

CORDOVA PALMS
Community Development District

MAY 8, 2024

AGENDA

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

May 1, 2024

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, May 8, 2024 at 1:00 p.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the March 20, 2024 Meeting
- IV. Acceptance of the Audit Committee's Recommendation and Authorizing Staff to Issue an RFP for Audit Services
- V. Acceptance of the Draft Fiscal Year 2023 Audit Report
- VI. Consideration of Proposal for Field Operations and Maintenance Services
- VII. Consideration of Proposal for Dog Waste Removal Service

- VIII. Discussion of the Fiscal Year 2025 Budget
- IX. Consideration of Request for Little Free Library
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer – Approval of Requisition Summary
 - C. District Manager – Report on the Number of Registered Voters (184)
- XI. Financial Reports
 - A. Financial Statements as of March 31, 2024
 - B. Check Registers
 - 1. March
 - 2. April
 - C. Ratification of Construction Funding Request No. 11
 - D. Consideration of Construction Funding Request No. 12
- XII. Supervisor Requests and Audience Comments
- XIII. Next Scheduled Meeting – June 12, 2024 at 1:00 p.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092
- XIV. Adjournment

SECOND ORDER OF BUSINESS

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, March 20, 2024 at 1:00 p.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:

Chad Sigmon	Chairman
Don Gullion	Vice Chairman
James Shonkwiler	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
Scott Wild <i>by phone</i>	District Engineer
Sarah Sweeting	GMS

The following is a summary of the discussions and actions taken at the March 20, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 1:00 p.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 December 13, 2023, Meeting

There were no comments on the minutes.

On MOTION by Mr. Sigmon seconded by Mr. Shonkwiler with all in favor the minutes of the December 13, 2023 meeting were approved.
--

FOURTH ORDER OF BUSINESS

Consideration of Appointing an Audit Committee

C. District Manager

Mr. Laughlin stated that fiscal year 2025 budget discussions will begin with the next meeting as the budget must be approved by June 15th.

Mr. Sigmon stated that the amenities are under construction currently and there have been some complaints from residents regarding trash, so he thinks it makes sense to bring on part-time maintenance staff.

Mr. Laughlin stated that currently the District is operating \$20,000 under budget. He will solicit proposals for maintenance services.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2024

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

B. Check Registers

Copies of the check registers totaling \$1,852,697.52 for November through January and \$699,847.38 for February were included in the agenda package for the Board's review.

On MOTION by Mr. Shonkwiler seconded by Mr. Sigmon with all in favor the check registers were approved.

C. Ratification of Construction Funding Request Nos. 7, 8, and 9

Copies of construction funding request number seven totaling \$327,132.82, number eight totaling \$8,000 and number nine totaling \$398,184.27 were included in the agenda package.

On MOTION by Mr. Shonkwiler seconded by Mr. Sigmon with all in favor construction funding request numbers 7, 8 and 9 were ratified.

D. Consideration of Construction Funding Request No. 10

A copy of construction funding request number ten totaling \$4,071.75 was included in the agenda package for the Board's review.

FOURTH ORDER OF BUSINESS

FIFTH ORDER OF BUSINESS

**CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

DRAFT

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

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39(3)(c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
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	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29

DRAFT

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, 2023, 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, 2023, and the respective changes in financial position thereof for the fiscal year ended September 30, 2023 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.

DRAFT

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 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 **Xxxxxxxx, xxxx**, 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.

Xxxxxxxx, xxxx

DRAFT

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, 2023. 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 \$10,886,048.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,074,151, 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, 2023, the District's governmental funds reported combined ending fund balances of \$834,127, a decrease of (\$5,455,032) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, nonspendable for prepaids and the remainder is unassigned deficit fund balance in the capital projects fund and unassigned fund balance in the general fund 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 assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

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.

DRAFT

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,	
	2023	2022
Current and other assets	\$ 3,818,006	\$ 7,374,487
Capital assets, net of depreciation	26,987,527	18,359,409
Total assets	30,805,533	25,733,896
Current liabilities	2,475,843	1,308,151
Long-term liabilities	17,443,642	17,613,848
Total liabilities	19,919,485	18,921,999
Net position		
Net investment in capital assets	9,070,684	5,657,854
Restricted	1,598,106	1,136,507
Unrestricted	217,258	17,536
Total net position	\$ 10,886,048	\$ 6,811,897

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.

DRAFT

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,	
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 1,703,704	\$ -
Operating grants and contributions	47,112	100,869
Capital grants and contributions	3,242,624	7,844,710
Total revenues	<u>4,993,440</u>	<u>7,945,579</u>
Expenses:		
General government	105,005	80,683
Maintenance and operations	28,291	-
Bond issue costs	-	721,497
Interest	785,993	317,966
Total expenses	<u>919,289</u>	<u>1,120,146</u>
Change in net position	<u>4,074,151</u>	<u>6,825,433</u>
Net position - beginning	<u>6,811,897</u>	<u>(13,536)</u>
Net position - ending	<u>\$ 10,886,048</u>	<u>\$ 6,811,897</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$919,289. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of Developer contributions, decreased as a result of a decrease in Developer contributions toward the District's construction projects. Assessments increased as a result of required amounts for debt service on the bonds. The remainder of the current fiscal year revenue includes interest revenue. The change in current fiscal year expenses results from the decrease in bond issuance costs.

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, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$26,987,527 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, 2023, the District had \$17,295,000 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, 2023**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 209,744
Due from Developer	1,665,773
Prepaid items	13,870
Restricted assets:	
Investments	1,928,619
Capital assets:	
Nondepreciable	26,987,527
Total assets	30,805,533
 LIABILITIES	
Accounts payable	6,356
Contracts and retainage payable	2,140,955
Accrued interest payable	328,532
Non-current liabilities:	
Due within one year	300,000
Due in more than one year	17,143,642
Total liabilities	19,919,485
 NET POSITION	
Net investment in capital assets	9,070,684
Restricted for debt service	1,598,106
Unrestricted	217,258
Total net position	\$ 10,886,048

See notes to the financial statements

DRAFT

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 105,005	\$ 105,005	\$ -	\$ -	\$ -
Maintenance and operations	28,291	228,013	-	3,242,624	3,442,346
Interest on long-term debt	785,993	1,370,686	47,112	-	631,805
Total governmental activities	<u>919,289</u>	<u>1,703,704</u>	<u>47,112</u>	<u>3,242,624</u>	<u>4,074,151</u>
				Change in net position	4,074,151
				Net position - beginning	6,811,897
				Net position - ending	<u>\$ 10,886,048</u>

See notes to the financial statements

DRAFT

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 209,744	\$ -	\$ -	\$ 209,744
Investments	-	1,926,638	1,981	1,928,619
Due from Developer	-	-	1,665,773	1,665,773
Prepaid and deposit items	13,870	-	-	13,870
Total assets	<u>\$ 223,614</u>	<u>\$ 1,926,638</u>	<u>\$ 1,667,754</u>	<u>\$ 3,818,006</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 6,356	\$ -	\$ -	\$ 6,356
Contracts and retainage payable	-	-	2,140,955	2,140,955
Total liabilities	<u>6,356</u>	<u>-</u>	<u>2,140,955</u>	<u>2,147,311</u>
Deferred inflows of resources:				
Unavailable revenue	-	-	836,568	836,568
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>836,568</u>	<u>836,568</u>
Fund balances:				
Nonspendable:				
Prepaid items	13,870	-	-	13,870
Restricted for:				
Debt service	-	1,926,638	-	1,926,638
Unassigned	203,388	-	(1,309,769)	(1,106,381)
Total fund balances	<u>217,258</u>	<u>1,926,638</u>	<u>(1,309,769)</u>	<u>834,127</u>
Total liabilities and fund balances	<u>\$ 223,614</u>	<u>\$ 1,926,638</u>	<u>\$ 1,667,754</u>	<u>\$ 3,818,006</u>

See notes to the financial statements

DRAFT

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Total fund balances - governmental funds \$ 834,127

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	26,987,527	
Accumulated depreciation	<u>-</u>	26,987,527

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.

836,568

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	(328,532)	
Bonds payable	<u>(17,443,642)</u>	<u>(17,772,174)</u>

Net position of governmental activities		<u>\$ 10,886,048</u>
---	--	----------------------

See notes to the financial statements

DRAFT

**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, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 333,018	\$ 1,370,686	\$ -	\$ 1,703,704
Developer contributions	-	-	2,301,102	2,301,102
Interest earnings	-	47,112	104,954	152,066
Total revenues	<u>333,018</u>	<u>1,417,798</u>	<u>2,406,056</u>	<u>4,156,872</u>
EXPENDITURES				
Current:				
General government	105,005	-	-	105,005
Maintenance and operations	28,291	-	-	28,291
Debt service:				
Principal	-	165,000	-	165,000
Interest	-	685,490	-	685,490
Capital outlay	-	-	8,628,118	8,628,118
Total expenditures	<u>133,296</u>	<u>850,490</u>	<u>8,628,118</u>	<u>9,611,904</u>
Excess (deficiency) of revenues over (under) expenditures	199,722	567,308	(6,222,062)	(5,455,032)
Fund balances - beginning	<u>17,536</u>	<u>1,359,330</u>	<u>4,912,293</u>	<u>6,289,159</u>
Fund balances - ending	<u>\$ 217,258</u>	<u>\$ 1,926,638</u>	<u>\$ (1,309,769)</u>	<u>\$ 834,127</u>

See notes to the financial statements

DRAFT

**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, 2023**

Net change in fund balances - total governmental funds	\$ (5,455,032)
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.	8,628,118
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	836,568
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.	5,206
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	165,000
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>(105,709)</u>
Change in net position of governmental activities	<u>\$ 4,074,151</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, 2023, 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, 2023:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Dreyfus Treasury Security Cash Management	\$ 1,928,619	S&P AAAM	N/A
	<u>\$ 1,928,619</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, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 18,359,409	\$ 8,628,118	\$ -	\$ 26,987,527
Total capital assets, not being depreciated	<u>18,359,409</u>	<u>8,628,118</u>	<u>-</u>	<u>26,987,527</u>
Governmental activities capital assets, net	<u>\$ 18,359,409</u>	<u>\$ 8,628,118</u>	<u>\$ -</u>	<u>\$ 26,987,527</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 4. 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 connection with the construction funding agreement with the Developer, Developer contributions recognized at the government-wide level is \$3,137,670 which includes a receivable of \$1,665,773 at September 30, 2023. 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:

<u>Bond Component</u>	<u>Amount</u>	<u>Interest (%)</u>	<u>Maturity Date</u>
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, 2023.

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:

<u>Bond Component</u>	<u>Amount</u>		<u>Interest (%)</u>		<u>Maturity Date</u>
	<u>Series 2022-1</u>	<u>Series 2022-2</u>	<u>Series 2022-1</u>	<u>Series 2022-2</u>	
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, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021	\$ 7,980,000	\$ -	\$ 165,000	\$ 7,815,000	\$ 170,000
Plus: original issue premium	183,670	-	6,161	177,509	
Series 2022-1	2,325,000	-	-	2,325,000	30,000
Less: original issue discount	(11,858)	-	(380)	(11,478)	
Series 2022-2	7,155,000	-	-	7,155,000	100,000
Less: original issue discount	(17,964)	-	(575)	(17,389)	
Total	<u>\$ 17,613,848</u>	<u>\$ -</u>	<u>\$ 170,206</u>	<u>\$ 17,443,642</u>	<u>\$ 300,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
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	350,000	744,865	1,094,865
2029-2033	1,970,000	3,508,495	5,478,495
2034-2038	2,415,000	3,066,570	5,481,570
2039-2043	3,010,000	2,498,490	5,508,490
2044-2048	3,825,000	1,707,990	5,532,990
2049-2053	4,450,000	663,970	5,113,970
	<u>\$ 17,295,000</u>	<u>\$ 15,282,060</u>	<u>\$ 32,577,060</u>

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer owns the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. 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, 2023, the District had open contracts for various construction projects. The contracts totaled approximately \$11.6 million, of which approximately \$2.6 million was uncompleted at September 30, 2023.

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.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$645,000 and \$185,000 of the Series 2021 and 2022-1 Bonds, respectively. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**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, 2023**

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 333,018	\$ 333,018	\$ -
Total revenues	333,018	333,018	-
EXPENDITURES			
Current:			
General government	133,018	105,005	28,013
Maintenance and operations	200,000	28,291	171,709
Total expenditures	333,018	133,296	199,722
Net change in fund balances	\$ -	199,722	\$ 199,722
Fund balance - beginning		17,536	
Fund balance - ending		\$ 217,258	

See notes to required supplementary information

DRAFT

**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, 2023.

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$156,972.45
Independent contractor compensation	
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$454.32 Debt service - \$500 - \$1,449.77
Special assessments collected	\$1,703,704.00
Outstanding Bonds:	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, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated **Xxxxxxxx, xxxx**.

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.

Xxxxxxxxx, xxxx

**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, 2023. 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, 2023.

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.

Xxxxxxxxxx, xxxx

**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, 2023, and have issued our report thereon dated **Xxxxxxxxxx, xxxx**.

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 **Xxxxxxxxxx, xxxx**, 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.

Xxxxxxxxxx, xxxx

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, 2022.

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, 2023.

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, 2023.

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.

SIXTH ORDER OF BUSINESS



Governmental Management Services

Serving Florida's Communities

April 2nd, 2024

Cordova Palms Community Development District
c/o Wesley Haber, District Counsel
Kutak Rock LLP.
107 West College Avenue
Tallahassee, Florida 32301
Via email to Wesley.Haber@kutakrock.com

RE: Proposal for Field Operations and Maintenance Services

Dear Mr. Haber,

Governmental Management Services, L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing Field Operations, and Maintenance Services to the Cordova Palms Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 250+ CDD's across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (407) 841-5524, ext. 125, or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

JACKSONVILLE

9655 Florida Mining Blvd. W
Suite 305
Jacksonville, FL 32257
(904) 940-5850

ST. AUGUSTINE

475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 288-7667

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 33137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

Proposal For Field Management Services Prepared For The Cordova Palms Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

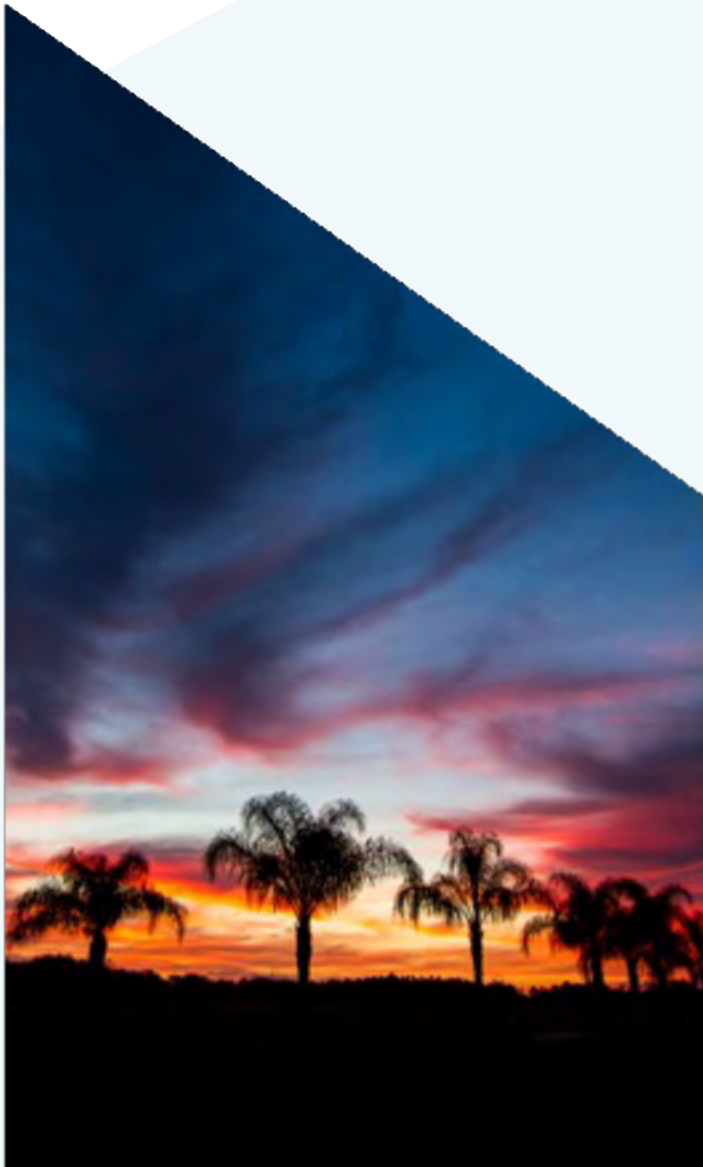
FIELD OPERATIONS
MANAGEMENT &
MAINTENANCE
SERVICES



www.govmgtvc.com

Submitted
April 2nd, 2024

TABLE OF CONTENTS



COMPANY INFORMATION
3

HOW WE WORK
4

CONTACT INFORMATION
6

**FAMILY OF GMS
COMPANIES**
7

OUR TEAM
9

SERVICES
10

REFERENCES
19

EXPERIENCE SUMMARY
20

**COST AND SCOPE
OF SERVICES**
29

THANK YOU
32

COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 250 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 250 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

GMS WAS ESTABLISHED TO PROVIDE THE MOST EFFICIENT, EFFECTIVE AND COMPREHENSIVE MANAGEMENT SERVICES FOR COMMUNITY DEVELOPMENT DISTRICTS IN THE STATE OF FLORIDA.



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full time and part time employees and has offices across the State of Florida. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Field Operations Management
- Amenity Management
- Preventative Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 250 Community Development Districts across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.



GMS - Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

6200 Lee Vista Blvd
Ste. 300
Orlando, FL 32822

1408 Hamlin Avenue,
Unit E
St. Cloud, FL 34771

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(863)-225-1186

GMS - South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

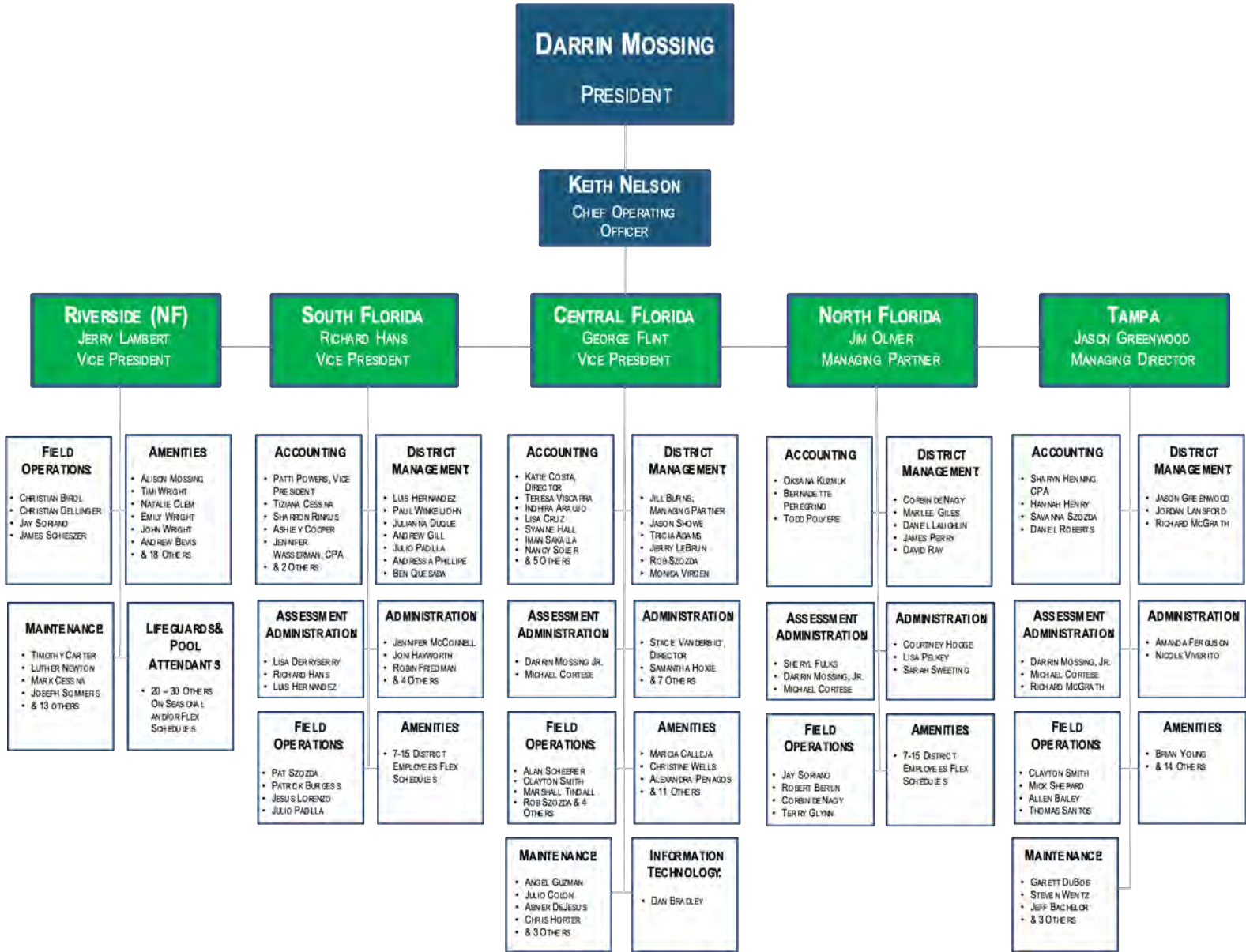
GMS - North Florida

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850


393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 33137

We have additional satellite offices
throughout the State of Florida

FAMILY OF COMPANIES



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry.

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

EDUCATION

Ohio University, 1988,
Bachelor of Science in
Accounting

EXPERIENCE

34 Years

- President and
Founder – GMS
Organization
- Corporate
Operations &
District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a Bachelor’s degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 250 CDDs, Homeowners Association and other Special Taxing Districts across the State of Florida.

JIM OLIVER

MANAGING PARTNER

Jim Oliver, as managing director of the GMS-North Florida Office, also provides district management services for GMS clients in the Northeast Florida region. Mr. Oliver has a Bachelor of Science Degree in Accounting from the State University of New York. He also has a Master’s of Business Administration from Touro University. After 22 years of active-duty service with the United States Army and Florida National Guard, he retired as a Lieutenant Colonel. He has gained broad experience in governmental liaison work at the local, state and federal levels with experience in utility acquisitions, valuations and negotiations. He has been with GMS since 2005.

EDUCATION

Bachelor of Science in
Accounting From The
State University Of New
York

EXPERIENCE

18 Years

- District Management
 - Assessment Roll
Administration
- 22 Years U.S. Army

JAMES PERRY, CPA

PARTNER

James Perry has over 19 years of experience in District Management Services. Mr. Perry graduated from the University of Central Florida with a Bachelor of Business Administration in Accounting degree. He has also attended the prestigious University of Pennsylvania-Wharton Executive Development program. He has served in senior financial positions with Fortune 100 companies as well as with the largest governmental utility provider in Northeast Florida. He is also a licensed CPA.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Alison Mossing is the Director of Amenity Management Services. Alison Mossing relocated to Palm Coast, FL in 2021 from Nashville, TN to join the GMS organization. She graduated with her accounting degree from Middle Tennessee State University in 2017 and spent the next four years working as an accountant in the entertainment industry in Nashville. Since joining the organization, Alison has been active in assisting with district accounting, recruiting and field reporting. Alison was recently promoted to the position of Director of Amenity Services, and now leads our Amenity Management Services practice where she utilizes her experience in entertainment and financial literacy to lead our team of Amenity Management professionals .



AMENITY MANAGEMENT & FACILITY ATTENDANT **SERVICES**

Communities with Amenity Centers hire GMS to provide a full-time, salaried Amenity Manager on a year-round basis. The Amenity Manager shall have the responsibilities of overseeing all amenity facilities and related direct service contracts, interacting with other entities as needed, including recreational programs and special events.

GMS HAS THE ABILITY TO CREATE A UNIQUE SCHEDULE TO ACCOMMODATE THE NEEDS OF THE COMMUNITY. SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- The Amenity Manager is the liaison for the Community Development District Board of Supervisors and will attend all District meetings.
- The Amenity Manager will prepare a monthly Manager's Report detailing all activity such as District events, planned events, resident concerns, information regarding completed and planned maintenance projects, etc.
- Respond to all resident questions and concerns regarding the District in a timely and professional manner.
- Maintain a professional relationship with all residents, welcoming and educating new homeowners, issuing access cards, updating resident information, supervising staff members, monitoring facility usage and rentals.
- Coordinate with Operations Manager to ensure all District contracts such as pool maintenance, landscape, janitorial, security, pest control, etc. are in compliance with contract specifications.
- Inspect Amenity Center and common areas for lighting, trash removal, pest control, signage and fencing for necessary maintenance. Inspections include recommendations to improve safety and minimize potential hazards in order to prevent accidents from occurring.
- Coordinate and/or assist with maintenance projects based upon monthly inspection reports

continued on the next page

continued from prior page

- Inventory cleaning products, paper products, office and first aid supplies.
- Coordinate, organize, and promote various special events and activities throughout the year.
- Administer rental program of District Facilities for private parties and events.
- Educate staff members, lifeguards, security guards and public on District policies and procedures.
- Prepare report for recommendations regarding modifications/updates to the policies and procedures as needed.
- Process any insurance claims and related repair work.
- Provide recommendations for annual budget, maintenance program, policies and procedures, safety and community events.
- Responsible for sending CDD information for website updates.
- Interface with vendors for repairs, billing, payments and approve certain invoices.
- Design, promote and implement recreational programs. Recreational Programming is a critical component to satisfying every community. Input from the Board of Supervisors and residents will be sought regarding the selections of activities and special events.
- Youth activities will include, but are not limited to summer camp, teen scene and numerous sports leagues. Adult activities can include trivia, group fitness classes, aqua aerobics, themed dinners, and more.
- The Amenity Manager will also facilitate clubs such as "The Fitness Club," book clubs and "Morning Coffee."



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



OPERATIONS MANAGEMENT SERVICES

GMS provides Field Contract/Operations Management services to over 30 Districts throughout Florida. **Jerry Lambert** is the Director of Field Operations Management services in the North Florida region. For 28 years Jerry Lambert was the manager of the Prototype Metal Development Center and worked at the Engineering R & D facility in Auburn Hills, Michigan with Faurecia Automotive Seating. He has widespread experience with welding, automotives and assembly. He was the manager of a Testing Facility, Quality Lab, and Shipping & Receiving Departments for 15 years. He held a Michigan Builders License and owned a construction business for 20 years for commercial building interior renovations. Jerry leads customer delivery functions for the North Florida organization. **Jay Soriano** is our Field Operations Manager in Clay county, overseeing maintenance projects and providing field contract/operational management oversight services. After his first degree from East Carolina University, Jay then attended the University of Delaware, where he began his Master's studies in Health Administration and continued studies toward a second Bachelor's in Parks and Recreation programming. Over the past 25 years, Jay has worked as a Director of Recreation, Fitness and Aquatics, and as a manager for Facility operations for companies such as the YMCA, many small private fitness studios, and multiple CDD's, helping to guide them to successful program development, financial stability, and employee training. Working for GMS since 2012, Jay not only holds multiple professional certifications in many aspects of facilities maintenance, management, and program development, but also as an instructor for many professional organizations in Aquatics maintenance, and management, and pool construction.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also aid in the development of landscaping RFPs as requested.

PREVENTATIVE REPAIR & MAINTENANCE SERVICES

GMS has an in-house preventative repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

FIELD MANAGEMENT SERVICES

As a company, GMS provides field management services to 30 Districts throughout Florida.

GMS HAS THE ABILITY TO CREATE A UNIQUE SCHEDULE TO ACCOMMODATE THE NEEDS OF THE COMMUNITY. SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Administer and manage maintenance contracts for landscaping and lake maintenance contracts.
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations.
- Coordinate and implement maintenance projects throughout the community with vendors.
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare a monthly report to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase if contracted.



FACILITY MAINTENANCE SERVICES

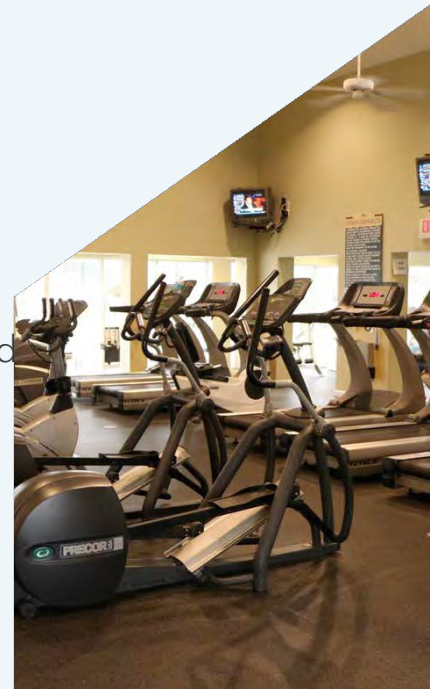
Every community has continuous needs for various maintenance requirements throughout the year. One of the many problems a community faces is who will perform the maintenance service, how much it will cost and when will it be completed. GMS has a strong team of experienced, dedicated and hard-working maintenance personnel with the ability to timely respond to most all maintenance issues throughout the community on a cost-effective basis.

SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Light inspections and replacements
- Property inspections and trash removal
- Inspect and remove debris from lakes and outfall structures
- Inspect and clean pet receptacles
- Wildlife relocation program
- Paint facilities
- Refurbish spray ground & playground equipment
- Fence repairs
- Grinding of sidewalks (trip hazards)
- Fitness equipment preventive maintenance

SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Service 1 to 5 times per week
- Sweep and mop tiled areas as necessary
- Clean restrooms, sinks, mirrors, fixtures, toilets and urinals
- Clean interior windows, baseboards, wipe down walls and doors
- Wipe down and sanitize fitness equipment
- Remove trash and replace trash can liners
- Restock supplies, paper products, etc. as needed
- Straighten deck furniture and blow off patio areas
- Pick up trash and debris from the amenity and pool areas

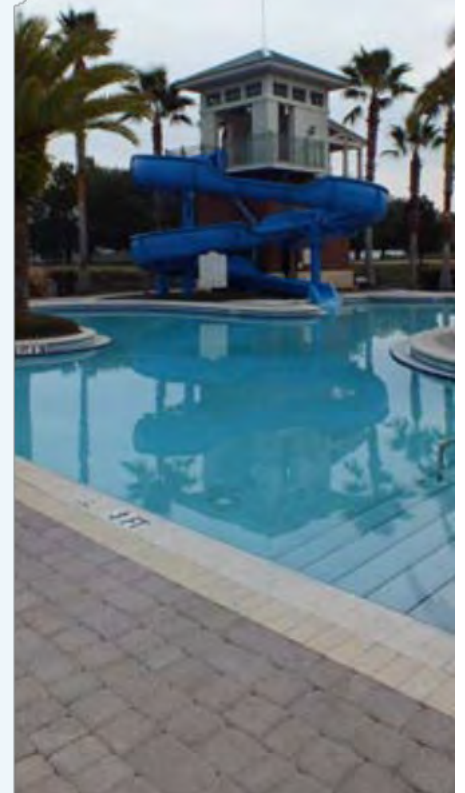


POOL MAINTENANCE SERVICES

GMS has over six (6) certified pool operators qualified to provide commercial pool maintenance services. Services are customized to meet each clients needs based upon seasonal factors and usage.

SERVICES INCLUDE ALL ITEMS DESCRIBED IN THE RFP AND THE FOLLOWING:

- Service 1 to 5 days per week
- Pool vacuuming
- Skimming
- Brushing tiles
- Chemical balance (Chlorine, PH, Alkalinity, Sequestrant)
- Pool and equipment inspections
- Cleaning of filters
- Blow off pool deck
- Chemicals provided by client
- Emergency call out services to be invoiced separately



LIFEGUARDING SERVICES

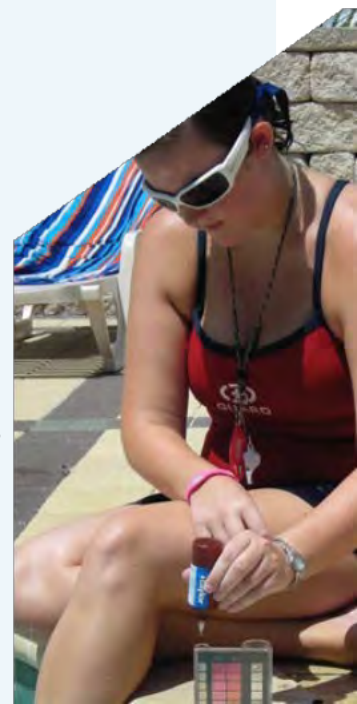
Lifeguards are American Red Cross certified in Lifeguarding, Water Park Lifeguarding, CPR, First Aid and AED for Adults, Infants and Children. For best results, lifeguards shall be at least 16 years of age and perform standard duties associated with an aquatic facility. The District will only be invoiced for actual hours of service.

A. Responsibility:

- The primary responsibility of our lifeguards is to prevent drowning and other injuries from occurring through continuous surveillance, eliminating hazardous behaviors, enforcing facility rules and regulations, recognizing and responding quickly to emergencies and working as a team with facility staff and management.
- Lifeguards will be "Rescue Ready" at all times and report unsafe conditions.
- Complete daily pool logs, equipment checklist and necessary forms that correspond with daily activities and incidents.
- Complete required in-service training to review EAP, CPR, First Aid, AED, and all rescue procedures.
- Straighten pool deck furniture, wipe tables, removing debris from pool deck area and walkways, replacing trashcan liners (as time permits) and maintaining restroom cleanliness and supplies, are all secondary responsibilities.
- Lifeguards shall be visited frequently by the Aquatics Director and/or Supervisor. Other secondary responsibilities of lifeguards include but are not limited to:
 - Cleaning pool tiles as time permits
 - Inspecting and maintaining First Aid supplies
 - Inspecting the slide and slide structure before opening pool
 - Testing pH and chlorine levels to maintain Health Department requirements (twice daily)
 - Skimming pool

B. Staffing Approach & Scheduling

- In the event of inclement weather, staff will follow and enforce District policies. If the weather is predicted to persist throughout the day, the Facility Supervisor shall direct staff accordingly.
- If at any time the Board of Supervisors would like to adjust the hours and/ or days of service, a two-week notices respectfully requested. GMS understands the need for flexibility in order to meet the needs of each community and will provide the necessary staffing in order to provide the services based upon the operating hours of the community.



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers and financial professionals are saying about us. The following table contains just a few of the clients and professionals that are pleased to serve as our references:

Cindy Nelsen

Chair, Double Branch CDD
1394 Canopy Oaks Drive
Orange Park, Florida 32065
(904) 424-9960

bcnelsen@comcast.net

Jeff Robinson

Chair, Amelia Walk CDD
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
(770) 990-0957

Awcdd.jeffrobinson@gmail.com

Batey McGraw

Chair, Wilford Preserve CDD
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
(904) 517-7983

batey.mcgraw@dreamfindershomes.com

GMS's current clients are listed in Table 2-1. This grid reflects a portion of the services provided to our clients.

GOVERNMENTAL MANAGEMENT SERVICES

Table 2-1. District Management Experience Summary

GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Academical Village	Broward	✓	✓	✓		✓
3	Amelia Concourse	Nassau	✓	✓	✓		
4	Amelia Walk	Nassau	✓	✓	✓		✓
5	Anabelle Island	Clay	✓	✓	✓		
6	Armstrong	Clay	✓	✓	✓		
7	Astoria	Polk	✓	✓	✓		✓
8	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
9	Bannon Lakes	St. Johns	✓	✓	✓		
10	Bartram Park	Duval	✓	✓	✓		
11	Bartram Springs	Duval	✓	✓	✓		
12	Bauer Drive	Miami-Dade	✓	✓	✓		
13	Bay Laurel Center	Marion	✓	✓	✓		
14	Baytree	Brevard	✓	✓	✓		✓
15	Baywinds	Miami-Dade	✓	✓	✓		✓
16	Beacon Tradeport	Miami-Dade	✓	✓	✓		
17	Bella Collina	Lake	✓	✓	✓	✓	✓
18	Bellagio	Miami-Dade	✓	✓	✓		
19	Belmont	Hillsborough	✓	✓	✓		✓
20	Bent Creek	St. Lucie	✓	✓	✓		
21	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
22	Bonita Village	Lee	✓	✓	✓		
23	Bonnet Creek	Orange	✓	✓	✓		✓
24	Bontaniko	Broward	✓	✓	✓		
25	Bradbury	Polk	✓	✓	✓		
26	Brandy Creek	St. Johns	✓	✓	✓		
27	Bridgewalk	Osceola	✓	✓	✓		✓
28	Campo Bello	Miami-Dade	✓	✓	✓		
29	Candler Hills	Marion	✓	✓	✓		
30	Canopy	Leon	✓	✓	✓		
31	Capital Region	Leon	✓	✓	✓		
32	Central Lake	Lake	✓	✓	✓		
33	Centre Lake	Miami-Dade	✓	✓	✓		✓
34	ChampionsGate	Osceola	✓	✓	✓		
35	ChampionsGate Property Owners	Osceola	✓	✓	✓		
36	ChampionsGate Villas Condo 1	Osceola	✓	✓	✓		
37	Chapel Creek	Pasco	✓	✓	✓		✓
38	City of Coral Gables**	Miami-Dade	✓	✓			
39	Coconut Cay	Miami-Dade	✓	✓	✓		✓
40	Copper Creek	St. Lucie	✓	✓	✓		
41	Copper Oaks	Lee	✓	✓	✓		
42	Coral Bay	Broward	✓	✓	✓		
43	Coral Keys Homes	Miami-Dade	✓	✓	✓		
44	Cordova Palms	St. Johns	✓	✓	✓		✓
45	Creekside	St. Lucie	✓	✓	✓		✓

CLIENT LISTING



GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	Crossings	Osceola	✓	✓	✓		✓
47	Crossings At Fleming Island, The	Clay	✓	✓	✓		
48	Crossroads Village Center	Polk	✓	✓	✓		
49	Crosswinds East	Polk	✓	✓	✓		
50	Crystal Cay	Miami-Dade	✓	✓	✓		
51	Cypress Bluff	Duval	✓	✓	✓		
52	Cypress Cove	Broward	✓	✓	✓		
53	Cypress Creek	Hillsborough	✓	✓	✓		
54	Cypress Park Estates	Polk	✓	✓	✓		✓
55	Cypress Ridge	Hillsborough	✓	✓	✓		
56	Davenport Road South	Polk	✓	✓	✓		✓
57	Deer Island	Lake	✓	✓	✓		✓
58	Deer Run	Flagler	✓	✓	✓		✓
59	Double Branch - Recreation	Clay	✓	✓	✓		✓
60	Dowden West	Orange	✓	✓	✓		✓
61	Downtown Doral	Miami-Dade	✓	✓	✓		
62	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
63	Dunes	Flagler	✓	✓	✓		
64	Dupree Lakes	Pasco	✓	✓	✓		
65	Durbin Crossings	St. Johns	✓	✓	✓		
66	Eagle Hammock	Polk	✓	✓	✓		✓
67	East 547	Polk	✓	✓	✓		✓
68	East Homestead	Miami-Dade	✓	✓	✓		✓
69	Eden Hills	Polk	✓	✓	✓		✓
70	Elevation Point	St. Johns	✓	✓	✓		
71	Enclave @ Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
72	Estancia at Wiregrass	Pasco	✓	✓	✓		
73	Eureka Grove	Miami-Dade	✓	✓	✓		
74	Falcon Trace	Orange	✓	✓	✓		✓
75	Forest Brooke	Hillsborough	✓	✓	✓		
76	Forest Lake	Polk	✓	✓	✓		✓
77	Founders Ridge	Lake	✓	✓	✓		
78	Gardens at Hammock Beach	Flagler	✓	✓	✓		
79	GIR East	Osceola	✓	✓	✓		
80	Grande Pines	Orange	✓	✓	✓		
81	Green Corridor**	-Multiple	✓	✓	✓		
82	Griffin Lakes	Broward	✓	✓	✓		
83	Hamilton Bluff	Polk	✓	✓	✓		
84	Hammock Reserve	Polk	✓	✓	✓		✓
85	Harbor Bay	Hillsborough	✓	✓	✓		
86	Hartford Terrace	Polk	✓	✓	✓		
87	Hemingway Point	Broward	✓	✓	✓		✓
88	Heritage Park	St. Johns	✓	✓	✓		✓
89	Heron Isles	Nassau	✓	✓	✓		
90	Hickory Tree	Osceola	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Hicks Ditch	Lake	✓	✓	✓		
92	Highland Meadows West	Polk	✓	✓	✓		✓
93	Holly Hill Road East	Polk	✓	✓	✓		✓
94	Hollywood Beach	Broward	✓	✓	✓		
95	Homestead 50	Pasco	✓	✓	✓		
96	Indigo	Volusia	✓	✓	✓		
97	Indigo East	Marion	✓	✓	✓		
98	Interlaken	Broward	✓	✓	✓		
99	Islands at Doral Townhomes	Miami-Dade	✓	✓	✓		
100	Islands of Doral III	Miami-Dade	✓	✓	✓		
101	Isle of Bartram Park	St. Johns	✓	✓	✓		
102	Kingman Gate	Miami-Dade	✓	✓	✓		✓
103	Knightsbridge	Osceola	✓	✓	✓		
104	Lake Ashton	Polk	✓	✓	✓		
105	Lake Ashton II	Polk	✓	✓	✓		
106	Lake Deer	Polk	✓	✓	✓		
107	Lake Emma	Lake	✓	✓	✓		✓
108	Lake Harris	Lake	✓	✓	✓		
109	Lake Lizzi	Osceola	✓	✓	✓		
110	Lake Mattie Preserve	Polk	✓	✓	✓		
111	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
112	Lakeside Plantation	Sarasota	✓	✓	✓		
113	Landings	Flagler	✓	✓	✓		
114	Landings @ Miami Beach	Miami-Dade	✓	✓	✓		
115	Lawson Dunes	Polk	✓	✓	✓		
116	Live Oak Lake	Osceola	✓	✓	✓		✓
117	Lucaya	Lee	✓	✓	✓		
118	Lucerne Park	Polk	✓	✓	✓		✓
119	Majorca Isles	Miami-Dade	✓	✓	✓		
120	Mayfair	Brevard	✓	✓	✓		
121	McJunkin @ Parkland	Broward	✓	✓	✓		
122	Meadowview @ Twin Creeks	St. Johns	✓	✓	✓		
123	Mediterranea	Palm Beach	✓	✓	✓		
124	Middle Village	Clay	✓	✓	✓		
125	Mirada	Lee	✓	✓	✓		
126	Montecito	Brevard	✓	✓	✓		✓
127	Narcoossee	Orange	✓	✓	✓		✓
128	Nob Hill HOA	Broward	✓	✓	✓		
129	North Boulevard	Polk	✓	✓	✓		✓
130	North Powerline Road	Polk	✓	✓	✓		✓
131	North Springs	Broward	✓	✓	✓		
132	Northern Riverwalk	Palm Beach	✓	✓	✓		
133	Oakridge	Broward	✓	✓	✓		
134	Old Hickory	Osceola	✓	✓	✓		✓
135	Old Palm	Palm Beach	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Orchid Grove	Broward	✓	✓	✓		✓
137	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
138	OTC	Duval	✓	✓	✓		
139	Palm Coast Park	Flagler	✓	✓	✓		
140	Palm Glades	Miami-Dade	✓	✓	✓		✓
141	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
142	Park Creek	Hillsborough	✓	✓	✓		
143	Peace Creek	Polk	✓	✓	✓		✓
144	Pine Air Lakes	Collier	✓	✓	✓		
145	Pine Isles	Miami-Dade	✓	✓	✓		
146	Pine Ridge Plantation	Clay	✓	✓	✓		
147	Poinciana	Polk	✓	✓	✓		✓
148	Poinciana West	Polk	✓	✓	✓		✓
149	Pollard Road	Polk	✓	✓	✓		
150	Portofino Isles	St. Lucie	✓	✓	✓		
151	Portofino Landings	St. Lucie	✓	✓	✓		✓
152	Portofino Shores	St. Lucie	✓	✓	✓		
153	Portofino Springs	Lee	✓	✓	✓		
154	Portofino Vineyards	Lee	✓	✓	✓		
155	Portofino Vista	Osceola	✓	✓	✓		
156	Preston Cove	Osceola	✓	✓	✓		
157	Quail Roost	Miami-Dade	✓	✓	✓		
158	Randal Park	Orange	✓	✓	✓		✓
159	Randal Park POA	Orange	✓				✓
160	Randal Park THOA	Orange	✓				✓
161	Remington	Osceola	✓	✓	✓		✓
162	Reserve	St. Lucie	✓	✓	✓		
163	Reserve II	St. Lucie	✓	✓	✓		
164	Residences at Tohoqua HOA	Osceola	✓				✓
165	Reunion East	Osceola	✓	✓	✓		✓
166	Reunion West	Osceola	✓	✓	✓		✓
167	Rhodine Road North	Hillsborough	✓	✓	✓		✓
168	Ridgewood Trails	Clay	✓	✓	✓		
169	River Place	St. Lucie	✓	✓	✓		✓
170	Riverbend	Hillsborough	✓	✓	✓		
171	Rivercrest	Hillsborough	✓	✓	✓		
172	Rivers Edge	St. Johns	✓	✓	✓		
173	Rivers Edge II	St. Johns	✓	✓	✓		
174	Rivers Edge III	St. Johns	✓	✓	✓		
175	Riverwalk (Everbe)	Orange	✓	✓	✓		
176	Rolling Hills	Clay	✓	✓	✓		
177	Rolling Oaks	Osceola	✓	✓	✓		
178	Sabal Palm	Broward	✓	✓	✓		
179	Saddle Creek Preserve of PC	Polk	✓	✓	✓		✓
180	Sampson Creek	St. Johns	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	San Simeon	Miami-Dade	✓	✓	✓		✓
182	Sandmine Road	Polk	✓	✓	✓		✓
183	Sawyer's Landing	Miami-Dade	✓	✓	✓		
184	Scenic Highway	Polk	✓	✓	✓		✓
185	Scenic Terrace North	Polk	✓	✓	✓		
186	Scenic Terrace South	Polk	✓	✓	✓		✓
187	Schaller Preserve	Polk	✓	✓	✓		
188	Sedona Point	Miami-Dade	✓	✓	✓		
189	Shingle Creek	Osceola	✓	✓	✓		✓
190	Shingle Creek @ Bronson	Osceola	✓	✓	✓		✓
191	Siena North	Miami-Dade	✓	✓	✓		
192	Silver Palms	Miami-Dade	✓	✓	✓		
193	Six Mile	Clay	✓	✓	✓		
194	Solterra	Miami-Dade	✓	✓	✓		
195	South Dade Venture	Miami-Dade	✓	✓	✓		
196	South Kendall	Miami-Dade	✓	✓	✓		
197	South Village	Clay	✓	✓	✓		
198	St. Augustine Lakes CDD	St. Johns	✓	✓	✓		
199	Stoneybrook South	Osceola	✓	✓	✓		✓
200	Stoneybrook South @ CG	Osceola	✓	✓	✓		✓
201	Storey Creek	Osceola	✓	✓	✓		✓
202	Storey Drive	Orange	✓	✓	✓		✓
203	Storey Park	Orange	✓	✓	✓		✓
204	Sweetwater Creek	St. Johns	✓	✓	✓		
205	Talis Park	Collier	✓	✓	✓		
206	Tapestry	Osceola	✓	✓	✓		✓
207	Terra Bella	Pasco	✓	✓	✓		
208	Tesoro	St. Lucie	✓	✓	✓		✓
209	TIFA	Brevard	✓	✓	✓		
210	Tison's Landing	Duval	✓	✓	✓		
211	Tohoqua	Osceola	✓	✓	✓		✓
212	Tohoqua Master Association	Osceola	✓				✓
213	Tohoqua Reserve	Osceola	✓				✓
214	Tolomato	St. Johns	✓	✓	✓		
215	Towne Park	Polk	✓	✓	✓		✓
216	Townhomes at Tohoqua	Osceola	✓				✓
217	Tranquility	Brevard	✓	✓	✓		
218	Treeline Preserve	Lee	✓	✓	✓		
219	Turtle Run	Broward	✓	✓	✓		✓
220	Valencia Water Control District	Orange	✓	✓	✓		
221	Veranda Landing	St. Lucie	✓	✓	✓		
222	Verano #1	St. Lucie	✓	✓	✓		
223	Verano #2	St. Lucie	✓	✓	✓		
224	Verano #3	St. Lucie	✓	✓	✓		
225	Verano #4	St. Lucie	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2023-02-19	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Verano #5	St. Lucie	✓	✓	✓		
227	Verano Center	St. Lucie	✓	✓	✓		
228	Viera East	Brevard	✓	✓	✓		
229	Villa Portofino East	Miami-Dade	✓	✓	✓		
230	Villa Portofino West	Miami-Dade	✓	✓	✓		
231	Villages of Biscayne Park	Miami-Dade	✓	✓	✓		
232	Villages Of Bloomingdale	Hillsborough	✓	✓	✓		
233	Villamar	Polk	✓	✓	✓		✓
234	Vizcaya in Kendall	Miami-Dade	✓	✓	✓		✓
235	Water's Edge	Pasco	✓	✓	✓		
236	Waterford Estates	Charlotte	✓	✓	✓		
237	Waterstone	St. Lucie	✓	✓	✓		
238	Weiberg Road	Polk	✓	✓	✓		
239	Wellness Ridge	Lake	✓	✓	✓		
240	Westside	Osceola	✓	✓	✓		✓
241	Westside Haines City	Polk	✓	✓	✓		
242	Westview North	Miami-Dade	✓	✓	✓		
243	Westwood OCC	Orange	✓	✓	✓		
244	Wilford Preserve	Clay	✓	✓	✓		
245	Willow Creek	Brevard	✓	✓	✓		✓
246	Wind Meadows South	Polk	✓	✓	✓		✓
247	Windsor at Westside	Osceola	✓	✓	✓		✓
248	Windsor Cay	Lake	✓	✓	✓		
249	Windward	Osceola	✓	✓	✓		✓
250	Woodland Ranch Estates	Polk	✓	✓	✓		
251	Wynnfield Lakes	Duval	✓	✓	✓		
252	Wynnmere West	Hillsborough	✓	✓	✓		
253	Yarborough Lane	Polk	✓	✓	✓		
254	Zephyr Ridge	Pasco	✓	✓	✓		
255							
256							
257							
258							
259							
260							
261							
262							
263							
264							
265							
266							
267							
268							
269							
270							

CLIENT LISTING



RISK MANAGEMENT REQUIREMENTS

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY) 01/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.

PRODUCER: Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220
CONTACT NAME: Holly Howe
PHONE (BUS. USE ONLY): (904) 262-8080 **FAX (BUS. USE ONLY):** (904) 262-1444
E-MAIL ADDRESS: hholly@zelenrisk.com

INSURED: Governmental Management Services, LLC 1001 Bradford Way Kingston TN 37763
INSURER A: Security National Insurance Company
INSURER B: OBE Specialty Insurance Company

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADDITIONAL INFORMATION	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIED PER: POLICY <input checked="" type="checkbox"/> PRO. <input type="checkbox"/> LOC.		SES1794996-00	10/01/2023	10/01/2024	EACH OCCURRENCE: \$1,000,000 DAMAGE TO RENTED CONTAINERS (PER ACCIDENT): \$100,000 MED. EXP. (PER PERSON): \$10,000 PERSONAL & ADV. INJURY: \$1,000,000 GENERAL AGGREGATE: \$2,000,000 PRODUCTS - COMP/OP AGG: \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (EA. ACCIDENT): \$ BODILY INJURY (PER PERSON): \$ BODILY INJURY (PER ACCIDENT): \$ PROPERTY DAMAGE (EA. ACCIDENT): \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB. <input checked="" type="checkbox"/> EXCESS LIAB. <input type="checkbox"/> RETENTION: \$ <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROFESSIONAL SERVICE OFFICER/MEMBER EXCLUDED? (Indicate in NW) Yes, describe below No, describe below		MCOX101157-00	10/01/2023	10/01/2024	EACH OCCURRENCE: \$2,000,000 AGGREGATE: \$2,000,000 WORKERS COMPENSATION AND EMPLOYERS' LIABILITY: \$ EL EACH ACCIDENT: \$ EL DISEASE - EA EMPLOYEE: \$ EL DISEASE - POLICY LIMIT: \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate holder is additional insured with respect to general liability when required by written contract.

CERTIFICATE HOLDER: Cordova Palms CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
 AUTHORIZED REPRESENTATIVE: *Vicky M. Zelen*

ACORD 25 (2016/05) The ACORD name and logo are registered marks of ACORD. © 1988-2010 ACORD CORPORATION. All rights reserved.

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY) 01/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.

PRODUCER: State Farm Edie Williams State Farm 300 AIA N Suite 304 Ponte Vedra, FL 32082
CONTACT NAME: Angela Dietrich
PHONE (BUS. USE ONLY): 904-425-4024 **FAX (BUS. USE ONLY):** 904-425-4049
E-MAIL ADDRESS: Angela@EdieWilliams.com

INSURED: Governmental Management Services, LLC 1001 Bradford Way Kingston, TN 37763
INSURER A: State Farm Mutual Automobile Insurance Company
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADDITIONAL INFORMATION	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIED PER: POLICY <input type="checkbox"/> PRO. <input type="checkbox"/> LOC.					EACH OCCURRENCE: \$ DAMAGE TO RENTED CONTAINERS (PER ACCIDENT): \$ MED. EXP. (PER PERSON): \$ PERSONAL & ADV. INJURY: \$ GENERAL AGGREGATE: \$ PRODUCTS - COMP/OP AGG: \$
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (EA. ACCIDENT): \$ BODILY INJURY (PER PERSON): \$1,000,000 BODILY INJURY (PER ACCIDENT): \$1,000,000 PROPERTY DAMAGE (EA. ACCIDENT): \$1,000,000
	<input checked="" type="checkbox"/> UMBRELLA LIAB. <input type="checkbox"/> EXCESS LIAB. <input type="checkbox"/> RETENTION: \$ <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROFESSIONAL SERVICE OFFICER/MEMBER EXCLUDED? (Indicate in NW) Yes, describe below No, describe below					EACH OCCURRENCE: \$ AGGREGATE: \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY: \$ EL EACH ACCIDENT: \$ EL DISEASE - EA EMPLOYEE: \$ EL DISEASE - POLICY LIMIT: \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER: Cordova Palms CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
 AUTHORIZED REPRESENTATIVE: *Angela Dietrich*

ACORD 25 (2016/05) The ACORD name and logo are registered marks of ACORD. © 1988-2015 ACORD CORPORATION. All rights reserved.

RISK MANAGEMENT REQUIREMENTS

ACORD **CERTIFICATE OF LIABILITY INSURANCE** (DATE (MM/DD/YYYY)) 01/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.

PRODUCER: Zelen Risk Solutions, Inc. 7964 Dovee Street Jacksonville FL 32220

CONTACT NAME: Vicky Zelen
PHONE: (904) 292-9980
FAX: (904) 292-1444
E-MAIL: vicky@zelenrisk.com

INSURER(S) AFFORDING COVERAGE:

INSURER A: Security National Insurance Company
INSURER B: Bridgefield Casualty Insurance Company
INSURER C: Hartford Fire Insurance Company
INSURER D: Nautius Insurance Company

INSURED: Riverside Management Services, Inc. 1001 Bradford Way Kingston TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE	TYPE OF INSURANCE	CLASS CODE	POLICY NUMBER	ISSUE DATE (MM/DD/YYYY)	EXPIRES DATE (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/>		9581794006-03	07/27/2023	07/27/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES \$100,000 MED. EXP. (Any one person) \$5,000 PERSONAL AND ADV. INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP. OP. \$2,000,000
D	COMMERCIAL AUTOS BODILY INJURY (IF APPLICABLE) PROPERTY DAMAGE (IF APPLICABLE)		AN1296126	10/18/2023	07/27/2024	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY EMPLOYER (MANDATORY EXCEPT IN HI) OFFICER/DIRECTOR/ELIGIBLE OFFICER (MANDATORY IN HI) PART-TIME OR SEASONAL EMPLOYEES		196-23349	10/18/2023	10/18/2024	E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EMPLOYEES \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Crime		21TP0343210-22	11/04/2022	11/04/2023	Employee theft on Client's Premises \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Payment Schedule, may be attached more spaces if required)

Certificate holder is additional insured with respect to the general liability when required by written contract.

CERTIFICATE HOLDER: Cordova Palms CDD
475 West Town Place, Suite 114
St. Augustine, Florida 32092

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: Vicky M. Zelen

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

ACORD **CERTIFICATE OF LIABILITY INSURANCE** (DATE (MM/DD/YYYY)) 01/16/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.

PRODUCER: State Farm Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082

CONTACT NAME: Angela Dietrich
PHONE: 904-425-8254
FAX: 904-425-8049
E-MAIL: Angela@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE: State Farm Mutual Automobile Insurance Company 2517B

INSURED: Riverside Management Services, Inc. 1001 Bradford Way Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE	TYPE OF INSURANCE	CLASS CODE	POLICY NUMBER	ISSUE DATE (MM/DD/YYYY)	EXPIRES DATE (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES \$ MED. EXP. (Any one person) \$ PERSONAL AND ADV. INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP. OP. \$
D	COMMERCIAL AUTOS BODILY INJURY (IF APPLICABLE) PROPERTY DAMAGE (IF APPLICABLE)		E13 2052-A07-59E	01/07/2024	07/07/2024	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY EMPLOYER (MANDATORY EXCEPT IN HI) OFFICER/DIRECTOR/ELIGIBLE OFFICER (MANDATORY IN HI) PART-TIME OR SEASONAL EMPLOYEES					E.L. EACH ACCIDENT \$ E.L. DISEASE - EMPLOYEES \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Payment Schedule, may be attached more spaces if required)

Certificate holder is additional insured with respect to the general liability when required by written contract.

CERTIFICATE HOLDER: Cordova Palms CDD
475 West Town Place, Suite 114
St. Augustine, Florida 32092

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: Angela Dietrich

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.





EXHIBIT "A" – FIELD OPERATIONS MANAGEMENT FEE SCHEDULE

Service Descriptions	GMS Fiscal Year 2024 Fees *
<p>Field Management Services:</p> <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (plus, reimbursable expenses) Weekly On-Site Inspections and Vendor Coordination as defined in the Scope of Services 	<p>Annualized</p> <p>\$18,000</p>
<p>Additional Services:</p> <ul style="list-style-type: none"> All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District 	<p>To Be Negotiated</p>
<p>Out-of-Pocket Reimbursable Expenses</p> <ul style="list-style-type: none"> Written pre-approval from the District Manager or District must be included for any reimbursable expenses over \$1,000.00 a month. 	<p>To Be Negotiated</p>
<p>Facility Maintenance and Repair Services.</p> <ul style="list-style-type: none"> GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager. \$50.00/Hour + Expenses. 	<p>\$50.00/Hour + Expenses</p>

* Fees reflect the Annual Budget for services For Fiscal Year 2024 with dates effective October 1st, 2023, through September 30th, 2024.

For Fiscal Year 2025, with dates effective October 1st, 2024, through September 30th, 2025, the GMS fees will be negotiated and will be reflected in the Adopted 2025 Budget.

We pride ourselves on customizing unique solutions for our clients.

EXHIBIT "B" – FIELD OPERATIONS MANAGEMENT SCOPE OF SERVICES

Service Descriptions

- Monitor all Landscaping, Irrigation, and Wetland Contracts for compliance issues and meet with vendors on-site to resolve failures or disputes raised or identified.
- Provide in-house expertise to provide vendor and staff oversight as it pertains to the maintenance of the District's landscaping, aquatics, and facilities.
- Within the first 30 days of the Agreement, evaluate the performance of all existing operational vendors, the scopes of services under which maintenance is currently conducted, and provide the Board with a report and recommendations.
- Develop and manage Requests for Proposals to include attendance at pre-bid meetings, bid openings and evaluation and recommendations to the Board.
- Once per month, the Operations Manager will conduct a walk-through with each major vendor. At a minimum, these vendors shall include the landscape maintenance vendor, aquatics vendor, and any other vendor as requested by the Board.
- All tasks and directives to the District's vendors shall be tracked and updated through an action item database specifically tailored to the District's needs.
- Schedule and meet with residents and the appropriate staff members and/or vendors to provide direction, assistance, and or recommendations as appropriate in response to requests for information or assistance.
- Provide warning letters, cease and desist notices, and other appropriate communication in response to violations of rules and policies relating to conservation lands and applicable Water Management District compliance issues and community rule violations.
- Oversee the process of enforcement of parking rules and other directives as identified by the Board of Supervisors relating to the parks and other District lands.
- Schedule tasks for ongoing maintenance or repair of District lands and facilities and verify completion or progress. Use a web-based task management program and keep current.
- Develop proposals and suggestions for improvements to the efficiency and/or quality of maintenance programs.
- Provide recommendations for annual budget and maintenance programs.
- Interface with vendors for repairs, billing, and payments and preapprove certain invoices as needed.
- Provide a monthly update to the District Manager for inclusion in his management report to the Board.

We pride ourselves on customizing unique solutions for our clients.

TO THE BOARD OF SUPERVISORS OF **Cordova Palms CDD**




THANK

YOU




SERVING
FLORIDA'S
COMMUNITIES



 **Address:**
475 West Town Place, Suite 114
St. Augustine, FL 32092

 **Direct Phone Line:**
(407) 841-5524 x 125

 **Darrin Mossing, GMS President:**
DMOSSING@GMSTNN.COM

SEVENTH ORDER OF BUSINESS



Prepared Date
May 2, 2024

PROPOSAL

Prepared for Cordova Palms

DESCRIPTION OF WORK	VISITS	RATE PER VISIT	MONTHLY TOTAL
Pet Waste Station Maintenance <ul style="list-style-type: none"> Weekly service includes restocking all pick-up bags, liner bags and removal of waste at each station. <u>Doody Daddy will purchase and provide all bags for each pet waste station.</u> Doody Daddy will purchase any additional pet waste stations for the community with a renewed 2 year contract of service. 	N/A	N/A	N/A
Trash Can Servicing <ul style="list-style-type: none"> Weekly service includes restocking all liner bags and removal of trash at each can. 	1 x/ week	\$28 (Based on 2 trashcan @ \$14 per can per week)	\$120
Additional Clean-up Services (optional) <ul style="list-style-type: none"> We will walk a specific pattern removing dog waste from property grounds, common areas, dog parks, residential homes and anywhere in between. Pricing is based on the size of each service area. 	N/A	N/A	N/A
		MONTHLY TOTAL	\$120

EIGHTH ORDER OF BUSINESS

Cordova Palms

Community Development District

*Proposed Budget
FY 2025*

Presented by:



Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4-5	<u>Debt Service Fund Series 2021</u>
6-7	<u>Debt Service Fund Series 2022-1</u>
8-9	<u>Debt Service Fund Series 2022-2</u>
10	<u>Assessment Schedule</u>

Cordova Palms
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 333,018	\$ 292,217	\$ 40,798	\$ 333,014	\$ 379,767
Interest income	-	927	900	1,827	-
TOTAL REVENUES	\$ 333,018	\$ 293,144	\$ 41,698	\$ 334,842	\$ 379,767
EXPENDITURES:					
Administrative					
Supervisors Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
FICA Expense	918	-	459	459	459
Engineering	11,600	3,333	7,668	11,000	11,000
Arbitrage	1,800	-	1,800	1,800	1,800
Attorney	25,000	2,952	17,048	20,000	20,000
Annual Audit	7,400	-	7,400	7,400	7,500
Assessment Roll Administration	5,300	5,300	-	5,300	5,618
Trustee Fees	12,500	10,833	1,667	12,500	12,500
Dissemination Agent	7,950	4,575	3,375	7,950	8,427
Management Fees	50,085	25,043	25,043	50,085	53,090
Website Maintenance	1,590	795	795	1,590	1,685
Information Technology	2,385	1,193	1,193	2,385	2,528
Telephone	500	33	467	500	500
Postage & Delivery	1,500	542	958	1,500	1,500
Insurance General Liability	5,913	5,590	-	5,590	6,149
Printing & Binding	1,500	66	434	500	500
Legal Advertising	2,000	691	1,309	2,000	2,000
Other Current Charges	600	-	300	300	300
Office Supplies	500	1	250	251	250
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 151,216	\$ 61,121	\$ 76,164	\$ 137,285	\$ 141,982
Operations & Maintenance					
Grounds Maintenance					
Landscape - Maintenance	\$ 120,000	\$ 44,734	\$ 48,030	\$ 92,764	\$ 120,000
Landscape - Contingency	5,000	17,700	5,000	22,700	27,700
Lake Maintenance	10,000	1,825	2,190	4,015	5,000
Insurance	-	2,730	-	2,730	3,085
Electric	3,000	18,107	18,600	36,707	37,000
Water/Sewer/Irrigation	20,034	-	15,000	15,000	20,000
Repairs & Maintenance	11,768	-	7,500	7,500	10,000
Irrigation Repairs	10,000	6,332	6,500	12,832	13,000
Pest Control	2,000	-	1,000	1,000	2,000
TOTAL GROUNDS MAINTENANCE	\$ 181,802	\$ 91,428	\$ 103,820	\$ 195,248	\$ 237,785
TOTAL EXPENDITURES	\$ 333,018	\$ 152,549	\$ 179,984	\$ 332,533	\$ 379,767
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 140,595	\$ (138,286)	\$ 2,308	\$ (0)

Cordova Palms
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the St. Johns County Tax Collectors Office.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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 Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2021, 2022-1 and 2022-2 Special Assessment Revenue Bonds.

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 Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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 Agent

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 for un-rated bond issues.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees 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

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

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.

Cordova Palms
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Operations & Maintenance

Landscape - Maintenance

The District has contracted with Brightview Landscaping Services to maintain the common areas of the District.

Landscape - Contingency

Estimated costs for other landscape maintenance incurred by the District.

Lake Maintenance

The District has contracted with Florida Waterways, Inc. for the maintenance of ponds on district property.

Electric

Clay County Electric provides for electric services for the District. District has the following meters:

Meter #	Location	Monthly	Annual
8188230067	77 Cordova Palms Prkw	\$ 575	\$ 6,900
6277411382	327 Onate Cir # Pump	179	2,150
4378731287	100 Cordova Palms Prkw #SL	2,204	26,451
5046858500	30 Bermudez Way #Park	38	450
	Contingency	87	1,049
	Total	\$ 3,083	\$ 37,000

Water/Sewer/Irrigation

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

Repairs & Maintenance

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

Irrigation Repairs

Estimated cost of miscellaneous irrigation repairs and maintenance incurred.

Pest Control

Estimated costs for pest control service incurred by the District.

Cordova Palms
Community Development District
Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 438,700	\$ 363,462	\$ 45,366	\$ 408,828	\$ 392,490
Prepayments	-	501,187	-	501,187	-
Interest Earnings	2,000	19,118	17,500	36,618	5,000
Carry Forward Surplus ⁽¹⁾	176,375	897,005	-	897,005	201,782
TOTAL REVENUES	\$ 617,074	\$ 1,780,771	\$ 62,866	\$ 1,843,637	\$ 599,272
EXPENDITURES:					
Interest - 11/1	\$ 134,100	\$ 134,100	-	\$ 134,100	\$ 110,895
Principal Expense Prepayment - 11/1	-	645,000	-	645,000	-
Interest - 5/1	134,100	-	112,755	112,755	110,895
Principal - 5/1	170,000	-	155,000	155,000	145,000
Principal Expense Prepayment - 5/1	-	-	595,000	595,000	-
TOTAL EXPENDITURES	\$ 438,200	\$ 779,100	\$ 862,755	\$ 1,641,855	\$ 366,790
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 438,200	\$ 779,100	\$ 862,755	\$ 1,641,855	\$ 366,790
EXCESS REVENUES (EXPENDITURES)	\$ 178,874	\$ 1,001,671	\$ (799,889)	\$ 201,782	\$ 232,482

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25
\$ 109,155

Cordova Palms
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	6,420,000	2.400%		110,895	110,895.00
05/01/25	6,420,000	2.400%	145,000	110,895	
11/01/25	6,275,000	2.400%		109,155	365,050.00
05/01/26	6,275,000	2.400%	150,000	109,155	
11/01/26	6,125,000	2.400%		107,355	366,510.00
05/01/27	6,125,000	2.800%	155,000	107,355	
11/01/27	5,970,000	2.800%		105,185	367,540.00
05/01/28	5,970,000	2.800%	160,000	105,185	
11/01/28	5,810,000	2.800%		102,945	368,130.00
05/01/29	5,810,000	2.800%	165,000	102,945	
11/01/29	5,645,000	2.800%		100,635	368,580.00
05/01/30	5,645,000	2.800%	170,000	100,635	
11/01/30	5,475,000	2.800%		98,255	368,890.00
05/01/31	5,475,000	2.800%	170,000	98,255	
11/01/31	5,305,000	2.800%		95,875	364,130.00
05/01/32	5,305,000	3.000%	175,000	95,875	
11/01/32	5,130,000	3.000%		93,250	364,125.00
05/01/33	5,130,000	3.000%	185,000	93,250	
11/01/33	4,945,000	3.000%		90,475	368,725.00
05/01/34	4,945,000	3.000%	190,000	90,475	
11/01/34	4,755,000	3.000%		87,625	368,100.00
05/01/35	4,755,000	3.000%	195,000	87,625	
11/01/35	4,560,000	3.000%		84,700	367,325.00
05/01/36	4,560,000	3.000%	200,000	84,700	
11/01/36	4,360,000	3.000%		81,700	366,400.00
05/01/37	4,360,000	3.000%	205,000	81,700	
11/01/37	4,155,000	3.000%		78,625	365,325.00
05/01/38	4,155,000	3.000%	215,000	78,625	
11/01/38	3,940,000	3.000%		75,400	369,025.00
05/01/39	3,940,000	3.000%	220,000	75,400	
11/01/39	3,720,000	3.000%		72,100	367,500.00
05/01/40	3,720,000	3.000%	225,000	72,100	
11/01/40	3,495,000	3.000%		68,725	365,825.00
05/01/41	3,495,000	3.000%	235,000	68,725	
11/01/41	3,260,000	3.000%		65,200	368,925.00
05/01/42	3,260,000	4.000%	240,000	65,200	
11/01/42	3,020,000	4.000%		60,400	365,600.00
05/01/43	3,020,000	4.000%	250,000	60,400	
11/01/43	2,770,000	4.000%		55,400	365,800.00
05/01/44	2,770,000	4.000%	260,000	55,400	
11/01/44	2,510,000	4.000%		50,200	365,600.00
05/01/45	2,510,000	4.000%	270,000	50,200	
11/01/45	2,240,000	4.000%		44,800	365,000.00
05/01/46	2,240,000	4.000%	285,000	44,800	
11/01/46	1,955,000	4.000%		39,100	368,900.00
05/01/47	1,955,000	4.000%	295,000	39,100	
11/01/47	1,660,000	4.000%		33,200	367,300.00
05/01/48	1,660,000	4.000%	305,000	33,200	
11/01/48	1,355,000	4.000%		27,100	365,300.00
05/01/49	1,355,000	4.000%	320,000	27,100	
11/01/49	1,035,000	4.000%		20,700	367,800.00
05/01/50	1,035,000	4.000%	330,000	20,700	
11/01/50	705,000	4.000%		14,100	364,800.00
05/01/51	705,000	4.000%	345,000	14,100	
11/01/51	360,000	4.000%		7,200	366,300.00
05/01/52	360,000	4.000%	360,000	7,200	367,200.00
Total			\$ 6,420,000	\$ 3,960,600	\$ 10,380,600

Cordova Palms
Community Development District
Proposed Budget
Debt Service Series 2022-1 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 165,000	\$ 138,849	\$ 15,149	\$ 153,998	\$ 140,188
Prepayments	-	143,000	-	143,000	-
Interest Earnings	2,000	6,341	5,500	11,841	5,000
Carry Forward Surplus ⁽¹⁾	79,583	288,773	-	288,773	82,801
TOTAL REVENUES	\$ 246,583	\$ 576,963	\$ 20,649	\$ 597,612	\$ 227,989
EXPENDITURES:					
Interest - 11/1	\$ 65,898	\$ 65,898	-	\$ 65,898	\$ 55,218
Principal Expense Prepayment - 11/1	-	185,000	-	185,000	-
Interest - 5/1	65,898	-	59,898	59,898	55,218
Principal - 5/1	30,000	-	30,000	30,000	30,000
Principal Expense Prepayment - 5/1	-	-	165,000	165,000	-
TOTAL EXPENDITURES	\$ 161,795	\$ 250,898	\$ 254,898	\$ 505,795	\$ 140,435
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (9,016)	-	\$ (9,016)	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (9,016)	\$ -	\$ (9,016)	\$ -
TOTAL EXPENDITURES	\$ 161,795	\$ 259,913	\$ 254,898	\$ 514,811	\$ 140,435
EXCESS REVENUES (EXPENDITURES)	\$ 84,788	\$ 317,050	\$ (234,249)	\$ 82,801	\$ 87,554

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$ 54,498

Cordova Palms
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	1,945,000			55,218	55,217.50
05/01/25	1,945,000	4.800%	30,000	55,218	
11/01/25	1,915,000			54,498	139,715.00
05/01/26	1,915,000	4.800%	30,000	54,498	
11/01/26	1,885,000			53,778	138,275.00
05/01/27	1,885,000	4.800%	30,000	53,778	
11/01/27	1,855,000			53,058	136,835.00
05/01/28	1,855,000	5.300%	35,000	53,058	
11/01/28	1,820,000			52,130	140,187.50
05/01/29	1,820,000	5.300%	35,000	52,130	
11/01/29	1,785,000			51,203	138,332.50
05/01/30	1,785,000	5.300%	35,000	51,203	
11/01/30	1,750,000			50,275	136,477.50
05/01/31	1,750,000	5.300%	40,000	50,275	
11/01/31	1,710,000			49,215	139,490.00
05/01/32	1,710,000	5.300%	40,000	49,215	
11/01/32	1,670,000			48,155	137,370.00
05/01/33	1,670,000	5.700%	40,000	48,155	
11/01/33	1,630,000			47,015	135,170.00
05/01/34	1,630,000	5.700%	45,000	47,015	
11/01/34	1,585,000			45,733	137,747.50
05/01/35	1,585,000	5.700%	45,000	45,733	
11/01/35	1,540,000			44,450	135,182.50
05/01/36	1,540,000	5.700%	50,000	44,450	
11/01/36	1,490,000			43,025	137,475.00
05/01/37	1,490,000	5.700%	55,000	43,025	
11/01/37	1,435,000			41,458	139,482.50
05/01/38	1,435,000	5.700%	55,000	41,458	
11/01/38	1,380,000			39,890	136,347.50
05/01/39	1,380,000	5.700%	60,000	39,890	
11/01/39	1,320,000			38,180	138,070.00
05/01/40	1,320,000	5.700%	65,000	38,180	
11/01/40	1,255,000			36,328	139,507.50
05/01/41	1,255,000	5.700%	65,000	36,328	
11/01/41	1,190,000			34,475	135,802.50
05/01/42	1,190,000	5.700%	70,000	34,475	
11/01/42	1,120,000			32,480	136,955.00
05/01/43	1,120,000	5.800%	75,000	32,480	
11/01/43	1,045,000			30,305	137,785.00
05/01/44	1,045,000	5.800%	80,000	30,305	
11/01/44	965,000			27,985	138,290.00
05/01/45	965,000	5.800%	85,000	27,985	
11/01/45	880,000			25,520	138,505.00
05/01/46	880,000	5.800%	90,000	25,520	
11/01/46	790,000			22,910	138,430.00
05/01/47	790,000	5.800%	95,000	22,910	
11/01/47	695,000			20,155	138,065.00
05/01/48	695,000	5.800%	100,000	20,155	
11/01/48	595,000			17,255	137,410.00
05/01/49	595,000	5.800%	105,000	17,255	
11/01/49	490,000			14,210	136,465.00
05/01/50	490,000	5.800%	110,000	14,210	
11/01/50	380,000			11,020	135,230.00
05/01/51	380,000	5.800%	120,000	11,020	
11/01/51	260,000			7,540	138,560.00
05/01/52	260,000	5.800%	125,000	7,540	
11/01/52	135,000			3,915	136,455.00
05/01/53	135,000	5.800%	135,000	3,915	138,915.00
Total			\$ 1,945,000	\$ 2,102,750	\$ 4,047,750

Cordova Palms
Community Development District
Proposed Budget
Debt Service Series 2022-2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 491,030	\$ 368,273	\$ 122,758	\$ 491,030	\$ 490,798
Interest Earnings	3,000	8,378	8,000	16,378	5,000
Carry Forward Surplus ⁽¹⁾	214,263	217,837	-	217,837	211,052
TOTAL REVENUES	\$ 708,293	\$ 594,487	\$ 130,758	\$ 725,245	\$ 706,850
EXPENDITURES:					
Interest - 11/1	\$ 194,240	\$ 194,240	\$ -	\$ 194,240	\$ 191,990
Interest - 5/1	194,240	-	194,240	194,240	191,990
Principal - 5/1	100,000	-	100,000	100,000	105,000
TOTAL EXPENDITURES	\$ 488,480	\$ 194,240	\$ 294,240	\$ 488,480	\$ 488,980
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (25,712)	\$ -	\$ (25,712)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (25,712)	\$ -	\$ (25,712)	\$ -
TOTAL EXPENDITURES	\$ 488,480	\$ 219,952	\$ 294,240	\$ 514,192	\$ 488,980
EXCESS REVENUES (EXPENDITURES)	\$ 219,813	\$ 374,535	\$ (163,483)	\$ 211,052	\$ 217,870
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25	<u>\$189,627.50</u>	

Cordova Palms

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022-2 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	7,055,000			191,990	191,990.00
05/01/25	7,055,000	4.500%	105,000	191,990	
11/01/25	6,950,000			189,628	486,617.50
05/01/26	6,950,000	4.500%	110,000	189,628	
11/01/26	6,840,000			187,153	486,780.00
05/01/27	6,840,000	4.500%	115,000	187,153	
11/01/27	6,725,000			184,565	486,717.50
05/01/28	6,725,000	5.100%	120,000	184,565	
11/01/28	6,605,000			181,505	486,070.00
05/01/29	6,605,000	5.100%	130,000	181,505	
11/01/29	6,475,000			178,190	489,695.00
05/01/30	6,475,000	5.100%	135,000	178,190	
11/01/30	6,340,000			174,748	487,937.50
05/01/31	6,340,000	5.100%	145,000	174,748	
11/01/31	6,195,000			171,050	490,797.50
05/01/32	6,195,000	5.100%	150,000	171,050	
11/01/32	6,045,000			167,225	488,275.00
05/01/33	6,045,000	5.400%	160,000	167,225	
11/01/33	5,885,000			162,905	490,130.00
05/01/34	5,885,000	5.400%	165,000	162,905	
11/01/34	5,720,000			158,450	486,355.00
05/01/35	5,720,000	5.400%	175,000	158,450	
11/01/35	5,545,000			153,725	487,175.00
05/01/36	5,545,000	5.400%	185,000	153,725	
11/01/36	5,360,000			148,730	487,455.00
05/01/37	5,360,000	5.400%	195,000	148,730	
11/01/37	5,165,000			143,465	487,195.00
05/01/38	5,165,000	5.400%	205,000	143,465	
11/01/38	4,960,000			137,930	486,395.00
05/01/39	4,960,000	5.400%	220,000	137,930	
11/01/39	4,740,000			131,990	489,920.00
05/01/40	4,740,000	5.400%	230,000	131,990	
11/01/40	4,510,000			125,780	487,770.00
05/01/41	4,510,000	5.400%	245,000	125,780	
11/01/41	4,265,000			119,165	489,945.00
05/01/42	4,265,000	5.400%	255,000	119,165	
11/01/42	4,010,000			112,280	486,445.00
05/01/43	4,010,000	5.600%	270,000	112,280	
11/01/43	3,740,000			104,720	487,000.00
05/01/44	3,740,000	5.600%	285,000	104,720	
11/01/44	3,455,000			96,740	486,460.00
05/01/45	3,455,000	5.600%	305,000	96,740	
11/01/45	3,150,000			88,200	489,940.00
05/01/46	3,150,000	5.600%	320,000	88,200	
11/01/46	2,830,000			79,240	487,440.00
05/01/47	2,830,000	5.600%	340,000	79,240	
11/01/47	2,490,000			69,720	488,960.00
05/01/48	2,490,000	5.600%	360,000	69,720	
11/01/48	2,130,000			59,640	489,360.00
05/01/49	2,130,000	5.600%	380,000	59,640	
11/01/49	1,750,000			49,000	488,640.00
05/01/50	1,750,000	5.600%	400,000	49,000	
11/01/50	1,350,000			37,800	486,800.00
05/01/51	1,350,000	5.600%	425,000	37,800	
11/01/51	925,000			25,900	488,700.00
05/01/52	925,000	5.600%	450,000	25,900	
11/01/52	475,000			13,300	489,200.00
05/01/53	475,000	5.600%	475,000	13,300	488,300.00
Total			\$ 7,055,000	\$ 7,289,465	\$ 14,344,465

Cordova Palms
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2021 Units	Bonds 2022- 1 Units	Bonds 2022- 2 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit								
					FY 2025	FY2024	Increase/ (decrease)	FY 2025			FY2024			Increase/ (decrease)	FY 2025			FY2024			Increase/ (decrease)
								Series 2021	Series 2022-1	Series 2022-2	Series 2021	Series 2022-1	Series 2022-2		Total	Series 2021	Series 2022-1	Series 2022-2	Series 2021	Series 2022-1	
43' SF	221	137	137	8	\$560.11	\$491.16	\$68.95	\$1,122.33	\$459.25	\$1,783.13	\$1,253.85	\$540.54	\$1,794.59	-\$224.27	\$1,682.44	\$1,019.36	\$2,343.24	\$1,745.01	\$1,031.70	\$2,285.75	-\$17.42
53' SF	116	193	193	245	\$560.11	\$491.16	\$68.95	\$1,401.84	\$459.25	\$2,107.46	\$1,567.32	\$540.54	\$2,108.11	-\$247.42	\$1,961.94	\$1,019.36	\$2,667.56	\$2,058.48	\$1,031.70	\$2,599.27	-\$40.57
Bulk	396	0	0	0	\$560.11	\$491.16	\$68.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$560.11	\$560.11	\$560.11	\$491.16	\$491.16	\$491.16	\$206.84
Total	733	330	330	253																	

NINTH ORDER OF BUSINESS

Begin forwarded message:

From: Mila Iris Martinez <milairismartinez@gmail.com>
Subject: Little Free Library
Date: April 3, 2024 at 5:32:04 PM EDT
To: dlaughlin@gmsnf.com
Cc: cathymartinez2010@gmail.com, martinezluisv@gmail.com

Good evening Mr. Laughlin,

I hope that you are having a great week so far! My name is Mila, my family and I are current residents of Cordova Palms. I was given your contact information by Cecely Meredith, Community Manager of AMH. I have been in communication with both her and Jacquelyn Heflin, District Manager of AMH, throughout the afternoon in regards to an idea that I have.

There is an organization called Little Free Library that has freestanding boxes filled with books where you can take a book and/or leave a book. I attached a photo of one to this email. Here is their website for your reference, <https://littlefreelibrary.org/>.

I was wondering if we could possibly put one up in our community. My father and I could build it, and my mother and I can help supply the very first books as well as maintain it. I think that the residents in our community would really enjoy it! Both Jacquelyn and Cecely enthusiastically support this idea. I understand, however, that it is the CDD that is responsible for approving requests such as this.

Thank you so much for reading my email, I look forward to hearing from you!

Mila Martinez





TENTH ORDER OF BUSINESS

B.

CORDOVA PALMS CDD

REQUISITION SUMMARY

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

May 8, 2024

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>REQUISITION TOTAL</u>
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 118690 FOR RATIFICATION				
4/18/2024	70	ETM	ETM	\$ 6,717.75
			Cordova Palms Phase 4 Recreation Pond (WA#10) - Invoice 213093 (March 2024) = \$1,150.75	
			Cordova Palms Amenity - CEI - Invoice 213103 (March 2024) = \$1,434.50	
			Cordova Palms Phase 3 CEI Services (WA#7) Invoice 213128 (March 2024) = \$4,132.50	
4/30/2024	71	AJ Johns, Inc.	Cordova Palms Phase 3 - Contractor Application for Payment No. 23001-15 (April 2024)	\$ 18,974.15
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account FOR RATIFICATION				\$ 25,691.90
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>INVOICE AMOUNT</u>
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 118690 FOR APPROVAL				
Cordova CDD 2022-2 Bonds-Acquisition and Construction Account FOR APPROVAL				\$ -

TOTAL REQUISITIONS TO BE RATIFIED AT MAY 8, 2024 CDD MEETING \$ 25,691.90

ELEVENTH ORDER OF BUSINESS

A.

Cordova Palms
Community Development District

Unaudited Financial Reporting
March 31, 2024



Cordova Palms
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 247,925	\$ -	\$ -	\$ 247,925
Assessment Receivable	6,449	8,442	-	14,891
Investments:				
State Board of Administration (SBA)	100,927	-	-	100,927
Series 2021				
Reserve	-	201,450	-	201,450
Interest	-	114	-	114
Capital Interest	-	1,360	-	1,360
Prepayment	-	595,000	-	595,000
Revenue	-	400,210	-	400,210
Sinking	-	492	-	492
Construction	-	-	1,135	1,135
Series 2022-1				
Reserve	-	76,175	-	76,175
Interest	-	56	-	56
Prepayment	-	166,269	-	166,269
Revenue	-	515,049	-	515,049
Construction	-	-	9,044	9,044
Series 2022-2				
Reserve	-	245,399	-	245,399
Interest	-	165	-	165
Revenue	-	6,097	-	6,097
Construction	-	-	26,580	26,580
Prepaid Expenses	1,067	-	-	1,067
Deposits	2,692	-	-	2,692
Total Assets	\$ 359,060	\$ 2,216,280	\$ 36,759	\$ 2,612,099
Liabilities:				
Accounts Payable	\$ 1,206	\$ -	\$ -	\$ 1,206
Retainage Payable	-	-	467,183	467,183
Contracts Payable	-	-	8,000	8,000
Total Liabilities	\$ 1,206	\$ -	\$ 475,183	\$ 476,389
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,067	\$ -	\$ -	\$ 1,067
Deposits	2,692	-	-	2,692
Restricted for:				
Debt Service - Series	-	2,216,280	-	2,216,280
Capital Project - Series	-	-	(438,424)	(438,424)
Assigned for:				
Unassigned	354,095	-	-	354,095
Total Fund Balances	\$ 357,853	\$ 2,216,280	\$ (438,424)	\$ 2,135,709
Total Liabilities & Fund Balance	\$ 359,060	\$ 2,216,280	\$ 36,759	\$ 2,612,099

Cordova Palms
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 153,107	\$ 153,107	\$ 151,049	\$ (2,058)
Special Assessments - Direct Bill	179,912	141,168	141,168	-
Interest Income	-	-	927	927
Total Revenues	\$ 333,018	\$ 294,274	\$ 293,144	\$ (1,131)
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
FICA Expense	918	459	-	459
Engineering	11,600	5,800	3,333	2,468
Arbitrage	1,800	900	-	900
Attorney	25,000	12,500	2,952	9,548
Annual Audit	7,400	3,700	-	3,700
Assessment Administration	5,300	5,300	5,300	-
Trustee Fees	12,500	10,833	10,833	-
Dissemination	7,950	3,975	4,575	(600)
Management Fees	50,085	25,043	25,043	-
Website Maintenance	1,590	795	795	-
Information Technology	2,385	1,193	1,193	-
Telephone	500	250	33	217
Postage	1,500	750	542	208
Insurance	5,913	5,913	5,590	323
Printing & Binding	1,500	750	66	684
Legal Advertising	2,000	1,000	691	309
Other Current Charges	600	300	-	300
Office Supplies	500	250	1	249
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 151,216	\$ 85,885	\$ 61,121	\$ 24,765

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<i>Operations & Maintenance</i>				
<i>Ground Maintenance:</i>				
Landscape - Maintenance	\$ 120,000	\$ 60,000	\$ 44,734	\$ 15,266
Landscape - Contingency	5,000	5,000	17,700	(12,700)
Lake Maintenance	10,000	5,000	1,825	3,175
Insurance	-	-	2,730	(2,730)
Electric	3,000	3,000	18,107	(15,107)
Water/Sewer/Irrigation	20,034	10,017	-	10,017
Repairs & Maintenance	11,768	5,884	-	5,884
Irrigation Repairs	10,000	5,000	6,332	(1,332)
Pest Control	2,000	1,000	-	1,000
Subtotal Ground Maintenance	\$ 181,802	\$ 94,901	\$ 91,428	\$ 3,473
Total Operations & Maintenance	\$ 181,802	\$ 94,901	\$ 91,428	\$ 3,473
Total Expenditures	\$ 333,018	\$ 180,786	\$ 152,549	\$ 28,237
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 113,488	\$ 140,595	\$ 27,107
Net Change in Fund Balance	\$ -	\$ 113,488	\$ 140,595	\$ 27,107
Fund Balance - Beginning	\$ -		\$ 217,259	
Fund Balance - Ending	\$ -		\$ 357,853	

Cordova Palms
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 250,520	\$ 250,520	\$ 217,688	\$ (32,832)
Special Assessments - Direct Bill	188,180	145,774	145,774	-
Prepayments	-	-	501,187	501,187
Interest Income	2,000	2,000	19,118	17,118
Total Revenues	\$ 440,700	\$ 398,294	\$ 883,766	\$ 485,472
Expenditures:				
Interest - 11/1	\$ 134,100	\$ 134,100	\$ 134,100	\$ -
Principal Expense Prepayment - 11/1	-	-	645,000	(645,000)
Interest - 5/1	134,100	-	-	-
Principal - 5/1	170,000	-	-	-
Total Expenditures	\$ 438,200	\$ 134,100	\$ 779,100	\$ (645,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500	\$ 264,194	\$ 104,666	\$ (159,528)
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,500	\$ 264,194	\$ 104,666	\$ (159,528)
Fund Balance - Beginning	\$ 176,375		\$ 1,098,455	
Fund Balance - Ending	\$ 178,875		\$ 1,203,121	

Cordova Palms

Community Development District

Debt Service Fund Series 2022-1 (Phases 1 and 2)

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 93,500	\$ 93,500	\$ 81,391	\$ (12,109)
Special Assessments - Direct Bill	71,500	57,458	57,458	-
Prepayments	-	-	143,000	143,000
Interest Income	2,000	2,000	6,341	4,341
Total Revenues	\$ 167,000	\$ 152,958	\$ 288,190	\$ 135,232
Expenditures:				
Interest - 11/1	\$ 65,898	\$ 65,898	\$ 65,898	\$ -
Principal Expense Prepayment - 11/1	-	-	185,000	(185,000)
Interest - 5/1	65,898	-	-	-
Principal - 5/1	30,000	-	-	-
Total Expenditures	\$ 161,795	\$ 65,898	\$ 250,898	\$ (185,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,205	\$ 87,061	\$ 37,293	\$ (49,768)
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	(9,016)	(9,016)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (9,016)	\$ (9,016)
Net Change in Fund Balance	\$ 5,205	\$ 87,061	\$ 28,277	\$ (58,784)
Fund Balance - Beginning	\$ 79,583		\$ 364,948	
Fund Balance - Ending	\$ 84,788		\$ 393,225	

Cordova Palms

Community Development District

Debt Service Fund Series 2022-2 (Phases 3 and 4)

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 491,030	\$ 368,273	\$ 368,273	\$ -
Interest Income	3,000	3,000	8,378	5,378
Total Revenues	\$ 494,030	\$ 371,273	\$ 376,650	\$ 5,378
Expenditures:				
Interest - 11/1	\$ 194,240	\$ 194,240	\$ 194,240	\$ -
Interest - 5/1	194,240	-	-	-
Principal - 5/1	100,000	-	-	-
Total Expenditures	\$ 488,480	\$ 194,240	\$ 194,240	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,550	\$ 177,033	\$ 182,410	\$ 5,378
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	(25,712)	(25,712)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (25,712)	\$ (25,712)
Net Change in Fund Balance	\$ 5,550	\$ 177,033	\$ 156,698	\$ (20,335)
Fund Balance - Beginning	\$ 214,263		\$ 463,236	
Fund Balance - Ending	\$ 219,813		\$ 619,934	

Cordova Palms
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending March 31, 2024

Description	SE 2021	SE 2022-1	SE 2022-2
Revenues			
Interest Income	\$ 28	\$ 0	\$ 22
Developer Contributions	-	4,000	3,221,777
Transfer In	-	9,016	25,712
Total Revenues	\$ 28	\$ 13,016	\$ 3,247,511
Expenses			
Capital Outlay	\$ -	\$ 4,000	\$ 2,385,209
Total Expenses	\$ -	\$ 4,000	\$ 2,385,209
Excess Revenues (Expenses)	\$ 28	\$ 9,016	\$ 862,302
Beginning Fund Balance	\$ 1,107	\$ 28	\$ (1,310,905)
Ending Fund Balance	\$ 1,135	\$ 9,044	\$ (448,603)

Cordova Palms
Community Development District
Long Term Debt Report

Series 2021, Special Assessment Bonds	
Optional Redemption Date:	5/1/2031
Interest Rate:	2.4% - 4.0%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% MADS
Reserve Fund Requirement	\$ 201,450
Reserve Fund Balance	201,450
Excess funds in the revenue account as of November 2nd may be used for any lawful purpose	
Bonds outstanding - 2/17/2021	\$ 7,980,000
Less: May 1, 2023 (Mandatory)	(165,000)
Less: November 1, 2023 (Prepayment)	(645,000)
Current Bonds Outstanding	\$ 7,170,000

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	\$ 76,175
Reserve Fund Balance	76,175
Bonds outstanding - 7/15/2022	\$ 2,325,000
Less: November 1, 2023 (Prepayment)	(185,000)
Current Bonds Outstanding	\$ 2,140,000

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 2024 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2021 DEBT ASSESSED	SERIES 2022-1 DEBT ASSESSED	SERIES 2022-2 DEBT ASSESSED	FY24 O&M ASSESSED	TOTAL ASSESSED
DREAM FINDERS	396	188,179.97	71,500.00	491,030.00	179,911.50	930,621.47
TOTAL DIRECT INVOICES (1) (2)	396	188,179.97	71,500.00	491,030.00	179,911.50	930,621.47
ASSESSED REVENUE TAX ROLL	337	220,648.17	82,497.69	-	153,102.94	456,248.81
TOTAL ASSESSED	733	408,828.15	153,997.69	491,030.00	333,014.44	1,386,870.28

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	217,494.09	145,774.22	57,458.36	368,272.50	141,622.30	713,127.38
TOTAL DIRECT RECEIVED	217,494.09	145,774.22	57,458.36	368,272.50	141,622.30	713,127.38
TAX ROLL DUE / RECEIVED	-	217,687.60	81,390.77	-	151,048.67	450,127.04
TOTAL DUE / RECEIVED	217,494.09	363,461.82	138,849.13	368,272.50	292,670.97	1,163,254.42

(1) D/S Direct Assessments are due: 35% due 12/1/23, 4/1/24 and 30% due 9/1/24

SUMMARY OF TAX ROLL RECEIPTS						
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2021 DEBT RECEIVED	SERIES 2022-1 DEBT RECEIVED	SERIES 2022-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/3/2023	-	-	-	-	-
2	11/17/2023	2,327.21	870.12	-	1,614.80	4,812.13
3	11/22/2023	4,514.09	1,687.76	-	3,132.23	9,334.08
4	12/14/2023	31,237.28	11,679.24	-	21,674.87	64,591.39
5	12/21/2023	27,585.11	10,313.74	-	19,140.70	57,039.55
6	1/9/2024	79,376.64	29,677.97	-	55,077.71	164,132.32
INTEREST	1/11/2024	563.39	210.64	-	390.92	1,164.96
7	2/12/2024	64,033.25	23,941.26	-	44,431.27	132,405.78
8	3/19/2024	7,741.89	2,894.60	-	5,371.93	16,008.42
INTEREST	4/10/2024	308.74	115.44	-	214.23	638.41
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL RECEIVED TAX ROLL		217,687.60	81,390.77	-	151,048.67	450,127.04

PERCENT COLLECTED	2021	2022-1	2022-2	O&M	TOTAL
% COLLECTED DIRECT BILL	77.47%	80.36%	75.00%	78.72%	76.63%
% COLLECTED TAX ROLL	98.66%	98.66%	0.00%	98.66%	98.66%
TOTAL PERCENT COLLECTED	88.90%	90.16%	75.00%	87.89%	83.88%

B.

1.

Cordova Palms

Community Development District

Check Run Summary
3/1/2024 - 3/31/2024

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	3/6/24	195-203	\$ 127,079.08
	3/13/24	204	810.00
	3/14/24	205-206	563,032.48
	3/19/24	207-208	633.68
	3/22/24	209-210	22,708.60
	3/28/24	211-212	98,611.00
Total			\$ 812,874.84

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/24	00016	1/24/24	8758315	202401	320-57200-44300			RESET LEANING OAK TREE BRIGHTVIEW LANDSCAPE SERVICES INC	*	356.40	356.40	000195
3/06/24	00016	2/20/24	8798114	202402	320-57200-44500			PUMP STATION REPAIR BRIGHTVIEW LANDSCAPE SERVICES INC	*	1,680.00	1,680.00	000196
3/06/24	00016	2/27/24	8816156	202402	320-57200-44500			MAINLINE REPAIR - PARKWY BRIGHTVIEW LANDSCAPE SERVICES INC	*	1,186.50	1,186.50	000197
3/06/24	00016	3/01/24	8814520	202403	320-57200-44200			MAR. LANDSCAPE MAINTENACE BRIGHTVIEW LANDSCAPE SERVICES INC	*	8,004.66	8,004.66	000198
3/06/24	00007	1/31/24	212179	202401	310-51300-31100			JAN. ENGINEERING SRVCS ENGLAND, THIMS & MILLER, INC.	*	285.00	285.00	000199
3/06/24	00022	3/01/24	22171	202403	320-57200-44400			MAR. LAKE MAINTENANCE FLORIDA WATERWAYS INC	*	365.00	365.00	000200
3/06/24	00001	3/01/24	41	202403	310-51300-34000			MAR. MANAGEMENT FEES	*	4,173.75		
		3/01/24	41	202403	310-51300-35200			MAR. WEBSITE ADMIN.	*	132.50		
		3/01/24	41	202403	310-51300-35100			MAR. INFORMATION TECH.	*	198.75		
		3/01/24	41	202403	310-51300-31300			MAR. DISSEMINATION AGNT SR	*	662.50		
		3/01/24	41	202403	310-51300-51000			MAR. OFFICE SUPPLIES	*	.18		
		3/01/24	41	202403	310-51300-42000			MAR. POSTAGE	*	190.05		
		3/01/24	41	202403	310-51300-42500			MAR. COPIES	*	15.15		
								GOVERNMENTAL MANAGEMENT SERVICES			5,372.88	000201
3/06/24	00014	3/01/24	MARCH01	202403	300-20700-10400			FY24 DEB SRV ASSMT SE22-1 THE BANK OF NEW YORK MELLON	*	29,888.61	29,888.61	000202
3/06/24	00014	3/01/24	03012024	202403	300-20700-10100			FY24 DEB SRV ASSMT SE22-1 THE BANK OF NEW YORK MELLON	*	79,940.03	79,940.03	000203

CORD CORDOVA PALMS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/24	00007	3/01/24	212685	202402	310	51300	31100		FEB. ENGINEERING SERVICES ENGLAND, THIMS & MILLER, INC.	*	810.00	810.00	000204
3/14/24	00014	3/14/24	03142024	202403	300	20700	10400		FY24 DEB SRV ASSMT SE22-1 THE BANK OF NEW YORK MELLON	*	421,897.50	421,897.50	000205
3/14/24	00014	3/14/24	3142024	202403	300	20700	10100		FY24 DEBT SRV ASSMT SE21 THE BANK OF NEW YORK MELLON	*	141,134.98	141,134.98	000206
3/19/24	00011	3/12/24	6269101	202402	310	51300	48000		2/14 MEETING #9784467 GANNETT MEDIA CORP DBA GANNETT FL	*	85.68	85.68	000207
3/19/24	00009	3/12/24	3366008	202401	310	51300	31500		JAN GENERAL COUNSEL KUTAK ROCK LLP	*	548.00	548.00	000208
3/22/24	00007	2/01/24	CFR 9 RE	202403	300	13100	10100		REQ 64 DECEMBER 2023 INVS ENGLAND, THIMS & MILLER, INC.	*	14,708.60	14,708.60	000209
3/22/24	00001	1/16/24	CFR 8 RE	202403	300	13100	10100		REQ 62 INV 32 1/16/24 CFR 8 RE 202403 300-13100-10100 REQ 63 INV 31 GOVERNMENTAL MANAGEMENT SERVICES	*	4,000.00	4,000.00	000210
3/28/24	00014	3/28/24	03282024	202403	300	20700	10100		FY24 ASSESSMENT SE2021 THE BANK OF NEW YORK MELLON	*	66,927.85	66,927.85	000211
3/28/24	00014	3/28/24	03282024	202403	300	20700	10400		FY24 ASSESSMENTS SE2022-1 THE BANK OF NEW YORK MELLON	*	31,683.15	31,683.15	000212
TOTAL FOR BANK A											812,874.84		
TOTAL FOR REGISTER											812,874.84		

CORD CORDOVA PALMS OKUZMUK



INVOICE

Sold To: 25348126
 Cordova Palms Community Development Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

Customer #: 25348126
Invoice #: 8758315
Invoice Date: 1/24/2024
Sales Order: 8320630
Cust PO #:

Project Name: Dog Park
Project Description: Reset the leaning Oak tree

Job Number	Description	Amount
460800021	Cordova Palms Mobilization to reset and stake the leaning Oak tree Labor	356.40
Total Invoice Amount		356.40
Taxable Amount		
Tax Amount		
Balance Due		356.40

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126
 Invoice #: 8758315
 Invoice Date: 1/24/2024

Amount Due:	\$ 356.40
--------------------	------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Cordova Palms Community Development Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



INVOICE

Sold To: 25348126
Cordova Palms Community Development Dist
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 25348126
Invoice #: 8798114
Invoice Date: 2/20/2024
Sales Order: 8330019
Cust PO #:

Project Name: Cordova Palms; Pump station repair
Project Description: Cordova Palms; Pump station repair

Job Number	Description	Amount
460800021	Cordova Palms VIC #300 3 in. MASTSEAL BF VAL LL	1,680.00
RECEIVED FEB 20 2024 BY: _____		
Total Invoice Amount		1,680.00
Taxable Amount		
Tax Amount		
Balance Due		1,680.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126
Invoice #: 8798114
Invoice Date: 2/20/2024

Amount Due: \$ 1,680.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Cordova Palms Community Development Dist
475 W Town Pl Ste 114
St Augustine FL 32092

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



Proposal for Extra Work at Cordova Palms

Property Name	Cordova Palms	Contact	Danlel Foley
Property Address	6235 US 1 S St Augustine, FL 32095	To	Cordova Palms Community Development Dist
		Billing Address	475 W Town Pl Ste 114 St Augustine, FL 32092

Project Name Cordova Palms: Pump station repair
 Project Description Cordova Palms: Pump station repair

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	VIC #300 3 in. MASTSEAL BF VAL LL	\$1,680.00	\$1,680.00

For internal use only

SO# 8330019
 JOB# 460800021
 Service Line 150

Total Price \$1,680.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
6811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any collective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with free care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete block filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property manager
Signature	Title
Daniel Foley	February 20, 2024
Printed Name	Date

BrighView Landscape Services, Inc. "Contractor"

	Irrigation Manager
Signature	Title
Juwan Lamar Dupree	February 20, 2024
Printed Name	Date

Job #:	460800021		
SO #:	8390019	Proposed Price:	\$1,680.00



INVOICE

Sold To: 25348126
Cordova Palms Community Development Dist
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 25348126
Invoice #: 8816156
Invoice Date: 2/27/2024
Sales Order: 8342131
Cust PO #:

Project Name: Cordova Palms: Mainline repair on the parkway
Project Description: Cordova Palms: Mainline repair on the parkway

Job Number	Description	Amount
460800021	Cordova Palms Misc. PVC pipe and fittings Labor	1,186.50
Total Invoice Amount		1,186.50
Taxable Amount		
Tax Amount		
Balance Due		1,186.50

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126
Invoice #: 8816156
Invoice Date: 2/27/2024

Amount Due: \$ 1,186.50

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Cordova Palms Community Development Dist
475 W Town Pl Ste 114
St Augustine FL 32092

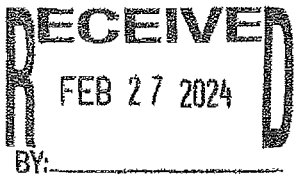
BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

Cordova Palms Community Development Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

Customer #: 25348126
 Invoice #: 8814520
 Invoice Date: 3/1/2024
 Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms Exterior Maintenance For March	8,004.66
		
Total invoice amount		8,004.66
Tax amount		
Balance due		8,004.66

Terms: Net 15 Days

If you have any questions regarding this invoice, please call -

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25348126
 Invoice #: 8814520
 Invoice Date: 3/1/2024

Amount Due:	\$8,004.66
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Cordova Palms Community Development
 Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmInc.com | 904.642.8990

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

January 31, 2024

Invoice No: 212179

Total This Invoice \$285.00

Project 22395.01000 Cordova Palms CDD - 2023/2024 General Consulting Engineering Services (WA#11)

Professional Services rendered through January 27, 2024

Phase 1. Gen. Consulting Engineering Services

Labor

		Hours	Rate	Amount
Administrative Support				
Blair, Shelley	1/6/2024	.50	95.00	47.50
Blair, Shelley	1/20/2024	1.00	95.00	95.00
Blair, Shelley	1/27/2024	1.50	95.00	142.50
Totals		3.00		285.00
Total Labor				285.00

Billing Limits

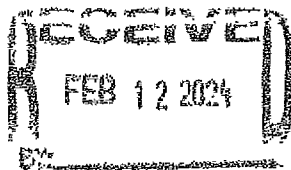
	Current	Prior	To-Date
Total Billings	285.00	2,831.50	3,116.50
Limit			11,600.00
Remaining			8,483.50
Total this Phase			\$285.00

Phase XP. Expenses **Total this Phase 0.00**

Total This Invoice \$285.00

Outstanding Invoices

Number	Date	Balance
211755	1/5/2024	907.50
Total		907.50
Total Now Due		\$1,192.50



**FLORIDA WATERWAYS
INC.**

3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217
Phone: 904.801.LAKE (5253)
Website: www.FloridaLake.com

Invoice

DATE	3/1/2024
INVOICE #	22171
CUSTOMER ID	J19309
DUE DATE	4/10/2024

BILL TO

CORDOVA PALMS COMMUNITY
c/o Governmental Management Services North Florida
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Client Reference #:
Attention: Oksana Kuzmuk

DESCRIPTION	Amount Due
Cordova Palms CDD Monthly Service Visit 5/12 Weed and Algae Control (Mar)	\$365.00

RECEIVED
MAR 01 2024
BY: _____

OTHER COMMENTS

Subtotal	365.00
Other	-
TOTAL	\$ 365.00

Florida Waterways, Inc.
3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217

If you have any questions about this invoice, please contact
Melissa Schwartz at melissa@floridapond.com or 904.801.LAKE (5253), Ext. 2

Thank You For Your Business!

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 41
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2024		4,173.75	4,173.75
Website Administration - March 2024		132.50	132.50
Information Technology -March 2024		198.75	198.75
Dissemination Agent Services - March 2024		662.50	662.50
Office Supplies		0.18	0.18
Postage		190.05	190.05
Copies		15.15	15.15

RECEIVED
MAR 05 2024
BY: _____

Total \$5,372.88

Payments/Credits \$0.00

Balance Due \$5,372.88



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

March 01, 2024

Invoice No: 212685

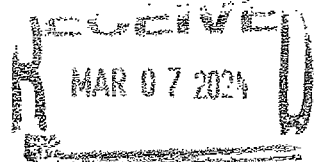
Total This Invoice \$810.00

Project 22395.01000 Cordova Palms CDD - 2023/2024 General Consulting Engineering Services (WA#11)

Professional Services rendered through February 24, 2024

Phase 1. Gen. Consulting Engineering Services
Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott	2/17/2024		1.00	335.00	335.00
Administrative Support					
Blair, Shelley	2/3/2024		1.50	95.00	142.50
Blair, Shelley	2/10/2024		1.50	95.00	142.50
Blair, Shelley	2/17/2024		1.25	95.00	118.75
Blair, Shelley	2/24/2024		.75	95.00	71.25
Totals			6.00		810.00
Total Labor					810.00



Billing Limits	Current	Prior	To-Date
Total Billings	810.00	3,116.50	3,926.50
Limit			11,600.00
Remaining			7,673.50
Total this Phase			\$810.00

Phase	XP.	Expenses	Total this Phase
			0.00
Total This Invoice			\$810.00

Outstanding Invoices

Number	Date	Balance
212179	1/31/2024	285.00
Total		285.00

Total Now Due \$1,095.00

Invoice (212179) in the amount of \$285.00 was paid on March 6, 2024; check number 199 - *Tara Lee*

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 14, 2024	\$421,897.50	Oksana Kuzmuk

Payable to:

The Bank of New York Melon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10400
------	---------------------

Intended Use of Funds Requested:

FY24 Debt Service Assessment SE 2022-1

(Attach supporting documentation for request.)

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

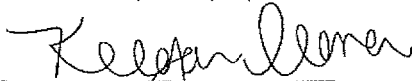
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

03/08/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

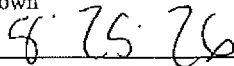
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/08/2024



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$85.68

Order No: 9923154

of Copies:

Customer No: 762049

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, March 20, 2024 at 1:00 p.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
Pib 3/8/2024 #9923154

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

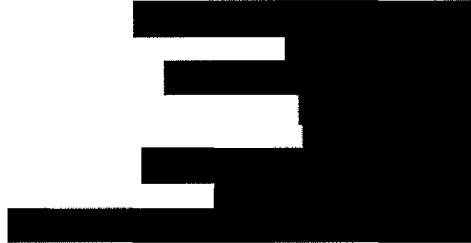
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 13, 2024

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



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

Invoice No. 3366008
4823-1

Re: General Counsel

For Professional Legal Services Rendered

01/14/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts
01/25/24	W. Haber	0.30	105.00	Review correspondence regarding ERP permit transfer; begin preparation of resolution for same
01/25/24	K. Magee	0.40	106.00	Review SJRWMD Phase 1 Expansion ERP Permit Transfer Letter
01/26/24	K. Magee	0.80	212.00	Draft SJRWMD Permit Transfer Resolution

TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED \$548.00

TOTAL CURRENT AMOUNT DUE \$548.00

Cordova Palms

Community Development District

Construction Funding Request #9

February 1, 2024

Req.#	PAYEE	Bonds SE 2022-2
64	England-Thims, & Miller, Inc. Invoices #211720, 211728, 211744, 211764 (December 2023)	\$ 14,708.60
65	AJ Johns, Inc. Phase 3 & Amenity - Application for Payment 23001-12 (January 2024)	282,332.88
66	England-Thims, & Miller, Inc. Invoices #212157, 212164, 212168, 212184 (January 2024)	8,429.35
67	AJ Johns, Inc. Phase 3 - Application for Payment 23001-13 (February 2024)	92,713.44
TOTAL		<u><u>\$ 398,184.27</u></u>

Please make check payable to:
Cordova Palms CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

DocuSigned by
Carol S. ...
Signature: _____
Chairman/Vice Chairman

DocuSigned by
David ...
Signature: _____
Secretary/Asst. Secretary

Cordova Palms

Community Development District

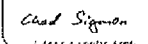
Construction Funding Request #8

January 16, 2024

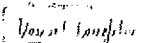
Req.#	PAYEE	Bonds SE 2022-1	Bonds SE 2022-2
62	Governmental Management Services, LLC - Invoice #32 from 6/29/2023		\$ 4,000.00
63	Governmental Management Services, LLC - Invoice #31 from 6/29/2023	\$ 4,000.00	
SUB-TOTAL		\$ 4,000.00	\$ 4,000.00
TOTAL			<u>\$ 8,000.00</u>

Please make check payable to:
Cordova Palms CDD
 475 W Town Place Suite 114
 Saint Augustine, FL 32092

Signature:

DocuSigned by:

 2/16/24 11:50 AM EST
 Chairman/Vice Chairman

Signature:


 Secretary/Asst. Secretary

2.

Cordova Palms

Community Development District

Check Run Summary
4/1/2024 - 4/30/2024

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	4/2/24	213-218	\$ 17,045.18
	4/9/24	219	1,000.00
	4/18/24	220-222	383,475.67
	4/23/24	223	265.20
	4/30/24	224-225	8,471.16
Total			\$ 410,257.21

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/24	00016	3/28/24	8858743	202403	320	57200	44500		2"VALVE MISC PVC PIPE/FIT BRIGHTVIEW LANDSCAPE SERVICES INC	*	931.20	931.20	000213
4/02/24	00016	4/01/24	8851085	202404	320	57200	44200		APR LANDSCAPE MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES INC	*	8,004.66	8,004.66	000214
4/02/24	00017	3/28/24	03282024	202403	300	13100	10100		REQ#52 CFR#5 OVERPMT REFD DREAM FINDERS HOMES LLC	*	10.00	10.00	000215
4/02/24	00022	4/01/24	22293	202404	320	57200	44400		APR. LAKE MAINTENANCE FLORIDA WATERWAYS INC	*	365.00	365.00	000216
4/02/24	00001	4/01/24	42	202404	310	51300	34000		APR. MANAGEMENT FEES	*	4,173.75		
		4/01/24	42	202404	310	51300	35200		APR. WEBSITE ADMIN.	*	132.50		
		4/01/24	42	202404	310	51300	35100		APR. INFORMATION TECH	*	198.75		
		4/01/24	42	202404	310	51300	31300		APR. DISSEMNATION SRVCS	*	662.50		
		4/01/24	42	202404	310	51300	51000		OFFICE SUPPLIES	*	.15		
		4/01/24	42	202404	310	51300	42000		POSTAGE	*	51.86		
		4/01/24	42	202404	310	51300	42500		COPIES	*	9.75		
		4/01/24	42	202404	310	51300	41000		TELEPHONE	*	5.06		
									GOVERNMENTAL MANAGEMENT SERVICES			5,234.32	000217
4/02/24	00010	4/01/24	25416	202404	310	51300	32200		FYE 9/30/23 AUDIT GRAU AND ASSOCIATES	*	2,500.00	2,500.00	000218
4/09/24	00021	4/02/24	2	202404	310	51300	31300		AMORT SCHEDULE SE2021	*	500.00		
		4/02/24	2	202404	310	51300	31300		AMORT SCHEDULE SE2022 DISCLOSURE SERVICES, LLC	*	500.00		
												1,000.00	000219
4/18/24	00019	2/01/24	CFR 9 RE	202404	300	13100	10100		REQ 65 PMNT 23001-12 1/24 A.J. JOHNS, INC.	*	282,332.88	282,332.88	000220

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/18/24	00019	2/01/24	CFR 9 RE 202404	300-13100-10100					A.J. JOHNS, INC.	*	92,713.44	92,713.44	000221
REQ 67 PMNT 23001-13 2/24													
4/18/24	00007	2/01/24	CFR 9 RE 202404	300-13100-10100					ENGLAND, THIMS & MILLER, INC.	*	8,429.35	8,429.35	000222
REQ 66													
4/23/24	00011	4/15/24	6332998 202403	310-51300-48000					GANNETT MEDIA CORP DBA GANNETT FL	*	82.96	265.20	000223
3/13 MEETING #9878544													
4/15/24 6332998 202403 310-51300-48000													
3/20 MEETING #9923154													
4/15/24 6332998 202403 310-51300-48000													
4/10 MEETING #9988945													
4/30/24	00016	5/01/24	8889286 202405	320-57200-44200					BRIGHTVIEW LANDSCAPE SERVICES INC	*	8,004.66	8,004.66	000224
MAY LANDSCAPE MAINTENACE													
4/30/24	00009	4/23/24	3381620 202402	310-51300-31500					KUTAK ROCK LLP	*	466.50	466.50	000225
FEB GENERAL COUNSEL													
											TOTAL FOR BANK A	410,257.21	
											TOTAL FOR REGISTER	410,257.21	



INVOICE

Sold To: 25348126
 Cordova Palms Community Development Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

Customer #: 25348126
Invoice #: 8858743
Invoice Date: 3/28/2024
Sales Order: 8352868
Cust PO #:

Project Name: Cordova Palms: Valve Replacement next to the JEA station
Project Description: Cordova Palms: Valve Replacement next to the JEA station

Job Number	Description	Amount
460800021	Cordova Palms 2" Valve Misc. PVC fittings and pipe Labor	931.20
Total Invoice Amount		931.20
Taxable Amount		
Tax Amount		
Balance Due		931.20

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126
 Invoice #: 8858743
 Invoice Date: 3/28/2024

Amount Due: \$ 931.20

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Cordova Palms Community Development Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

Proposal for Extra Work at Cordova Palms

Property Name	Cordova Palms	Contact	Daniel Foley
Property Address	6235 US 1 S St Augustine, FL 32095	To	Cordova Palms Community Development Dist
		Billing Address	475 W Town Pl Ste 114 St Augustine, FL 32092

Project Name Cordova Palms: Valve Replacement next to the JEA station
 Project Description Cordova Palms: Valve Replacement next to the JEA station

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	2" Valve	\$283.80	\$283.80
1.00	LUMP SUM	Misc. PVC fittings and pipe	\$129.00	\$129.00
6.00	HOUR	Labor	\$86.40	\$518.40

For internal use only

SO# 8352868
 JOB# 460800021
 Service Line 150

Total Price \$931.20

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property manager
Signature	Title
Daniel Foley	March 28, 2024
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Irrigation Manager
Signature	Title
Juwan Lamar Dupree	March 28, 2024
Printed Name	Date

Job #:	460800021		
SO #:	8352868	Proposed Price:	\$931.20



INVOICE

Cordova Palms Community Development Dist
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 25348126
Invoice #: 8851085
Invoice Date: 4/1/2024
Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms Exterior Maintenance For April	8,004.66
Total invoice amount		8,004.66
Tax amount		
Balance due		8,004.66

Terms: Net 15 Days

If you have any questions regarding this invoice, please call -

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25348126
Invoice #: 8851085
Invoice Date: 4/1/2024

Amount Due:	\$8,004.66
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Cordova Palms Community Development
Dist
475 W Town Pl Ste 114
St Augustine FL 32092

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 28, 2024	\$10.00	Oksana Kuzmuk

Payable to:

Dream Finders Homes #17

Date Check Needed:

Budget Category:

ASAP	001.300.13100.10100
------	---------------------

Intended Use of Funds Requested:

REQ #52 CFR #5 Overpayment Refund
<i>(Attach supporting documentation for request.)</i>

**FLORIDA WATERWAYS
INC.**

3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217
Phone: 904.801.LAKE (5253)
Website: www.FloridaLake.com

Invoice

DATE	4/1/2024
INVOICE #	22293
CUSTOMER ID	J19309
DUE DATE	5/11/2024

BILL TO

CORDOVA PALMS COMMUNITY
c/o Governmental Management Services North Florida
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Client Reference #:
Attention: Oksana Kuzmuk

DESCRIPTION	Amount Due
Cordova Palms CDD Monthly Service Visit 6/12 Weed and Algae Control (Apr)	\$365.00

OTHER COMMENTS

Subtotal	365.00
Other	-
TOTAL	\$ 365.00

Florida Waterways, Inc.
3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217

If you have any questions about this invoice, please contact
Melissa Schwartz at melissa@floridapond.com or 904.801.LAKE (5253), Ext. 2

Thank You For Your Business!

Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 42
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2024		4,173.75	4,173.75
Website Administration - April 2024		132.50	132.50
Information Technology -April 2024		198.75	198.75
Dissemination Agent Services - April 2024		662.50	662.50
Office Supplies		0.15	0.15
Postage		51.86	51.86
Copies		9.75	9.75
Telephone		5.06	5.06
Total			\$5,234.32
Payments/Credits			\$0.00
Balance Due			\$5,234.32

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. 25416
Date 04/01/2024

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>2,500.00</u>
Current Amount Due	\$ <u>2,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/2/2024	2

Bill To
Cordova Palms CDD C/O GMS, North Florida

Terms	Due Date
	4/2/2024

Description	Amount
Amortization Schedule Series 2021 5-1-24 Prepay \$595,000	500.00
Amortization Schedule Series 2022-1 5-1-24 Prepay \$165,000	500.00

Total	\$1,000.00
Payments/Credits	\$0.00
Balance Due	\$1,000.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Cordova Palms
Community Development District

Construction Funding Request #9
February 1, 2024

Req.#	PAYEE	Bonds SE 2022-2
64	England Thims, & Miller, Inc. Invoices #211720, 211728, 211744, 211764 (December 2023)	\$ 14,708.60
65	AJ Johns, Inc. Phase 3 & Amenity - Application for Payment 23001-12 (January 2024)	282,332.88
66	England-Thims, & Miller, Inc. Invoices #212157, 212164, 212168, 212184 (January 2024)	8,429.35
67	AJ Johns, Inc. Phase 3 - Application for Payment 23001-13 (February 2024)	92,713.44
TOTAL		\$ 398,184.27

*paid
on 3/24*

Please make check payable to:
Cordova Palms CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

Signature: *David S. ...*
Chairman/Vice Chairman

Signature: *David ...*
Secretary/Asst. Secretary



Florida

GANNETT

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	PAGE # 1 of 1
INVOICE # 0006332998	BILLING PERIOD Mar 1- Mar 31, 2024	PAYMENT DUE DATE April 20, 2024	
PREPAY (Memo info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$265.20	

BILLING ACCOUNT NAME AND ADDRESS

Cordova Palms Cdd
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

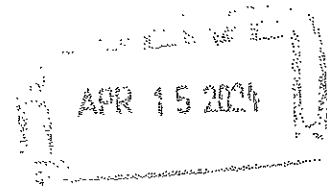
FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
3/1/24	Balance Forward	\$85.68
3/27/24	PAYMENT - THANK YOU	-\$85.68

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/1/24	9878544	SAG St Augustine Record	Notice	3/13	\$82.96
3/8/24	9923154	SAG St Augustine Record	03.20.24 Meeting		\$85.68
3/28/24	9988945	SAG St Augustine Record	4/10 meeting		\$96.56



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$265.20
Service Fee 3.99%	\$10.58
*Cash/Check/ACH Discount	-\$10.58
*Payment Amount by Cash/Check/ACH	\$265.20
Payment Amount by Credit Card	\$275.78

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Cordova Palms Cdd		762049		0006332998		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$265.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$265.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$275.78
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000076204900000000000000063329980002652067170

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 WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

03/28/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/28/2024

Keegan Moran

Legal Clerk

M. Moran

Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost: \$96.56

Order No: 9988945

of Copies:

Customer No: 762049

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF AUDIT COMMITTEE MEETING AND MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Cordova Palms Community Development District Audit Committee is scheduled to meet on Wednesday, April 10, 2024 at 1:00 p.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 to review and select auditor selection evaluation criteria. Immediately following the audit committee meeting will be a regular meeting of the Board of Supervisors ("Board") where the Board may consider any business that may properly come before it. 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. Copies of the agendas 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 are also available on the District's website, www.CordovaPalmsCDD.com. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record of meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. 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 meetings 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 #9988945; 3/28/2024



INVOICE

Cordova Palms Community Development Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

Customer #: 25348126
Invoice #: 8889286
Invoice Date: 5/1/2024
Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms Exterior Maintenance For May	8,004.66
Total invoice amount		8,004.66
Tax amount		
Balance due		8,004.66

Terms: Net 15 Days

If you have any questions regarding this invoice, please call -

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25348126
 Invoice #: 8889286
 Invoice Date: 5/1/2024

Amount Due:	\$8,004.66
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Cordova Palms Community Development
 Dist
 475 W Town Pl Ste 114
 St Augustine FL 32092

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

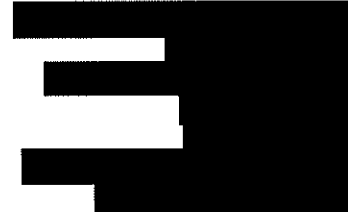
April 23, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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. 3381620
4823-1

Re: General Counsel

For Professional Legal Services Rendered

02/02/24	K. Jusevitch	0.20	29.00	Research election status; confer with Haber
02/03/24	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/14/24	W. Haber	0.50	175.00	Prepare for and participate in Board meeting
02/27/24	W. Haber	0.20	70.00	Confer with Laughlin regarding SR 312 maintenance and agreement for same

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$466.50

TOTAL CURRENT AMOUNT DUE \$466.50

C.

Cordova Palms

Community Development District

Construction Funding Request #11

April 24, 2024

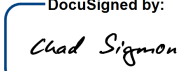
Req.#	PAYEE	Bonds SE 2022-2
63	Vallencourt Construction Co, Inc - Phase 2 - Application for Payment 18 (January 2024)	\$ 330,610.71
69	AJ Johns, Inc. Phase 3 - Application for Payment 23001-14 (March 2024)	36,609.99
70	England-Thims, & Miller, Inc. Invoices #213093, 213103, 213128 (March 2024)	6,717.75
TOTAL		\$ 373,938.45

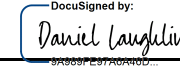
Please make check payable to:

Cordova Palms CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: 
57AFDE000D04400...
Chairman/Vice Chairman

Signature: 
58309F237A04100...
Secretary/Asst.Secretary

**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: **63**

(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: 1019388402

(C) Amount Payable: **\$ 330,610.71**

(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 18 (January 2024)**

(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.

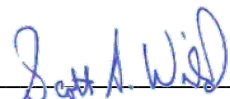
**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

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

January 18, 2024

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: 01/01/2024

Period To: 01/31/2024

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

VCC Project #: 202232
Cordova Palms Community ... Project #: Cordova Palms Phase 2
Cordova Palms Community ... Subcontract #: 202232
Application #: 18

Attn.:

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

ORIGINAL CONTRACT AMOUNT.....	\$	6,757,714.28
CHANGE ORDERS TO DATE.....	\$	-444,295.47
REVISED CONTRACT AMOUNT.....	\$	6,313,418.81
PERCENTAGE COMPLETE.....100.00..		
WORK COMPLETE TO DATE.....	\$	6,313,418.82
STORED MATERIALS.....	\$	0.00
TOTAL COMPLETED & STORED.....	\$	6,313,418.82
LESS RETAINAGE.....	\$	0.00
TOTAL EARNED LESS RETAINAGE.....	\$	6,313,418.82
LESS PREVIOUS BILLINGS.....	\$	5,982,808.11
CURRENT DUE.....	\$	330,610.71

Account Summary:	Sales	Sales
	This Period	To Date
Gross:	0.00	6,313,418.82
Retainage:	0.00	0.00
Net:	330,610.71	6,313,418.82



APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

PAGE

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

PROJECT: Cordova Palms Phase 2

APPLICATION NO: 18

PERIOD TO: 01/31/2024

Distribution to:
[x] OWNER
[x] 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	\$-447,378.32
Approved this Month			
Number	Date Approved		
TOTALS		\$0.00	\$0.00
Net change by Change Orders			\$-444,295.47

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 herein is now due.

CONTRACTOR: Vallencourt Construction Co. Inc.

Christian Taylor, Project Manager

By: Christian Taylor

Date: 01/17/2024

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.....	\$	-444,295.47
3. CONTRACT SUM TO DATE (Line 1 +- 2).....	\$	6,313,418.81
4. TOTAL COMPLETED & STORED TO DATE.....	\$	6,313,418.82
(Column G on G703)		
5. RETAINAGE:		
a. 0.00 % of Completed Work	\$	0.00
(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).....	\$	0.00
6. TOTAL EARNED LESS RETAINAGE:.....	\$	6,313,418.82
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate).....	\$	5,982,808.11
8. CURRENT PAYMENT DUE.....	\$	330,610.71
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	-0.01
(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 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..... \$ 330,610.71

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

ENGINEER:

By: [Signature] Date: 1/18/2024 \$36,609.99

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.

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 Community Development District
Cordova Palms Phase 2**

Saint Johns, FL

APPLICATION NUMBER:

18

APPLICATION DATE:

01/17/2024

PERIOD TO:

01/31/2024

VCC PROJECT #:

202232

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D 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
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	001 General Conditions	\$11,822.02	\$11,822.02	\$0.00	\$0.00	\$11,822.02	100.00%	\$0.00	\$0.00
100	General Conditions	\$7,390.91	\$7,390.91	\$0.00	\$0.00	\$7,390.91	100.00%	\$0.00	\$0.00
104.01	Construction Entrance	\$4,431.11	\$4,431.11	\$0.00	\$0.00	\$4,431.11	100.00%	\$0.00	\$0.00
2	002 Bonds & Insurance	\$6,725.92	\$6,725.92	\$0.00	\$0.00	\$6,725.92	100.00%	\$0.00	\$0.00
201	Payment & Performance Bonds	\$6,725.92	\$6,725.92	\$0.00	\$0.00	\$6,725.92	100.00%	\$0.00	\$0.00
3	003 NPDES Permit Compliance	\$7,998.25	\$7,998.25	\$0.00	\$0.00	\$7,998.25	100.00%	\$0.00	\$0.00
300	NPDES Permit Compliance	\$2,610.24	\$2,610.24	\$0.00	\$0.00	\$2,610.24	100.00%	\$0.00	\$0.00
303	Maintain Silt Fence	\$1,637.50	\$1,637.50	\$0.00	\$0.00	\$1,637.50	100.00%	\$0.00	\$0.00
304	NPDES Reporting	\$3,750.51	\$3,750.51	\$0.00	\$0.00	\$3,750.51	100.00%	\$0.00	\$0.00
4	004 Surveying	\$13,062.16	\$13,062.16	\$0.00	\$0.00	\$13,062.16	100.00%	\$0.00	\$0.00
400	Surveying	\$13,062.16	\$13,062.16	\$0.00	\$0.00	\$13,062.16	100.00%	\$0.00	\$0.00
5	005 As Builts	\$12,995.18	\$12,995.18	\$0.00	\$0.00	\$12,995.18	100.00%	\$0.00	\$0.00
500	Paving and Drainage As Builts	\$5,157.88	\$5,157.88	\$0.00	\$0.00	\$5,157.88	100.00%	\$0.00	\$0.00
500	Water, Forcemain, Lift Station, And Sewer	\$7,837.30	\$7,837.30	\$0.00	\$0.00	\$7,837.30	100.00%	\$0.00	\$0.00
6	007 Maintenance Of Traffic	\$4,500.62	\$4,500.62	\$0.00	\$0.00	\$4,500.62	100.00%	\$0.00	\$0.00
700	Maintenance of Traffic (Basic Signs)	\$4,500.62	\$4,500.62	\$0.00	\$0.00	\$4,500.62	100.00%	\$0.00	\$0.00
7	008 Demolition	\$270.20	\$270.20	\$0.00	\$0.00	\$270.20	100.00%	\$0.00	\$0.00
819	Sawcut Ex. Asphalt	\$270.20	\$270.20	\$0.00	\$0.00	\$270.20	100.00%	\$0.00	\$0.00
8	011 Earthwork	\$15,852.00	\$15,852.00	\$0.00	\$0.00	\$15,852.00	100.00%	\$0.00	\$0.00
1110	Earthwork Density Testing	\$4,375.60	\$4,375.60	\$0.00	\$0.00	\$4,375.60	100.00%	\$0.00	\$0.00
1118	Final Dressout ROW	\$3,758.72	\$3,758.72	\$0.00	\$0.00	\$3,758.72	100.00%	\$0.00	\$0.00
1119	Dress Behind Electric Contractor	\$7,717.68	\$7,717.68	\$0.00	\$0.00	\$7,717.68	100.00%	\$0.00	\$0.00
9	012 Grassing	\$634.50	\$634.50	\$0.00	\$0.00	\$634.50	100.00%	\$0.00	\$0.00
1202	Site Seed and Mulch	\$72.50	\$72.50	\$0.00	\$0.00	\$72.50	100.00%	\$0.00	\$0.00
1205	Right of Way Sod	\$562.00	\$562.00	\$0.00	\$0.00	\$562.00	100.00%	\$0.00	\$0.00
10	013 Subsoil Stabilization	\$31,605.60	\$31,605.60	\$0.00	\$0.00	\$31,605.60	100.00%	\$0.00	\$0.00
1302	Subgrade for Sidewalk	\$627.30	\$627.30	\$0.00	\$0.00	\$627.30	100.00%	\$0.00	\$0.00
1304	Subsoil Stabilization	\$24,142.80	\$24,142.80	\$0.00	\$0.00	\$24,142.80	100.00%	\$0.00	\$0.00
1304	Subsoil Stabilization for MUP	\$6,835.50	\$6,835.50	\$0.00	\$0.00	\$6,835.50	100.00%	\$0.00	\$0.00
11	014 Base	\$52,510.40	\$52,510.40	\$0.00	\$0.00	\$52,510.40	100.00%	\$0.00	\$0.00
1401	4" Limerock (MUP)	\$6,696.00	\$6,696.00	\$0.00	\$0.00	\$6,696.00	100.00%	\$0.00	\$0.00
1403	8" Limerock (HD)	\$45,814.40	\$45,814.40	\$0.00	\$0.00	\$45,814.40	100.00%	\$0.00	\$0.00
12	015 Asphalt Paving	\$53,263.40	\$53,263.40	\$0.00	\$0.00	\$53,263.40	100.00%	\$0.00	\$0.00
1503	1" Asphalt Pavement HD SP 9.5 (2nd Lift)	\$17,654.20	\$17,654.20	\$0.00	\$0.00	\$17,654.20	100.00%	\$0.00	\$0.00
1505	1 1/2" Asphalt Pavement for MUP (1 Lift)	\$9,328.50	\$9,328.50	\$0.00	\$0.00	\$9,328.50	100.00%	\$0.00	\$0.00

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 Community Development District
Cordova Palms Phase 2**

Saint Johns, FL

APPLICATION NUMBER:

18

APPLICATION DATE:

01/17/2024

PERIOD TO:

01/31/2024

VCC PROJECT #:

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					
1505	1 1/2" Asphalt Pavement HD SP 12.5 (1st Li	\$23,401.60	\$23,401.60	\$0.00	\$0.00	\$23,401.60	100.00%	\$0.00	\$0.00
1517	Prime Limerock	\$1,581.30	\$1,581.30	\$0.00	\$0.00	\$1,581.30	100.00%	\$0.00	\$0.00
1518	Tack Coat	\$1,297.80	\$1,297.80	\$0.00	\$0.00	\$1,297.80	100.00%	\$0.00	\$0.00
13	017 Striping & Signs	\$6,250.86	\$6,250.86	\$0.00	\$0.00	\$6,250.86	100.00%	\$0.00	\$0.00
1700	Striping & Signs (Collector Road)	\$6,250.86	\$6,250.86	\$0.00	\$0.00	\$6,250.86	100.00%	\$0.00	\$0.00
14	018 Curbs	\$18,076.50	\$18,076.50	\$0.00	\$0.00	\$18,076.50	100.00%	\$0.00	\$0.00
1805	18" City Std. Curb & Gutter	\$18,076.50	\$18,076.50	\$0.00	\$0.00	\$18,076.50	100.00%	\$0.00	\$0.00
15	020 Sidewalks	\$7,512.30	\$7,512.30	\$0.00	\$0.00	\$7,512.30	100.00%	\$0.00	\$0.00
2000	Sidewalks	\$7,512.30	\$7,512.30	\$0.00	\$0.00	\$7,512.30	100.00%	\$0.00	\$0.00
16	030 Storm Drain	\$83,945.68	\$42,985.68	\$0.00	\$0.00	\$42,985.68	51.21%	\$40,960.00	\$0.00
3096	24"x38" Mitered End Section	\$12,306.20	\$12,306.20	\$0.00	\$0.00	\$12,306.20	100.00%	\$0.00	\$0.00
3249	24"x38" ERCP 0-6' Deep (w/12 CY of Flow F	\$29,534.76	\$29,534.76	\$0.00	\$0.00	\$29,534.76	100.00%	\$0.00	\$0.00
3263	Roadway Underdrain (Basis of Bid)	\$40,960.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$40,960.00	\$0.00
3279	Punch Out Storm Drain	\$324.72	\$324.72	\$0.00	\$0.00	\$324.72	100.00%	\$0.00	\$0.00
3280	TV Storm Drain	\$820.00	\$820.00	\$0.00	\$0.00	\$820.00	100.00%	\$0.00	\$0.00
17	060 Force Main	\$73,370.37	\$73,370.37	\$0.00	\$0.00	\$73,370.37	100.00%	\$0.00	\$0.00
6015	6" PVC DR 18 Force Main	\$175.25	\$175.25	\$0.00	\$0.00	\$175.25	100.00%	\$0.00	\$0.00
6016	4" PVC DR 18 Force Main	\$12,381.60	\$12,381.60	\$0.00	\$0.00	\$12,381.60	100.00%	\$0.00	\$0.00
6025	4" Joint Restraints	\$1,776.00	\$1,776.00	\$0.00	\$0.00	\$1,776.00	100.00%	\$0.00	\$0.00
6069	6" Sleeve	\$1,104.19	\$1,104.19	\$0.00	\$0.00	\$1,104.19	100.00%	\$0.00	\$0.00
6071	Air Release Valve Ass.	\$9,771.58	\$9,771.58	\$0.00	\$0.00	\$9,771.58	100.00%	\$0.00	\$0.00
6072	Air Release Manhole	\$35,708.06	\$35,708.06	\$0.00	\$0.00	\$35,708.06	100.00%	\$0.00	\$0.00
6078	4" Plug Valve	\$1,069.97	\$1,069.97	\$0.00	\$0.00	\$1,069.97	100.00%	\$0.00	\$0.00
6080	Valve Box Installation	\$404.67	\$404.67	\$0.00	\$0.00	\$404.67	100.00%	\$0.00	\$0.00
6133	4" 11.25 Bend	\$1,973.13	\$1,973.13	\$0.00	\$0.00	\$1,973.13	100.00%	\$0.00	\$0.00
6148	6 x 4" Reducer	\$781.76	\$781.76	\$0.00	\$0.00	\$781.76	100.00%	\$0.00	\$0.00
6156	4" Cap	\$418.95	\$418.95	\$0.00	\$0.00	\$418.95	100.00%	\$0.00	\$0.00
6162	4" Conflict	\$4,476.64	\$4,476.64	\$0.00	\$0.00	\$4,476.64	100.00%	\$0.00	\$0.00
6181	Locate Wire Box	\$616.57	\$616.57	\$0.00	\$0.00	\$616.57	100.00%	\$0.00	\$0.00
6183	Punch Out Force Main	\$1,118.70	\$1,118.70	\$0.00	\$0.00	\$1,118.70	100.00%	\$0.00	\$0.00
6185	Locate Wire Test for Force Main	\$355.95	\$355.95	\$0.00	\$0.00	\$355.95	100.00%	\$0.00	\$0.00
6186	Pressure Test for Force Main	\$1,237.35	\$1,237.35	\$0.00	\$0.00	\$1,237.35	100.00%	\$0.00	\$0.00
18	070 Potable Water Main	\$102,032.74	\$102,032.74	\$0.00	\$0.00	\$102,032.74	100.00%	\$0.00	\$0.00
7012	12" DR18 PVC Water Main	\$65,154.10	\$65,154.10	\$0.00	\$0.00	\$65,154.10	100.00%	\$0.00	\$0.00
7015	6" DR18 PVC Water Main	\$345.90	\$345.90	\$0.00	\$0.00	\$345.90	100.00%	\$0.00	\$0.00
7021	12" Joint Restraints	\$3,348.40	\$3,348.40	\$0.00	\$0.00	\$3,348.40	100.00%	\$0.00	\$0.00

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

Saint Johns, FL

APPLICATION NUMBER:

18

APPLICATION DATE:

01/17/2024

PERIOD TO:

01/31/2024

VCC PROJECT #:

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					
7089	12" Sleeve	\$1,308.03	\$1,308.03	\$0.00	\$0.00	\$1,308.03	100.00%	\$0.00	\$0.00
7098	6" Gate Valve	\$1,940.87	\$1,940.87	\$0.00	\$0.00	\$1,940.87	100.00%	\$0.00	\$0.00
7101	Sample Point	\$919.00	\$919.00	\$0.00	\$0.00	\$919.00	100.00%	\$0.00	\$0.00
7102	Locate Wire Box	\$616.57	\$616.57	\$0.00	\$0.00	\$616.57	100.00%	\$0.00	\$0.00
7104	Valve Box Installation	\$198.30	\$198.30	\$0.00	\$0.00	\$198.30	100.00%	\$0.00	\$0.00
7105	Flushing Hydrant	\$1,763.98	\$1,763.98	\$0.00	\$0.00	\$1,763.98	100.00%	\$0.00	\$0.00
7106	Fire Hydrant	\$5,155.28	\$5,155.28	\$0.00	\$0.00	\$5,155.28	100.00%	\$0.00	\$0.00
7119	12 x 6" Tee	\$1,380.72	\$1,380.72	\$0.00	\$0.00	\$1,380.72	100.00%	\$0.00	\$0.00
7154	6" 90 Bend	\$526.77	\$526.77	\$0.00	\$0.00	\$526.77	100.00%	\$0.00	\$0.00
7169	12" 11.25 Bend	\$4,571.16	\$4,571.16	\$0.00	\$0.00	\$4,571.16	100.00%	\$0.00	\$0.00
7192	12" Cap	\$670.94	\$670.94	\$0.00	\$0.00	\$670.94	100.00%	\$0.00	\$0.00
7216	12" Conflict	\$10,443.72	\$10,443.72	\$0.00	\$0.00	\$10,443.72	100.00%	\$0.00	\$0.00
7246	Punch Out for Water Main	\$1,357.80	\$1,357.80	\$0.00	\$0.00	\$1,357.80	100.00%	\$0.00	\$0.00
7248	Flushing & BT's for Water Main	\$613.80	\$613.80	\$0.00	\$0.00	\$613.80	100.00%	\$0.00	\$0.00
7249	Locate Wire Test For Water Main	\$359.60	\$359.60	\$0.00	\$0.00	\$359.60	100.00%	\$0.00	\$0.00
7250	Pressure Test for Water Main	\$1,357.80	\$1,357.80	\$0.00	\$0.00	\$1,357.80	100.00%	\$0.00	\$0.00
19	100 Electric	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,000.00	\$0.00
10000	Electric (Allowance)	\$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
11001.02	2.5" Sleeves (Basis of Bid)	\$9,485.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,485.00	\$0.00
11001.03	3" Sleeves (Basis of Bid)	\$4,620.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,620.00	\$0.00
11001.04	4" Sleeves (Basis of Bid)	\$7,295.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,295.00	\$0.00
11001.06	6" Sleeves (Basis of Bid)	\$12,345.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,345.00	\$0.00
1	001 General Conditions	\$91,299.51	\$91,299.51	\$0.00	\$0.00	\$91,299.51	100.00%	\$0.00	\$0.00
100	General Conditions	\$91,299.51	\$91,299.51	\$0.00	\$0.00	\$91,299.51	100.00%	\$0.00	\$0.00
2	002 Bonds & Insurance	\$92,512.68	\$92,512.68	\$0.00	\$0.00	\$92,512.68	100.00%	\$0.00	\$0.00
201	Payment & Performance Bonds	\$92,512.68	\$92,512.68	\$0.00	\$0.00	\$92,512.68	100.00%	\$0.00	\$0.00
3	003 NPDES Permit Compliance	\$30,059.40	\$30,059.40	\$0.00	\$0.00	\$30,059.40	100.00%	\$0.00	\$0.00
300	NPDES Permit Compliance	\$10,482.96	\$10,482.96	\$0.00	\$0.00	\$10,482.96	100.00%	\$0.00	\$0.00
303	Maintain Silt Fence	\$9,075.00	\$9,075.00	\$0.00	\$0.00	\$9,075.00	100.00%	\$0.00	\$0.00
304	NPDES Reporting	\$10,501.44	\$10,501.44	\$0.00	\$0.00	\$10,501.44	100.00%	\$0.00	\$0.00
4	004 Surveying	\$68,325.14	\$68,325.14	\$0.00	\$0.00	\$68,325.14	100.00%	\$0.00	\$0.00
400	Surveying	\$68,325.14	\$68,325.14	\$0.00	\$0.00	\$68,325.14	100.00%	\$0.00	\$0.00
5	005 As Builts	\$54,258.20	\$54,258.20	\$0.00	\$0.00	\$54,258.20	100.00%	\$0.00	\$0.00
500	Paving and Drainage As Builts	\$21,435.34	\$21,435.34	\$0.00	\$0.00	\$21,435.34	100.00%	\$0.00	\$0.00
500	Water, Forcemain, Lift Station, And Sewer	\$32,822.86	\$32,822.86	\$0.00	\$0.00	\$32,822.86	100.00%	\$0.00	\$0.00

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

Saint Johns, FL

APPLICATION NUMBER:

18

APPLICATION DATE:

01/17/2024

PERIOD TO:

01/31/2024

VCC PROJECT #:

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)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
6	011 Earthwork	\$55,210.78	\$21,456.16	\$0.00	\$0.00	\$21,456.16	38.86%	\$33,754.62	\$0.00
1110	Earthwork Density Testing	\$33,754.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$33,754.62	\$0.00
1115	Fine Grade Lots	\$1,110.00	\$1,110.00	\$0.00	\$0.00	\$1,110.00	100.00%	\$0.00	\$0.00
1118	Final Dressout ROW	\$12,628.48	\$12,628.48	\$0.00	\$0.00	\$12,628.48	100.00%	\$0.00	\$0.00
1119	Dress Behind Electric Contractor	\$7,717.68	\$7,717.68	\$0.00	\$0.00	\$7,717.68	100.00%	\$0.00	\$0.00
7	012 Grassing	\$6,896.00	\$6,896.00	\$0.00	\$0.00	\$6,896.00	100.00%	\$0.00	\$0.00
1202	Site Seed and Mulch	\$2,681.00	\$2,681.00	\$0.00	\$0.00	\$2,681.00	100.00%	\$0.00	\$0.00
1205	Right of Way Sod	\$4,215.00	\$4,215.00	\$0.00	\$0.00	\$4,215.00	100.00%	\$0.00	\$0.00
8	013 Subsoil Stabilization	\$177,658.10	\$177,658.10	\$0.00	\$0.00	\$177,658.10	100.00%	\$0.00	\$0.00
1302	Subgrade for Sidewalk	\$1,051.65	\$1,051.65	\$0.00	\$0.00	\$1,051.65	100.00%	\$0.00	\$0.00
1303	12" Compacted Subgrade	\$1,929.20	\$1,929.20	\$0.00	\$0.00	\$1,929.20	100.00%	\$0.00	\$0.00
1304	Subsoil Stabilization	\$174,677.25	\$174,677.25	\$0.00	\$0.00	\$174,677.25	100.00%	\$0.00	\$0.00
9	014 Base	\$248,293.55	\$248,293.55	\$0.00	\$0.00	\$248,293.55	100.00%	\$0.00	\$0.00
1402	6" Limerock (LD)	\$242,521.55	\$242,521.55	\$0.00	\$0.00	\$242,521.55	100.00%	\$0.00	\$0.00
1407	6" Crushed Concrete Base (Stabalized Area)	\$5,772.00	\$5,772.00	\$0.00	\$0.00	\$5,772.00	100.00%	\$0.00	\$0.00
10	015 Asphalt Paving	\$219,410.15	\$122,520.05	\$0.00	\$0.00	\$122,520.05	55.84%	\$96,890.10	\$0.00
1502	3/4" Asphalt Pavement LD SP 9.5 (2nd Lift)	\$87,556.65	\$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)	\$113,186.60	\$113,186.60	\$0.00	\$0.00	\$113,186.60	100.00%	\$0.00	\$0.00
1517	Prime Limerock	\$9,333.45	\$9,333.45	\$0.00	\$0.00	\$9,333.45	100.00%	\$0.00	\$0.00
1518	Tack Coat	\$9,333.45	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,333.45	\$0.00
11	017 Striping & Signs	\$16,877.31	\$16,877.31	\$0.00	\$0.00	\$16,877.31	100.00%	\$0.00	\$0.00
1700	Striping & Signs (Main Site)	\$16,877.31	\$16,877.31	\$0.00	\$0.00	\$16,877.31	100.00%	\$0.00	\$0.00
12	018 Curbs	\$105,156.28	\$105,156.28	\$0.00	\$0.00	\$105,156.28	100.00%	\$0.00	\$0.00
1804	18" Miami Curb & Gutter	\$104,085.08	\$104,085.08	\$0.00	\$0.00	\$104,085.08	100.00%	\$0.00	\$0.00
1805	18" City Std. Curb & Gutter	\$1,071.20	\$1,071.20	\$0.00	\$0.00	\$1,071.20	100.00%	\$0.00	\$0.00
13	020 Sidewalks	\$24,846.83	\$24,846.83	\$0.00	\$0.00	\$24,846.83	100.00%	\$0.00	\$0.00
2000	Sidewalks	\$12,594.15	\$12,594.15	\$0.00	\$0.00	\$12,594.15	100.00%	\$0.00	\$0.00
2005	A.D.A. Handicap Ramps	\$4,000.48	\$4,000.48	\$0.00	\$0.00	\$4,000.48	100.00%	\$0.00	\$0.00
2006	A.D.A. Mats	\$8,252.20	\$8,252.20	\$0.00	\$0.00	\$8,252.20	100.00%	\$0.00	\$0.00
14	030 Storm Drain	\$2,132,986.16	\$2,071,546.16	\$0.00	\$0.00	\$2,071,546.16	97.12%	\$61,440.00	\$0.00
3003	Dewater Storm Drain	\$78,403.65	\$78,403.65	\$0.00	\$0.00	\$78,403.65	100.00%	\$0.00	\$0.00
3026	Curb Inlet 0-6' Deep	\$83,471.00	\$83,471.00	\$0.00	\$0.00	\$83,471.00	100.00%	\$0.00	\$0.00
3027	Curb Inlet 6-8' Deep	\$5,094.59	\$5,094.59	\$0.00	\$0.00	\$5,094.59	100.00%	\$0.00	\$0.00
3028	Curb Inlet 8-10' Deep	\$30,647.45	\$30,647.45	\$0.00	\$0.00	\$30,647.45	100.00%	\$0.00	\$0.00
3030	Curb Inlet 12-14' Deep	\$38,432.12	\$38,432.12	\$0.00	\$0.00	\$38,432.12	100.00%	\$0.00	\$0.00
3040	Dbl. Curb Inlet 0-6' Deep	\$13,386.00	\$13,386.00	\$0.00	\$0.00	\$13,386.00	100.00%	\$0.00	\$0.00

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

Saint Johns, FL

APPLICATION NUMBER:

18

APPLICATION DATE:

01/17/2024

PERIOD TO:

01/31/2024

VCC PROJECT #:

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					
3041	Dbl. Curb Inlet 6-8' Deep	\$9,793.10	\$9,793.10	\$0.00	\$0.00	\$9,793.10	100.00%	\$0.00	\$0.00
3043	Dbl. Curb Inlet 10-12' Deep	\$12,816.68	\$12,816.68	\$0.00	\$0.00	\$12,816.68	100.00%	\$0.00	\$0.00
3055	Control Structure 6-8' Deep (Mod "H") Heavy	\$36,530.74	\$36,530.74	\$0.00	\$0.00	\$36,530.74	100.00%	\$0.00	\$0.00
3061	'Storm Manhole 0-6' Deep	\$4,116.49	\$4,116.49	\$0.00	\$0.00	\$4,116.49	100.00%	\$0.00	\$0.00
3063	Storm Manhole 8-10' Deep	\$83,282.88	\$83,282.88	\$0.00	\$0.00	\$83,282.88	100.00%	\$0.00	\$0.00
3064	Storm Manhole 10-12' Deep	\$31,369.59	\$31,369.59	\$0.00	\$0.00	\$31,369.59	100.00%	\$0.00	\$0.00
3065	Storm Manhole 12-14' Deep	\$13,961.03	\$13,961.03	\$0.00	\$0.00	\$13,961.03	100.00%	\$0.00	\$0.00
3075	Storm Top Adjustments	\$25,956.96	\$25,956.96	\$0.00	\$0.00	\$25,956.96	100.00%	\$0.00	\$0.00
3076	Storm Inverts	\$32,096.85	\$32,096.85	\$0.00	\$0.00	\$32,096.85	100.00%	\$0.00	\$0.00
3077	Underdrain Stubs from Inlets	\$60,628.80	\$60,628.80	\$0.00	\$0.00	\$60,628.80	100.00%	\$0.00	\$0.00
3087	30" Mitered End Section	\$8,183.04	\$8,183.04	\$0.00	\$0.00	\$8,183.04	100.00%	\$0.00	\$0.00
3089.1	42" Index 272 Mitered End Section	\$16,418.64	\$16,418.64	\$0.00	\$0.00	\$16,418.64	100.00%	\$0.00	\$0.00
3099.1 (2)	48"x76" Index 272 Mitered End Section	\$22,039.68	\$22,039.68	\$0.00	\$0.00	\$22,039.68	100.00%	\$0.00	\$0.00
3184	15" RCP 0-6' Deep	\$28,815.78	\$28,815.78	\$0.00	\$0.00	\$28,815.78	100.00%	\$0.00	\$0.00
3191	18" RCP 0-6' Deep	\$23,331.66	\$23,331.66	\$0.00	\$0.00	\$23,331.66	100.00%	\$0.00	\$0.00
3192	18" RCP 6-8' Deep	\$3,601.40	\$3,601.40	\$0.00	\$0.00	\$3,601.40	100.00%	\$0.00	\$0.00
3198	24" RCP 0-6' Deep	\$52,489.54	\$52,489.54	\$0.00	\$0.00	\$52,489.54	100.00%	\$0.00	\$0.00
3200	24" RCP 8-10' Deep	\$32,881.70	\$32,881.70	\$0.00	\$0.00	\$32,881.70	100.00%	\$0.00	\$0.00
3205	30" RCP 0-6' Deep	\$47,386.02	\$47,386.02	\$0.00	\$0.00	\$47,386.02	100.00%	\$0.00	\$0.00
3206	30" RCP 6-8' Deep	\$3,811.72	\$3,811.72	\$0.00	\$0.00	\$3,811.72	100.00%	\$0.00	\$0.00
3207	30" RCP 8-10' Deep	\$61,542.80	\$61,542.80	\$0.00	\$0.00	\$61,542.80	100.00%	\$0.00	\$0.00
3214	36" RCP 8-10' Deep	\$69,981.80	\$69,981.80	\$0.00	\$0.00	\$69,981.80	100.00%	\$0.00	\$0.00
3216	36" RCP 12-14' Deep	\$27,844.35	\$27,844.35	\$0.00	\$0.00	\$27,844.35	100.00%	\$0.00	\$0.00
3222	42" RCP 10-12' Deep	\$82,423.51	\$82,423.51	\$0.00	\$0.00	\$82,423.51	100.00%	\$0.00	\$0.00
3223	42" RCP 12-14' Deep	\$107,115.05	\$107,115.05	\$0.00	\$0.00	\$107,115.05	100.00%	\$0.00	\$0.00
3252.2	48"x76" ERCP 10-12' Deep	\$206,792.96	\$206,792.96	\$0.00	\$0.00	\$206,792.96	100.00%	\$0.00	\$0.00
3252.2	48"x76" ERCP 6-8' Deep	\$143,747.02	\$143,747.02	\$0.00	\$0.00	\$143,747.02	100.00%	\$0.00	\$0.00
3252.2	48"x76" ERCP 8-10' Deep	\$531,068.44	\$531,068.44	\$0.00	\$0.00	\$531,068.44	100.00%	\$0.00	\$0.00
3258	Rip Rap	\$3,548.40	\$3,548.40	\$0.00	\$0.00	\$3,548.40	100.00%	\$0.00	\$0.00
3260	42" RCP Plug	\$1,191.72	\$1,191.72	\$0.00	\$0.00	\$1,191.72	100.00%	\$0.00	\$0.00
3263	Roadway Underdrain (Basis of Bid)	\$61,440.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$61,440.00	\$0.00
3279	Punch Out Storm Drain	\$10,593.00	\$10,593.00	\$0.00	\$0.00	\$10,593.00	100.00%	\$0.00	\$0.00
3280	TV Storm Drain	\$26,750.00	\$26,750.00	\$0.00	\$0.00	\$26,750.00	100.00%	\$0.00	\$0.00
15	040 Sanitary Sewer	\$956,100.15	\$956,100.15	\$0.00	\$0.00	\$956,100.15	100.00%	\$0.00	\$0.00
4003	Dewater Gravity Sewer	\$80,046.44	\$80,046.44	\$0.00	\$0.00	\$80,046.44	100.00%	\$0.00	\$0.00
4004	Drop Bowl Assmby	\$4,477.84	\$4,477.84	\$0.00	\$0.00	\$4,477.84	100.00%	\$0.00	\$0.00

D.

Cordova Palms

Community Development District

Construction Funding Request #12

May 2, 2024

Req.#	PAYEE	Bonds SE 2022-2
71	AJ Johns, Inc. Phase 3 - Application for Payment 23001-15 (April 2024)	\$ 18,974.15
TOTAL		\$ 18,974.15

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
(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: **71**

- (B) Name of Payee:

A.J. Johns, Inc.
3225 Anniston Road
Jacksonville, FL 32246

- (C) Amount Payable: **\$ 18,974.15**

- (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 3 – Application for Payment 23001-15 (April 2024)**

- (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.

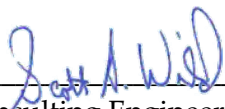
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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



A. J. JOHNS, INC.
CONTRACTOR

3225 ANNISTON ROAD • JACKSONVILLE, FL 32246 - 3696 • 904-641-2055

Invoice

April 24, 2024

Invoice No.

23001-15

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

Job:
Cordova Palms PH 3

Description:

All construction necessary to perform site improvements per our contract dated:
January 16, 2023

Current Contract Amount	\$	4,622,745.19
Value of work complete thru April 25, 2024 per the attached Schedule of Values	\$	4,622,745.19
Less Retainage - 5%	\$	231,137.26
Less Previous Invoices	\$	<u>4,372,633.78</u>
TOTAL AMOUNT DUE THIS INVOICE	\$	18,974.15

Payment Due Net Thirty

TO (OWNER):
Cordova Palms CDD
GMS, LLC
475 West Town Center Place, Suite 114
St. Augustine, FL 32092

PROJECT:
Cordova Palms PH 3

APPLICATION NO: 23001-15
PERIOD TO: 4-25-2024

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR
 A/R

FROM (CONTRACTOR):
A. J. Johns, Inc.
3225 Anniston Road
Jacksonville, Florida 32246

(ARCHITECT):
ETM
14775 Old St. Augustine Road
Jacksonville, FL 32258

ARCHITECT'S
PROJECT NO: 20-259

CONTRACT FOR: Site Improvements

CONTRACT DATE: 1-16-2023

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	\$26,485.78	(\$289,681.43)
Approved this Month		
Number	Date Approved	
5	4/24/2024	\$19,972.79
TOTALS		\$19,973 \$0.00
Net change by Change Orders		(\$243,222.86)

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 were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: A. J. Johns, Inc.

By: *Doyle G. Henry* Date: 4/24/2024

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.

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

1. ORIGINAL CONTRACT SUM.....	\$4,865,968.05
2. Net change by Change Orders.....	(\$243,222.86)
3. CONTRACT SUM TO DATE (Line 1 ± 2).....	\$4,622,745.19
4. TOTAL COMPLETED & STORED TO DATE.....	\$4,622,745.19
(Column G on G703) Less Owner Purchases	
5. RETAINAGE:	
a. 5% Completed Work	231,137.26
(Column D+E on G703)	
b. 5% of Stored Material	-
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	231,137.26
6. TOTAL EARNED LESS RETAINAGE.....	\$4,391,607.93
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$4,372,633.78
8. CURRENT PAYMENT DUE.....	18,974.15
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$231,137.26
(Line 3 less Line 6)	

State of: Florida County of: Duval

Subscribed and sworn to before me this 24th day of April 2024
Notary Public *Janet S Lewis*
My commission expires:



AMOUNT CERTIFIED..... \$18,974.15

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

ENGINEER

By: *Scott A. Wied* Date: April 30, 2024

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.

APPLICATION NUMBER: 23001-15
 APPLICATION DATE: 4/24/2024
 PERIOD TO: 4/25/2024
 ARCHITECTS PROJECT NO: 20-259

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 1 on Contracts where variable retainage for line items may apply.

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)	H BALANCE TO FINISH (C - G)	I RETAINAGE
			E THIS PERIOD	F FROM PREVIOUS APPLICATION (D + E)				
1990	Mobilization and Site Preparation Subtotal	\$ 120,506.57	\$ -	\$ 120,506.57	\$ -	\$ 120,506.57	\$ 0.00	\$ 6,025.33
2990	Sediment and Erosion Control Subtotal	\$ 60,835.95	\$ -	\$ 60,835.95	\$ -	\$ 60,835.95	\$ 0.00	\$ 3,041.80
4990	Storm Water Pollution Prevention Plan Subtotal	\$ 586.33	\$ -	\$ 586.33	\$ -	\$ 586.33	\$ 0.00	\$ 29.32
6990	Stormwater Management Facility Construction Subtotal	\$ 1,086.32	\$ -	\$ 1,086.32	\$ -	\$ 1,086.32	\$ 0.00	\$ 54.32
7990	Roadway Earthwork Subtotal	\$ 63,784.46	\$ -	\$ 63,784.46	\$ -	\$ 63,784.46	\$ 0.00	\$ 3,189.22
8990	Lot Fill Compaction Seeding and Testing Subtotal	\$ 59,898.50	\$ -	\$ 59,898.50	\$ -	\$ 59,898.50	\$ 0.00	\$ 2,984.93
9990	Earthwork As-Builts Subtotal	\$ 11,027.95	\$ -	\$ 11,027.95	\$ -	\$ 11,027.95	\$ 0.00	\$ 551.40
10990	Roadway Construction Subtotal	\$ 1,185,491.92	\$ -	\$ 1,185,491.92	\$ -	\$ 1,185,491.92	\$ 0.00	\$ 59,274.60
11990	Storm Drainage System Subtotal	\$ 1,233,790.61	\$ -	\$ 1,233,790.61	\$ -	\$ 1,233,790.61	\$ 0.00	\$ 61,689.53
12990	Roadway Underdrain Subtotal	\$ 53,940.00	\$ -	\$ 53,940.00	\$ -	\$ 53,940.00	\$ 0.00	\$ 2,697.00
13990	City of St. Augustine Water Distribution System Subtotal	\$ 957,976.83	\$ -	\$ 957,976.83	\$ -	\$ 957,976.83	\$ 0.00	\$ 47,888.84
14990	City of St. Augustine Gravity Sanitary Sewer System Subtotal	\$ 860,798.67	\$ -	\$ 860,798.67	\$ -	\$ 860,798.67	\$ 0.00	\$ 43,039.93
15990	Irrigation Sleeve and Electrical / Telephone/ CATV Subtotal	\$ 25,205.50	\$ -	\$ 25,205.50	\$ -	\$ 25,205.50	\$ 0.00	\$ 1,260.28
16990	Roadway Sod Subtotal	\$ 33,156.85	\$ -	\$ 33,156.85	\$ -	\$ 33,156.85	\$ 0.00	\$ 1,657.84
17990	Testing Subtotal	\$ 44,532.37	\$ -	\$ 44,532.37	\$ -	\$ 44,532.37	\$ 0.00	\$ 2,226.62
18990	Paving and Drainage As-Builts Subtotal	\$ 13,562.32	\$ -	\$ 13,562.32	\$ -	\$ 13,562.32	\$ 0.00	\$ 678.12
19990	As-Builts Subtotal	\$ 17,946.10	\$ -	\$ 17,946.10	\$ -	\$ 17,946.10	\$ 0.00	\$ 897.31
20990	FPL Electrical Infrastructure Allowance Subtotal	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 0.00	\$ 3,760.00
21990	Payment and Performance Bond Subtotal	\$ 46,840.80	\$ -	\$ 46,840.80	\$ -	\$ 46,840.80	\$ 0.00	\$ 2,342.04
22990	CO #1 Revise Pipe Size Subtotal	\$ 11,142.59	\$ -	\$ 11,142.59	\$ -	\$ 11,142.59	\$ 0.00	\$ 557.13
23990	CO #2 Revise RCP to ERCP Subtotal	\$ 11,033.87	\$ -	\$ 11,033.87	\$ -	\$ 11,033.87	\$ 0.00	\$ 551.69
24990	CO #3 Contract Deletions Subtotal	\$ (289,681.43)	\$ -	\$ (289,681.43)	\$ -	\$ (289,681.43)	\$ 0.00	\$ (14,484.07)
25990	CO #4 Add 8" Gate Valve Subtotal	\$ 4,309.32	\$ -	\$ 4,309.32	\$ -	\$ 4,309.32	\$ 0.00	\$ 215.47
26990	CO #5 Misc. Items Subtotal	\$ 19,972.79	\$ -	\$ 19,972.79	\$ -	\$ 19,972.79	\$ 0.00	\$ 998.64
TOTALS		\$ 4,622,745.19	\$ 4,602,772.40	\$ 19,972.79	\$ 0.00	\$ 4,622,745.19	\$ 0.00	\$ 231,137.26

Cordova Palms PH 3

4/11/2024 THROUGH 4/25/2024

ITEM NO.	DESCRIPTION	PLANNED QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS		CURRENT		JOB TO DATE		\$ to Bill as Stored
						QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	% COMP	
1000	MOBILIZATION AND SITE PREPARATION											
1010	Mobilization	1	LS	\$ 6,733.49	\$ 6,733.49	1.00	\$ 6,733.49	0.00	\$ -	1	100%	\$ 6,733.49
1020	Site Preparation	1	LS	\$ 13,437.59	\$ 13,437.59	1.00	\$ 13,437.59	0.00	\$ -	1	100%	\$ 13,437.59
1030	Survey, Calc and Setup	1	LS	\$ 11,315.64	\$ 11,315.64	1.00	\$ 11,315.64	0.00	\$ -	1	100%	\$ 11,315.64
1040	Project Management and Supervision	1	LS	\$ 89,019.85	\$ 89,019.85	1.00	\$ 89,019.85	0.00	\$ -	1	100%	\$ 89,019.85
1990	Mobilization and Site Preparation Subtotal						\$ 120,506.57	\$ -	\$ -		100%	\$ 120,506.57
2000	SEDIMENT AND EROSION CONTROL											
2010	Layout Boundary	1	LS	\$ 4,602.97	\$ 4,602.97	1.00	\$ 4,602.97	0.00	\$ -	1	100%	\$ 4,602.97
2020	Silt Fence	9385	LF	\$ 1.27	\$ 11,918.95	9385.00	\$ 11,918.95	0.00	\$ -	9385	100%	\$ 11,918.95
2030	Erosion and Sediment Control Maintenance	1	LS	\$ 20,465.96	\$ 20,465.96	1.00	\$ 20,465.96	0.00	\$ -	1	100%	\$ 20,465.96
2040	BMP's	1	LS	\$ 19,644.76	\$ 19,644.76	1.00	\$ 19,644.76	0.00	\$ -	1	100%	\$ 19,644.76
2050	Construction Entrance	1	LS	\$ 4,203.31	\$ 4,203.31	1.00	\$ 4,203.31	0.00	\$ -	1	100%	\$ 4,203.31
2990	Sediment and Erosion Control Subtotal						\$ 60,835.95	\$ -	\$ -		100%	\$ 60,835.95
4000	STORM WATER POLLUTION PREVENTION PLAN											
4010	Storm Water Pollution Prevention Plan	1	LS	\$ 586.33	\$ 586.33	1.00	\$ 586.33	0.00	\$ -	1	100%	\$ 586.33
4990	Storm Water Pollution Prevention Plan Subtotal						\$ 586.33	\$ -	\$ -		100%	\$ 586.33
6000	STORMWATER MANAGEMENT FACILITY CONSTRUCTION											
6010	Dress Pond	1468	SY	\$ 0.74	\$ 1,086.32	1468.00	\$ 1,086.32	0.00	\$ -	1468	100%	\$ 1,086.32
6990	Stormwater Management Facility Construction Subtotal						\$ 1,086.32	\$ -	\$ -		100%	\$ 1,086.32
7000	ROADWAY EARTHWORK											
7010	Layout	1	LS	\$ 8,822.36	\$ 8,822.36	1.00	\$ 8,822.36	0.00	\$ -	1	100%	\$ 8,822.36
7020	Rough Grade R/W	44371	SY	\$ 0.72	\$ 31,947.12	44371.00	\$ 31,947.12	0.00	\$ -	44371	100%	\$ 31,947.12
7030	Machine Dress R/W	26454	SY	\$ 0.87	\$ 23,014.98	26454.00	\$ 23,014.98	0.00	\$ -	26454	100%	\$ 23,014.98
7990	Roadway Earthwork Subtotal						\$ 63,784.46	\$ -	\$ -		100%	\$ 63,784.46
8000	LOT FILL COMPACTION SEEDING AND TESTING											
8010	Layout	1	LS	\$ 8,630.57	\$ 8,630.57	1.00	\$ 8,630.57	0.00	\$ -	1	100%	\$ 8,630.57
8020	Rough Grade Lots	21273	SY	\$ 0.87	\$ 18,507.51	21273.00	\$ 18,507.51	0.00	\$ -	21273	100%	\$ 18,507.51
8030	Machine Dress Lots	21273	SY	\$ 0.72	\$ 15,316.56	21273.00	\$ 15,316.56	0.00	\$ -	21273	100%	\$ 15,316.56
8040	Seed and Mulch Lots	21273	SY	\$ 0.82	\$ 17,443.86	21273.00	\$ 17,443.86	0.00	\$ -	21273	100%	\$ 17,443.86
8990	Lot Fill Compaction Seeding and Testing Subtotal						\$ 59,898.50	\$ -	\$ -		100%	\$ 59,898.50
9000	EARTHWORK AS-BUILTS											
9010	As-Builts	1	LS	\$ 11,027.95	\$ 11,027.95	1.00	\$ 11,027.95	0.00	\$ -	1	100%	\$ 11,027.95
9990	Earthwork As-builts Subtotal						\$ 11,027.95	\$ -	\$ -		100%	\$ 11,027.95
10000	ROADWAY CONSTRUCTION											
10010	Layout Roadway	1	LS	\$ 26,467.08	\$ 26,467.08	1.00	\$ 26,467.08	0.00	\$ -	1	100%	\$ 26,467.08
10020	12" Stabilized Sub-grade	18277	SY	\$ 11.35	\$ 207,443.95	18277.00	\$ 207,443.95	0.00	\$ -	18277	100%	\$ 207,443.95
10030	6" Roadway Base	1710	SY	\$ 272.061	\$ 465,263.71	15910.00	\$ 432,893.71	0.00	\$ -	15910	100%	\$ 432,893.71
10040	Prime	15910	SY	\$ 0.82	\$ 13,045.22	15910.00	\$ 13,045.22	0.00	\$ -	15910	100%	\$ 13,045.22
10050	Miami Curb	9374	LF	\$ 17.47	\$ 163,763.78	9374.00	\$ 163,763.78	0.00	\$ -	9374	100%	\$ 163,763.78
10060	City Standard Curb	1274	LF	\$ 28.77	\$ 36,652.98	1274.00	\$ 36,652.98	0.00	\$ -	1274	100%	\$ 36,652.98
10070	Typical Pavement First Lift, 1"	15910	SY	\$ 11.49	\$ 182,805.90	15910.00	\$ 182,805.90	0.00	\$ -	15910	100%	\$ 182,805.90
10080	Typical Pavement Second Lift, 0.75"	15910	SY	\$ 11.70	\$ 186,147.00	15910.00	\$ 186,147.00	0.00	\$ -	15910	100%	\$ 186,147.00
10090	Sidewalk	466	SY	\$ 65.32	\$ 30,439.12	466.00	\$ 30,439.12	0.00	\$ -	466	100%	\$ 30,439.12
10100	Handicap Ramps	11	EA	\$ 1,485.75	\$ 16,343.25	11.00	\$ 16,343.25	0.00	\$ -	11	100%	\$ 16,343.25
10110	Striping	1	LS	\$ 3,328.93	\$ 3,328.93	1.00	\$ 3,328.93	0.00	\$ -	1	100%	\$ 3,328.93
10120	Striping on Second Lift Asphalt	1	LS	\$ 3,328.93	\$ 3,328.93	1.00	\$ 3,328.93	0.00	\$ -	1	100%	\$ 3,328.93
10130	Signage	1	LS	\$ 15,548.73	\$ 15,548.73	1.00	\$ 15,548.73	0.00	\$ -	1	100%	\$ 15,548.73
10140	Machine Dress Electrical Easement	26454	SY	\$ 0.87	\$ 23,014.98	26454.00	\$ 23,014.98	0.00	\$ -	26454	100%	\$ 23,014.98
10150	Punchout	1	LS	\$ 6,975.69	\$ 6,975.69	1.00	\$ 6,975.69	0.00	\$ -	1	100%	\$ 6,975.69
10990	Roadway Construction Subtotal						\$ 1,185,491.92	\$ -	\$ -		100%	\$ 1,185,491.92
11000	STORM DRAINAGE SYSTEM											
11010	Layout Drainage	1	LS	\$ 9,589.52	\$ 9,589.52	1.00	\$ 9,589.52	0.00	\$ -	1	100%	\$ 9,589.52
11020	Trench Safety	1	LS	\$ 6,376.35	\$ 6,376.35	1.00	\$ 6,376.35	0.00	\$ -	1	100%	\$ 6,376.35

ITEM NO.	DESCRIPTION	PLANNED QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS QUANTITY	PREVIOUS TOTAL	CURRENT QUANTITY	CURRENT TOTAL	QUANTITY	JOB TO DATE % COMP	TOTAL	\$ to Bill as Stored
11030	Dewatering	1	LS	\$ 36,742.27	\$ 36,742.27	1.00	\$ 36,742.27	0.00	\$ 0.00	1	100%	\$ 36,742.27	\$ -
11040	15" RCP	246	LF	\$ 52.58	\$ 12,934.68	246.00	\$ 12,934.68	0.00	\$ 0.00	246	100%	\$ 12,934.68	\$ -
11050	18" RCP	487	LF	\$ 68.35	\$ 33,286.45	487.00	\$ 33,286.45	0.00	\$ 0.00	487	100%	\$ 33,286.45	\$ -
11060	24" RCP	1013	LF	\$ 96.49	\$ 97,744.37	1013.00	\$ 97,744.37	0.00	\$ 0.00	1013	100%	\$ 97,744.37	\$ -
11070	30" RCP	250	LF	\$ 148.12	\$ 36,530.00	250.00	\$ 36,530.00	0.00	\$ 0.00	250	100%	\$ 36,530.00	\$ -
11080	36" RCP	868	LF	\$ 187.16	\$ 162,454.88	868.00	\$ 162,454.88	0.00	\$ 0.00	868	100%	\$ 162,454.88	\$ -
11090	42" RCP	173	LF	\$ 250.07	\$ 43,262.11	173.00	\$ 43,262.11	0.00	\$ 0.00	173	100%	\$ 43,262.11	\$ -
11100	60" RCP	80	LF	\$ 463.20	\$ 37,056.00	80.00	\$ 37,056.00	0.00	\$ 0.00	80	100%	\$ 37,056.00	\$ -
11110	48" X 76" ERCP	318	LF	\$ 670.74	\$ 213,295.32	318.00	\$ 213,295.32	0.00	\$ 0.00	318	100%	\$ 213,295.32	\$ -
11120	Curb Inlet	25	EA	\$ 9,782.06	\$ 244,561.50	25.00	\$ 244,561.50	0.00	\$ 0.00	25	100%	\$ 244,561.50	\$ -
11130	Double Curb Inlet	6	EA	\$ 10,722.08	\$ 64,332.48	6.00	\$ 64,332.48	0.00	\$ 0.00	6	100%	\$ 64,332.48	\$ -
11140	Connect to Existing	1	EA	\$ 4,605.33	\$ 4,605.33	1.00	\$ 4,605.33	0.00	\$ 0.00	1	100%	\$ 4,605.33	\$ -
11150	Manhole Type J-1	6	EA	\$ 14,510.73	\$ 87,064.38	6.00	\$ 87,064.38	0.00	\$ 0.00	6	100%	\$ 87,064.38	\$ -
11160	Type H Inlet	1	EA	\$ 9,068.79	\$ 9,068.79	1.00	\$ 9,068.79	0.00	\$ 0.00	1	100%	\$ 9,068.79	\$ -
11170	Control Structure	1	EA	\$ 12,508.04	\$ 12,508.04	1.00	\$ 12,508.04	0.00	\$ 0.00	1	100%	\$ 12,508.04	\$ -
11180	End wall	1	EA	\$ 13,150.73	\$ 13,150.73	1.00	\$ 13,150.73	0.00	\$ 0.00	1	100%	\$ 13,150.73	\$ -
11190	24" MES	3	EA	\$ 2,445.20	\$ 7,335.60	3.00	\$ 7,335.60	0.00	\$ 0.00	3	100%	\$ 7,335.60	\$ -
11200	60" MES	2	EA	\$ 20,719.31	\$ 41,438.62	2.00	\$ 41,438.62	0.00	\$ 0.00	2	100%	\$ 41,438.62	\$ -
11210	Top Adjustment	37	EA	\$ 797.60	\$ 29,511.20	37.00	\$ 29,511.20	0.00	\$ 0.00	37	100%	\$ 29,511.20	\$ -
11220	Storm Telesing	3435	LF	\$ 6.98	\$ 23,976.30	3435.00	\$ 23,976.30	0.00	\$ 0.00	3435	100%	\$ 23,976.30	\$ -
11230	Punch Out	1	LS	\$ 6,975.69	\$ 6,975.69	1.00	\$ 6,975.69	0.00	\$ 0.00	1	100%	\$ 6,975.69	\$ -
11990	Storm Drainage System Subtotal				\$ 1,233,790.61		\$ 1,233,790.61				100%	\$ 1,233,790.61	\$ -
12000	ROADWAY UNDERDRAIN												
12010	Roadway Underdrain	1500	LF	\$ 35.96	\$ 53,940.00	1500.00	\$ 53,940.00	0.00	\$ 0.00	1500	100%	\$ 53,940.00	\$ -
12990	Roadway Underdrain Subtotal				\$ 53,940.00		\$ 53,940.00				100%	\$ 53,940.00	\$ -
13000	CITY OF ST. AUGUSTINE WATER DISTRIBUTION SYSTEM												
13010	Layout	1	LS	\$ 9,781.31	\$ 9,781.31	1.00	\$ 9,781.31	0.00	\$ 0.00	1	100%	\$ 9,781.31	\$ -
13020	Trench Safety	1	LS	\$ 4,544.06	\$ 4,544.06	1.00	\$ 4,544.06	0.00	\$ 0.00	1	100%	\$ 4,544.06	\$ -
13030	Connect to Existing	3	EA	\$ 6,267.50	\$ 18,102.50	3.00	\$ 18,102.50	0.00	\$ 0.00	3	100%	\$ 18,102.50	\$ -
13040	12" DR 18 PVC Pipe/Fittings	2322	LF	\$ 112.89	\$ 261,666.18	2322.00	\$ 261,666.18	0.00	\$ 0.00	2322	100%	\$ 261,666.18	\$ -
13050	8" DR 18 PVC Pipe/Fittings	2121	LF	\$ 52.99	\$ 112,391.79	2121.00	\$ 112,391.79	0.00	\$ 0.00	2121	100%	\$ 112,391.79	\$ -
13060	4" DR 18 PVC Pipe/Fittings	1517	LF	\$ 29.27	\$ 44,402.59	1517.00	\$ 44,402.59	0.00	\$ 0.00	1517	100%	\$ 44,402.59	\$ -
13070	12" Gate Valve	6	EA	\$ 10,278.31	\$ 61,669.86	6.00	\$ 61,669.86	0.00	\$ 0.00	6	100%	\$ 61,669.86	\$ -
13080	8" Gate Valve	3	EA	\$ 4,309.32	\$ 12,927.96	3.00	\$ 12,927.96	0.00	\$ 0.00	3	100%	\$ 12,927.96	\$ -
13090	4" Gate Valve	3	EA	\$ 1,704.86	\$ 5,114.58	3.00	\$ 5,114.58	0.00	\$ 0.00	3	100%	\$ 5,114.58	\$ -
13100	Fire Hydrant Assemblies	10	EA	\$ 8,800.80	\$ 88,008.00	10.00	\$ 88,008.00	0.00	\$ 0.00	10	100%	\$ 88,008.00	\$ -
13110	Flushing Valve	5	EA	\$ 1,782.89	\$ 8,914.45	5.00	\$ 8,914.45	0.00	\$ 0.00	5	100%	\$ 8,914.45	\$ -
13120	Sample Point	10	EA	\$ 703.96	\$ 7,039.60	10.00	\$ 7,039.60	0.00	\$ 0.00	10	100%	\$ 7,039.60	\$ -
13130	B Crossing	8	EA	\$ 7,646.81	\$ 61,172.88	8.00	\$ 61,172.88	0.00	\$ 0.00	8	100%	\$ 61,172.88	\$ -
13140	Water Services	141	EA	\$ 1,377.81	\$ 194,271.21	141.00	\$ 194,271.21	0.00	\$ 0.00	141	100%	\$ 194,271.21	\$ -
13150	Water Meter Boxes	5960	LF	\$ 2.29	\$ 13,648.40	5960.00	\$ 13,648.40	0.00	\$ 0.00	5960	100%	\$ 13,648.40	\$ -
13170	Punchout	1	LS	\$ 6,975.69	\$ 6,975.69	1.00	\$ 6,975.69	0.00	\$ 0.00	1	100%	\$ 6,975.69	\$ -
13990	City of St. Augustine Water Distribution System Subtotal				\$ 957,976.83		\$ 957,976.83				100%	\$ 957,976.83	\$ -
14000	CITY OF ST. AUGUSTINE GRAVITY SANITARY SEWER SYSTEM												
14010	Layout Sewer	1	LS	\$ 8,822.36	\$ 8,822.36	1.00	\$ 8,822.36	0.00	\$ 0.00	1	100%	\$ 8,822.36	\$ -
14020	Trench Safety	1	LS	\$ 8,208.63	\$ 8,208.63	1.00	\$ 8,208.63	0.00	\$ 0.00	1	100%	\$ 8,208.63	\$ -
14030	Dewatering	1	LS	\$ 56,791.90	\$ 56,791.90	1.00	\$ 56,791.90	0.00	\$ 0.00	1	100%	\$ 56,791.90	\$ -
14040	Connect to Existing	3	EA	\$ 15,061.56	\$ 45,184.68	3.00	\$ 45,184.68	0.00	\$ 0.00	3	100%	\$ 45,184.68	\$ -
14050	8" DR 26 PVC Pipe	5063	LF	\$ 44.45	\$ 225,050.35	5063.00	\$ 225,050.35	0.00	\$ 0.00	5063	100%	\$ 225,050.35	\$ -
14060	Type A Manholes	26	EA	\$ 11,610.73	\$ 301,878.98	26.00	\$ 301,878.98	0.00	\$ 0.00	26	100%	\$ 301,878.98	\$ -
14070	Drop Manhole	1	EA	\$ 16,220.54	\$ 16,220.54	1.00	\$ 16,220.54	0.00	\$ 0.00	1	100%	\$ 16,220.54	\$ -
14080	Sewer Services	129	EA	\$ 993.91	\$ 128,214.39	129.00	\$ 128,214.39	0.00	\$ 0.00	129	100%	\$ 128,214.39	\$ -
14090	Flowable Fill	50	CY	\$ 191.79	\$ 9,589.50	50.00	\$ 9,589.50	0.00	\$ 0.00	50	100%	\$ 9,589.50	\$ -
14100	TV Inspection	5063	LF	\$ 4.54	\$ 23,492.32	5063.00	\$ 23,492.32	0.00	\$ 0.00	5063	100%	\$ 23,492.32	\$ -
14110	Punchout	1	LS	\$ 6,975.69	\$ 6,975.69	1.00	\$ 6,975.69	0.00	\$ 0.00	1	100%	\$ 6,975.69	\$ -
14120	Adjust Manhole Tops	27	EA	\$ 1,124.79	\$ 30,369.33	27.00	\$ 30,369.33	0.00	\$ 0.00	27	100%	\$ 30,369.33	\$ -
14990	City of St. Augustine Gravity Sanitary Sewer System Subtotal				\$ 860,798.67		\$ 860,798.67				100%	\$ 860,798.67	\$ -
15000	IRRIGATION SLEEVE AND ELECTRICAL / TELEPHONE / CATV												
15010	2.5" SCH 40 PVC	300	LF	\$ 18.61	\$ 5,583.00	300.00	\$ 5,583.00	0.00	\$ 0.00	300	100%	\$ 5,583.00	\$ -
15020	3" SCH 40 PVC	300	LF	\$ 19.80	\$ 5,940.00	300.00	\$ 5,940.00	0.00	\$ 0.00	300	100%	\$ 5,940.00	\$ -
15030	4" SCH 40 PVC	250	LF	\$ 22.79	\$ 5,697.50	250.00	\$ 5,697.50	0.00	\$ 0.00	250	100%	\$ 5,697.50	\$ -

ITEM NO.	DESCRIPTION	PLANNED QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS QUANTITY	PREVIOUS TOTAL	CURRENT QUANTITY	CURRENT TOTAL	QUANTITY	JOB TO DATE % COMP	TOTAL	\$ to Bill as Stored
15040	6" SCH 40 PVC	250	LF	\$ 31.94	\$ 7,985.00	250.00	\$ 7,985.00	0.00	\$ -	250	100%	\$ 7,985.00	\$ -
15990	Irrigation Sleeve and Electrical / Telephone / CATV Subtotal				\$ 25,205.50	\$ 25,205.50	\$ -				100%	\$ 25,205.50	\$ -
16000	SEEDING AND MULCHING AND SOD												
16010	Sod Back or Curb	1573	SY	\$ 3.77	\$ 5,930.21	1573.00	\$ 5,930.21	0.00	\$ -	1573	100%	\$ 5,930.21	\$ -
16020	Sod Pond Slope	1468	SY	\$ 3.77	\$ 5,534.36	1468.00	\$ 5,534.36	0.00	\$ -	1468	100%	\$ 5,534.36	\$ -
16030	Seed and Mulch R/W	26454	SY	\$ 0.82	\$ 21,692.28	26454.00	\$ 21,692.28	0.00	\$ -	26454	100%	\$ 21,692.28	\$ -
16990	Roadway Sod Subtotal				\$ 33,156.85	\$ 33,156.85	\$ -				100%	\$ 33,156.85	\$ -
17010	COMPACTION TESTING ROADWAY												
17010	Compaction Testing Roadway	1	LS	\$ 27,145.20	\$ 27,145.20	1.00	\$ 27,145.20	0.00	\$ -	1	100%	\$ 27,145.20	\$ -
17020	Compaction Testing Water	1	LS	\$ 2,342.58	\$ 2,342.58	1.00	\$ 2,342.58	0.00	\$ -	1	100%	\$ 2,342.58	\$ -
17030	Compaction Testing Sewer	1	LS	\$ 7,496.27	\$ 7,496.27	1.00	\$ 7,496.27	0.00	\$ -	1	100%	\$ 7,496.27	\$ -
17040	Compaction Testing Drainage	1	LS	\$ 7,546.32	\$ 7,546.32	1.00	\$ 7,546.32	0.00	\$ -	1	100%	\$ 7,546.32	\$ -
17990	Testing Subtotal				\$ 44,532.37	\$ 44,532.37	\$ -				100%	\$ 44,532.37	\$ -
18000	PAVING AND DRAINAGE AS-BUILTS												
18010	Paving As-Built	1	LS	\$ 8,425.08	\$ 8,425.08	1.00	\$ 8,425.08	0.00	\$ -	1	100%	\$ 8,425.08	\$ -
18020	Drainage As-Built	1	LS	\$ 5,137.24	\$ 5,137.24	1.00	\$ 5,137.24	0.00	\$ -	1	100%	\$ 5,137.24	\$ -
18990	Paving and Drainage As-Built Subtotal				\$ 13,562.32	\$ 13,562.32	\$ -				100%	\$ 13,562.32	\$ -
19000	WATER AND SEWER AS-BUILTS												
19010	Water As-Built	1	LS	\$ 10,548.47	\$ 10,548.47	1.00	\$ 10,548.47	0.00	\$ -	1	100%	\$ 10,548.47	\$ -
19020	Sewer As-Built	1	LS	\$ 7,397.63	\$ 7,397.63	1.00	\$ 7,397.63	0.00	\$ -	1	100%	\$ 7,397.63	\$ -
19990	As-Built Subtotal				\$ 17,946.10	\$ 17,946.10	\$ -				100%	\$ 17,946.10	\$ -
20000	FPL ELECTRICAL INFRASTRUCTURE ALLOWANCE												
20010	FPL Electrical Infrastructure Allowance	1	LS	\$ 75,000.00	\$ 75,000.00	1.00	\$ 75,000.00	0.00	\$ -	1	100%	\$ 75,000.00	\$ -
20990	FPL Electrical Infrastructure Allowance Subtotal				\$ 75,000.00	\$ 75,000.00	\$ -				100%	\$ 75,000.00	\$ -
21000	PAYMENT AND PERFORMANCE BOND												
21010	Bond	1	LS	\$ 46,840.80	\$ 46,840.80	1.00	\$ 46,840.80	0.00	\$ -	1	100%	\$ 46,840.80	\$ -
21990	Payment and Performance Bond Subtotal				\$ 46,840.80	\$ 46,840.80	\$ -				100%	\$ 46,840.80	\$ -
22000	CO #1 REVISE PIPE SIZE												
22010	Add 38x60 ERCP	43	LF	\$ 450.00	\$ 19,350.00	43.00	\$ 19,350.00	0.00	\$ -	43	100%	\$ 19,350.00	\$ -
22020	Delete 36" RCP	-43	LF	\$ 190.87	\$ (8,207.41)	-43.00	\$ (8,207.41)	0.00	\$ -	-43	100%	\$ (8,207.41)	\$ -
22990	CO #1 Revise Pipe Size Subtotal				\$ 11,142.59	\$ 11,142.59	\$ -				100%	\$ 11,142.59	\$ -
23000	CO #2 REVISE RCP TO ERCP												
23010	CO #2 Revise RCP to ERCP	1	LS	\$ 11,033.87	\$ 11,033.87	1.00	\$ 11,033.87	0.00	\$ -	1	100%	\$ 11,033.87	\$ -
23990	CO #2 Revise RCP to ERCP Subtotal				\$ 11,033.87	\$ 11,033.87	\$ -				100%	\$ 11,033.87	\$ -
24000	CO #3 CONTRACT DELETIONS												
24010	Delete 2nd lift Asphalt & Striping	1	LS	\$ (189,475.93)	\$ (189,475.93)	1.00	\$ (189,475.93)	0.00	\$ -	1	100%	\$ (189,475.93)	\$ -
24020	Delete Sleeves	1	LS	\$ (25,205.50)	\$ (25,205.50)	1.00	\$ (25,205.50)	0.00	\$ -	1	100%	\$ (25,205.50)	\$ -
24030	Delete FPL Infrastructure	1	LS	\$ (75,000.00)	\$ (75,000.00)	1.00	\$ (75,000.00)	0.00	\$ -	1	100%	\$ (75,000.00)	\$ -
24990	CO #3 Contract Deletions Subtotal				\$ (289,681.43)	\$ (289,681.43)	\$ -				100%	\$ (289,681.43)	\$ -
25000	CO #4 ADD 8" GATE VALVE												
25010	Add 8" Gate Valve	1	LS	\$ 4,309.32	\$ 4,309.32	1.00	\$ 4,309.32	0.00	\$ -	1	100%	\$ 4,309.32	\$ -
25990	CO #4 Add 8" Gate Valve Subtotal				\$ 4,309.32	\$ 4,309.32	\$ -				100%	\$ 4,309.32	\$ -
26000	CO #5 MISC. ITEMS												
26010	170001 Clear & Fill Ditch to Phase 4	1	LS	\$ 3,459.79	\$ 3,459.79	1.00	\$ 3,459.79	1.00	\$ 3,459.79	1	100%	\$ 3,459.79	\$ -
26020	170003 Add Rip Rap @ Ditch	1	LS	\$ 13,006.72	\$ 13,006.72	1.00	\$ 13,006.72	1.00	\$ 13,006.72	1	100%	\$ 13,006.72	\$ -
26030	170004 10' deep water main tie-in	1	LS	\$ 1,231.29	\$ 1,231.29	1.00	\$ 1,231.29	1.00	\$ 1,231.29	1	100%	\$ 1,231.29	\$ -
26040	170006 Repairs to Water by Electrician	1	LS	\$ 1,273.17	\$ 1,273.17	1.00	\$ 1,273.17	1.00	\$ 1,273.17	1	100%	\$ 1,273.17	\$ -
26050	170008 Raise M/Hs in previous phase	1	LS	\$ 1,001.82	\$ 1,001.82	1.00	\$ 1,001.82	1.00	\$ 1,001.82	1	100%	\$ 1,001.82	\$ -
26990	CO #5 Misc. Items Subtotal				\$ 19,972.79	\$ 19,972.79	\$ -				100%	\$ 19,972.79	\$ -
	GRAND TOTAL				\$ 4,622,745.19	\$ 4,622,745.19	\$ -				100%	\$ 4,622,745.19	\$ -

CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 55,584.14 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through April 25, 2024 on the job of Cordova Palms CDD, GMS, LLC on the following property:

Cordova Palms Phase 3
St Johns County, Florida

This waiver and release does not cover any earned but unpaid retainage nor any amounts due for labor, services, or materials furnished before or after the date range specified above.

Dated this 24th day of April, 2024

Company: A. J. Johns, Inc.
3225 Anniston Road
Jacksonville, Florida 32246

By: 
Charles B. Laughlin, President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of (X) physical presence or _____ online notarization, this 24th day of April, 2024, by Charles B. Laughlin, the President of A. J. Johns, Inc. He is personally known to me (X) or has produced _____ as identification.


Notary Public
State of Florida
My Commission expires _____

