

Cordova Palms

Community Development District

*Adopted Budget
FY 2025*

Presented by:



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Cordova Palms
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
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REVENUES:

Special Assessments	\$ 333,018	\$ 295,833	\$ 37,182	\$ 333,014	\$ 553,827
Interest income	-	2,794	150	2,944	-
TOTAL REVENUES	\$ 333,018	\$ 298,627	\$ 37,332	\$ 335,959	\$ 553,827

EXPENDITURES:

Administrative

Supervisors Fees	\$ 12,000	\$ -	\$ 1,000	\$ 1,000	\$ 6,000
FICA Expense	918	-	77	77	459
Engineering	11,600	6,669	2,331	9,000	11,000
Arbitrage	1,800	-	1,800	1,800	1,800
Attorney	25,000	8,556	6,444	15,000	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	12,533	-	12,533	12,500
Dissemination Agent	7,950	9,225	1,326	10,551	8,427
Management Fees	50,085	41,738	8,348	50,085	53,090
Website Maintenance	1,590	1,325	265	1,590	1,685
Information Technology	2,385	1,988	398	2,385	2,528
Telephone	500	57	443	500	500
Postage & Delivery	1,500	766	734	1,500	1,500
Insurance General Liability	5,913	5,590	-	5,590	5,590
Printing & Binding	1,500	103	397	500	500
Legal Advertising	2,000	1,246	754	2,000	2,000
Other Current Charges	600	125	300	425	300
Office Supplies	500	1	25	26	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 151,216	\$ 102,796	\$ 24,641	\$ 127,437	\$ 141,323

Operations & Maintenance

Grounds Maintenance

Landscape - Maintenance	\$ 120,000	\$ 68,748	\$ 16,010	\$ 84,758	\$ 145,978
Landscape - Contingency	5,000	18,165	5,000	23,165	27,700
Mulch	-	-	-	-	22,766
Operations Management	-	991	1,600	2,591	25,000
Lake Maintenance	10,000	3,785	1,230	5,015	10,000
Electric	3,000	31,438	6,000	37,438	50,000
Water/Sewer/Irrigation	20,034	2,698	6,000	8,698	20,000
Repairs & Maintenance	11,768	-	7,500	7,500	10,000
Irrigation Repairs	10,000	9,626	3,374	13,000	13,000
Pest Control	2,000	-	800	800	2,000
TOTAL GROUNDS MAINTENANCE	\$ 181,802	\$ 135,451	\$ 47,514	\$ 182,965	\$ 326,444

Cordova Palms
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
Amenity Center					
Amenity Manager	\$ -	\$ 3,000	\$ 3,000	\$ 6,000	\$ 20,000
Insurance	-	3,121	4,384	7,505	13,300
Refuse	-	305	664	970	4,261
Gas	-	-	600	600	3,000
Janitorial Services	-	-	-	-	12,000
Access Cards	-	-	-	-	2,500
Pool Maintenance	-	823	1,500	2,323	18,000
Pool Chemicals	-	-	-	-	13,000
TOTAL AMENITY CENTER	\$ -	\$ 7,249	\$ 10,148	\$ 17,397	\$ 86,061
TOTAL EXPENDITURES	\$ 333,018	\$ 245,496	\$ 82,303	\$ 327,799	\$ 553,827
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 53,131	\$ (44,972)	\$ 8,160	\$ -

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.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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.

Electric

FPL provides for electric services for the District. District has the following meters:

<u>Meter #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
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.

Pest Control

Estimated costs for pest control service incurred by the District.

Cordova Palms
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Center

Amenity Manager

Estimated costs for management services for the Amenity Center.

Insurance

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

Refuse Service

The District has contracted with Waste Management for refuse removal services once a week.

Gas

The District is under contract with TECO Peoples Gas to provide gas fire pit.

Janitorial Services

Estimated costs for janitorial cleaning for the Amenity Center.

Access Cards

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

Pool Maintenance

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

Pool Chemicals

Estimated costs for chemicals needed to maintain Amenity Center pool.

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

Description	Adopted Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments	\$ 438,700	\$ 406,514	\$ 2,314	\$ 408,828	\$ 408,828
Prepayments	-	924,331	-	924,331	-
Interest Earnings	2,000	32,636	2,000	34,636	5,000
Carry Forward Surplus ⁽¹⁾	176,375	913,942	-	913,942	278,228
TOTAL REVENUES	\$ 617,074	\$ 2,277,422	\$ 4,314	\$ 2,281,736	\$ 692,057
EXPENDITURES:					
Interest - 11/1	\$ 134,100	\$ 134,100	-	\$ 134,100	\$ 104,835
Principal Expense Prepayment - 11/1	-	645,000	-	645,000	-
Interest - 5/1	134,100	123,035	-	123,035	104,835
Principal - 5/1	170,000	155,000	-	155,000	140,000
Principal Expense Prepayment - 5/1	-	595,000	-	595,000	-
Principal Expense Prepayment - 8/1	-	-	350,000	350,000	-
TOTAL EXPENDITURES	\$ 438,200	\$ 1,652,135	\$ 350,000	\$ 2,002,135	\$ 349,670
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (1,373)	-	\$ (1,373)	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (1,373)	\$ -	\$ (1,373)	\$ -
TOTAL EXPENDITURES	\$ 438,200	\$ 1,653,508	\$ 350,000	\$ 2,003,508	\$ 349,670
EXCESS REVENUES (EXPENDITURES)	\$ 178,874	\$ 623,914	\$ (345,686)	\$ 278,228	\$ 342,387

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25
\$ 103,155

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	\$ 6,070,000	2.400%		\$ 104,835	\$ 104,835
05/01/25	6,070,000	2.400%	140,000	104,835	
11/01/25	5,930,000	2.400%		103,155	347,990
05/01/26	5,930,000	2.400%	140,000	103,155	
11/01/26	5,790,000	2.400%		101,475	344,630
05/01/27	5,790,000	2.800%	145,000	101,475	
11/01/27	5,645,000	2.800%		99,445	345,920
05/01/28	5,645,000	2.800%	150,000	99,445	
11/01/28	5,495,000	2.800%		97,345	346,790
05/01/29	5,495,000	2.800%	155,000	97,345	
11/01/29	5,340,000	2.800%		95,175	347,520
05/01/30	5,340,000	2.800%	160,000	95,175	
11/01/30	5,180,000	2.800%		92,935	348,110
05/01/31	5,180,000	2.800%	165,000	92,935	
11/01/31	5,015,000	2.800%		90,625	348,560
05/01/32	5,015,000	3.000%	170,000	90,625	
11/01/32	4,845,000	3.000%		88,075	348,700
05/01/33	4,845,000	3.000%	175,000	88,075	
11/01/33	4,670,000	3.000%		85,450	348,525
05/01/34	4,670,000	3.000%	180,000	85,450	
11/01/34	4,490,000	3.000%		82,750	348,200
05/01/35	4,490,000	3.000%	185,000	82,750	
11/01/35	4,305,000	3.000%		79,975	347,725
05/01/36	4,305,000	3.000%	190,000	79,975	
11/01/36	4,115,000	3.000%		77,125	347,100
05/01/37	4,115,000	3.000%	195,000	77,125	
11/01/37	3,920,000	3.000%		74,200	346,325
05/01/38	3,920,000	3.000%	200,000	74,200	
11/01/38	3,720,000	3.000%		71,200	345,400
05/01/39	3,720,000	3.000%	205,000	71,200	
11/01/39	3,515,000	3.000%		68,125	344,325
05/01/40	3,515,000	3.000%	215,000	68,125	
11/01/40	3,300,000	3.000%		64,900	348,025
05/01/41	3,300,000	3.000%	220,000	64,900	
11/01/41	3,080,000	3.000%		61,600	346,500
05/01/42	3,080,000	4.000%	230,000	61,600	
11/01/42	2,850,000	4.000%		57,000	348,600
05/01/43	2,850,000	4.000%	235,000	57,000	
11/01/43	2,615,000	4.000%		52,300	344,300
05/01/44	2,615,000	4.000%	245,000	52,300	
11/01/44	2,370,000	4.000%		47,400	344,700
05/01/45	2,370,000	4.000%	255,000	47,400	
11/01/45	2,115,000	4.000%		42,300	344,700
05/01/46	2,115,000	4.000%	265,000	42,300	
11/01/46	1,850,000	4.000%		37,000	344,300
05/01/47	1,850,000	4.000%	280,000	37,000	
11/01/47	1,570,000	4.000%		31,400	348,400
05/01/48	1,570,000	4.000%	290,000	31,400	
11/01/48	1,280,000	4.000%		25,600	347,000
05/01/49	1,280,000	4.000%	300,000	25,600	
11/01/49	980,000	4.000%		19,600	345,200
05/01/50	980,000	4.000%	315,000	19,600	
11/01/50	665,000	4.000%		13,300	347,900
05/01/51	665,000	4.000%	325,000	13,300	
11/01/51	340,000	4.000%		6,800	345,100
05/01/52	340,000	4.000%	340,000	6,800	346,800
Total			\$ 6,070,000	\$ 3,742,180	\$ 9,812,180

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

Description	Adopted Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments	\$ 165,000	\$ 155,022	\$ -	\$ 155,022	\$ 153,998
Prepayments	-	300,411	-	300,411	-
Interest Earnings	2,000	11,430	2,000	13,430	5,000
Carry Forward Surplus ⁽¹⁾	79,583	294,854	-	294,854	138,159
TOTAL REVENUES	\$ 246,583	\$ 761,717	\$ 2,000	\$ 763,717	\$ 297,156
EXPENDITURES:					
Interest - 11/1	\$ 65,898	\$ 65,898	\$ -	\$ 65,898	\$ 52,105
Principal Expense Prepayment - 11/1	-	185,000	-	185,000	-
Interest - 5/1	65,898	60,633	-	60,633	52,105
Principal - 5/1	30,000	30,000	-	30,000	25,000
Principal Expense Prepayment - 5/1	-	165,000	-	165,000	-
Principal Expense Prepayment - 8/1	-	-	110,000	110,000	-
TOTAL EXPENDITURES	\$ 161,795	\$ 506,530	\$ 110,000	\$ 616,530	\$ 129,210
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (9,028)	\$ -	\$ (9,028)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (9,028)	\$ -	\$ (9,028)	\$ -
TOTAL EXPENDITURES	\$ 161,795	\$ 515,558	\$ 110,000	\$ 625,558	\$ 129,210
EXCESS REVENUES (EXPENDITURES)	\$ 84,788	\$ 246,159	\$ (108,000)	\$ 138,159	\$ 167,946

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25
\$ 51,505

Cordova Palms

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,835,000			\$ 52,105	\$ 52,105
05/01/25	1,835,000	4.800%	25,000	52,105	
11/01/25	1,810,000			51,505	128,610
05/01/26	1,810,000	4.800%	30,000	51,505	
11/01/26	1,780,000			50,785	132,290
05/01/27	1,780,000	4.800%	30,000	50,785	
11/01/27	1,750,000			50,065	130,850
05/01/28	1,750,000	5.300%	30,000	50,065	
11/01/28	1,720,000			49,270	129,335
05/01/29	1,720,000	5.300%	30,000	49,270	
11/01/29	1,690,000			48,475	127,745
05/01/30	1,690,000	5.300%	35,000	48,475	
11/01/30	1,655,000			47,548	131,023
05/01/31	1,655,000	5.300%	35,000	47,548	
11/01/31	1,620,000			46,620	129,168
05/01/32	1,620,000	5.300%	40,000	46,620	
11/01/32	1,580,000			45,560	132,180
05/01/33	1,580,000	5.700%	40,000	45,560	
11/01/33	1,540,000			44,420	129,980
05/01/34	1,540,000	5.700%	40,000	44,420	
11/01/34	1,500,000			43,280	127,700
05/01/35	1,500,000	5.700%	45,000	43,280	
11/01/35	1,455,000			41,998	130,278
05/01/36	1,455,000	5.700%	45,000	41,998	
11/01/36	1,410,000			40,715	127,713
05/01/37	1,410,000	5.700%	50,000	40,715	
11/01/37	1,360,000			39,290	130,005
05/01/38	1,360,000	5.700%	55,000	39,290	
11/01/38	1,305,000			37,723	132,013
05/01/39	1,305,000	5.700%	55,000	37,723	
11/01/39	1,250,000			36,155	128,878
05/01/40	1,250,000	5.700%	60,000	36,155	
11/01/40	1,190,000			34,445	130,600
05/01/41	1,190,000	5.700%	65,000	34,445	
11/01/41	1,125,000			32,593	132,038
05/01/42	1,125,000	5.700%	65,000	32,593	
11/01/42	1,060,000			30,740	128,333
05/01/43	1,060,000	5.800%	70,000	30,740	
11/01/43	990,000			28,710	129,450
05/01/44	990,000	5.800%	75,000	28,710	
11/01/44	915,000			26,535	130,245
05/01/45	915,000	5.800%	80,000	26,535	
11/01/45	835,000			24,215	130,750
05/01/46	835,000	5.800%	85,000	24,215	
11/01/46	750,000			21,750	130,965
05/01/47	750,000	5.800%	90,000	21,750	
11/01/47	660,000			19,140	130,890
05/01/48	660,000	5.800%	95,000	19,140	
11/01/48	565,000			16,385	130,525
05/01/49	565,000	5.800%	100,000	16,385	
11/01/49	465,000			13,485	129,870
05/01/50	465,000	5.800%	105,000	13,485	
11/01/50	360,000			10,440	128,925
05/01/51	360,000	5.800%	115,000	10,440	
11/01/51	245,000			7,105	132,545
05/01/52	245,000	5.800%	120,000	7,105	
11/01/52	125,000			3,625	130,730
05/01/53	125,000	5.800%	125,000	3,625	128,625
Total			\$ 1,835,000	\$ 1,989,360	\$ 3,824,360

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

Description	Adopted Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments	\$ 491,030	\$ 368,273	\$ 122,758	\$ 491,030	\$ 491,030
Interest Earnings	3,000	13,591	1,000	14,591	5,000
Carry Forward Surplus ⁽¹⁾	214,263	217,837	-	217,837	209,231
TOTAL REVENUES	\$ 708,293	\$ 599,700	\$ 123,758	\$ 723,458	\$ 705,261
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	\$ 488,480	\$ -	\$ 488,480	\$ 488,980
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (25,747)	\$ -	\$ (25,747)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (25,747)	\$ -	\$ (25,747)	\$ -
TOTAL EXPENDITURES	\$ 488,480	\$ 514,227	\$ -	\$ 514,227	\$ 488,980
EXCESS REVENUES (EXPENDITURES)	\$ 219,813	\$ 85,473	\$ 123,758	\$ 209,231	\$ 216,281
				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	Annual Maintenance Assessments			
		FY 2025	FY 2024	Increase/ (decrease)	
43' SF	295	\$803.79	\$483.31	\$320.48	66.31%
53' SF	323	\$803.79	\$483.31	\$320.48	66.31%
Bulk	115	\$803.79	\$483.31	\$320.48	66.31%
Total	733				

Gross Assessments		\$ 589,178.07
Less: Discount	4.00%	(23,567.12)
Less: Commission fees	2.00%	(11,783.56)
Net Assessments		\$ 553,827.39