

CORDOVA PALMS
Community Development District

FEBRUARY 12, 2025

AGENDA

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

February 5, 2025

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, February 12, 2025 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32095.**

Following is the revised agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the January 8, 2025 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager
 - E. Amenity Manager
- V. Financial Reports
 - A. Financial Statements as of December 31, 2024
 - B. Check Register
 - C. Consideration of Construction Funding Request No. 19
- VI. Supervisor Requests and Audience Comments

VII. Next Scheduled Meetings – March 12, 2025 at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

VIII. Adjournment

MINUTES

**MINUTES OF MEETING
CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, **January 8, 2025**, 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
James Shonkwiler	Supervisor
Jacquelyn Heflin	Supervisor

Also present were:

Daniel Laughlin	District Manager, GMS
Wes Haber	District Counsel, Kutak Rock
Scott Wild <i>by phone</i>	District Engineer, ETM
Richard Gray	RMS
Alison Mossing	RMS

The following is a summary of the discussions and actions taken at the January 8, 2025, regular meeting of the Board of Supervisors of the Cordova Palms Community Development District.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Laughlin called the meeting to order at 1:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 11, 2024, Meeting

Mr. Laughlin presented the December 11, 2024, meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Shonkwiler, seconded by Ms. Heflin, with all in favor, the minutes of the December 11, 2024, meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Additional Onsite Staff Hours

Ms. Erickson expressed concern about kids going to the gym after school. She recommended someone be there during the week during that particular time after school. Ms. Erickson noted that it was customizable to what the Board wanted to do. She suggested 4-hour shifts each day, 12:00 p.m. to 4:00 p.m. Monday through Friday, having someone there when the kids are dropped off by the bus to keep them out of the gym and enforce the rules with weekend coverage.

Mr. Gray stated that they were working three to four hours a week in maintenance, and he wanted to increase that to at least eight hours a week; two hours four times a week on Monday, Tuesday, Thursday, and Friday.

Board discussion ensued and the consensus was to increase the maintenance hours to eight hours to begin immediately and then add additional staffing hours on March 1, 2025. They will consider business through Spring Break and judge how busy the amenity center will be in the warm months. Board will then determine if they wish to continue staffing through the busy season (Memorial Day to Labor Day) after Spring Break.

On MOTION by Mr. Shonkwiler, seconded by Mr. Sigmon, with all in favor, the Proposal for Additional Onsite Staff Hours as Outlined, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Inspection Report**1. Requisition Summary**

Mr. Wild stated that there was only one requisition #81, from the 2022-2 Bond Fund for \$3,236.26. He noted that this amount was payable to ETM. Mr. Wild added that if there were no questions, they would ask for a motion to ratify request #81.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, Requisition #81, was ratified.

2. Acceptance of the 2024 Public Facilities Report

Mr. Wild stated that they had discussed this report at the last meeting and he was looking for a motion to approve. He added that this was something that was required by the state and that they do it every seven years. Mr. Wild and the Board spoke in detail about repairs that he had completed, signs, paving, bringing in dirt and sod for Spring, filling cracks. Etc. Mr. Wild asked for a motion to accept the Public Facilities Report.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, Accepting the 2024 Public Facilities Report, was approved.

Mr. Wild added that he had asked their traffic engineer to look into the possibility of getting a four-way stop at the intersection that they had discussed at the last meeting. He noted that he didn't have any concrete information yet, but they were looking into it and would hopefully be able to report something.

C. District Manager

Mr. Laughlin stated that a resident had contacted him, and they wanted to coordinate a meet-and-greet for residents one morning a month to have coffee in the veranda area. He said he wanted to bring it to the Board and ensure there weren't any issues—more details to follow.

D. Operations Manager

Mr. Gray stated that they were working on getting the ribbon palms around the putting green. He added that they fixed the lights on the fountain at the front entrance. The labor cost the District paid was \$195 to get the fountain lighting back up and running.

E. Amenity Manager

Board member had a question about the grass. He inquired about the company they used. Mr. Gray stated that he had to inquire quite a bit about the situation. He emailed the company back and forth; they cooperated and did everything they asked. Mr. Gray added that they had an issue with the weeds in the turf. They had used a subcontracted company to take care of the problem. Mr. Gray thought they were doing a great job.

SIXTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of November 30, 2024**

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

B. Check Register

The agenda package included a copy of the check registers totaling \$32,069.31 for the Board to review.

On MOTION by Ms. Heflin, seconded by Mr. Sigmon, with all in favor, the Check Register, was approved.

C. Consideration of Construction Funding Request No. 18

The agenda package included a copy of construction funding request No. 18, totaling \$3,236.26, for the Board's review.

On MOTION by Mr. Sigmon, seconded by Ms. Heflin, with all in favor, Construction Funding Request No. 18, was approved.
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SEVENTH ORDER OF BUSINESS**Supervisor Requests and Audience Comments**

There were no members of the public present to provide comments. A Board member asked how the Doody Daddy service was going. Mr. Gray answered that the process was working great. He noted that trash collection was on Wednesday.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – February 12, 2025, at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Heflin, seconded by Mr. Sigmon with all in favor the meeting was adjourned

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

Cordova Palms
Community Development District

Unaudited Financial Reporting
December 31, 2024



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

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 279,023	\$ -	\$ -	\$ 279,023
Assessment Receivable	227,707	350,801	-	578,508
Due from DS SE 2022-1	-	427	-	427
Investments:				
State Board of Administration (SBA)	4,252	-	-	4,252
Series 2021				
Reserve	-	169,113	-	169,113
Interest	-	179	-	179
Prepayment	-	393,200	-	393,200
Revenue	-	138,448	-	138,448
Sinking	-	447	-	447
Construction	-	-	2,586	2,586
Series 2022-1				
Reserve	-	64,028	-	64,028
Interest	-	89	-	89
Prepayment	-	123,940	-	123,940
Revenue	-	85,402	-	85,402
Construction	-	-	9,376	9,376
Series 2022-2				
Reserve	-	245,399	-	245,399
Interest	-	1	-	1
Revenue	-	84,545	-	84,545
Construction	-	-	27,554	27,554
Deposits	3,837	-	-	3,837
Total Assets	\$ 514,819	\$ 1,656,019	\$ 39,516	\$ 2,210,354
Liabilities:				
Accounts Payable	\$ 140,652	\$ -	\$ -	\$ 140,652
Accrued Expenses	3,938	-	-	3,938
Due to DS SE 2022-2	-	427	-	427
Due to Developer	11,610	-	-	11,610
Total Liabilities	\$ 156,200	\$ 427	\$ -	\$ 156,628
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,837	\$ -	\$ -	\$ 3,837
Restricted for:				
Debt Service - Series	-	1,655,592	-	1,655,592
Capital Project - Series	-	-	39,516	39,516
Unassigned	354,782	-	-	354,782
Total Fund Balances	\$ 358,619	\$ 1,655,592	\$ 39,516	\$ 2,053,727
Total Liabilities & Fund Balance	\$ 514,819	\$ 1,656,019	\$ 39,516	\$ 2,210,354

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 466,938	\$ 335,013	\$ 335,013	\$ -
Special Assessments - Direct Bill	86,889	-	-	-
Interest Income	-	-	527	527
Total Revenues	\$ 553,827	\$ 335,013	\$ 335,539	\$ 527
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
FICA Expense	459	115	-	115
Engineering	11,000	2,750	2,069	682
Arbitrage	1,800	450	-	450
Attorney	20,000	5,000	1,660	3,340
Annual Audit	7,500	-	-	-
Assessment Administration	5,618	5,618	5,618	-
Trustee Fees	12,500	3,125	5,567	(2,442)
Dissemination	8,427	2,107	2,857	(750)
Management Fees	53,090	13,273	13,273	0
Website Maintenance	1,685	421	421	0
Information Technology	2,528	632	632	0
Telephone	500	125	36	89
Postage	1,500	375	246	129
Insurance	5,590	5,590	5,981	(391)
Printing & Binding	500	125	142	(17)
Legal Advertising	2,000	500	916	(416)
Other Current Charges	300	75	29	46
Office Supplies	150	38	1	37
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 141,323	\$ 41,993	\$ 39,622	\$ 2,371
<i>Operations & Maintenance</i>				
Ground Maintenance:				
Landscape - Maintenance	\$ 145,978	\$ 36,494	\$ 36,494	\$ -
Landscape - Contingency	27,700	6,925	3,024	3,901
Mulch	22,766	5,692	-	5,692
Operations Management	25,000	6,250	6,250	0
Lake Maintenance	10,000	2,500	1,845	655
Electric	50,000	12,500	15,588	(3,088)
Water/Sewer/Irrigation	20,000	5,000	-	5,000
Repairs & Maintenance	10,000	10,000	12,342	(2,342)
Irrigation Repairs	13,000	3,250	-	3,250
Pest Control	2,000	500	420	80
Total Ground Maintenance	\$ 326,444	\$ 89,111	\$ 75,964	\$ 13,147

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Amenity Center:				
Amenity Manager	\$ 20,000	\$ 5,000	\$ 5,814	\$ (814)
Insurance	13,300	13,300	35,926	(22,626)
Refuse	4,261	1,065	952	114
Gas	3,000	750	209	541
Janitorial Services	12,000	3,000	3,000	-
Access Cards	2,500	625	-	625
Pool Maintenance	18,000	4,500	4,500	-
Pool Chemicals	13,000	3,250	3,250	0
Holiday Decoration	-	-	6,416	(6,416)
Water & Sewer	-	-	5,199	(5,199)
Fitness Equipment Leasing	-	-	4,958	(4,958)
Total Amenity Center	\$ 86,061	\$ 31,490	\$ 70,223	\$ (38,733)
Total Expenditures	\$ 553,827	\$ 162,594	\$ 185,809	\$ (23,215)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 172,419	\$ 149,731	\$ (22,688)
Net Change in Fund Balance	\$ -	\$ 172,419	\$ 149,731	\$ (22,688)
Fund Balance - Beginning	\$ -		\$ 208,888	
Fund Balance - Ending	\$ -		\$ 358,619	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 329,088	\$ 236,110	\$ 236,110	\$ -
Prepayments	-	-	244,665	244,665
Interest Income	5,000	5,000	5,480	480
Total Revenues	\$ 334,088	\$ 241,110	\$ 486,254	\$ 245,145
Expenditures:				
Interest - 11/1	\$ 104,835	\$ 104,835	\$ 104,835	\$ -
Principal Prepayment - 11/1	-	-	190,000	(190,000)
Interest - 5/1	104,835	-	-	-
Principal - 5/1	140,000	-	-	-
Total Expenditures	\$ 349,670	\$ 104,835	\$ 294,835	\$ (190,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (15,582)	\$ 136,275	\$ 191,419	\$ 55,145
Net Change in Fund Balance	\$ (15,582)	\$ 136,275	\$ 191,419	\$ 55,145
Fund Balance - Beginning	\$ 357,969		\$ 670,450	
Fund Balance - Ending	\$ 342,387		\$ 861,869	

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 December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 123,497	\$ 88,605	\$ 88,605	\$ -
Prepayments	-	-	76,818	76,818
Interest Income	5,000	1,250	2,415	1,165
Total Revenues	\$ 128,497	\$ 89,855	\$ 167,838	\$ 77,983
Expenditures:				
Interest - 11/1	\$ 52,105	\$ 52,105	\$ 52,105	\$ -
Principal Prepayment - 11/1	-	-	60,000	(60,000)
Interest - 5/1	52,105	-	-	-
Principal - 5/1	25,000	-	-	-
Total Expenditures	\$ 129,210	\$ 52,105	\$ 112,105	\$ (60,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (713)	\$ 37,750	\$ 55,733	\$ 17,983
Net Change in Fund Balance	\$ (713)	\$ 37,750	\$ 55,733	\$ 17,983
Fund Balance - Beginning	\$ 168,660		\$ 277,524	
Fund Balance - Ending	\$ 167,946		\$ 333,256	

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 266,773	\$ 191,401	\$ 191,401	\$ -
Special Assessments - Direct Bill	224,250	-	-	-
Interest Income	5,000	1,250	3,672	2,422
Total Revenues	\$ 496,023	\$ 192,651	\$ 195,073	\$ 2,422
Expenditures:				
Interest - 11/1	\$ 191,990	\$ 191,990	\$ 191,990	\$ -
Interest - 5/1	191,990	-	-	-
Principal - 5/1	105,000	-	-	-
Total Expenditures	\$ 488,980	\$ 191,990	\$ 191,990	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,043	\$ 661	\$ 3,083	\$ 2,422
Net Change in Fund Balance	\$ 7,043	\$ 661	\$ 3,083	\$ 2,422
Fund Balance - Beginning	\$ 209,238		\$ 457,384	
Fund Balance - Ending	\$ 216,281		\$ 460,466	

Cordova Palms
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending December 31, 2024

Description	SE 2021	SE 2022-1	SE 2022-2
Revenues			
Interest Income	\$ 29	\$ 105	\$ 308
Total Revenues	\$ 29	\$ 105	\$ 308
Expenses			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -
Excess Revenues (Expenses)	\$ 29	\$ 105	\$ 308
Beginning Fund Balance	\$ 2,557	\$ 9,271	\$ 27,246
Ending Fund Balance	\$ 2,586	\$ 9,376	\$ 27,554

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	\$ 169,113
Reserve Fund Balance	169,113
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)
Less: May 1, 2024 (Mandatory)	(155,000)
Less: May 1, 2024 (Prepayment)	(595,000)
Less: August 1, 2024 (Prepayment)	(350,000)
Less: November 1, 2024 (Prepayment)	(190,000)
Current Bonds Outstanding	\$ 5,880,000

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	\$ 64,028
Reserve Fund Balance	64,028
Bonds outstanding - 7/15/2022	\$ 2,325,000
Less: November 1, 2023 (Prepayment)	(185,000)
Less: May 1, 2024 (Mandatory)	(30,000)
Less: May 1, 2024 (Prepayment)	(165,000)
Less: August 1, 2024 (Prepayment)	(110,000)
Less: November 1, 2024 (Prepayment)	(60,000)
Current Bonds Outstanding	\$ 1,775,000

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
Less: May 1, 2024 (Mandatory)	(100,000)
Current Bonds Outstanding	\$ 7,055,000

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2021 DEBT ASSESSED	SERIES 2022-1 DEBT ASSESSED	SERIES 2022-2 DEBT ASSESSED	FY25 O&M ASSESSED	TOTAL ASSESSED
DREAM FINDERS	115	-	-	224,250.00	86,889.48	311,139.48
TOTAL DIRECT INVOICES (1)	115	-	-	224,250.00	86,889.48	311,139.48
ASSESSED REVENUE TAX ROLL	618	329,087.63	123,496.54	266,772.55	466,937.69	1,186,294.40
TOTAL ASSESSED	733	329,087.63	123,496.54	491,022.55	553,827.17	1,497,433.88

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	311,139.48	-	-	-	-	-
TOTAL DIRECT RECEIVED	311,139.48	-	-	-	-	-
TAX ROLL DUE / RECEIVED	-	236,109.71	88,604.77	191,400.66	335,012.66	851,127.79
TOTAL DUE / RECEIVED	311,139.48	236,109.71	88,604.77	191,400.66	335,012.66	851,127.79

(1) D/S Direct Assessments are due: 35% due 12/1/24, 4/1/25 and 30% due 9/1/25

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	11/5/2024	-	-	-	-	-
2	1/15/2024	670.60	251.66	543.62	951.51	2,417.39
3	11/20/2024	960.88	360.59	778.93	1,363.38	3,463.78
4	12/6/2024	19,740.83	7,408.13	16,002.76	28,009.98	71,161.71
5	12/19/2024	54,254.63	20,360.11	43,981.13	76,981.11	195,576.97
6	1/9/2025	159,772.94	59,957.91	129,518.80	226,699.52	575,949.17
7	1/13/2025	709.82	266.38	575.41	1,007.16	2,558.77
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
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		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL RECEIVED TAX ROLL		236,109.71	88,604.77	191,400.66	335,012.66	851,127.79

PERCENT COLLECTED	2021	2022-1	2022-2	O&M	TOTAL
% COLLECTED DIRECT BILL	0.00%	0.00%	0.00%	0.00%	0.00%
% COLLECTED TAX ROLL	71.75%	71.75%	71.75%	71.75%	71.75%
TOTAL PERCENT COLLECTED	71.75%	71.75%	38.98%	60.49%	56.84%

B.

Cordova Palms

Community Development District

Check Run Summary

January 31, 2025

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	1/7/25	351-359	\$ 140,159.79
	1/14/25	360-365	22,794.18
	1/22/25	366-369	3,611.43
	1/29/25	370	1,000.00
Total			\$ 167,565.40

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00033	12/24/24	87385	202412	320-57200-44000	RPLC 4 LIGHTS-FOUNTAIN	FUTURE HORIZONS, INC	*	195.00	195.00	000351
1/07/25	00031	12/09/24	28695219	202412	320-57200-45200	NOV GAS SERVICES/FIRE PIT	GAS SOUTH	*	5.33	5.33	000352
1/07/25	00001	12/27/24	75	202411	320-57200-44000	NOV FACILITY MAINTENANCE	GOVERNMENTAL MANAGEMENT SERVICES	*	875.46	875.46	000353
1/07/25	00001	1/01/25	73	202501	310-51300-34000	JAN MANAGEMENT FEES		*	4,424.17		
		1/01/25	73	202501	310-51300-35200	JAN WEBSITE ADMIN		*	140.42		
		1/01/25	73	202501	310-51300-35100	JAN INFORMATION TECH		*	210.67		
		1/01/25	73	202501	310-51300-31300	JAN DISSEMINATION SVCS		*	702.25		
		1/01/25	73	202501	310-51300-51000	OFFICE SUPPLIES		*	.24		
		1/01/25	73	202501	310-51300-42000	POSTAGE		*	97.74		
		1/01/25	73	202501	310-51300-42500	COPIES		*	4.20		
		1/01/25	73	202501	310-51300-41000	TELEPHONE		*	16.08		
		1/01/25	73	202501	320-57200-45400	AMEX CHRГ-YOUTUBE TV-A.C		*	59.87		
							GOVERNMENTAL MANAGEMENT SERVICES			5,655.64	000354
1/07/25	00001	12/18/24	72	202412	320-57200-44000	INSTALL (2) BIKE RACKS		*	2,900.00		
							GOVERNMENTAL MANAGEMENT SERVICES			2,900.00	000355
1/07/25	00014	12/27/24	12272024	202412	300-20700-10100	FY25 DEBIT SRV ASSMT SE21	THE BANK OF NEW YORK MELLON	*	78,075.11	78,075.11	000356
1/07/25	00014	12/27/24	12272024	202412	300-20700-10400	FY25 DEB SRV ASSMT SE22-1	THE BANK OF NEW YORK MELLON	*	29,295.85	29,295.85	000357
1/07/25	00014	12/27/24	12272024	202412	300-20700-10500	FY25 DEB SRV ASSMT SE22-2	THE BANK OF NEW YORK MELLON	*	23,017.40	23,017.40	000358

CORD CORDOVA PALMS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00027	12/09/24	61995591	202412	320	57200	45300		TURNER PEST CONTROL, LLC	*	140.00	140.00	000359
1/14/25	00016	1/01/25	9193413	202501	320	57200	44200		BRIGHTVIEW LANDSCAPE SERVICES INC	*	12,164.80	12,164.80	000360
1/14/25	00024	1/01/25	2501-CP	202501	320	57200	44000		JAN TRASH SERVICES	*	129.00		
		1/01/25	2501-CP	202501	320	57200	44000		JAN PET WASTE SERVICES	*	120.00	249.00	000361
1/14/25	00007	1/03/25	217507	202412	310	51300	31100		ENGLAND THIMS & MILLER INC	*	1,177.50	1,177.50	000362
1/14/25	00001	1/01/25	74	202501	320	57200	45100		JAN CONTRACT ADMIN	*	2,083.33		
		1/01/25	74	202501	320	57200	44700		JAN POOL CHEMICALS	*	1,083.33		
		1/01/25	74	202501	320	57200	44600		JAN POOL MAINTENANCE	*	1,500.00		
		1/01/25	74	202501	320	57200	43400		JAN JANITORIAL SERVICES	*	1,000.00	5,666.66	000363
1/14/25	00001	12/31/24	76	202412	320	57200	45110		FACILITY ATTENDANT - DEC	*	1,973.72	1,973.72	000364
1/14/25	00034	9/09/24	24-56921	202501	320	57200	45600		(250) KEY FOBS	*	1,562.50	1,562.50	000365
1/22/25	00022	1/02/25	23412	202501	320	57200	44400		JAN LAKE MAINTENANCE	*	615.00	615.00	000366
1/22/25	00011	12/30/24	762049	202412	310	51300	48000		NOTICE OF MEETING-12/11	*	86.32		
		12/30/24	762049	202412	310	51300	48000		NOTICE OF FY25 MEETINGS	*	95.84		
		12/30/24	762049	202412	310	51300	48000		NOTICE OF MEETING-1/8	*	89.04	271.20	000367

CORD CORDOVA PALMS OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/22/25	00001	1/13/25 77	202412 320-57200-44000	GENERAL FACILITY MAINT	*	1,065.23	
							1,065.23 000368
1/22/25	00009	1/14/25 3512137.	202410 310-51300-31500	OCT GENERAL COUNSEL	*	1,100.00	
		1/14/25 3512137.	202411 310-51300-31500	NOV GENERAL COUNSEL	*	560.00	
							1,660.00 000369
1/29/25	00021	1/22/25 5	202501 310-51300-31300	AMORT SE2021 PREPAY \$390K	*	500.00	
		1/22/25 5	202501 310-51300-31300	AMORT S2022-1 P.PAY \$120K	*	500.00	
							1,000.00 000370
TOTAL FOR BANK A						167,565.40	
TOTAL FOR REGISTER						167,565.40	

CORD CORDOVA PALMS OKUZMUK

Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

1.320.57200.44000
 GENERAL FACILITY MAINTENANCE
 Approved
 Rich Gray 12-26-2024

INVOICE

Invoice Number: 87385
 Invoice Date: Dec 24, 2024
 Page: 1

RECEIVED
 By Tara Lee at 8:36 am, Dec 26, 2024

Bill To:
 Cordova Palms
 c/o Riverside Management Services
 9655 Florida Mining Blvd Bldg 300 Ste 305
 Jacksonville, FL 32257

Ship to:
 Cordova Palms
 c/o Riverside Management Services
 9655 Florida Mining Blvd Bldg 300 Ste 305
 Jacksonville, FL 32257

Customer ID	Customer PO	Payment Terms	
Cordova01	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	12/17/24	1/23/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call, replaced four light fixtures under warranty.	195.00	195.00
Subtotal				195.00
Sales Tax				
Freight				
Total Invoice Amount				195.00
Payment/Credit Applied				
TOTAL				195.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



The Difference is Good.

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
320 Cordova Palms Parkway
St. Augustine FL 32095

Bill Date: 12/09/24
Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747 Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

Message Center

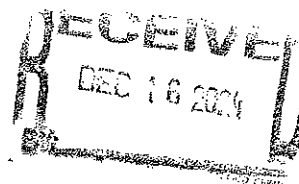
Invoice Number: 286952192232

Please be sure to include your Gas South account number [2868149020] on your check.

Gas South Account Number	Balance Forward	New Charges	New Charges Due Date	Total Amount Due
2868149020	\$0.00	\$5.33	Dec 29, 2024	\$5.33

Explanation of Charges

Previous Balance	\$10.66
Payment	\$5.33 CR
Payment	\$5.33 CR
Balance Forward	\$0.00
Gas Charges	\$0.00
Customer Service Fee	\$5.00
FL State Tax	\$0.30
Sales Taxes	\$0.03
Municipal Public Service Tax	\$0.00
Total New Charges	\$5.33
Total Amount Due	\$5.33



005789 1/2

How We Calculated Your Gas Charges (continued) (LDC Number:221009363617)

Meter Start	Meter End	Days of Service	Therms Used	Rate per Therm	Gas Charges
-------------	-----------	-----------------	-------------	----------------	-------------

Copyright © 2024 Gas South



Please return this portion with a check or money order made payable to Gas South. Please do not send cash.
 If address has changed, please check here and complete the information on the back of the remittance slip.

Account Number:	2868149020
Total Amount Due	\$5.33
Due Date	Dec 29, 2024
Amount Enclosed	

SP 01 005789 22547 H 25 ASNGLP

|||||
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE STE 114
ST. AUGUSTINE FL 32092

GAS SOUTH
PO BOX 530552
ATLANTA GA 30353-0552



0 20241229 8 28681490208 6 0000000000000 0 0000000000533 5 2



The Difference is Good.

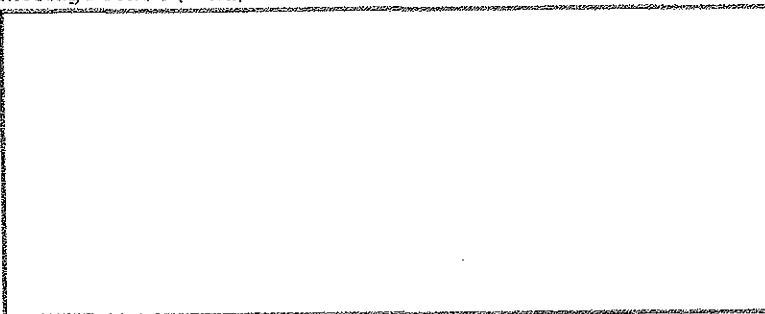
CORDOVA PALMS COMMUNITY
 DEVELOPMENT DISTRICT
 320 Cordova Palms Parkway
 St. Augustine FL 32095

Bill Date: 12/09/24
 Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747 Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

Message Center (cont.)



How We Calculated Your Gas Charges (continued) (LDC Number:221009363617)

Meter Start	Meter End	Days of Service	Therms Used		Rate per Therm		Gas Charges
10/31/2024	10/31/2024	1	0.00	X	0.4440	=	0.00
11/01/2024	11/30/2024	30	0.00	X	0.4090	=	0.00
12/01/2024	12/02/2024	2	0.00	X	0.5310	=	0.00
10/31/2024	12/02/2024	33	0.00		Total	=	0.00

005769 22



Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 75
Invoice Date: 12/27/24
Due Date: 12/27/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2024		628.00	628.00
Maintenance Supplies		247.46	247.46
Approved 1.320.57200.44000 GENERAL FACILITY MAINTENANCE Rich Gray 12/27/2024			
RECEIVED By Tara Lee at 3:56 pm, Jan 02, 2025			
<i>Alison Mossing</i> 12-30-24			

Total	\$875.46
Payments/Credits	\$0.00
Balance Due	\$875.46

CORDOVA COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF NOVEMBER 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/13/24	4	J.W.	Took bike rack out and relocated up front by other bike racks
11/13/24	4	A.A.	Installed bike rack that was removed from behind tennis courts
11/25/24	2	M.C.	Removed graffiti around pickleball courts with water and remover, picked up supplies
11/25/24	2	A.A.	Cleaned paint, marker and chalk from pickleball courts
11/26/24	3.7	J.W.	Straightened and organized pool furniture, removed debris on main entry, removed debris around ponds, blew leaves and debris off pool deck

TOTAL 15.7

MILES 0

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
CP Cordova Palms				
	10/28/24	Constant Contact Monthly Fee	35.26	J.E.
	10/30/24	Halloween Candy	97.93	R.G.
	11/7/24	Peleton Monthly Fee	54.51	R.G.
	11/8/24	Thermostat	22.98	R.G.
	11/8/24	Gorilla Mounting Tape	13.79	R.G.
	11/8/24	1 Gallon Garden Sprayer	22.99	R.G.
		TOTAL	<u>\$247.46</u>	

Governmental Management Services, LLC

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

Invoice

Invoice #: 73
Invoice Date: 1/1/25
Due Date: 1/1/25
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 - January 2025		4,424.17	4,424.17
Website Administration - January 2025		140.42	140.42
Information Technology - January 2025		210.67	210.67
Dissemination Agent Services - January 2025		702.25	702.25
Office Supplies		0.24	0.24
Postage		97.74	97.74
Copies		4.20	4.20
Telephone		16.08	16.08
AMEX Charge 10.30.24 - Youtube TV		59.87	59.87
Total			\$5,655.64
Payments/Credits			\$0.00
Balance Due			\$5,655.64

RECEIVED
By Tara Lee at 8:37 am, Jan 06, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 72

Invoice Date: 12/18/24

Due Date: 12/18/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
(2) Madax 7-bike racks with installation, delivery, and hardware.		2,900.00	2,900.00
Approved 1.320.57200.44000 GENERAL FACILITY MAINTENANCE Rich Gray			
RECEIVED By Tara Lee at 4:03 pm, Jan 02, 2025			
<i>Alison Moring</i> 12-30-24			

Total \$2,900.00

Payments/Credits \$0.00

Balance Due \$2,900.00

CORDOVA PALMS CDD
GOVERNMENTAL MANAGEMENT SERVICES, LLC
INVOICE DETAIL

<u>Description</u>	<u>Amount</u>
(2) Madax 7-bike racks with installation, delivery and hardware.	\$ 2,900.00

TOTAL DUE:	<u>\$ 2,900.00</u>
------------	--------------------

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
December 27, 2024	\$78,075.11	Oksana Kuzmuk

Payable to:

The Bank of New York Melon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

FY25 Debt Service Assessment SE 2021
<i>(Attach supporting documentation for request.)</i>

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!

**Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
December 27, 2024	\$29,295.85	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #14

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY25 Debt Service Assessment SE 2022-1
<i>(Attach supporting documentation for request.)</i>

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
December 27, 2024	\$23,017.24	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10500
------	---------------------

Intended Use of Funds Requested:

FY25 Debt Service Assessment SE 2022-2
<i>(Attach supporting documentation for request.)</i>

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!



PAYMENT ADDRESS:
 Turner Pest Control LLC - P.O. Box 952603 - Atlanta, Georgia 31192-2603
 904-355-6300 - Fax: 904-353-1439 - Toll Free: 800-225-5305 - turnerpest.com

Service Slip/Invoice

INVOICE:	619955910
DATE:	12/09/2024
ORDER:	619955910

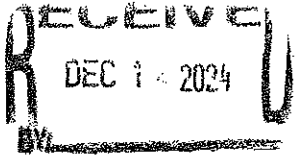
Bill No: [935218]
 Cordova Palms CDD
 Rich Gray
 475 W Town Pl
 Suite 114
 St Augustine, FL 32092-3648

Work Location: [935218] 904-759-8890
 Cordova Palms CDD
 Rich Gray
 320 Cordova Palms Pkwy
 St Augustine, FL 32095-0059

Work Date	Time	Target Pest	Technician	Time In
12/09/2024	01:46 PM			01:46 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/09/2024		02:15 PM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$140.00
SUBTOTAL		\$140.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$140.00



AMOUNT DUE \$140.00

[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

By return, acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



INVOICE

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

Customer #: 25348126
Invoice #: 9193413
Invoice Date: 1/1/2025
Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms Exterior Maintenance For January	12,164.80
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>RECEIVED By Tara Lee at 2:42 pm, Jan 02, 2025</p> </div>		
Total invoice amount		12,164.80
Tax amount		
Balance due		12,164.80

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 #: 9193413
Invoice Date: 1/1/2025

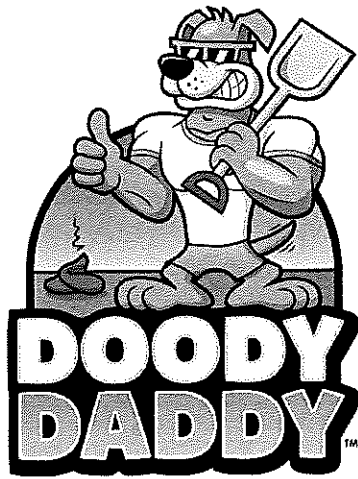
Amount Due: \$12,164.80

Thank you for allowing us to serve you

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

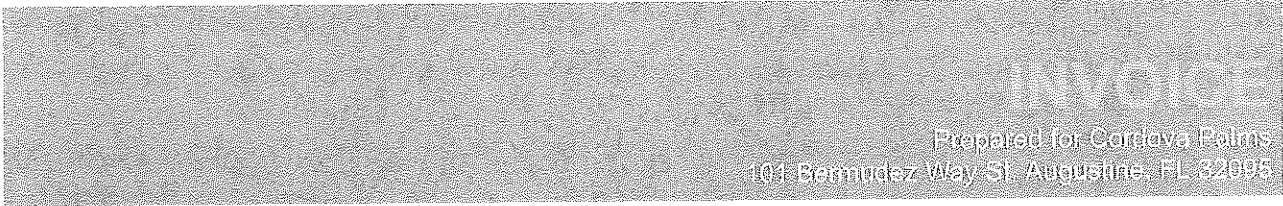
Cordova Palms Community Development
Dist
475 W Town Pl Ste 114
St Augustine FL 32092

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



January 01, 2025

Invoice No. 2501-CP



DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - January			
• Trash Can Maintenance	3 trash cans	1 x week	\$129
• Pet Waste Stations	2 Stations	1 x week	\$120

RECEIVED
By Tara Lee at 10:37 am, Jan 08, 2025

TOTAL \$249

PAID :



RECEIVED
By Tara Lee at 11:00 am, Jan 13, 2025

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 03, 2025
Invoice No: 217507

Total This Invoice \$1,177.50

Project 22395.02000 Cordova Palms CDD - 2024/2025 General Consulting Engineering Services (WA#15)

Professional Services rendered through December 28, 2024

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	12/14/2024	bos meeting, prep and follow up	1.00	244.00	244.00
Wild, Scott	12/14/2024	reqs	1.00	244.00	244.00
Wild, Scott	12/28/2024	4 way stop investigation coordination	1.00	244.00	244.00
Adminstrative Support					
Blair, Shelley	11/30/2024	Requisitions and email correspondence	.50	99.00	49.50
Blair, Shelley	12/7/2024	Email Correspondence	.25	99.00	24.75
Blair, Shelley	12/14/2024	Email Correspondence	.25	99.00	24.75
Blair, Shelley	12/14/2024	Create and distribute requisitions (ETM Nov services)	.50	99.00	49.50
Blair, Shelley	12/14/2024	Prepare and distribute requisition	.50	99.00	49.50
Blair, Shelley	12/14/2024	Prepare and distribute requisition	.50	99.00	49.50
Blair, Shelley	12/21/2024	Create and Distribute requisitions	1.25	99.00	123.75
Blair, Shelley	12/28/2024	Email correspondence	.25	99.00	24.75
Blair, Shelley	12/28/2024	Jan 8 Requisition Summary	.50	99.00	49.50
	Totals		7.50		1,177.50
	Total Labor				1,177.50

RECEIVED
JAN 10 2024

Billing Limits	Current	Prior	To-Date
Labor	1,177.50	891.00	2,068.50
Limit			11,000.00
Remaining			8,931.50

Governmental Management Services, LLC

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

Invoice

Invoice #: 74
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - January 2025		2,083.33	2,083.33
Pool Chemicals - January 2025		1,083.33	1,083.33
Pool Maintenance - January 2025		1,500.00	1,500.00
Janitorial - January 2025		1,000.00	1,000.00

Alison Mossing
1-6-25

Total \$5,666.66

Payments/Credits \$0.00

Balance Due \$5,666.66

RECEIVED
By Tara Lee at 2:48 pm, Jan 07, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 76
Invoice Date: 12/31/24
Due Date: 12/31/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through December 2024	74.48	26.50	1,973.72
<i>Alison Moxing</i> 1-7-25			

Total \$1,973.72

Payments/Credits \$0.00

Balance Due \$1,973.72

RECEIVED

By Tara Lee at 2:54 pm, Jan 07, 2025

CORDOVA PALMS CDD

POOL MONITOR

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
74.48	Facility Attendant	\$ 26.50	\$ 1,973.72

Covers December 2024

TOTAL DUE:

\$ 1,973.72

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS FOR DECEMBER 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/24	8.38	C.T.	Completed daily checklist, returned calls and emails
12/7/24	8.28	C.T.	Completed daily checklist, returned calls and emails
12/8/24	8.35	C.T.	Completed daily checklist, returned calls and emails
12/14/24	8.3	C.T.	Completed daily checklist, returned calls and emails
12/15/24	8.32	C.T.	Completed daily checklist, returned calls and emails
12/21/24	8.33	C.T.	Completed daily checklist, returned calls and emails
12/22/24	8.32	C.T.	Completed daily checklist, returned calls and emails
12/28/24	8.35	C.T.	Completed daily checklist, returned calls and emails
12/29/24	7.85	C.T.	Completed daily checklist, returned calls and emails
GRAND TOTAL	<u>74.48</u>		

Invoice

Invoice Number
24-56921

Invoice Date
9/9/24

Page
1

Security Engineering And Designs, Inc.
3139 Waller Street
Jacksonville, FL 32254

Voice: 904-371-4931

Fax:

Sold To:

CORDOVA PALMS AMENITY
14701 PHILIPS HWY, STE. 300
JACKSONVILLE, FL 32256

Site Address:

CORDOVA PALMS AMENITY
14701 PHILIPS HWY, STE. 300
JACKSONVILLE, FL 32256

Customer ID: CORDOVA PALMS AMEN.

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		9/19/24

Description	Amount
DELIVERED (250) KEY FOBS @ \$6.25 EACH PLUS TAX	1,562.50

Service Department: 371-4931
Monitoring Center: 800-318-9486
Installation: 371-4931

Please include invoice number on payment

24-56921

Subtotal	1,562.50
Sales Tax	117.19
Total Invoice Amount	1,679.69
Payment Received	0.00
TOTAL	1,679.69

**FLORIDA WATERWAYS
INC.**

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

Invoice

DATE	1/2/2025
INVOICE #	23412
CUSTOMER ID	J19309
DUE DATE	2/11/2025

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 3/12 Weed and Algae Control (Jan)	\$615.00

OTHER COMMENTS

Subtotal	615.00
Other	-
TOTAL	\$ 615.00

RECEIVED
By Tara Lee at 2:40 pm, Jan 02, 2025

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!



Florida
GANNETT

ACCOUNT NAME

Cordova Palms Cdd

ACCOUNT #

762049

PAGE #

1 of 1

INVOICE #

0006884233

BILLING PERIOD

Dec 1- Dec 31, 2024

PAYMENT DUE DATE

January 20, 2025

PREPAY
(Memo Info)

\$0.00

UNAPPLIED
(Included in amt due)

\$0.00

TOTAL CASH AMT DUE*

\$285.48

BILLING ACCOUNT NAME AND ADDRESS

Cordova Palms Cdd
475 W Town PL # 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
12/1/24	Balance Forward	\$659.40
12/16/24	PAYMENT - THANK YOU	-\$380.72
12/30/24	PAYMENT - THANK YOU	-\$264.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/2/24	10781582	SAG St Augustine Record	12/11 meeting		\$86.32
12/19/24	10854801	SAG St Augustine Record	Notice of Meetings		\$95.84
12/30/24	10862489	SAG St Augustine Record	Notice of Meeting		\$89.04

RECEIVED

By Tara Lee at 1:53 pm, Jan 15, 2025

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	\$285.48
Service Fee 3.99%	\$11.39
*Cash/Check/ACH Discount	-\$11.39
*Payment Amount by Cash/Check/ACH	\$285.48
Payment Amount by Credit Card	\$296.87

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Cordova Palms Cdd		762049		0006884233		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$271.20	\$0.00	\$14.28	\$0.00	\$0.00	\$0.00	\$285.48
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		\$296.87
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007620490000000000000068842330002854867179

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Courtney Hogge
Cordova Palms CDD c/o GMS, LLC
475 W. Town Place, Suite 114
St. Augustine FL 32092

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:

12/02/2024

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 12/02/2024

Legal Clerk

Keeyan Doran
[Signature]

Notary, State of WI, County of Brown

82526

My commission expires

Publication Cost: \$86.32
Tax Amount: \$0.00
Payment Cost: \$86.32
Order No: 10781582
Customer No: 762049

of Copies:
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, December 11, 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 approve the Fiscal Year 2025 budget, 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@gmsnt.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record of meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this some person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Daniel Laughlin District Manager

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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:

12/19/2024

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 12/19/2024

Keegan Moran
Legal Clerk

Mariah Verhagen
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$95.84
Tax Amount: \$0.00
Payment Cost: \$95.84
Order No: 10854801 # 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

BOARD OF SUPERVISORS REVISED MEETING DATES CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2024-2025

The Board of Supervisors of the Cordova Palms Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the second Wednesday of each month unless otherwise indicated as follows:

- January 8, 2025
- February 12, 2025
- March 12, 2025
- April 9, 2025
- May 14, 2025
- June 11, 2025
- July 9, 2025
- August 13, 2025
- September 10, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 such appeal is to be based.

Daniel Laughlin
District Manager
Pub: Dec 19, 2024; #10854801

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

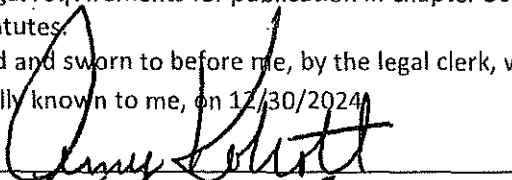
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

12/30/2024

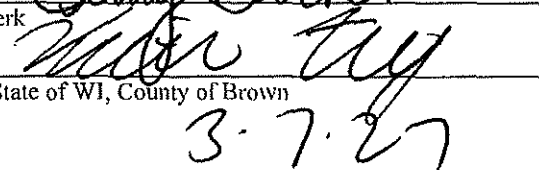
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/30/2024

Legal Clerk



Notary, State of WI, County of Brown


3-7-27

My commission expires

Publication Cost: \$89.04
Tax Amount: \$0.00
Payment Cost: \$89.04
Order No: 10862489 # of Copies:
Customer No: 762049 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
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, January 8, 2025 at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The purpose of the meeting is to approve the Fiscal Year 2025 budget, 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@gmsnl.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Daniel Laughlin
District Manager
Pub: Dec 30, 2024; #10862489

Governmental Management Services, LLC

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

Invoice

Invoice #: 77
Invoice Date: 1/13/25
Due Date: 1/13/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2024		780.00	780.00
Maintenance Supplies		285.23	285.23
Approved 1.320.57200.44000 GENERAL FACILITY MAINTENANCE Rich Gray 1/16/2025			
RECEIVED By Tara Lee at 12:09 pm, Jan 17, 2025			
<i>Alison Moring</i> 1-16-25			

Total	\$1,065.23
Payments/Credits	\$0.00
Balance Due	\$1,065.23

**CORDOVA COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/3/24	4	J.W.	Removed stains behind pool area and fire pit, blew leaves and debris off of pool area, pickleball, mini putt and kids park, straightened and organized pool deck furniture, removed debris from in front of pickleball court
12/11/24	4	A.A.	Removed mold from fireplace, entrance and behind lounge chairs, straightened and organized pool deck furniture, blew leaves and debris off pickleball and putt putt, removed debris along the road from train tracks to amenity center on both sides, behind pickleball courts and parking lot
12/16/24	1.5	A.A.	Blew leaves and debris off sidewalks and walkways, straightened and organized pool deck furniture and outside bar area, removed debris in pickleball courts, playground and putt putt
12/18/24	1	A.A.	Patched pot hole at amenity center, straightened and organized pool deck furniture, blew leaves and debris off pickleball and walkways, removed stains between putt putt and playground
12/20/24	1	M.C.	Added cold patch to existing repair, straightened and organized pool deck furniture, removed debris around amenity center
12/20/24	1	A.A.	Blew leaves and debris off playground area, putt putt and sidewalks, added more cold patch to previous repair, removed debris on street around amenity center
12/23/24	1	M.C.	Straightened and organized pool deck furniture and kitchen area furniture, removed debris around amenity center, checked and changed trash receptacles
12/23/24	1	A.A.	Cut bolts that over extended at the bike racks, blew leaves and debris off pickleball courts, sidewalks, pool deck and playground
12/26/24	1.5	M.C.	Removed debris along entrance and exit road, checked and changed all trash receptacles, straightened and organized kitchen area furniture
12/26/24	1.5	A.A.	Set up covered area and fireplace, blew leaves and debris from pickleball courts, sidewalks, pool deck and putt putt, removed debris from train tracks up to turn into community, parking lot and around amenity center, straightened and organized pool deck furniture
12/27/24	1	A.A.	Repaired flags for putt putt, removed debris from postal boxes, straightened and organized pool deck furniture
12/30/24	1	A.A.	Straightened and organized pool deck furniture, blew leaves and debris off putt putt and pickleball courts, cleaned up and arranged connect four game, removed debris from mailbox
TOTAL	<u>19.5</u>		
MILES	<u>0</u>		

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
CP				
Cordova Palms				
	11/28/24	Constant Contact Monthly Fee	35.26	J.E.
	12/7/24	Peloton Monthly Fee	54.51	R.G.
	12/9/24	Keys (6)	29.33	R.G.
	12/19/24	Stainless Steep Wipes (2)	7.71	R.G.
	12/19/24	30 Gallon Trash Bags 20ct (2)	13.39	R.G.
	12/21/24	5-12FT Extension Pole with 2 Outdoor Cobweb Brushes	48.29	R.G.
	12/23/24	Gym Wipes 4 Pack	96.76	R.G.
		TOTAL	<u>\$285.23</u>	

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 14, 2025

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

RECEIVED

By Tara Lee at 12:20 pm, Jan 15, 2025

Invoice No. 3512137
4823-1

Re: General Counsel

For Professional Legal Services Rendered

10/01/24	W. Haber	0.50	175.00	Prepare resolution adopting rates and rules; confer with Hogge regarding same
10/07/24	K. Haber	2.60	663.00	Prepare real estate due diligence; prepare warranty deeds from landowners to district
10/07/24	W. Haber	0.30	105.00	Review due diligence documents
10/14/24	K. Jusevitch	0.20	29.00	Review annual agency invoice
10/25/24	A. Warner	0.40	58.00	Draft amendment regarding Doody Daddy agreement for additional services and confer with Haber regarding same
10/28/24	W. Haber	0.20	70.00	Review and revise agreement for pet waste disposal
11/05/24	W. Haber	0.20	70.00	Participate in landowner election
11/11/24	W. Haber	0.20	70.00	Review minutes; prepare for Board meeting
11/13/24	W. Haber	1.20	420.00	Prepare for and participate in Board meeting
TOTAL HOURS		5.80		

KUTAK ROCK LLP

Cordova Palms CDD

January 14, 2025

Client Matter No. 4823-1

Invoice No. 3512137

Page 2

TOTAL FOR SERVICES RENDERED \$1,660.00

TOTAL CURRENT AMOUNT DUE \$1,660.00

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
1/22/2025	5

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

Terms	Due Date
	1/22/2025

Description	Amount
Amortization Schedule Series 2021 2-1-25 Prepay \$390,000	500.00
Amortization Schedule Series 2022-1 2-1-25 Prepay \$120,000	500.00

RECEIVED
By Tara Lee at 3:53 pm, Jan 23, 2025

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

C.

Cordova Palms

Community Development District

Construction Funding Request #19

February 5, 2025

Req.#	PAYEE	Bonds SE 2022-2
82	England-Thims, & Miller, Inc. Invoice #217513, 217520 (December 2024)	\$ 1,181.76
		TOTAL
		<u>\$ 1,181.76</u>

Please make check payable to:

Cordova Palms CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

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

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: **82**

(B) Name of Payee:

**England-Thims & Miller, Inc.
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc.**

(C) Amount Payable: **\$ 1,181.76**

(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 CEI Services (WA#7) Invoice 217513 (December 2024)	\$ 415.26
Public Facilities Report (WA#14) - Invoice 217520 (December 2024)	<u>\$ 766.50</u>
TOTAL REQUISITION	\$ 1,181.76

(E) Fund or Account and subaccount, if any, from which disbursement to be made:
2022-2 Bonds (Assessment Area Two)

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.

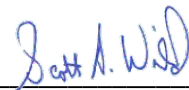
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

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 03, 2025
 Invoice No: 217513

Total This Invoice	\$415.26
---------------------------	-----------------

Project 22433.00000 Cordova Palms Phase 3 CEI Services (WA#7)

Professional Services rendered through December 28, 2024

Phase 01 Limited Construction Administration Serv

Labor

			Hours	Rate	Amount	
Project Manager						
Blalock, Clinton	12/14/2024		1.25	190.00	237.50	
Blalock, Clinton	12/28/2024		.75	190.00	142.50	
Totals			2.00		380.00	
Total Labor						380.00

Billing Limits	Current	Prior	To-Date
Total Billings	380.00	95,896.50	96,276.50
Limit			97,000.00
Remaining			723.50

Total this Phase \$380.00

Phase 02 Progress Meetings

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	9,823.25	9,823.25
Limit			16,650.00
Remaining			6,826.75

Total this Phase 0.00

Phase 03 Owner Requested Plan Revisions

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	10,000.00	10,000.00
Limit			10,000.00

Total this Phase 0.00

Phase XP Reimbursable Expenses

Expenses

Delivery / Messenger Svc			35.26	
Total Expenses			35.26	35.26

1.0 times

Billing Limits

	Current	Prior	To-Date
Expense	35.26	1,862.00	1,897.26
Limit			2,500.00
Remaining			602.74

Total this Phase **\$35.26**

Total This Invoice **\$415.26**

Outstanding Invoices

Number	Date	Balance
215486	8/29/2024	5,255.00
215985	10/3/2024	4,945.00
217109	11/27/2024	2,377.76
Total		12,577.76

Total Now Due **\$12,993.02**

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 03, 2025
 Invoice No: 217520

Total This Invoice \$766.50

Project 24222.00000 Public Facilities Report (WA#14)

Professional Services rendered through December 28, 2024

Labor

		Hours	Rate	Amount
CEI Project Manager/Project Admin.				
Ellins, Jason	11/30/2024	3.50	219.00	766.50
Totals		3.50		766.50
Total Labor				766.50

Billing Limits

	Current	Prior	To-Date
Labor	766.50	766.50	1,533.00
Limit			7,500.00
Remaining			5,967.00
			Total This Invoice
			<u><u>\$766.50</u></u>

Outstanding Invoices

Number	Date	Balance
217115	11/27/2024	766.50
Total		766.50

Total Now Due \$1,533.00