.86	\$0.00
14	018 Curbs	\$18,076.50	\$18,076.50	\$0.00	\$0.00	\$18,076.50	100.00%	\$0.00	\$904.00
15	020 Sidewalks	\$7,512.30	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,512.30	\$0.00
16	030 Storm Drain	\$83,945.68	\$41,840.96	\$0.00	\$0.00	\$41,840.96	49.84%	\$42,104.72	\$2,092.00
17	060 Force Main	\$73,370.37	\$70,658.37	\$0.00	\$0.00	\$70,658.37	96.30%	\$2,712.00	\$3,639.99
18	070 Potable Water Main	\$102,032.74	\$98,343.74	\$0.00	\$0.00	\$98,343.74	96.38%	\$3,689.00	\$5,654.16
19	100 Electric	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,000.00	\$0.00
20	110 Irrigation	\$33,745.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$33,745.00	\$0.00
1	001 General Conditions	\$91,299.51	\$57,518.70	\$9,129.95	\$0.00	\$66,648.65	73.00%	\$24,650.86	\$3,331.79
2	002 Bonds & Insurance	\$92,512.68	\$92,512.68	\$0.00	\$0.00	\$92,512.68	100.00%	\$0.00	\$4,625.63
3	003 NPDES Permit Compliance	\$30,059.40	\$25,760.70	\$2,373.70	\$0.00	\$28,134.40	93.60%	\$1,925.00	\$1,411.24
4	004 Surveying	\$68,325.14	\$30,063.06	\$0.00	\$0.00	\$30,063.06	44.00%	\$38,262.08	\$1,503.30
5	005 As Builts	\$54,258.20	\$8,138.73	\$8,138.73	\$0.00	\$16,277.46	30.00%	\$37,980.74	\$814.00
6	011 Earthwork	\$55,210.78	\$0.00	\$3,858.84	\$0.00	\$3,858.84	6.99%	\$51,351.94	\$193.00
7	012 Grassing	\$6,896.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,896.00	\$0.00
8	013 Subsoil Stabilization	\$177,658.10	\$174,677.25	\$0.00	\$0.00	\$174,677.25	98.32%	\$2,980.85	\$8,735.00
9	014 Base	\$248,293.55	\$176,796.00	\$65,725.55	\$0.00	\$242,521.55	97.68%	\$5,772.00	\$12,126.00
10	015 Asphalt Paving	\$219,410.15	\$80,219.00	\$3,222.45	\$0.00	\$83,441.45	38.03%	\$135,968.70	\$4,171.00
11	017 Striping & Signs	\$16,877.31	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,877.31	\$0.00
12	018 Curbs	\$105,156.28	\$105,156.28	\$0.00	\$0.00	\$105,156.28	100.00%	\$0.00	\$5,258.00
13	020 Sidewalks	\$24,846.83	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,846.83	\$0.00
14	030 Storm Drain	\$2,132,986.16	\$1,937,929.11	\$0.00	\$0.00	\$1,937,929.11	90.85%	\$195,057.05	\$103,509.11
15	040 Sanitary Sewer	\$956,100.15	\$916,456.21	\$29,312.30	\$0.00	\$945,768.51	98.92%	\$10,331.64	\$49,019.78

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where available retainage for line items may apply.

**Cordova Palms Community Development District
Cordova Palms Phase 2**

Saint Johns, FL

APPLICATION NUMBER: **13**
 APPLICATION DATE: **06/19/2023**
 PERIOD TO: **06/30/2023**
 VCC PROJECT #: **202232**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			D FROM PREVIOUS APPLICATION (D+E)	E THIS PERIOD					
16	050 Lift Station	\$574,900.02	\$142,893.75	\$51,461.38	\$0.00	\$194,355.13	33.81%	\$380,544.89	\$9,718.17
17	060 Force Main	\$115,108.35	\$104,572.35	\$0.00	\$0.00	\$104,572.35	90.85%	\$10,536.00	\$5,617.43
18	070 Potable Water Main	\$1,094,380.97	\$928,702.80	\$66,176.10	\$0.00	\$994,878.90	90.91%	\$99,502.07	\$55,099.77
19	100 Electric	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$75,000.00	\$0.00
20	110 Irrigation	\$32,261.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$32,261.00	\$0.00
ORIGINAL CONTRACT TOTALS		\$6,757,714.28	\$5,166,695.76	\$248,460.96	\$0.00	\$5,415,156.72	80.13%	\$1,342,557.56	\$285,694.71
CHANGE ORDERS									
17	060 Force Main	\$3,082.85	\$3,082.85	\$0.00	\$0.00	\$3,082.85	100.00%	\$0.00	\$154.00
		\$3,082.85	\$3,082.85	\$0.00	\$0.00	\$3,082.85	100.00%	\$0.00	\$154.00
TOTAL----->		\$6,760,797.13	\$5,169,778.61	\$248,460.96	\$0.00	\$5,418,239.57	80.14%	\$1,342,557.56	\$285,848.71



Exhibit "A"
Cordova Palms Phase 2
Schedule of Values

Item #	Description	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	Total Installed This Period	10% Net retainage on Total Installed This Period	Total Installed To Date	Project Total	% Comp.
001 General Conditions												
100	General Conditions	1.00	LS	\$7,390.91	0.73	0.05	0.78	\$369.55	\$18.00	\$5,764.92	\$7,390.91	78.00%
104.01	Construction Entrance	1.00	EACH	\$4,431.11	0.55	0.25	0.80	\$1,107.78	\$55.00	\$3,544.90	\$4,431.11	80.00%
001 General Conditions Totals								\$1,477.33	\$73.00	\$9,309.82	\$11,822.02	78.75%
002 Bonds & Insurance												
201	Payment & Performance Bonds	1.00	LS	\$6,725.92	1.00	0.00	1.00	\$0.00	\$0.00	\$6,725.92	\$6,725.92	100.00%
002 Bonds & Insurance Totals								\$0.00	\$0.00	\$6,725.92	\$6,725.92	100.00%
003 NPDES Permit Compliance												
300	NPDES Permit Compliance	3.00	MO	\$870.08	3.00	0.00	3.00	\$0.00	\$0.00	\$2,610.24	\$2,610.24	100.00%
303	Maintain Silt Fence	1310.00	LF	\$1.25	1010.00	100.00	1110.00	\$125.00	\$6.00	\$1,387.50	\$1,637.50	84.73%
304	NPDES Reporting	3.00	MO	\$1,250.17	3.00	0.00	3.00	\$0.00	\$0.00	\$3,750.51	\$3,750.51	100.00%
003 NPDES Permit Compliance Totals								\$125.00	\$6.00	\$7,748.25	\$7,998.25	96.87%
004 Surveying												
400	Surveying	1.00	LS	\$13,062.16	0.52	0.25	0.77	\$3,265.54	\$163.00	\$10,057.87	\$13,062.16	77.00%
004 Surveying Totals								\$3,265.54	\$163.00	\$10,057.87	\$13,062.16	77.00%
005 As Builts												
500	Paving and Drainage As Builts	1.00	LS	\$5,157.88	0.00	0.25	0.25	\$1,289.47	\$64.00	\$1,289.47	\$5,157.88	25.00%
500	Forcemain, Lift Station, And Sewer As-	1.00	LS	\$7,837.30	0.00	0.25	0.25	\$1,959.33	\$98.00	\$1,959.33	\$7,837.30	25.00%
005 As Builts Totals								\$3,248.80	\$162.00	\$3,248.80	\$12,995.18	25.00%
007 Maintenance Of Traffic												
700	Maintenance of Traffic (Basic Signs)	1.00	LS	\$4,500.62	0.55	0.15	0.70	\$675.09	\$34.00	\$3,150.43	\$4,500.62	70.00%
007 Maintenance Of Traffic Totals								\$675.09	\$34.00	\$3,150.43	\$4,500.62	70.00%
008 Demolition												
819	Sawcut Ex. Asphalt	35.00	LF	\$7.72	0.00	35.00	35.00	\$270.20	\$14.00	\$270.20	\$270.20	100.00%
008 Demolition Totals								\$270.20	\$14.00	\$270.20	\$270.20	100.00%
011 Earthwork												
1110	Earthwork Density Testing	1.00	LS	\$4,375.60	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$4,375.60	0.00%
1118	Final Dressout ROW	5873.00	SY	\$0.64	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$3,758.72	0.00%
1119	Dress Behind Electric Contractor	1.00	LS	\$7,717.68	0.50	0.00	0.50	\$0.00	\$0.00	\$3,858.84	\$7,717.68	50.00%
011 Earthwork Totals								\$0.00	\$0.00	\$3,858.84	\$15,852.00	24.34%
012 Grassing												
1202	Site Seed and Mulch	145.00	SY	\$0.50	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$72.50	0.00%
1205	Right of Way Sod	200.00	SY	\$2.81	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$562.00	0.00%
012 Grassing Totals								\$0.00	\$0.00	\$0.00	\$634.50	0.00%
013 Subsoil Stabilization												
1302	Subgrade for Sidewalk	170.00	SY	\$3.69	170.00	0.00	170.00	\$0.00	\$0.00	\$627.30	\$627.30	100.00%
1304	Subsoil Stabilization	2360.00	SY	\$10.23	2360.00	0.00	2360.00	\$0.00	\$0.00	\$24,142.80	\$24,142.80	100.00%
1304	Subsoil Stabilization for MUP	450.00	SY	\$15.19	450.00	0.00	450.00	\$0.00	\$0.00	\$6,835.50	\$6,835.50	100.00%
013 Subsoil Stabilization Totals								\$0.00	\$0.00	\$31,605.60	\$31,605.60	100.00%
014 Base												
1401	4" Limerock (MUP)	450.00	SY	\$14.88	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$6,696.00	0.00%
1403	8" Limerock (HD)	2060.00	SY	\$22.24	2060.00	0.00	2060.00	\$0.00	\$0.00	\$45,814.40	\$45,814.40	100.00%
014 Base Totals								\$0.00	\$0.00	\$45,814.40	\$52,510.40	87.25%
015 Asphalt Paving												
1503	1" Asphalt Pavement HD SP 9.5 (2nd Lift)	2060.00	SY	\$8.57	2060.00	0.00	2060.00	\$0.00	\$0.00	\$17,654.20	\$17,654.20	100.00%

1505	1 1/2" Asphalt Pavement for MUP (1 Lift)	450.00	SY	\$20.73	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$9,328.50	0.00%
1505	1/2" Asphalt Pavement HD SP 12.5 (1st L	2060.00	SY	\$11.36	2060.00	0.00	2060.00	\$0.00	\$0.00	\$23,401.60	\$23,401.60	100.00%
1517	Prime Limerock	2510.00	SY	\$0.63	2060.00	0.00	2060.00	\$0.00	\$0.00	\$1,297.80	\$1,581.30	82.07%
1518	Tack Coat	2060.00	SY	\$0.63	2060.00	0.00	2060.00	\$0.00	\$0.00	\$1,297.80	\$1,297.80	100.00%
015 Asphalt Paving Totals								\$0.00	\$0.00	\$43,651.40	\$53,263.40	81.95%
017 Striping & Signs												
1700	Striping & Signs (Collector Road)	1.00	LS	\$6,250.86	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$6,250.86	0.00%
017 Striping & Signs Totals								\$0.00	\$0.00	\$0.00	\$6,250.86	0.00%
018 Curbs												
1805	18" City Std. Curb & Gutter	1350.00	LF	\$13.39	1350.00	0.00	1350.00	\$0.00	\$0.00	\$18,076.50	\$18,076.50	100.00%
018 Curbs Totals								\$0.00	\$0.00	\$18,076.50	\$18,076.50	100.00%
020 Sidewalks												
2000	Sidewalks	1530.00	SF	\$4.91	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$7,512.30	0.00%
020 Sidewalks Totals								\$0.00	\$0.00	\$0.00	\$7,512.30	0.00%
030 Storm Drain												
3096	24"x38" Mitered End Section	4.00	EACH	\$3,076.55	4.00	0.00	4.00	\$0.00	\$0.00	\$12,306.20	\$12,306.20	100.00%
3249	x38" ERCP 0-6' Deep (w/12 CY of Flow	164.00	LF	\$180.09	164.00	0.00	164.00	\$0.00	\$0.00	\$29,534.76	\$29,534.76	100.00%
3263	Roadway Underdrain (Basis of Bid)	1000.00	LF	\$40.96	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$40,960.00	0.00%
3279	Punch Out Storm Drain	164.00	LF	\$1.98	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$324.72	0.00%
3280	TV Storm Drain	164.00	LF	\$5.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$820.00	0.00%
030 Storm Drain Totals								\$0.00	\$0.00	\$41,840.96	\$83,945.68	49.84%
060 Force Main												
6015	6" PVC DR 18 Force Main	5.00	LF	\$35.05	5.00	0.00	5.00	\$0.00	\$0.00	\$175.25	\$175.25	100.00%
6016	4" PVC DR 18 Force Main	560.00	LF	\$22.11	560.00	0.00	560.00	\$0.00	\$0.00	\$12,381.60	\$12,381.60	100.00%
6025	4" Joint Restraints	12.00	EACH	\$148.00	12.00	0.00	12.00	\$0.00	\$0.00	\$1,776.00	\$1,776.00	100.00%
6069	6" Sleeve	1.00	EACH	\$1,104.19	1.00	0.00	1.00	\$0.00	\$0.00	\$1,104.19	\$1,104.19	100.00%
6071	Air Release Valve Ass.	2.00	EACH	\$4,885.79	2.00	0.00	2.00	\$0.00	\$0.00	\$9,771.58	\$9,771.58	100.00%
6072	Air Release Manhole	2.00	EACH	\$17,854.03	2.00	0.00	2.00	\$0.00	\$0.00	\$35,708.06	\$35,708.06	100.00%
6078	4" Plug Valve	1.00	EACH	\$1,069.97	1.00	0.00	1.00	\$0.00	\$0.00	\$1,069.97	\$1,069.97	100.00%
6080	Valve Box Installation	1.00	EACH	\$404.67	1.00	0.00	1.00	\$0.00	\$0.00	\$404.67	\$404.67	100.00%
6133	4" 11.25 Bend	3.00	EACH	\$657.71	3.00	0.00	3.00	\$0.00	\$0.00	\$1,973.13	\$1,973.13	100.00%
6148	6 x 4" Reducer	1.00	EACH	\$781.76	1.00	0.00	1.00	\$0.00	\$0.00	\$781.76	\$781.76	100.00%
6156	4" Cap	1.00	EACH	\$418.95	1.00	0.00	1.00	\$0.00	\$0.00	\$418.95	\$418.95	100.00%
6162	4" Conflict	1.00	EACH	\$4,476.64	1.00	0.00	1.00	\$0.00	\$0.00	\$4,476.64	\$4,476.64	100.00%
6181	Locate Wire Box	1.00	EACH	\$616.57	1.00	0.00	1.00	\$0.00	\$0.00	\$616.57	\$616.57	100.00%
6183	Punch Out Force Main	565.00	LF	\$1.98	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,118.70	0.00%
6185	Locate Wire Test for Force Main	565.00	LF	\$0.63	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$355.95	0.00%
6186	Pressure Test for Force Main	565.00	LF	\$2.19	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,237.35	0.00%
060 Force Main Totals								\$0.00	\$0.00	\$70,658.37	\$73,370.37	96.30%
070 Potable Water Main												
7012	12" DR18 PVC Water Main	610.00	LF	\$106.81	610.00	0.00	610.00	\$0.00	\$0.00	\$65,154.10	\$65,154.10	100.00%
7015	6" DR18 PVC Water Main	10.00	LF	\$34.59	10.00	0.00	10.00	\$0.00	\$0.00	\$345.90	\$345.90	100.00%
7021	12" Joint Restraints	8.00	EACH	\$418.55	8.00	0.00	8.00	\$0.00	\$0.00	\$3,348.40	\$3,348.40	100.00%
7089	12" Sleeve	1.00	EACH	\$1,308.03	1.00	0.00	1.00	\$0.00	\$0.00	\$1,308.03	\$1,308.03	100.00%
7098	6" Gate Valve	1.00	EACH	\$1,940.87	1.00	0.00	1.00	\$0.00	\$0.00	\$1,940.87	\$1,940.87	100.00%
7101	Sample Point	2.00	EACH	\$459.50	2.00	0.00	2.00	\$0.00	\$0.00	\$919.00	\$919.00	100.00%
7102	Locate Wire Box	1.00	EACH	\$616.57	1.00	0.00	1.00	\$0.00	\$0.00	\$616.57	\$616.57	100.00%
7104	Valve Box Installation	1.00	EACH	\$198.30	1.00	0.00	1.00	\$0.00	\$0.00	\$198.30	\$198.30	100.00%
7105	Flushing Hydrant	1.00	EACH	\$1,763.98	1.00	0.00	1.00	\$0.00	\$0.00	\$1,763.98	\$1,763.98	100.00%
7106	Fire Hydrant	1.00	EACH	\$5,155.28	1.00	0.00	1.00	\$0.00	\$0.00	\$5,155.28	\$5,155.28	100.00%
7119	12 x 6" Tee	1.00	EACH	\$1,380.72	1.00	0.00	1.00	\$0.00	\$0.00	\$1,380.72	\$1,380.72	100.00%
7154	6" 90 Bend	1.00	EACH	\$526.77	1.00	0.00	1.00	\$0.00	\$0.00	\$526.77	\$526.77	100.00%
7169	12" 11.25 Bend	4.00	EACH	\$1,142.79	4.00	0.00	4.00	\$0.00	\$0.00	\$4,571.16	\$4,571.16	100.00%
7192	12" Cap	1.00	EACH	\$670.94	1.00	0.00	1.00	\$0.00	\$0.00	\$670.94	\$670.94	100.00%
7216	12" Conflict	1.00	EACH	\$10,443.72	1.00	0.00	1.00	\$0.00	\$0.00	\$10,443.72	\$10,443.72	100.00%
7246	Punch Out for Water Main	620.00	LF	\$2.19	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,357.80	0.00%
7248	Flushing & BT's for Water Main	620.00	LF	\$0.99	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$613.80	0.00%
7249	Locate Wire Test For Water Main	620.00	LF	\$0.58	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$359.60	0.00%

7250	Pressure Test for Water Main	620.00	LF	\$2.19	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,357.80	0.00%
070 Potable Water Main Totals								\$0.00	\$0.00	\$98,343.74	\$102,032.74	96.38%
100 Electric												
10000	Electric (Allowance)	1.00	LS	\$50,000.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	0.00%
100 Electric Totals								\$0.00	\$0.00	\$0.00	\$50,000.00	0.00%
110 Irrigation												
11001.02	2.5" Sleeves (Basis of Bid)	500.00	LF	\$18.97	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$9,485.00	0.00%
11001.03	3" Sleeves (Basis of Bid)	200.00	LF	\$23.10	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$4,620.00	0.00%
11001.04	4" Sleeves (Basis of Bid)	250.00	LF	\$29.18	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$7,295.00	0.00%
11001.06	6" Sleeves (Basis of Bid)	250.00	LF	\$49.38	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$12,345.00	0.00%
110 Irrigation Totals								\$0.00	\$0.00	\$0.00	\$33,745.00	0.00%
001 General Conditions												
100	General Conditions	1.00	LS	\$91,299.51	0.63	0.10	0.73	\$9,129.95	\$457.00	\$66,648.65	\$91,299.51	73.00%
001 General Conditions Totals								\$9,129.95	\$457.00	\$66,648.65	\$91,299.51	73.00%
002 Bonds & Insurance												
201	Payment & Performance Bonds	1.00	LS	\$92,512.68	1.00	0.00	1.00	\$0.00	\$0.00	\$92,512.68	\$92,512.68	100.00%
002 Bonds & Insurance Totals								\$0.00	\$0.00	\$92,512.68	\$92,512.68	100.00%
003 NPDES Permit Compliance												
300	NPDES Permit Compliance	12.00	MO	\$873.58	11.00	1.00	12.00	\$873.58	\$44.00	\$10,482.96	\$10,482.96	100.00%
303	Maintain Silt Fence	7260.00	LF	\$1.25	5220.00	500.00	5720.00	\$625.00	\$31.00	\$7,150.00	\$9,075.00	78.79%
304	NPDES Reporting	12.00	MO	\$875.12	11.00	1.00	12.00	\$875.12	\$44.00	\$10,501.44	\$10,501.44	100.00%
003 NPDES Permit Compliance Totals								\$2,373.70	\$119.00	\$28,134.40	\$30,059.40	93.60%
004 Surveying												
400	Surveying	1.00	LS	\$68,325.14	0.44	0.00	0.44	\$0.00	\$0.00	\$30,063.06	\$68,325.14	44.00%
004 Surveying Totals								\$0.00	\$0.00	\$30,063.06	\$68,325.14	44.00%
005 As Builts												
500	Paving and Drainage As Builts	1.00	LS	\$21,435.34	0.15	0.15	0.30	\$3,215.30	\$161.00	\$6,430.60	\$21,435.34	30.00%
500	Manhole, Force Main, Lift Station, And Sewer As-	1.00	LS	\$32,822.86	0.15	0.15	0.30	\$4,923.43	\$246.00	\$9,846.86	\$32,822.86	30.00%
005 As Builts Totals								\$8,138.73	\$407.00	\$16,277.46	\$54,258.20	30.00%
011 Earthwork												
1110	Earthwork Density Testing	1.00	LS	\$33,754.62	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$33,754.62	0.00%
1115	Fine Grade Lots	1500.00	SY	\$0.74	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,110.00	0.00%
1118	Final Dressout ROW	19732.00	SY	\$0.64	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$12,628.48	0.00%
1119	Dress Behind Electric Contractor	1.00	LS	\$7,717.68	0.00	0.50	0.50	\$3,858.84	\$193.00	\$3,858.84	\$7,717.68	50.00%
011 Earthwork Totals								\$3,858.84	\$193.00	\$3,858.84	\$55,210.78	6.99%
012 Grassing												
1202	Site Seed and Mulch	5362.00	SY	\$0.50	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$2,681.00	0.00%
1205	Right of Way Sod	1500.00	SY	\$2.81	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$4,215.00	0.00%
012 Grassing Totals								\$0.00	\$0.00	\$0.00	\$6,896.00	0.00%
013 Subsoil Stabilization												
1302	Subgrade for Sidewalk	285.00	SY	\$3.69	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,051.65	0.00%
1303	12" Compacted Subgrade	260.00	SY	\$7.42	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,929.20	0.00%
1304	Subsoil Stabilization	17075.00	SY	\$10.23	17075.00	0.00	17075.00	\$0.00	\$0.00	\$174,677.25	\$174,677.25	100.00%
013 Subsoil Stabilization Totals								\$0.00	\$0.00	\$174,677.25	\$177,658.10	98.32%
014 Base												
1402	6" Limerock (LD)	14815.00	SY	\$16.37	10800.00	4015.00	14815.00	\$65,725.55	\$3,286.00	\$242,521.55	\$242,521.55	100.00%
1407	Crushed Concrete Base (Stabalized Are	260.00	SY	\$22.20	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$5,772.00	0.00%
014 Base Totals								\$65,725.55	\$3,286.00	\$242,521.55	\$248,293.55	97.68%
015 Asphalt Paving												
1502	1/4" Asphalt Pavement LD SP 9.5 (2nd Lift	14815.00	SY	\$5.91	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$87,556.65	0.00%
1503	1" Asphalt Pavement LD SP 12.5 (1st Lift	14815.00	SY	\$7.64	9700.00	0.00	9700.00	\$0.00	\$0.00	\$74,108.00	\$113,186.60	65.47%
1517	Prime Limerock	14815.00	SY	\$0.63	9700.00	5115.00	14815.00	\$3,222.45	\$161.00	\$9,333.45	\$9,333.45	100.00%

1518	Tack Coat	14815.00	SY	\$0.63	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$9,333.45	0.00%
015 Asphalt Paving Totals								\$3,222.45	\$161.00	\$83,441.45	\$219,410.15	38.03%
017 Striping & Signs												
1700	Striping & Signs (Main Site)	1.00	LS	\$16,877.31	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$16,877.31	0.00%
017 Striping & Signs Totals								\$0.00	\$0.00	\$0.00	\$16,877.31	0.00%
018 Curbs												
1804	18" Miami Curb & Gutter	10076.00	LF	\$10.33	10076.00	0.00	10076.00	\$0.00	\$0.00	\$104,085.08	\$104,085.08	100.00%
1805	18" City Std. Curb & Gutter	80.00	LF	\$13.39	80.00	0.00	80.00	\$0.00	\$0.00	\$1,071.20	\$1,071.20	100.00%
018 Curbs Totals								\$0.00	\$0.00	\$105,156.28	\$105,156.28	100.00%
020 Sidewalks												
2000	Sidewalks	2565.00	SF	\$4.91	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$12,594.15	0.00%
2005	A.D.A. Handicap Ramps	16.00	EACH	\$250.03	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$4,000.48	0.00%
2006	A.D.A. Mats	220.00	SF	\$37.51	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$8,252.20	0.00%
020 Sidewalks Totals								\$0.00	\$0.00	\$0.00	\$24,846.83	0.00%
030 Storm Drain												
3003	Dewater Storm Drain	3891.00	LF	\$20.15	3891.00	0.00	3891.00	\$0.00	\$0.00	\$78,403.65	\$78,403.65	100.00%
3026	Curb Inlet 0-6' Deep	20.00	EACH	\$4,173.55	20.00	0.00	20.00	\$0.00	\$0.00	\$83,471.00	\$83,471.00	100.00%
3027	Curb Inlet 6-8' Deep	1.00	EACH	\$5,094.59	1.00	0.00	1.00	\$0.00	\$0.00	\$5,094.59	\$5,094.59	100.00%
3028	Curb Inlet 8-10' Deep	5.00	EACH	\$6,129.49	5.00	0.00	5.00	\$0.00	\$0.00	\$30,647.45	\$30,647.45	100.00%
3030	Curb Inlet 12-14' Deep	4.00	EACH	\$9,608.03	4.00	0.00	4.00	\$0.00	\$0.00	\$38,432.12	\$38,432.12	100.00%
3040	Dbl. Curb Inlet 0-6' Deep	2.00	EACH	\$6,693.00	2.00	0.00	2.00	\$0.00	\$0.00	\$13,386.00	\$13,386.00	100.00%
3041	Dbl. Curb Inlet 6-8' Deep	1.00	EACH	\$9,793.10	1.00	0.00	1.00	\$0.00	\$0.00	\$9,793.10	\$9,793.10	100.00%
3043	Dbl. Curb Inlet 10-12' Deep	1.00	EACH	\$12,816.68	1.00	0.00	1.00	\$0.00	\$0.00	\$12,816.68	\$12,816.68	100.00%
3055	Structure 6-8' Deep (Mod "H") Heavy Lift	2.00	EACH	\$18,265.37	2.00	0.00	2.00	\$0.00	\$0.00	\$36,530.74	\$36,530.74	100.00%
3061	'Storm Manhole 0-6' Deep	1.00	EACH	\$4,116.49	1.00	0.00	1.00	\$0.00	\$0.00	\$4,116.49	\$4,116.49	100.00%
3063	Storm Manhole 8-10' Deep	8.00	EACH	\$10,410.36	8.00	0.00	8.00	\$0.00	\$0.00	\$83,282.88	\$83,282.88	100.00%
3064	Storm Manhole 10-12' Deep	3.00	EACH	\$10,456.53	3.00	0.00	3.00	\$0.00	\$0.00	\$31,369.59	\$31,369.59	100.00%
3065	Storm Manhole 12-14' Deep	1.00	EACH	\$13,961.03	1.00	0.00	1.00	\$0.00	\$0.00	\$13,961.03	\$13,961.03	100.00%
3075	Storm Top Adjustments	51.00	EACH	\$508.96	51.00	0.00	51.00	\$0.00	\$0.00	\$25,956.96	\$25,956.96	100.00%
3076	Storm Inverts	51.00	EACH	\$629.35	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$32,096.85	0.00%
3077	Underdrain Stubs from Inlets	1360.00	LF	\$44.58	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$60,628.80	0.00%
3087	30" Mitered End Section	4.00	EACH	\$2,045.76	4.00	0.00	4.00	\$0.00	\$0.00	\$8,183.04	\$8,183.04	100.00%
3089.1	42" Index 272 Mitered End Section	3.00	EACH	\$5,472.88	3.00	0.00	3.00	\$0.00	\$0.00	\$16,418.64	\$16,418.64	100.00%
099.1 (2	48"x76" Index 272 Mitered End Section	2.00	EACH	\$11,019.84	2.00	0.00	2.00	\$0.00	\$0.00	\$22,039.68	\$22,039.68	100.00%
3184	15" RCP 0-6' Deep	314.00	LF	\$91.77	314.00	0.00	314.00	\$0.00	\$0.00	\$28,815.78	\$28,815.78	100.00%
3191	18" RCP 0-6' Deep	253.00	LF	\$92.22	253.00	0.00	253.00	\$0.00	\$0.00	\$23,331.66	\$23,331.66	100.00%
3192	18" RCP 6-8' Deep	44.00	LF	\$81.85	44.00	0.00	44.00	\$0.00	\$0.00	\$3,601.40	\$3,601.40	100.00%
3198	24" RCP 0-6' Deep	526.00	LF	\$99.79	526.00	0.00	526.00	\$0.00	\$0.00	\$52,489.54	\$52,489.54	100.00%
3200	24" RCP 8-10' Deep	310.00	LF	\$106.07	310.00	0.00	310.00	\$0.00	\$0.00	\$32,881.70	\$32,881.70	100.00%
3205	30" RCP 0-6' Deep	366.00	LF	\$129.47	366.00	0.00	366.00	\$0.00	\$0.00	\$47,386.02	\$47,386.02	100.00%
3206	30" RCP 6-8' Deep	22.00	LF	\$173.26	22.00	0.00	22.00	\$0.00	\$0.00	\$3,811.72	\$3,811.72	100.00%
3207	30" RCP 8-10' Deep	440.00	LF	\$139.87	440.00	0.00	440.00	\$0.00	\$0.00	\$61,542.80	\$61,542.80	100.00%
3214	36" RCP 8-10' Deep	386.00	LF	\$181.30	386.00	0.00	386.00	\$0.00	\$0.00	\$69,981.80	\$69,981.80	100.00%
3216	36" RCP 12-14' Deep	145.00	LF	\$192.03	145.00	0.00	145.00	\$0.00	\$0.00	\$27,844.35	\$27,844.35	100.00%
3222	42" RCP 10-12' Deep	377.00	LF	\$218.63	377.00	0.00	377.00	\$0.00	\$0.00	\$82,423.51	\$82,423.51	100.00%
3223	42" RCP 12-14' Deep	463.00	LF	\$231.35	463.00	0.00	463.00	\$0.00	\$0.00	\$107,115.05	\$107,115.05	100.00%
3252.2	48"x76" ERCP 10-12' Deep	418.00	LF	\$494.72	418.00	0.00	418.00	\$0.00	\$0.00	\$206,792.96	\$206,792.96	100.00%
3252.2	48"x76" ERCP 6-8' Deep	283.00	LF	\$507.94	283.00	0.00	283.00	\$0.00	\$0.00	\$143,747.02	\$143,747.02	100.00%
3252.2	48"x76" ERCP 8-10' Deep	1003.00	LF	\$529.48	1003.00	0.00	1003.00	\$0.00	\$0.00	\$531,068.44	\$531,068.44	100.00%
3258	Rip Rap	15.00	TON	\$236.56	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$3,548.40	0.00%
3260	42" RCP Plug	1.00	EACH	\$1,191.72	1.00	0.00	1.00	\$0.00	\$0.00	\$1,191.72	\$1,191.72	100.00%
3263	Roadway Underdrain (Basis of Bid)	1500.00	LF	\$40.96	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$61,440.00	0.00%
3279	Punch Out Storm Drain	5350.00	LF	\$1.98	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$10,593.00	0.00%
3280	TV Storm Drain	5350.00	LF	\$5.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$26,750.00	0.00%
030 Storm Drain Totals								\$0.00	\$0.00	\$1,937,929.11	\$2,132,986.16	90.85%
040 Sanitary Sewer												
4003	Dewater Gravity Sewer	3841.00	LF	\$20.84	3841.00	0.00	3841.00	\$0.00	\$0.00	\$80,046.44	\$80,046.44	100.00%
4004	Drop Bowl Assmby	4.00	EACH	\$1,119.46	4.00	0.00	4.00	\$0.00	\$0.00	\$4,477.84	\$4,477.84	100.00%
4014	Type A Manhole 0-6' Deep	11.00	EACH	\$7,185.71	11.00	0.00	11.00	\$0.00	\$0.00	\$79,042.81	\$79,042.81	100.00%

4015	Type A Manhole 6-8' deep	4.00	EACH	\$8,183.05	4.00	0.00	4.00	\$0.00	\$0.00	\$32,732.20	\$32,732.20	100.00%			
4016	Type A Manhole 8-10' deep	3.00	EACH	\$10,004.23	3.00	0.00	3.00	\$0.00	\$0.00	\$30,012.69	\$30,012.69	100.00%			
4017	Type A Manhole 10-12' deep	3.00	EACH	\$11,990.55	3.00	0.00	3.00	\$0.00	\$0.00	\$35,971.65	\$35,971.65	100.00%			
4018	Type A Manhole 12-14' deep	4.00	EACH	\$13,367.85	4.00	0.00	4.00	\$0.00	\$0.00	\$53,471.40	\$53,471.40	100.00%			
4037	Drop Manhole 10-12' deep	2.00	EACH	\$13,310.94	2.00	0.00	2.00	\$0.00	\$0.00	\$26,621.88	\$26,621.88	100.00%			
4038	Drop Manhole 12-14' deep	1.00	EACH	\$14,327.46	1.00	0.00	1.00	\$0.00	\$0.00	\$14,327.46	\$14,327.46	100.00%			
4057	Fiberglass Lined Manhole 12-14' deep	1.00	EACH	\$20,199.16	1.00	0.00	1.00	\$0.00	\$0.00	\$20,199.16	\$20,199.16	100.00%			
4068	Manhole Top Out	29.00	EACH	\$322.23	19.00	10.00	29.00	\$3,222.30	\$161.00	\$9,344.67	\$9,344.67	100.00%			
4069	Pour Inverts	29.00	EACH	\$297.54	29.00	0.00	29.00	\$0.00	\$0.00	\$8,628.66	\$8,628.66	100.00%			
4111	26 Sewer Main 0-6' Deep (w/ 5 CY of Fl	1377.00	LF	\$47.41	1377.00	0.00	1377.00	\$0.00	\$0.00	\$65,283.57	\$65,283.57	100.00%			
4112	8" SDR 26 Sewer Main 6-8' Deep	1275.00	LF	\$49.51	1275.00	0.00	1275.00	\$0.00	\$0.00	\$63,125.25	\$63,125.25	100.00%			
4113	8" SDR 26 Sewer Main 8-10' Deep	1140.00	LF	\$54.61	1140.00	0.00	1140.00	\$0.00	\$0.00	\$62,255.40	\$62,255.40	100.00%			
4114	26 Sewer Main 10-12' Deep (w/ 5 CY of F	517.00	LF	\$64.96	517.00	0.00	517.00	\$0.00	\$0.00	\$33,584.32	\$33,584.32	100.00%			
4115	8" SDR 26 Sewer Main 12-14' Deep	909.00	LF	\$70.67	909.00	0.00	909.00	\$0.00	\$0.00	\$64,239.03	\$64,239.03	100.00%			
4144	Punch Out Sewer	5218.00	LF	\$1.98	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$10,331.64	0.00%			
4145	Sewer Services	144.00	EACH	\$1,641.07	144.00	0.00	144.00	\$0.00	\$0.00	\$236,314.08	\$236,314.08	100.00%			
4146	TV Test Sewer Main	5218.00	LF	\$5.00	0.00	5218.00	5218.00	\$26,090.00	\$1,305.00	\$26,090.00	\$26,090.00	100.00%			
040 Sanitary Sewer Totals											\$29,312.30	\$1,466.00	\$945,768.51	\$956,100.15	98.92%
050 Lift Station															
5001	Telemetry Fee For COSA	1.00	LS	\$20,315.28	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$20,315.28	0.00%			
5003	Dewater Lift Station	1.00	LS	\$39,970.98	1.00	0.00	1.00	\$0.00	\$0.00	\$39,970.99	\$39,970.98	100.00%			
5016	glass Lined Lift Station 20-22' With Pony	1.00	EACH	\$514,613.76	0.20	0.10	0.30	\$51,461.38	\$2,573.00	\$154,384.14	\$514,613.76	30.00%			
050 Lift Station Totals											\$51,461.38	\$2,573.00	\$194,355.13	\$574,900.02	33.81%
060 Force Main															
6016	4" PVC DR 18 Force Main	2195.00	LF	\$22.11	2195.00	0.00	2195.00	\$0.00	\$0.00	\$48,531.45	\$48,531.45	100.00%			
6025	4" Joint Restraints	22.00	EACH	\$148.00	22.00	0.00	22.00	\$0.00	\$0.00	\$3,256.00	\$3,256.00	100.00%			
6071	Air Release Valve Ass.	1.00	EACH	\$4,885.79	1.00	0.00	1.00	\$0.00	\$0.00	\$4,885.79	\$4,885.79	100.00%			
6072	Air Release Manhole	1.00	EACH	\$17,854.03	1.00	0.00	1.00	\$0.00	\$0.00	\$17,854.03	\$17,854.03	100.00%			
6078	4" Check Valve	1.00	EACH	\$1,069.97	1.00	0.00	1.00	\$0.00	\$0.00	\$1,069.97	\$1,069.97	100.00%			
6078	4" Plug Valve	7.00	EACH	\$1,069.97	7.00	0.00	7.00	\$0.00	\$0.00	\$7,489.79	\$7,489.79	100.00%			
6080	Valve Box Installation	8.00	EACH	\$404.67	8.00	0.00	8.00	\$0.00	\$0.00	\$3,237.36	\$3,237.36	100.00%			
6108	4 x 4" Tee	1.00	EACH	\$816.40	1.00	0.00	1.00	\$0.00	\$0.00	\$816.40	\$816.40	100.00%			
6115	4" 90 Bend	4.00	EACH	\$699.52	4.00	0.00	4.00	\$0.00	\$0.00	\$2,798.08	\$2,798.08	100.00%			
6121	4" 45 Bend	2.00	EACH	\$669.41	2.00	0.00	2.00	\$0.00	\$0.00	\$1,338.82	\$1,338.82	100.00%			
6127	4" 22.5 Bend	1.00	EACH	\$664.39	1.00	0.00	1.00	\$0.00	\$0.00	\$664.39	\$664.39	100.00%			
6133	4" 11.25 Bend	13.00	EACH	\$657.71	13.00	0.00	13.00	\$0.00	\$0.00	\$8,550.23	\$8,550.23	100.00%			
6162	4" Conflict	1.00	EACH	\$4,080.04	1.00	0.00	1.00	\$0.00	\$0.00	\$4,080.04	\$4,080.04	100.00%			
6183	Punch Out Force Main	2195.00	LF	\$1.98	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$4,346.10	0.00%			
6185	Locate Wire Test for Force Main	2195.00	LF	\$0.63	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,382.85	0.00%			
6186	Pressure Test for Force Main	2195.00	LF	\$2.19	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$4,807.05	0.00%			
060 Force Main Totals											\$0.00	\$0.00	\$104,572.35	\$115,108.35	90.85%
070 Potable Water Main															
7012	12" DR18 PVC Water Main	2170.00	LF	\$106.81	2170.00	0.00	2170.00	\$0.00	\$0.00	\$231,777.70	\$231,777.70	100.00%			
7014	8" DR18 PVC Water Main	2970.00	LF	\$54.65	2970.00	0.00	2970.00	\$0.00	\$0.00	\$162,310.50	\$162,310.50	100.00%			
7015	6" DR18 PVC Water Main	110.00	LF	\$34.59	110.00	0.00	110.00	\$0.00	\$0.00	\$3,804.90	\$3,804.90	100.00%			
7016	4" DR18 PVC Water Main	370.00	LF	\$20.13	370.00	0.00	370.00	\$0.00	\$0.00	\$7,448.10	\$7,448.10	100.00%			
7017	VC Water Main (Sleeves for Road Cross	2155.00	LF	\$7.98	2155.00	0.00	2155.00	\$0.00	\$0.00	\$17,196.90	\$17,196.90	100.00%			
7021	12" Joint Restraints	78.00	EACH	\$418.55	78.00	0.00	78.00	\$0.00	\$0.00	\$32,646.90	\$32,646.90	100.00%			
7023	8" Joint Restraints	60.00	EACH	\$246.21	60.00	0.00	60.00	\$0.00	\$0.00	\$14,772.60	\$14,772.60	100.00%			
7025	4" Joint Restraints	4.00	EACH	\$167.99	4.00	0.00	4.00	\$0.00	\$0.00	\$671.96	\$671.96	100.00%			
7089	12" Sleeve	1.00	EACH	\$1,308.03	1.00	0.00	1.00	\$0.00	\$0.00	\$1,308.03	\$1,308.03	100.00%			
7095	12" Gate Valve	8.00	EACH	\$5,475.86	8.00	0.00	8.00	\$0.00	\$0.00	\$43,806.88	\$43,806.88	100.00%			
7097	8" Gate Valve	10.00	EACH	\$2,896.00	10.00	0.00	10.00	\$0.00	\$0.00	\$28,960.00	\$28,960.00	100.00%			
7098	6" Gate Valve	11.00	EACH	\$1,940.87	11.00	0.00	11.00	\$0.00	\$0.00	\$21,349.57	\$21,349.57	100.00%			
7101	Sample Point	7.00	EACH	\$459.50	7.00	0.00	7.00	\$0.00	\$0.00	\$3,216.50	\$3,216.50	100.00%			
7102	Locate Wire Box	11.00	EACH	\$616.57	11.00	0.00	11.00	\$0.00	\$0.00	\$6,782.27	\$6,782.27	100.00%			
7104	Valve Box Installation	29.00	EACH	\$198.30	9.57	10.00	19.57	\$1,983.00	\$99.00	\$3,880.73	\$5,750.70	67.48%			
7105	Flushing Hydrant	3.00	EACH	\$1,763.98	3.00	0.00	3.00	\$0.00	\$0.00	\$5,291.94	\$5,291.94	100.00%			
7106	Fire Hydrant	11.00	EACH	\$5,155.28	11.00	0.00	11.00	\$0.00	\$0.00	\$56,708.08	\$56,708.08	100.00%			
7116	12 x 12" Tee	2.00	EACH	\$2,037.61	2.00	0.00	2.00	\$0.00	\$0.00	\$4,075.22	\$4,075.22	100.00%			
7118	12 x 8" Tee	3.00	EACH	\$1,611.69	3.00	0.00	3.00	\$0.00	\$0.00	\$4,835.07	\$4,835.07	100.00%			

7119	12 x 6" Tee	4.00	EACH	\$1,380.72	4.00	0.00	4.00	\$0.00	\$0.00	\$5,522.88	\$5,522.88	100.00%
7132	8 x 8" Tee	3.00	EACH	\$1,061.41	3.00	0.00	3.00	\$0.00	\$0.00	\$3,184.23	\$3,184.23	100.00%
7133	8 x 6" Tee	7.00	EACH	\$861.01	7.00	0.00	7.00	\$0.00	\$0.00	\$6,027.07	\$6,027.07	100.00%
7154	6" 90 Bend	11.00	EACH	\$526.77	11.00	0.00	11.00	\$0.00	\$0.00	\$5,794.47	\$5,794.47	100.00%
7157	12" 45 Bend	8.00	EACH	\$1,224.57	8.00	0.00	8.00	\$0.00	\$0.00	\$9,796.56	\$9,796.56	100.00%
7159	8" 45 Bend	8.00	EACH	\$662.74	8.00	0.00	8.00	\$0.00	\$0.00	\$5,301.92	\$5,301.92	100.00%
7163	12" 22.5 Bend	3.00	EACH	\$1,167.57	3.00	0.00	3.00	\$0.00	\$0.00	\$3,502.71	\$3,502.71	100.00%
7165	8" 22.5 Bend	8.00	EACH	\$657.78	8.00	0.00	8.00	\$0.00	\$0.00	\$5,262.24	\$5,262.24	100.00%
7167	4" 22.5 Bend	5.00	EACH	\$384.77	5.00	0.00	5.00	\$0.00	\$0.00	\$1,923.85	\$1,923.85	100.00%
7169	12" 11.25 Bend	8.00	EACH	\$1,142.79	8.00	0.00	8.00	\$0.00	\$0.00	\$9,142.32	\$9,142.32	100.00%
7171	8" 11.25 Bend	4.00	EACH	\$638.77	4.00	0.00	4.00	\$0.00	\$0.00	\$2,555.08	\$2,555.08	100.00%
7181	12x8" Reducer	1.00	EACH	\$891.20	1.00	0.00	1.00	\$0.00	\$0.00	\$891.20	\$891.20	100.00%
7188	8x4" Reducer	1.00	EACH	\$486.99	1.00	0.00	1.00	\$0.00	\$0.00	\$486.99	\$486.99	100.00%
7192	12" Cap	2.00	EACH	\$670.94	2.00	0.00	2.00	\$0.00	\$0.00	\$1,341.88	\$1,341.88	100.00%
7196	4" Cap	2.00	EACH	\$244.45	2.00	0.00	2.00	\$0.00	\$0.00	\$488.90	\$488.90	100.00%
7216	12" Conflict	1.00	EACH	\$10,047.12	1.00	0.00	1.00	\$0.00	\$0.00	\$10,047.12	\$10,047.12	100.00%
7218	8" Conflict	4.00	EACH	\$5,746.56	4.00	0.00	4.00	\$0.00	\$0.00	\$22,986.24	\$22,986.24	100.00%
7238	1" Single Water Service	145.00	EACH	\$2,139.77	85.00	30.00	115.00	\$64,193.10	\$3,210.00	\$246,073.55	\$310,266.65	79.31%
7243	Water Service to Lift Station	1.00	EACH	\$3,705.84	1.00	0.00	1.00	\$0.00	\$0.00	\$3,705.84	\$3,705.84	100.00%
7246	Punch Out for Water Main	5620.00	LF	\$2.19	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$12,307.80	0.00%
7248	Flushing & BT's for Water Main	5620.00	LF	\$0.99	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$5,563.80	0.00%
7249	Locate Wire Test For Water Main	5620.00	LF	\$0.58	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$3,259.60	0.00%
7250	Pressure Test for Water Main	5620.00	LF	\$2.19	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$12,307.80	0.00%
070 Potable Water Main Totals								\$66,176.10	\$3,309.00	\$994,878.90	\$1,094,380.97	90.91%
100 Electric												
10000	Electric (Allowance)	1.00	LS	\$75,000.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	0.00%
100 Electric Totals								\$0.00	\$0.00	\$0.00	\$75,000.00	0.00%
110 Irrigation												
11001.02	2.5" Sleeves (Basis of Bid)	300.00	LF	\$18.97	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$5,691.00	0.00%
11001.03	3" Sleeves (Basis of Bid)	300.00	LF	\$23.10	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$6,930.00	0.00%
11001.04	4" Sleeves (Basis of Bid)	250.00	LF	\$29.18	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$7,295.00	0.00%
11001.06	6" Sleeves (Basis of Bid)	250.00	LF	\$49.38	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$12,345.00	0.00%
110 Irrigation Totals								\$0.00	\$0.00	\$0.00	\$32,261.00	0.00%
CONTRACT TOTAL								\$248,460.96	\$12,423.00	\$5,415,156.72	\$6,757,714.28	80.13%
Change Order(s)												
060 Force Main												
6181	Locate Wire Box	5.00	EACH	\$616.57	5.00	0.00	5.00	\$0.00	\$0.00	\$3,082.85	\$3,082.85	100.00%
Change Order Total								\$0.00	\$0.00	\$3,082.85	\$3,082.85	100.00%
Project Totals including Change Orders								248,460.96	\$12,423.00	\$5,418,239.57	\$6,760,797.13	80.14%

**WAIVER AND RELEASE OF LIEN
CONDITIONAL UPON PROGRESS PAYMENT**

The undersigned lienor, upon payment from the lienee, of the sum of **\$236,037.96**, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through **06/30/2023** on the job of **Cordova Palms Community Development ...** to the following described property :

Project: Cordova Palms Phase 2
Location: U.S. Highway 1, Saint Johns, FL

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated on: 06/19/2023

Lienor's Name: Vallencourt Construction Co. Inc.

Address: 449 Center Street
Green Cove Springs, FL 32043

Phone: (904) 291-9330

By: *Christian Taylor*

Printed Name: Christian Taylor

Title: Project Manager

Title	202232 - PayApp - Cordova Palms Phase 2 - Vallencourt Construction Co. Inc. - Jun2023
File name	202232_PayApp_CordovaPalmsPhase2_VallencourtConstructionCoInc_Jun2023.pdf
Audit trail format	MM/DD/YYYY
Status	Signed

Document history

Created	06/19/2023 08:47:14 EDT Created by Christian Taylor (christiant@vallencourt.com) IP: 50.237.44.42
Signed	06/19/2023 10:13:20 EDT Signed by Christian Taylor (christiant@vallencourt.com) IP: 50.237.44.42

This audit trail provides a detailed history of the online activity, events, and signatures recorded for this document, in compliance with the E-SIGN Act. All parties have chosen to use electronic documents and to sign them electronically. These electronic records and signatures carry the same weight and have the same legal effect as traditional paper documents and wet ink signatures.

**REQUISITION
(SERIES 2022-1 PROJECT)
Cordova Palms CDD 2022-1 Bonds Acquisition and Construction
(Account #118690)**

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 Third 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: **62**

- (B) Name of Payee: **Vallencourt Construction Co., Inc.**
ACH & Wire Instructions:
Receiving Bank: Synovus Bank
1148 Broadway
Columbus, GA 31901
ABA Routing Number: 061100606
Beneficiary Name: Vallencourt Construction Co, Inc.
449 Center St. Green Cove Springs, FL 32043
Account Number: 1011287909

- (C) Amount Payable: **\$4,677.07 to be paid by BNY Mellon from the 2022-1 Bonds Acquisition & Construction Account 118690. Remaining balance of \$416,161.91 to be paid by developer funding request.**

- (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 1 - Western Lots and Connector - Contractor Payment Application 2021-39W-19RET-1 (May 2023)**

- (E) Fund or Account and subaccount, if any, from which disbursement to be made:
**Cordova Palms CDD 2022-1 Bonds Acquisition and Construction
(Account #118690)**

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 Third Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

June 19, 2023

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

INVOICE

Revised

Date: 05/17/23

Period To: 5/17/2023

Invoice #: 2021-39W-19 RET

To: Dream Finders Homes
14701 Philips Highway, Suite 300
Jacksonville, FL. 32256

VCC Project #: 2021-39

Application #: 19 (Western) RET

Attn.: Shawn Budd

Project Description: Cordova Palms Phase 1 - Western Lots and Connector

ORIGINAL CONTRACT AMOUNT.....		\$4,444,984.71
CHANGE ORDERS TO DATE.....	\$	(236,594.94)
REVISED CONTRACT AMOUNT.....	\$	4,208,389.77
PERCENTAGE COMPLETE.....	100.00%	
WORK COMPLETE TO DATE.....	\$	4,208,389.77
STORED MATERIALS.....	\$	-
TOTAL COMPLETED & STORED.....	\$	4,208,389.77
LESS RETAINAGE.....	\$	-
TOTAL EARNED LESS RETAINAGE.....	\$	4,208,389.77
LESS PREVIOUS BILLINGS.....	\$	3,787,550.79
CURRENT DUE.....	\$	420,838.98

Account Summary:	Sales This Period	Sales To Date
Gross:	4,208,389.77	
Retainage:	420,838.98	
Net:	3,787,550.79	



Revised

TO: Dream Finders Homes
14701 Philips Highway, Suite 300
Jacksonville, FL. 32256

PROJECT: Cordova Palms Phase 1 - Western Lots and Connector

APPLICATION #: **2021-39W-19 RET-1** Distribution to:
PERIOD TO: **05/17/23**
 OWNER
 ENGINEER
 G.C.

FROM: Vallencourt Construction Company, Inc.
P.O. Box 1889
Green Cove Springs, FL 32043

GENERAL CONTRACTORS PROJECT NO:
VALLENCOURT PROJECT NO: **2021-39**

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner				
TOTAL				
Approved this Month				
Number				
1	9/13/2022		\$84,990.58	
2				\$321,585.52
3				
4				
5				
TOTALS			\$ 84,990.58	\$ 321,585.52
Net change by Change Orders			\$ (236,594.94)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment shown issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Christian Taylor

By:  Date: 5/17/2023

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM.....	\$	4,444,984.71
2. Net change by Change Orders.....	\$	(236,594.94)
3. CONTRACT SUM TO DATE (Line 1 +- 2).....	\$	4,208,389.77
4. TOTAL COMPLETED & STORED TO DATE.....	\$	4,208,389.77
(Column G on G703)		
5. RETAINAGE:		
a. 10 % of Completed Work \$		-
(Column D + E on G703)		
b. ___ % of Stored Materials \$		
(Column F on G703)		
Total Retainage (Line 5a + 5b or		
Total in Column 1 of G703).....		
	\$	
6. TOTAL EARNED LESS RETAINAGE.....	\$	4,208,389.77
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate).....	\$	3,787,550.79
8. CURRENT PAYMENT DUE.....	\$	420,838.98
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	
(Line 3 less Line 6)		

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED.....\$

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER:

By:  Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

JUN 10 2023
 10:38 AM
 420,838.98

Schedule of Contract Values

Revised

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Cordova Palms Phase 1 - Western Lots and Connector

APPLICATION NUMBER: **2021-39W19RET**

Contractor's signed Certification is attached.

APPLICATION DATE: **05/17/23**

In tabulations below, amounts are stated to the nearest dollar.

Dream Finders Homes

PERIOD TO: **05/17/23**

Use Column I on Contracts where available retainage for line items may apply.

VCC PROJECT #: **2021-39**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL LUMPSUM AND STORED TO DATE (D+E+F)	% (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			D FROM PREVIOUS APPLICATION (D+E)	E THIS PERIOD					
Collector									
1.	001 Mobilization and Site Prep	\$ 20,000.00	\$ 20,000.00	\$ -		\$ 20,000.00	100%	\$ -	\$ 2,000.00
2.	004 Stormwater Pollution Prevention Plan	12446.73	\$ 12,446.73	\$ -		\$ 12,446.73	100%	\$ -	\$ 1,244.67
3.	008 Roadway Construction	304012.27	\$ 304,012.27	\$ -		\$ 304,012.27	100%	\$ -	\$ 30,401.23
4.	009 Storm Drainage System	145088.71	\$ 145,088.71	\$ -		\$ 145,088.71	100%	\$ -	\$ 14,508.87
5.	010 Roadway Underdrain	35350	\$ 35,350.00	\$ -		\$ 35,350.00	100%	\$ -	\$ 3,535.00
6.	011 COSA Potable Water System	71867.88	\$ 71,867.88	\$ -		\$ 71,867.88	100%	\$ -	\$ 7,186.79
7.	012 COSA Gravity Sewer System	40208.96	\$ 40,208.96	\$ -		\$ 40,208.96	100%	\$ -	\$ 4,020.90
8.	013 COSA Force Main System	4319.96	\$ 4,319.96	\$ -		\$ 4,319.96	100%	\$ -	\$ 432.00
9.	014 Irrigation Sleeves and Electrical/Telephone/CA TV Conduit	20658.5	\$ 20,658.50	\$ -		\$ 20,658.50	100%	\$ -	\$ 2,065.85
10.	015 Seeding and Mulching and Sod	3062.7	\$ 3,062.70	\$ -		\$ 3,062.70	100%	\$ -	\$ 306.27
11.	016 Testing	13078.73	\$ 13,078.73	\$ -		\$ 13,078.73	100%	\$ -	\$ 1,307.87
12.	017 Paving and Drainage As-Builts	6429.1	\$ 6,429.10	\$ -		\$ 6,429.10	100%	\$ -	\$ 642.91
13.	018 Water/Forcemain/Sewer As-Builts	5143.28	\$ 5,143.28	\$ -		\$ 5,143.28	100%	\$ -	\$ 514.33
14.	020 Payment and Performance Bond	14688.04	\$ 14,688.04	\$ -		\$ 14,688.04	100%	\$ -	\$ 1,468.80
Western									
1.	001 Mobilization and Site Prep	60000	\$ 60,000.00	\$ -		\$ 60,000.00	100%	\$ -	\$ 6,000.00
2.	004 Stormwater Pollution Prevention Plan	16115.76	\$ 16,115.76	\$ -		\$ 16,115.76	100%	\$ -	\$ 1,611.58
3.	008 Roadway Construction	792385.59	\$ 792,385.59	\$ -		\$ 792,385.59	100%	\$ -	\$ 79,238.56
4.	009 Storm Drainage System	958379.55	\$ 958,379.55	\$ -		\$ 958,379.55	100%	\$ -	\$ 95,837.96
5.	010 Roadway Underdrain	53025	\$ 53,025.00	\$ -		\$ 53,025.00	100%	\$ -	\$ 5,302.50
6.	011 COSA Potable Water System	844222.45	\$ 844,222.45	\$ -		\$ 844,222.45	100%	\$ -	\$ 84,422.25
7.	012 COSA Gravity Sewer System	864748.06	\$ 864,748.06	\$ -		\$ 864,748.06	100%	\$ -	\$ 86,474.81
9.	014 Irrigation Sleeves and Electrical/Telephone/CA TV Conduit	20222	\$ 20,221.50	\$ -		\$ 20,221.50	100%	\$ -	\$ 2,022.15
10.	015 Seeding and Mulching and Sod	14096	\$ 14,095.80	\$ -		\$ 14,095.80	100%	\$ -	\$ 1,409.58
11.	016 Testing	41276	\$ 41,275.99	\$ -		\$ 41,275.99	100%	\$ -	\$ 4,127.60
12.	017 Paving and Drainage As-Builts	12858	\$ 12,858.19	\$ -		\$ 12,858.19	100%	\$ -	\$ 1,285.82
13.	018 Water/Forcemain/Sewer As-Builts	18966	\$ 18,965.83	\$ -		\$ 18,965.83	100%	\$ -	\$ 1,896.58
14.	020 Payment and Performance Bond	52336	\$ 52,336.13	\$ -		\$ 52,336.13	100%	\$ -	\$ 5,233.61
15.	Change Orders	-236595	\$ (236,594.94)	\$ -		\$ (236,594.94)	100%	\$ -	\$ (23,659.49)

Schedule of Contract Values

Revised

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where available retainage for line items may apply.

Cordova Palms Phase 1 - Western Lots and Connector

Dream Finders Homes

APPLICATION NUMBER: **2021-39W19RET**

APPLICATION DATE: **05/17/23**

PERIOD TO: **05/17/23**

VCC PROJECT #: **2021-39**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL LUMPLEI EU AND STORED TO DATE (D+E+F)	% (G/H)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
TOTAL----->		\$ 4,208,389.77	\$ 4,208,389.77	\$ -	\$ -	\$ 4,208,389.77	100.00%	\$ -	\$ 420,838.98

Marcus McNarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

To: Dream Finders Homes
Address: Jacksonville, FL

Contact:
Phone:
Fax:
Bid Number:
Bid Date: 4/26/2021

Project Name: Cordova Palms Ph. 1
Project Location: St. Augustine

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price	Qty. Installed This Month	Previous Qty.	Total Qty To-date	Billed this Month	Previously Billings	Total Complete To-date	% Complete
Collector												
01. Mobilization And Site Preparation												
100	General Conditions	1.00	LS	\$13,000.00	\$13,000.00		1	1		13,000.00	13,000.00	100%
400	Surveying	1.00	LS	\$7,000.00	\$7,000.00		1	1		7,000.00	7,000.00	100%
Total Price for above 01. Mobilization And Site Preparation Items:					\$20,000.00				\$	\$ 20,000.00	\$ 20,000.00	100%
04. Stormwater Pollution Prevention Plan												
300	NPDES Permit Compliance	9.00	MO	\$503.06	\$4,527.54		9	9		4,527.54	4,527.54	100%
304	NPDES Reporting	9.00	MO	\$879.91	\$7,919.19		9	9		7,919.19	7,919.19	100%
Total Price for above 04. Stormwater Pollution Prevention Plan Items:					\$12,446.73				\$	\$ 12,446.73	\$ 12,446.73	100%
08. Roadway Construction												
608	Inlet Protection	11.00	EACH	\$179.98	\$1,979.78		11	11		1,979.78	1,979.78	100%
1118	Final Dressout And Backfill Curb	1.00	LS	\$11,802.29	\$11,802.29		1	1		11,802.29	11,802.29	100%
1302	Subgrade for Sidewalk	575.00	SY	\$3.54	\$2,035.50		575	575		2,035.50	2,035.50	100%
1304	Subsoil Stabilization	4,065.00	SY	\$7.61	\$30,934.65		4065	4065		30,934.65	30,934.65	100%
1304	Subsoil Stabilization For MUP	1,305.00	SY	\$10.01	\$13,063.05		1305	1305		13,063.05	13,063.05	100%
1401	4" Limerock (MUP)	1,305.00	SY	\$19.19	\$25,042.95		1305	1305		25,042.95	25,042.95	100%
1403	8" Limerock (HD)	3,470.00	SY	\$15.19	\$52,709.30		3470	3470		52,709.30	52,709.30	100%
1407	6" Crushed Concrete Base (Stabilized Area)	140.00	SY	\$28.95	\$4,053.00		140	140		4,053.00	4,053.00	100%
1503	1" Asphalt Pavement HD SP 9.5 (2nd Lift)	3,470.00	SY	\$8.21	\$28,488.70		3470	3470		28,488.70	28,488.70	100%
1505	1 1/2" Asphalt Pavement (MUP 1 Lift)	1,305.00	SY	\$13.69	\$17,865.45		1305	1305		17,865.45	17,865.45	100%
1505	1 1/2" Asphalt Pavement HD SP 12.5 (1st Lift)	3,470.00	SY	\$10.94	\$37,961.80		3470	3470		37,961.80	37,961.80	100%
1517	Prime Limerock	4,775.00	SY	\$0.60	\$2,865.00		4775	4775		2,865.00	2,865.00	100%
1518	Tack Coat	3,470.00	SY	\$0.60	\$2,082.00		3470	3470		2,082.00	2,082.00	100%
1700	Striping & Signs (Collector Road)	1.00	LS	\$12,699.57	\$12,699.57		1	1		12,699.57	12,699.57	100%
1805	18" City Std. Curb & Gutter	2,065.00	LF	\$15.19	\$31,367.35		2065	2065		31,367.35	31,367.35	100%
2000	Sidewalks	5,150.00	SF	\$4.28	\$22,042.00		5150	5150		22,042.00	22,042.00	100%
2005	A.D.A. Handicap Ramps	6.00	EACH	\$239.98	\$1,439.88		6	6		1,439.88	1,439.88	100%
2006	A.D.A. Mats	155.00	SF	\$36.00	\$5,580.00		155	155		5,580.00	5,580.00	100%
Total Price for above 08. Roadway Construction Items:					\$304,012.27				\$	\$ 304,012.27	\$ 304,012.27	100%
09. Storm Drainage System												
3003	Dewater Storm Drain	265.00	LF	\$19.22	\$5,093.30		265	265		5,093.30	5,093.30	100%
3026	Curb Inlet 0-6' Deep	7.00	EACH	\$3,327.66	\$23,293.62		7	7		23,293.62	23,293.62	100%
3027	Curb Inlet 6-8' Deep	2.00	EACH	\$4,412.48	\$8,824.96		2	2		8,824.96	8,824.96	100%
3028	Curb Inlet 8-10' Deep	1.00	EACH	\$6,080.25	\$6,080.25		1	1		6,080.25	6,080.25	100%
3040	Dbl. Curb Inlet 0-6' Deep	1.00	EACH	\$5,883.41	\$5,883.41		1	1		5,883.41	5,883.41	100%
3075	Storm Top Adjustments	12.00	EACH	\$460.89	\$5,530.68		12	12		5,530.68	5,530.68	100%
3077	Underdrain Stubbs From Inlets	440.00	LF	\$34.89	\$15,351.60		440	440		15,351.60	15,351.60	100%
3184	15" RCP 0-6' Deep	117.00	LF	\$86.72	\$10,146.24		117	117		10,146.24	10,146.24	100%
3191	18" RCP 0-6' Deep	311.00	LF	\$65.30	\$20,308.30		311	311		20,308.30	20,308.30	100%
3192	18" RCP 6-8' Deep	40.00	LF	\$76.39	\$3,055.60		40	40		3,055.60	3,055.60	100%
3198	24" RCP 0-6' Deep	182.00	LF	\$84.99	\$15,468.18		182	182		15,468.18	15,468.18	100%
3199	24" RCP 6-8' Deep	225.00	LF	\$85.47	\$19,230.75		225	225		19,230.75	19,230.75	100%
3260	18" RCP Plug	1.00	EACH	\$959.32	\$959.32		1	1		959.32	959.32	100%
3279	Punch Out Storm Drain	875.00	LF	\$1.90	\$1,662.50		875	875		1,662.50	1,662.50	100%
3280	TV Storm Drain	875.00	LF	\$4.80	\$4,200.00		875	875		4,200.00	4,200.00	100%
Total Price for above 09. Storm Drainage System Items:					\$145,088.71				\$	\$ 145,088.71	\$ 145,088.71	100%

10. Roadway Underdrain

3263	Roadway Underdrain (Basis of Bid)	1,000.00 LF	\$35.35	\$35,350.00	1000	1000	0	0	35,350.00	35,350.00	100%
Total Price for above 10. Roadway Underdrain Items:				\$35,350.00					\$ 35,350.00	\$ 35,350.00	100%

11. City Of St. Augustine Water Distribution System

7011	16" DR18 PVC Water Main	145.00 LF	\$98.14	\$14,230.30	145	145	0	0	14,230.30	14,230.30	100%
7012	12" DR18 PVC Water Main	160.00 LF	\$59.25	\$9,480.00	160	160	0	0	9,480.00	9,480.00	100%
7015	6" DR18 PVC Water Main	20.00 LF	\$20.70	\$414.00	20	20	0	0	414.00	414.00	100%
7020	16" Joint Restraints	8.00 EACH	\$606.67	\$4,853.36	8	8	0	0	4,853.36	4,853.36	100%
7021	12" Joint Restraints	6.00 EACH	\$329.16	\$1,974.96	6	6	0	0	1,974.96	1,974.96	100%
7094.05	16" Gate Valve	1.00 EACH	\$8,281.26	\$8,281.26	1	1	0	0	8,281.26	8,281.26	100%
7095	12" Gate Valve	1.00 EACH	\$3,610.10	\$3,610.10	1	1	0	0	3,610.10	3,610.10	100%
7098	6" Gate Valve	2.00 EACH	\$1,346.51	\$2,693.02	2	2	0	0	2,693.02	2,693.02	100%
7101	Sample Point	1.00 EACH	\$619.91	\$619.91	1	1	0	0	619.91	619.91	100%
7102	Locate Wire Box	1.00 EACH	\$386.76	\$386.76	1	1	0	0	386.76	386.76	100%
7104	Valve Box Installation	4.00 EACH	\$190.32	\$761.28	4	4	0	0	761.28	761.28	100%
7105	Flushing Hydrant	1.00 EACH	\$1,424.57	\$1,424.57	1	1	0	0	1,424.57	1,424.57	100%
7106	Fire Hydrant	2.00 EACH	\$3,763.93	\$7,527.86	2	2	0	0	7,527.86	7,527.86	100%
7109	16 x 12" Tee	1.00 EACH	\$2,183.31	\$2,183.31	1	1	0	0	2,183.31	2,183.31	100%
7112	16 x 6" Tee	1.00 EACH	\$1,728.89	\$1,728.89	1	1	0	0	1,728.89	1,728.89	100%
7119	12 x 6" Tee	1.00 EACH	\$1,029.21	\$1,029.21	1	1	0	0	1,029.21	1,029.21	100%
7154	6" 90 Bend	2.00 EACH	\$372.58	\$745.16	2	2	0	0	745.16	745.16	100%
7156	16" 45 Bend	4.00 EACH	\$1,476.54	\$5,906.16	4	4	0	0	5,906.16	5,906.16	100%
7157	12" 45 Bend	2.00 EACH	\$857.12	\$1,714.24	2	2	0	0	1,714.24	1,714.24	100%
7192	12" Cap	1.00 EACH	\$444.53	\$444.53	1	1	0	0	444.53	444.53	100%
7246	Punch Out for Water Main	325.00 LF	\$2.11	\$685.75	325	325	0	0	685.75	685.75	100%
7248	Flushing & BT's for Water Main	325.00 LF	\$0.95	\$308.75	325	325	0	0	308.75	308.75	100%
7249	Locate Wire Test For Water Main	325.00 LF	\$0.55	\$178.75	325	325	0	0	178.75	178.75	100%
7250	Pressure Test for Water Main	325.00 LF	\$2.11	\$685.75	325	325	0	0	685.75	685.75	100%
Total Price for above 11. City Of St. Augustine Water Distribution System Items:				\$71,867.88					\$ 71,867.88	\$ 71,867.88	100%

12. City Of St. Augustine Gravity Sanitary Sewer System

4003	Dewater Gravity Sewer	153.00 LF	\$20.00	\$3,060.00	153	153	0	0	3,060.00	3,060.00	100%
4016	Type A Manhole 8-10' deep	1.00 EACH	\$8,942.51	\$8,942.51	1	1	0	0	8,942.51	8,942.51	100%
4018	Type A Manhole 12-14' deep	1.00 EACH	\$11,825.37	\$11,825.37	1	1	0	0	11,825.37	11,825.37	100%
4057	Fiberglass Lined Manhole 12-14' deep	1.00 EACH	\$5,181.36	\$5,181.36	1	1	0	0	5,181.36	5,181.36	100%
4068	Manhole Top Out	3.00 EACH	\$281.67	\$845.01	3	3	0	0	845.01	845.01	100%
4069	Pour Inverts	3.00 EACH	\$257.97	\$773.91	3	3	0	0	773.91	773.91	100%
4104	10" SDR 26 Sewer Main 10-12' Deep	103.00 LF	\$55.53	\$5,719.59	103	103	0	0	5,719.59	5,719.59	100%
4114	8" SDR 26 Sewer Main 10-12' Deep	50.00 LF	\$43.35	\$2,167.50	50	50	0	0	2,167.50	2,167.50	100%
4144	Punch Out Sewer	153.00 LF	\$3.87	\$592.11	153	153	0	0	592.11	592.11	100%
4146	TV Test Sewer Main	153.00 LF	\$7.20	\$1,101.60	153	153	0	0	1,101.60	1,101.60	100%
Total Price for above 12. City Of St. Augustine Gravity Sanitary Sewer System Items:				\$40,208.96					\$ 40,208.96	\$ 40,208.96	100%

13. City Of St. Augustine Force Main System

6015	6" PVC DR 18 Force Main	75.00 LF	\$20.86	\$1,564.50	75	75	0	0	1,564.50	1,564.50	100%
6024	6" Joint Restraints	3.00 EACH	\$156.67	\$470.01	3	3	0	0	470.01	470.01	100%
6120	6" 45 Bend	2.00 EACH	\$584.62	\$1,169.24	2	2	0	0	1,169.24	1,169.24	100%
6155	6" Cap	1.00 EACH	\$383.70	\$383.70	1	1	0	0	383.70	383.70	100%
6181	Locate Wire Box	1.00 EACH	\$386.76	\$386.76	1	1	0	0	386.76	386.76	100%
6183	Punch Out Force Main	75.00 LF	\$1.90	\$142.50	75	75	0	0	142.50	142.50	100%
6185	Locate Wire Test for Force Main	75.00 LF	\$0.60	\$45.00	75	75	0	0	45.00	45.00	100%
6186	Pressure Test for Force Main	75.00 LF	\$2.11	\$158.25	75	75	0	0	158.25	158.25	100%
Total Price for above 13. City Of St. Augustine Force Main System Items:				\$4,319.96					\$ 4,319.96	\$ 4,319.96	100%

14. Irrigation Sleeves And Electrical/Telephone/CATV Conduit

11001.02	SCH 40 PVC Sleeves, 2.5"	500.00 LF	\$10.00	\$5,000.00	500	500	0	0	5,000.00	5,000.00	100%
11001.03	SCH 40 PVC Sleeves, 3"	200.00 LF	\$15.63	\$3,126.00	200	200	0	0	3,126.00	3,126.00	100%
11001.04	SCH 40 PVC Sleeves, 4"	250.00 LF	\$19.23	\$4,807.50	250	250	0	0	4,807.50	4,807.50	100%
11001.06	SCH 40 PVC Sleeves, 6"	250.00 LF	\$30.90	\$7,725.00	250	250	0	0	7,725.00	7,725.00	100%
Total Price for above 14. Irrigation Sleeves And Electrical/Telephone/CATV Conduit Items:				\$20,658.50					\$ 20,658.50	\$ 20,658.50	100%

15. Seeding And Mulching And Sod

1205	Right of Way Sod	305.00 SY	\$2.70	\$823.50	305	305	0	0	823.50	823.50	100%
1206	Right of Way Seed and Mulch	4,665.00 SY	\$0.48	\$2,239.20	4665	4665	0	0	2,239.20	2,239.20	100%
Total Price for above 15. Seeding And Mulching And Sod Items:				\$3,062.70					\$ 3,062.70	\$ 3,062.70	100%

16. Testing

1110	Earthwork Density Testing (Collector)	1.00 LS	\$13,078.73	\$13,078.73	1	1	-	\$	13,078.73	\$	13,078.73	100%
Total Price for above 16. Testing Items:				\$13,078.73				\$	13,078.73	\$	13,078.73	100%

17. Paving And Drainage As-Builts

500	Paving and Drainage As Builts	1.00 LS	\$6,429.10	\$6,429.10	1	1	-	\$	6,429.10	\$	6,429.10	100%
Total Price for above 17. Paving And Drainage As-Builts Items:				\$6,429.10				\$	6,429.10	\$	6,429.10	100%

18. Water Forcemain And Sewer As-Builts

500	Water, Forcemain, Lift Station, and Sewer As Builts	1.00 LS	\$5,143.28	\$5,143.28	1	1	-	\$	5,143.28	\$	5,143.28	100%
Total Price for above 18. Water Forcemain And Sewer As-Builts Items:				\$5,143.28				\$	5,143.28	\$	5,143.28	100%

20. Payment And Performance Bond

201	Payment & Performance Bonds	1.00 LS	\$14,688.04	\$14,688.04	1	1	-	\$	14,688.04	\$	14,688.04	100%
Total Price for above 20. Payment And Performance Bond Items:				\$14,688.04				\$	14,688.04	\$	14,688.04	100%

Total Price for above Collector Items: \$696,354.86

Western

01. Mobilization And Site Preparation

100	General Conditions	1.00 LS	\$40,000.00	\$40,000.00	1	1	-	\$	40,000.00	\$	40,000.00	100%
400	Surveying	1.00 LS	\$20,000.00	\$20,000.00	1	1	-	\$	20,000.00	\$	20,000.00	100%
Total Price for above 01. Mobilization And Site Preparation Items:				\$60,000.00				\$	60,000.00	\$	60,000.00	100%

04. Stormwater Pollution Prevention Plan

300	NPDES Permit Compliance	12.00 MO	\$503.06	\$6,036.72	12	12	-	\$	6,036.72	\$	6,036.72	100%
304	NPDES Reporting	12.00 MO	\$839.92	\$10,079.04	12	12	-	\$	10,079.04	\$	10,079.04	100%
Total Price for above 04. Stormwater Pollution Prevention Plan Items:				\$16,115.76				\$	16,115.76	\$	16,115.76	100%

08. Roadway Construction

608	Inlet Protection	33.00 EACH	\$179.98	\$5,939.34	33	33	-	\$	5,939.34	\$	5,939.34	100%
1118	Final Dressout And Backfill Curb	1.00 LS	\$26,863.19	\$26,863.19	1	1	-	\$	26,863.19	\$	26,863.19	100%
1302	Subgrade for Sidewalk	235.00 SY	\$3.54	\$831.90	235	235	-	\$	831.90	\$	831.90	100%
1304	Subsoil Stabilization	20,305.00 SY	\$7.55	\$153,302.75	20305	20305	-	\$	153,302.75	\$	153,302.75	100%
1402	6" Limerock (LD)	17,130.00 SY	\$12.40	\$212,412.00	17130	17130	-	\$	212,412.00	\$	212,412.00	100%
1407	6" Crushed Concrete Base (Stabilized Area)	455.00 SY	\$14.66	\$6,670.30	455	455	-	\$	6,670.30	\$	6,670.30	100%
1502	3/4" Asphalt Pavement LD SP 9.5 (2nd Lift)	17,130.00 SY	\$5.67	\$97,127.10	17130	17130	-	\$	97,127.10	\$	97,127.10	100%
1503	1" Asphalt Pavement HD SP 12.5 (1st Lift)	17,130.00 SY	\$7.05	\$120,766.50	17130	17130	-	\$	120,766.50	\$	120,766.50	100%
1517	Prime Limerock	17,130.00 SY	\$0.60	\$10,278.00	17130	17130	-	\$	10,278.00	\$	10,278.00	100%
1518	Tack Coat	17,130.00 SY	\$0.60	\$10,278.00	17130	17130	-	\$	10,278.00	\$	10,278.00	100%
1700	Striping & Signs (Western)	1.00 LS	\$14,908.55	\$14,908.55	1	1	-	\$	14,908.55	\$	14,908.55	100%
1804	18" Miami Curb & Gutter	12,240.00 LF	\$9.34	\$114,321.60	12240	12240	-	\$	114,321.60	\$	114,321.60	100%
2000	Sidewalks	2,095.00 SF	\$4.28	\$8,966.60	2095	2095	-	\$	8,966.60	\$	8,966.60	100%
2005	A.D.A. Handicap Ramps	12.00 EACH	\$239.98	\$2,879.76	12	12	-	\$	2,879.76	\$	2,879.76	100%
2006	A.D.A. Mats	190.00 SF	\$36.00	\$6,840.00	190	190	-	\$	6,840.00	\$	6,840.00	100%
Total Price for above 08. Roadway Construction Items:				\$792,385.59				\$	792,385.59	\$	792,385.59	100%

09. Storm Drainage System

3003	Dewater Storm Drain	3,554.00 LF	\$19.22	\$68,307.88	3554	3554	-	\$	68,307.88	\$	68,307.88	100%
3020	Type "E" Inlet 6-8' Deep	1.00 EACH	\$6,985.26	\$6,985.26	1	1	-	\$	6,985.26	\$	6,985.26	100%
3022	Type "E" Inlet 10-12' Deep	1.00 EACH	\$10,151.93	\$10,151.93	1	1	-	\$	10,151.93	\$	10,151.93	100%
3026	Curb Inlet 0-6' Deep	4.00 EACH	\$3,327.66	\$13,310.64	4	4	-	\$	13,310.64	\$	13,310.64	100%
3027	Curb Inlet 6-8' Deep	8.00 EACH	\$4,412.48	\$35,299.84	8	8	-	\$	35,299.84	\$	35,299.84	100%
3028	Curb Inlet 8-10' Deep	10.00 EACH	\$6,080.25	\$60,802.50	10	10	-	\$	60,802.50	\$	60,802.50	100%
3029	Curb Inlet 10-12' Deep	2.00 EACH	\$9,284.13	\$18,568.26	2	2	-	\$	18,568.26	\$	18,568.26	100%
3040	Dbl. Curb Inlet 0-6' Deep	2.00 EACH	\$5,883.41	\$11,766.82	2	2	-	\$	11,766.82	\$	11,766.82	100%
3041	Dbl. Curb Inlet 6-8' Deep	4.00 EACH	\$8,176.65	\$32,706.60	4	4	-	\$	32,706.60	\$	32,706.60	100%
3042	Dbl. Curb Inlet 8-10' Deep	1.00 EACH	\$9,757.26	\$9,757.26	1	1	-	\$	9,757.26	\$	9,757.26	100%
3054	Control Structure 0-6' Deep Heavy Lift 15 Tons	1.00 EACH	\$14,820.20	\$14,820.20	1	1	-	\$	14,820.20	\$	14,820.20	100%
3055	Control Structure 6-8' Deep Heavy Lift 15 Tons	1.00 EACH	\$16,522.16	\$16,522.16	1	1	-	\$	16,522.16	\$	16,522.16	100%
3061	Storm Manhole 0-6' Deep	2.00 EACH	\$7,810.32	\$15,620.64	2	2	-	\$	15,620.64	\$	15,620.64	100%
3075	Storm Top Adjustments	40.00 EACH	\$460.89	\$18,435.60	40	40	-	\$	18,435.60	\$	18,435.60	100%
3077	Underdrain Stubs From Inlets	1,240.00 LF	\$34.89	\$43,263.60	1240	1240	-	\$	43,263.60	\$	43,263.60	100%
3085	18" Mitered End Section	2.00 EACH	\$861.36	\$1,722.72	2	2	-	\$	1,722.72	\$	1,722.72	100%

3086	24" Mitered End Section	1.00 EACH	\$1,395.22	\$1,395.22	1	1	1,395.22	1,395.22	100%
3087	30" Mitered End Section	3.00 EACH	\$1,730.23	\$5,190.69	3	3	5,190.69	5,190.69	100%
3088	36" Mitered End Section	5.00 EACH	\$2,048.62	\$10,243.10	5	5	10,243.10	10,243.10	100%
3089	42" Mitered End Section	1.00 EACH	\$4,541.41	\$4,541.41	1	1	4,541.41	4,541.41	100%
3184	15" RCP 0-6' Deep	230.00 LF	\$62.54	\$14,384.20	230	230	14,384.20	14,384.20	100%
3185	15" RCP 6-8' Deep	61.00 LF	\$84.00	\$5,124.00	61	61	5,124.00	5,124.00	100%
3186	15" RCP 8-10' Deep	29.00 LF	\$87.29	\$2,531.41	29	29	2,531.41	2,531.41	100%
3192	18" RCP 6-8' Deep	718.00 LF	\$76.53	\$54,948.54	718	718	54,948.54	54,948.54	100%
3193	18" RCP 8-10' Deep	176.00 LF	\$71.98	\$12,668.48	176	176	12,668.48	12,668.48	100%
3198	24" RCP 0-6' Deep	41.00 LF	\$89.68	\$3,676.88	41	41	3,676.88	3,676.88	100%
3199	24" RCP 6-8' Deep	241.00 LF	\$90.66	\$21,849.06	241	241	21,849.06	21,849.06	100%
3200	24" RCP 8-10' Deep	510.00 LF	\$91.81	\$46,823.10	510	510	46,823.10	46,823.10	100%
3207	30" RCP 8-10' Deep	1,000.00 LF	\$119.78	\$119,780.00	1000	1000	119,780.00	119,780.00	100%
3208	30" RCP 10-12' Deep	70.00 LF	\$146.70	\$10,269.00	70	70	10,269.00	10,269.00	100%
3212	36" RCP 0-6' Deep w/115 CY of Flowable Fill	558.00 LF	\$184.93	\$103,190.94	558	558	103,190.94	103,190.94	100%
3213	36" RCP 6-8' Deep w/15 CY of Flowable Fill	99.00 LF	\$208.13	\$20,604.87	99	99	20,604.87	20,604.87	100%
3214	36" RCP 8-10' Deep	306.00 LF	\$155.54	\$47,595.24	306	306	47,595.24	47,595.24	100%
3215	36" RCP 10-12' Deep	184.00 LF	\$170.17	\$31,311.28	184	184	31,311.28	31,311.28	100%
3222	42" RCP 10-12' Deep	160.00 LF	\$211.78	\$33,884.80	160	160	33,884.80	33,884.80	100%
3262	36" RCP Plug	1.00 EACH	\$959.32	\$959.32	1	1	959.32	959.32	100%
3279	Punch Out Storm Drain	4,383.00 LF	\$1.90	\$8,327.70	4383	4383	8,327.70	8,327.70	100%
3280	TV Storm Drain	4,383.00 LF	\$4.80	\$21,038.40	4383	4383	21,038.40	21,038.40	100%
Total Price for above 09. Storm Drainage System Items:				\$958,379.55			\$ 958,379.55	\$ 958,379.55	100%

10. Roadway Underdrain

3263	Roadway Underdrain (Basis of Bid)	1,500.00 LF	\$35.35	\$53,025.00	1500	1500	53,025.00	53,025.00	100%
Total Price for above 10. Roadway Underdrain Items:				\$53,025.00			\$ 53,025.00	\$ 53,025.00	100%

11. City Of St. Augustine Water Distribution System

7011	16" DR18 PVC Water Main	410.00 LF	\$98.14	\$40,237.40	410	410	40,237.40	40,237.40	100%
7012	12" DR18 PVC Water Main	3,080.00 LF	\$57.14	\$175,991.20	3080	3080	175,991.20	175,991.20	100%
7014	8" DR18 PVC Water Main	2,045.00 LF	\$30.77	\$62,924.65	2045	2045	62,924.65	62,924.65	100%
7015	6" DR18 PVC Water Main	130.00 LF	\$20.70	\$2,691.00	130	130	2,691.00	2,691.00	100%
7016	4" DR18 PVC Water Main	1,085.00 LF	\$13.28	\$14,408.80	1085	1085	14,408.80	14,408.80	100%
7020	16" Joint Restraints	10.00 EACH	\$606.67	\$6,066.70	10	10	6,066.70	6,066.70	100%
7021	12" Joint Restraints	56.00 EACH	\$329.16	\$18,432.96	56	56	18,432.96	18,432.96	100%
7023	8" Joint Restraints	36.00 EACH	\$198.16	\$7,133.76	36	36	7,133.76	7,133.76	100%
7025	4" Joint Restraints	9.00 EACH	\$124.24	\$1,118.16	9	9	1,118.16	1,118.16	100%
7088.05	16" Sleeve	1.00 EACH	\$1,523.29	\$1,523.29	1	1	1,523.29	1,523.29	100%
7094.05	16" Gate Valve	1.00 EACH	\$8,281.26	\$8,281.26	1	1	8,281.26	8,281.26	100%
7095	12" Gate Valve	7.00 EACH	\$3,610.10	\$25,270.70	7	7	25,270.70	25,270.70	100%
7097	8" Gate Valve	7.00 EACH	\$2,041.04	\$14,287.28	7	7	14,287.28	14,287.28	100%
7098	6" Gate Valve	13.00 EACH	\$1,346.51	\$17,504.63	13	13	17,504.63	17,504.63	100%
7101	Sample Point	5.00 EACH	\$619.91	\$3,099.55	5	5	3,099.55	3,099.55	100%
7102	Locate Wire Box	14.00 EACH	\$386.76	\$5,414.64	14	14	5,414.64	5,414.64	100%
7104	Valve Box Installation	28.00 EACH	\$190.32	\$5,328.96	28	28	5,328.96	5,328.96	100%
7105	Flushing Hydrant	3.00 EACH	\$1,424.57	\$4,273.71	3	3	4,273.71	4,273.71	100%
7106	Fire Hydrant	13.00 EACH	\$3,763.93	\$48,931.09	13	13	48,931.09	48,931.09	100%
7109	16 x 12" Tee	1.00 EACH	\$2,183.31	\$2,183.31	1	1	2,183.31	2,183.31	100%
7116	12 x 12" Tee	3.00 EACH	\$1,444.68	\$4,334.04	3	3	4,334.04	4,334.04	100%
7118	12 x 8" Tee	1.00 EACH	\$1,132.13	\$1,132.13	1	1	1,132.13	1,132.13	100%
7119	12 x 6" Tee	7.00 EACH	\$1,029.21	\$7,204.47	7	7	7,204.47	7,204.47	100%
7132	8 x 8" Tee	1.00 EACH	\$745.69	\$745.69	1	1	745.69	745.69	100%
7133	8 x 6" Tee	6.00 EACH	\$3,782.46	\$22,694.76	6	6	22,694.76	22,694.76	100%
7154	6" 90 Bend	13.00 EACH	\$372.58	\$4,843.54	13	13	4,843.54	4,843.54	100%
7157	12" 45 Bend	3.00 EACH	\$857.12	\$2,571.36	3	3	2,571.36	2,571.36	100%
7159	8" 45 Bend	5.00 EACH	\$472.45	\$2,362.25	5	5	2,362.25	2,362.25	100%
7161	4" 45 Bend	3.00 EACH	\$858.27	\$2,574.81	3	3	2,574.81	2,574.81	100%
7165	8" 22.5 Bend	4.00 EACH	\$469.66	\$1,878.64	4	4	1,878.64	1,878.64	100%
7167	4" 22.5 Bend	22.00 EACH	\$283.30	\$6,232.60	22	22	6,232.60	6,232.60	100%
7168	16" 11.25 Bend	4.00 EACH	\$1,483.79	\$5,935.16	4	4	5,935.16	5,935.16	100%
7169	12" 11.25 Bend	3.00 EACH	\$812.03	\$2,436.09	3	3	2,436.09	2,436.09	100%
7171	8" 11.25 Bend	2.00 EACH	\$918.20	\$1,836.40	2	2	1,836.40	1,836.40	100%
7173	4" 11.25 Bend	2.00 EACH	\$281.64	\$563.28	2	2	563.28	563.28	100%
7174.05	16x12" Reducer	1.00 EACH	\$1,160.09	\$1,160.09	1	1	1,160.09	1,160.09	100%
7181	12x8" Reducer	3.00 EACH	\$644.30	\$1,932.90	3	3	1,932.90	1,932.90	100%
7183	12x4" Reducer	1.00 EACH	\$591.13	\$591.13	1	1	591.13	591.13	100%
7188	8x4" Reducer	2.00 EACH	\$345.71	\$691.42	2	2	691.42	691.42	100%
7192	12" Cap	1.00 EACH	\$444.53	\$444.53	1	1	444.53	444.53	100%
7194	8" Cap	1.00 EACH	\$262.78	\$262.78	1	1	262.78	262.78	100%
7196	4" Cap	3.00 EACH	\$173.99	\$521.97	3	3	521.97	521.97	100%
7238	1" Single Water Service	188.00 EACH	\$1,537.80	\$289,106.40	188	188	289,106.40	289,106.40	100%

7246	Punch Out for Water Main	6,750.00 LF	\$2.11	\$14,242.50	6750	6750			14,242.50	14,242.50	100%
7248	Flushing & BT's for Water Main	6,750.00 LF	\$0.95	\$6,412.50	6750	6750			6,412.50	6,412.50	100%
7249	Locate Wire Test For Water Main	6,750.00 LF	\$0.55	\$3,712.50	6750	6750			3,712.50	3,712.50	100%
7250	Pressure Test for Water Main	6,750.00 LF	\$2.11	\$14,242.50	6750	6750			14,242.50	14,242.50	100%
Total Price for above 11. City Of St. Augustine Water Distribution System Items:				\$844,222.45					\$ 844,222.45	\$ 844,222.45	100%

12. City Of St. Augustine Gravity Sanitary Sewer System

4003	Dewater Gravity Sewer	3,988.00 LF	\$20.00	\$79,760.00	3988	3988			79,760.00	79,760.00	100%
4004	Drop Bowl Assembly	2.00 EACH	\$858.01	\$1,716.02	2	2			1,716.02	1,716.02	100%
4014	Type A Manhole 0-6' Deep	15.00 EACH	\$5,421.50	\$81,322.50	15	15			81,322.50	81,322.50	100%
4015	Type A Manhole 6-8' deep	5.00 EACH	\$6,967.76	\$34,838.80	5	5			34,838.80	34,838.80	100%
4016	Type A Manhole 8-10' deep	2.00 EACH	\$9,136.76	\$18,273.52	2	2			18,273.52	18,273.52	100%
4017	Type A Manhole 10-12' deep	5.00 EACH	\$10,513.79	\$52,568.95	5	5			52,568.95	52,568.95	100%
4018	Type A Manhole 12-14' deep	5.00 EACH	\$11,825.37	\$59,126.85	5	5			59,126.85	59,126.85	100%
4037	Drop Manhole 10-12' deep	1.00 EACH	\$11,012.42	\$11,012.42	1	1			11,012.42	11,012.42	100%
4038	Drop Manhole 12-14' deep	1.00 EACH	\$12,161.04	\$12,161.04	1	1			12,161.04	12,161.04	100%
4068	Manhole Top Out	34.00 EACH	\$281.67	\$9,576.78	34	34			9,576.78	9,576.78	100%
4069	Pour Inverts	34.00 EACH	\$257.97	\$8,770.98	34	34			8,770.98	8,770.98	100%
4105	10" SDR 26 Sewer Main 12-14' Deep	150.00 LF	\$60.98	\$9,147.00	150	150			9,147.00	9,147.00	100%
4111	8" SDR 26 Sewer Main 0-6' Deep	2,366.00 LF	\$30.40	\$71,926.40	2366	2366			71,926.40	71,926.40	100%
4112	8" SDR 26 Sewer Main 6-8' Deep	1,184.00 LF	\$32.56	\$38,551.04	1184	1184			38,551.04	38,551.04	100%
4113	8" SDR 26 Sewer Main 8-10' Deep	662.00 LF	\$35.26	\$23,342.12	662	662			23,342.12	23,342.12	100%
4114	8" SDR 26 Sewer Main 10-12' Deep	708.00 LF	\$43.35	\$30,691.80	708	708			30,691.80	30,691.80	100%
4115	8" SDR 26 Sewer Main 12-14' Deep	1,284.00 LF	\$49.82	\$63,968.88	1284	1284			63,968.88	63,968.88	100%
4144	Punch Out Sewer	6,354.00 LF	\$2.05	\$13,025.70	6354	6354			13,025.70	13,025.70	100%
4145	Sewer Services	193.00 EACH	\$1,032.22	\$199,218.46	193	193			199,218.46	199,218.46	100%
4146	TV Test Sewer Main	6,354.00 LF	\$7.20	\$45,748.80	6354	6354			45,748.80	45,748.80	100%
Total Price for above 12. City Of St. Augustine Gravity Sanitary Sewer System Items:				\$864,748.06					\$ 864,748.06	\$ 864,748.06	100%

14. Irrigation Sleeves And Electrical/Telephone/CATV Conduit

11001.02	SCH 40 PVC Sleeves, 2.5"	300.00 LF	\$10.00	\$3,000.00	300	300			3,000.00	3,000.00	100%
11001.03	SCH 40 PVC Sleeves, 3"	300.00 LF	\$15.63	\$4,689.00	300	300			4,689.00	4,689.00	100%
11001.04	SCH 40 PVC Sleeves, 4"	250.00 LF	\$19.23	\$4,807.50	250	250			4,807.50	4,807.50	100%
11001.06	SCH 40 PVC Sleeves, 6"	250.00 LF	\$30.90	\$7,725.00	250	250			7,725.00	7,725.00	100%
Total Price for above 14. Irrigation Sleeves And Electrical/Telephone/CATV Conduit Items:				\$20,221.50					\$ 20,221.50	\$ 20,221.50	100%

15. Seeding And Mulching And Sod

1205	Right of Way Sod	1,810.00 SY	\$2.70	\$4,887.00	1810	1810			4,887.00	4,887.00	100%
1206	Right of Way Seed and Mulch	19,185.00 SY	\$0.48	\$9,208.80	19185	19185			9,208.80	9,208.80	100%
Total Price for above 15. Seeding And Mulching And Sod Items:				\$14,095.80					\$ 14,095.80	\$ 14,095.80	100%

16. Testing

1110	Earthwork Density Testing (Western)	1.00 LS	\$41,275.99	\$41,275.99	1	1			41,275.99	41,275.99	100%
Total Price for above 16. Testing Items:				\$41,275.99					\$ 41,275.99	\$ 41,275.99	100%

17. Paving And Drainage As-Builts

500	Paving and Drainage As Builts	1.00 LS	\$12,858.19	\$12,858.19	1	1			12,858.19	12,858.19	100%
Total Price for above 17. Paving And Drainage As-Builts Items:				\$12,858.19					\$ 12,858.19	\$ 12,858.19	100%

18. Water Forcemain And Sewer As-Builts

500	Water, Forcemain, Lift Station, and Sewer As Builts	1.00 LS	\$18,965.83	\$18,965.83	1	1			18,965.83	18,965.83	100%
Total Price for above 18. Water Forcemain And Sewer As-Builts Items:				\$18,965.83					\$ 18,965.83	\$ 18,965.83	100%

20. Payment And Performance Bond

201	Payment & Performance Bonds	1.00 LS	\$52,336.13	\$52,336.13	1	1			52,336.13	52,336.13	100%
Total Price for above 20. Payment And Performance Bond Items:				\$52,336.13					\$ 52,336.13	\$ 52,336.13	100%

Total Price for above Western Items: \$3,748,629.85

21. Change Orders

WESTERN

Control Structure 5-951	1.00 LS	\$84,990.58	\$84,990.58	1	1			84,990.58	84,990.58	100%
Testing	1 LS	(\$41,275.99)	(\$41,275.99)	1	1			(41,275.99)	(41,275.99)	100%
Irrigation/Electrical/Telephone Sleeves	1 LS	(\$20,221.50)	(\$20,221.50)	1	1			(20,221.50)	(20,221.50)	100%
Roadway Underdrain	1500 LF	(\$35,350.00)	(\$53,025.00)	1500	1500			(53,025.00)	(53,025.00)	100%
Tack Coat	17130 SY	(\$0.60)	(\$10,278.00)	17130	17130			(10,278.00)	(10,278.00)	100%

3/4" Second Lift	17130 SY	(\$5.67)	(\$97,127.10)	17130		\$	(97,127.10)	\$	(97,127.10)	100%
COLLECTOR						\$		\$		
Testing	1	(\$13,078.73)	(\$13,078.73)	1		\$	(13,078.73)	\$	(13,078.73)	100%
Irrigation/Electrical/Telephone Sleeves	1	(\$20,658.50)	(\$20,658.50)	1		\$	(20,658.50)	\$	(20,658.50)	100%
Roadway Underdrain	1000	(\$35.35)	(\$35,350.00)	1000		\$	(35,350.00)	\$	(35,350.00)	100%
Tack Coat	3470	(\$0.60)	(\$2,082.00)	3470		\$	(2,082.00)	\$	(2,082.00)	100%
3/4" Second Lift	3470	(\$8.21)	(\$28,488.70)	3470		\$	(28,488.70)	\$	(28,488.70)	100%
Total Price for above 20. Payment And Performance Bond Items:			(\$236,594.94)			\$	(236,594.94)	\$	(236,594.94)	100%

Total Bid Price: \$4,444,984.71

\$ 4,000,486.24

Notes:

- The above price excludes Landscaping & Irrigation
- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

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ACCEPTED:

The above prices, specifications and conditions are satisfactory

and hereby accepted.

Buyer:

Signature:

Date of Acceptance:

CONFIRMED:

Vallencourt Construction Company, Inc.

Authorized Signature:

Estima Harley Moreland

(904) 291-9330 harleym@vallencourt.com

8/23/2021 9:57:06 AM

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**WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT**

The undersigned lienor, upon payment from the lienee, of the sum of \$ 420,838.98, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through May 17, 2023 on the job of Dream Finders Homes to the following described property:

Project: Cordova Palms Phase 1 - Western Lots and Connector
Invoice#: 2021-39E 19RET Revised

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated on: May 17, 2023

Lienor's Name: Vallencourt Construction Co., Inc.
Address: P.O. Box 1889
Green Cove Springs, FL 32043
Phone: 904-291-9330

By: 

Printed Name: Christian Taylor
Title: Project Manager

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 17th day of May 2023 by **Christian Taylor of Vallencourt Construction Co., Inc.**, a Florida corporation, on behalf of the corporation.

Personally known X or Produced Identification _____ Type of Identification _____



Notary Public



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.