

Cordova Palms

Community Development District

*Approved Budget
FY 2025*

Presented by:



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Cordova Palms
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments	\$ 333,018	\$ 292,671	\$ 40,343	\$ 333,014	\$ 553,826
Interest income	-	1,385	900	2,285	-
TOTAL REVENUES	\$ 333,018	\$ 294,056	\$ 41,243	\$ 335,300	\$ 553,826

EXPENDITURES:

Administrative

Supervisors Fees	\$ 12,000	\$ -	\$ 5,000	\$ 5,000	\$ 6,000
FICA Expense	918	-	383	383	459
Engineering	11,600	5,289	5,711	11,000	11,000
Arbitrage	1,800	-	1,800	1,800	1,800
Attorney	25,000	3,419	11,582	15,000	20,000
Annual Audit	7,400	2,500	4,900	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	6,238	1,713	7,950	8,427
Management Fees	50,085	29,216	20,869	50,085	53,090
Website Maintenance	1,590	928	663	1,590	1,685
Information Technology	2,385	1,391	994	2,385	2,528
Telephone	500	38	462	500	500
Postage & Delivery	1,500	594	906	1,500	1,500
Insurance General Liability	5,913	5,590	-	5,590	6,149
Printing & Binding	1,500	75	425	500	500
Legal Advertising	2,000	791	1,209	2,000	2,000
Other Current Charges	600	-	300	300	300
Office Supplies	500	1	149	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 151,216	\$ 72,378	\$ 58,730	\$ 131,108	\$ 141,882

Operations & Maintenance

Grounds Maintenance

Landscape - Maintenance	\$ 120,000	\$ 52,739	\$ 40,025	\$ 92,764	\$ 145,978
Landscape - Contingency	5,000	17,700	5,000	22,700	27,700
Mulch	-	-	-	-	22,766
Operations Management	-	-	-	-	25,000
Lake Maintenance	10,000	2,190	1,825	4,015	10,000
Pool Maintenance	-	-	-	-	18,000
Pool Chemicals	-	-	-	-	13,000
Insurance	-	3,121	-	3,121	20,000
Electric	3,000	23,089	18,600	41,689	50,000
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
Access Cards	-	-	-	-	2,500
TOTAL GROUNDS MAINTENANCE	\$ 181,802	\$ 105,172	\$ 95,450	\$ 200,622	\$ 379,944

Cordova Palms
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Amenity Center					
Amenity Manager	\$ -	\$ -	\$ -	\$ -	20,000
Janitorial Services	-	-	-	-	12,000
TOTAL AMENITY CENTER	\$ -	\$ -	\$ -	\$ -	32,000
TOTAL EXPENDITURES	\$ 333,018	\$ 177,549	\$ 154,180	\$ 331,729	\$ 553,826
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	-
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 116,507	\$ (112,936)	\$ 3,571	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.

Mulch

Represents estimated costs for mulch applications around common areas in the District.

Operations Management

The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Vendor	Description	Monthly	Annual
GMS, LLC	Management Fees	\$ 2,083	\$ 25,000

Lake Maintenance

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

Pool Maintenance

The District has contracted with GMS, LLC for pool cleaning, water testing, treatment, checking chemicals and back washing of the

Pool Chemicals

Estimated costs for chemicals needed to maintain Amenity Center pool.

Insurance

The District has issued a Property Insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

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	\$ 600	\$ 7,200
6277411382	327 Onate Cir # Pump	300	3,600
4378731287	100 Cordova Palms Prkw #SL	2,800	33,600
5046858500	30 Bermudez Way #Park	150	1,800
	Contingency	317	3,800
	Total	\$ 4,167	\$ 50,000

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.

Cordova Palms
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Operations & Maintenance (continued)

Pest Control

Estimated costs for pest control service incurred by the District.

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

Expenditures – Amenity Center

Amenity Manager

Estimated costs for management services for the Amenity Center.

Janitorial Services

Estimated costs for janitorial cleaning for the Amenity Center.

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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments	\$ 438,700	\$ 363,462	\$ 45,366	\$ 408,828	\$ 408,828
Prepayments	-	654,240	-	654,240	-
Interest Earnings	2,000	23,098	5,000	28,098	5,000
Carry Forward Surplus ⁽¹⁾	176,375	897,005	-	897,005	191,316
TOTAL REVENUES	\$ 617,074	\$ 1,937,804	\$ 50,366	\$ 1,988,171	\$ 605,144
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	-
Principal Expense Prepayment - 8/1	-	-	155,000	155,000	-
TOTAL EXPENDITURES	\$ 438,200	\$ 779,100	\$ 1,017,755	\$ 1,796,855	\$ 366,790
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 438,200	\$ 779,100	\$ 1,017,755	\$ 1,796,855	\$ 366,790
EXCESS REVENUES (EXPENDITURES)	\$ 178,874	\$ 1,158,704	\$ (967,389)	\$ 191,316	\$ 238,354

⁽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
05/01/25	6,420,000	2.400%	145,000	110,895	
11/01/25	6,275,000	2.400%		109,155	365,050
05/01/26	6,275,000	2.400%	150,000	109,155	
11/01/26	6,125,000	2.400%		107,355	366,510
05/01/27	6,125,000	2.800%	155,000	107,355	
11/01/27	5,970,000	2.800%		105,185	367,540
05/01/28	5,970,000	2.800%	160,000	105,185	
11/01/28	5,810,000	2.800%		102,945	368,130
05/01/29	5,810,000	2.800%	165,000	102,945	
11/01/29	5,645,000	2.800%		100,635	368,580
05/01/30	5,645,000	2.800%	170,000	100,635	
11/01/30	5,475,000	2.800%		98,255	368,890
05/01/31	5,475,000	2.800%	170,000	98,255	
11/01/31	5,305,000	2.800%		95,875	364,130
05/01/32	5,305,000	3.000%	175,000	95,875	
11/01/32	5,130,000	3.000%		93,250	364,125
05/01/33	5,130,000	3.000%	185,000	93,250	
11/01/33	4,945,000	3.000%		90,475	368,725
05/01/34	4,945,000	3.000%	190,000	90,475	
11/01/34	4,755,000	3.000%		87,625	368,100
05/01/35	4,755,000	3.000%	195,000	87,625	
11/01/35	4,560,000	3.000%		84,700	367,325
05/01/36	4,560,000	3.000%	200,000	84,700	
11/01/36	4,360,000	3.000%		81,700	366,400
05/01/37	4,360,000	3.000%	205,000	81,700	
11/01/37	4,155,000	3.000%		78,625	365,325
05/01/38	4,155,000	3.000%	215,000	78,625	
11/01/38	3,940,000	3.000%		75,400	369,025
05/01/39	3,940,000	3.000%	220,000	75,400	
11/01/39	3,720,000	3.000%		72,100	367,500
05/01/40	3,720,000	3.000%	225,000	72,100	
11/01/40	3,495,000	3.000%		68,725	365,825
05/01/41	3,495,000	3.000%	235,000	68,725	
11/01/41	3,260,000	3.000%		65,200	368,925
05/01/42	3,260,000	4.000%	240,000	65,200	
11/01/42	3,020,000	4.000%		60,400	365,600
05/01/43	3,020,000	4.000%	250,000	60,400	
11/01/43	2,770,000	4.000%		55,400	365,800
05/01/44	2,770,000	4.000%	260,000	55,400	
11/01/44	2,510,000	4.000%		50,200	365,600
05/01/45	2,510,000	4.000%	270,000	50,200	
11/01/45	2,240,000	4.000%		44,800	365,000
05/01/46	2,240,000	4.000%	285,000	44,800	
11/01/46	1,955,000	4.000%		39,100	368,900
05/01/47	1,955,000	4.000%	295,000	39,100	
11/01/47	1,660,000	4.000%		33,200	367,300
05/01/48	1,660,000	4.000%	305,000	33,200	
11/01/48	1,355,000	4.000%		27,100	365,300
05/01/49	1,355,000	4.000%	320,000	27,100	
11/01/49	1,035,000	4.000%		20,700	367,800
05/01/50	1,035,000	4.000%	330,000	20,700	
11/01/50	705,000	4.000%		14,100	364,800
05/01/51	705,000	4.000%	345,000	14,100	
11/01/51	360,000	4.000%		7,200	366,300
05/01/52	360,000	4.000%	360,000	7,200	367,200
Total			\$ 6,420,000	\$ 3,960,600	\$ 10,380,600

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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments	\$ 165,000	\$ 138,849	\$ 15,149	\$ 153,998	\$ 153,998
Prepayments	-	189,932	-	189,932	-
Interest Earnings	2,000	8,214	3,500	11,714	5,000
Carry Forward Surplus ⁽¹⁾	79,583	288,773	-	288,773	129,605
TOTAL REVENUES	\$ 246,583	\$ 625,767	\$ 18,649	\$ 644,416	\$ 288,603
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	\$ 365,854	\$ (236,249)	\$ 129,605	\$ 148,168

⁽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	\$ 55,218
05/01/25	1,945,000	4.800%	30,000	55,218	
11/01/25	1,915,000			54,498	139,715
05/01/26	1,915,000	4.800%	30,000	54,498	
11/01/26	1,885,000			53,778	138,275
05/01/27	1,885,000	4.800%	30,000	53,778	
11/01/27	1,855,000			53,058	136,835
05/01/28	1,855,000	5.300%	35,000	53,058	
11/01/28	1,820,000			52,130	140,188
05/01/29	1,820,000	5.300%	35,000	52,130	
11/01/29	1,785,000			51,203	138,333
05/01/30	1,785,000	5.300%	35,000	51,203	
11/01/30	1,750,000			50,275	136,478
05/01/31	1,750,000	5.300%	40,000	50,275	
11/01/31	1,710,000			49,215	139,490
05/01/32	1,710,000	5.300%	40,000	49,215	
11/01/32	1,670,000			48,155	137,370
05/01/33	1,670,000	5.700%	40,000	48,155	
11/01/33	1,630,000			47,015	135,170
05/01/34	1,630,000	5.700%	45,000	47,015	
11/01/34	1,585,000			45,733	137,748
05/01/35	1,585,000	5.700%	45,000	45,733	
11/01/35	1,540,000			44,450	135,183
05/01/36	1,540,000	5.700%	50,000	44,450	
11/01/36	1,490,000			43,025	137,475
05/01/37	1,490,000	5.700%	55,000	43,025	
11/01/37	1,435,000			41,458	139,483
05/01/38	1,435,000	5.700%	55,000	41,458	
11/01/38	1,380,000			39,890	136,348
05/01/39	1,380,000	5.700%	60,000	39,890	
11/01/39	1,320,000			38,180	138,070
05/01/40	1,320,000	5.700%	65,000	38,180	
11/01/40	1,255,000			36,328	139,508
05/01/41	1,255,000	5.700%	65,000	36,328	
11/01/41	1,190,000			34,475	135,803
05/01/42	1,190,000	5.700%	70,000	34,475	
11/01/42	1,120,000			32,480	136,955
05/01/43	1,120,000	5.800%	75,000	32,480	
11/01/43	1,045,000			30,305	137,785
05/01/44	1,045,000	5.800%	80,000	30,305	
11/01/44	965,000			27,985	138,290
05/01/45	965,000	5.800%	85,000	27,985	
11/01/45	880,000			25,520	138,505
05/01/46	880,000	5.800%	90,000	25,520	
11/01/46	790,000			22,910	138,430
05/01/47	790,000	5.800%	95,000	22,910	
11/01/47	695,000			20,155	138,065
05/01/48	695,000	5.800%	100,000	20,155	
11/01/48	595,000			17,255	137,410
05/01/49	595,000	5.800%	105,000	17,255	
11/01/49	490,000			14,210	136,465
05/01/50	490,000	5.800%	110,000	14,210	
11/01/50	380,000			11,020	135,230
05/01/51	380,000	5.800%	120,000	11,020	
11/01/51	260,000			7,540	138,560
05/01/52	260,000	5.800%	125,000	7,540	
11/01/52	135,000			3,915	136,455
05/01/53	135,000	5.800%	135,000	3,915	138,915
Total			\$ 1,945,000	\$ 2,102,750	\$ 4,047,750

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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments	\$ 491,030	\$ 368,273	\$ 122,758	\$ 491,030	\$ 491,030
Interest Earnings	3,000	9,464	5,000	14,464	5,000
Carry Forward Surplus ⁽¹⁾	214,263	217,837	-	217,837	209,138
TOTAL REVENUES	\$ 708,293	\$ 595,573	\$ 127,758	\$ 723,331	\$ 705,168
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	\$ 375,621	\$ (166,483)	\$ 209,138	\$ 216,188
				Interest Due 11/1/25	<u>\$189,627.50</u>

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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
05/01/25	7,055,000	4.500%	105,000	191,990	
11/01/25	6,950,000			189,628	486,618
05/01/26	6,950,000	4.500%	110,000	189,628	
11/01/26	6,840,000			187,153	486,780
05/01/27	6,840,000	4.500%	115,000	187,153	
11/01/27	6,725,000			184,565	486,718
05/01/28	6,725,000	5.100%	120,000	184,565	
11/01/28	6,605,000			181,505	486,070
05/01/29	6,605,000	5.100%	130,000	181,505	
11/01/29	6,475,000			178,190	489,695
05/01/30	6,475,000	5.100%	135,000	178,190	
11/01/30	6,340,000			174,748	487,938
05/01/31	6,340,000	5.100%	145,000	174,748	
11/01/31	6,195,000			171,050	490,798
05/01/32	6,195,000	5.100%	150,000	171,050	
11/01/32	6,045,000			167,225	488,275
05/01/33	6,045,000	5.400%	160,000	167,225	
11/01/33	5,885,000			162,905	490,130
05/01/34	5,885,000	5.400%	165,000	162,905	
11/01/34	5,720,000			158,450	486,355
05/01/35	5,720,000	5.400%	175,000	158,450	
11/01/35	5,545,000			153,725	487,175
05/01/36	5,545,000	5.400%	185,000	153,725	
11/01/36	5,360,000			148,730	487,455
05/01/37	5,360,000	5.400%	195,000	148,730	
11/01/37	5,165,000			143,465	487,195
05/01/38	5,165,000	5.400%	205,000	143,465	
11/01/38	4,960,000			137,930	486,395
05/01/39	4,960,000	5.400%	220,000	137,930	
11/01/39	4,740,000			131,990	489,920
05/01/40	4,740,000	5.400%	230,000	131,990	
11/01/40	4,510,000			125,780	487,770
05/01/41	4,510,000	5.400%	245,000	125,780	
11/01/41	4,265,000			119,165	489,945
05/01/42	4,265,000	5.400%	255,000	119,165	
11/01/42	4,010,000			112,280	486,445
05/01/43	4,010,000	5.600%	270,000	112,280	
11/01/43	3,740,000			104,720	487,000
05/01/44	3,740,000	5.600%	285,000	104,720	
11/01/44	3,455,000			96,740	486,460
05/01/45	3,455,000	5.600%	305,000	96,740	
11/01/45	3,150,000			88,200	489,940
05/01/46	3,150,000	5.600%	320,000	88,200	
11/01/46	2,830,000			79,240	487,440
05/01/47	2,830,000	5.600%	340,000	79,240	
11/01/47	2,490,000			69,720	488,960
05/01/48	2,490,000	5.600%	360,000	69,720	
11/01/48	2,130,000			59,640	489,360
05/01/49	2,130,000	5.600%	380,000	59,640	
11/01/49	1,750,000			49,000	488,640
05/01/50	1,750,000	5.600%	400,000	49,000	
11/01/50	1,350,000			37,800	486,800
05/01/51	1,350,000	5.600%	425,000	37,800	
11/01/51	925,000			25,900	488,700
05/01/52	925,000	5.600%	450,000	25,900	
11/01/52	475,000			13,300	489,200
05/01/53	475,000	5.600%	475,000	13,300	488,300
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						
					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	
43' SF	221	64	64	0	\$803.79	\$491.16	\$312.63	63.65%	\$1,233.81	\$531.90	\$0.00	\$1,233.81	\$531.90	\$0.00	\$0.00
53' SF	116	101	101	0	\$803.79	\$491.16	\$312.63	63.65%	\$1,542.26	\$531.90	\$0.00	\$1,542.26	\$531.90	\$0.00	\$0.00
Bulk	396	143	143	253	\$803.79	\$491.16	\$312.63	63.65%	\$1,315.94	\$500.00	\$1,940.83	\$1,315.94	\$500.00	\$1,940.83	\$0.00
Total	733	308	308	253											