CORDOVA PALMS Community Development District

JUNE 11, 2025



Cordova Palms Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.CordovaPalmsCDD.com

June 4, 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, June 11, 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 agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
 - A. Acceptance of Resignation from Daniel Foley
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2028)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-05, Designating Officers
- IV. Approval of Minutes
 - A. February 12, 2025 Meeting
 - B. March 12, 2025 Workshop
- V. Ratification of Proposal from GMS for Additional Maintenance Hours
- VI. Consideration of Proposal from BrightView to Add Phase 3 and the Highway 312 Entrance to the Maintenance Contract
- VII. Acceptance of the Fiscal Year 2024 Audit Report
- VIII. Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year

2026 and Setting a Public Hearing Date for Adoption

- IX. Staff Reports
 - A. Landscape Report Quality Site Assessment
 - B. District Counsel
 - C. District Engineer
 - C. District Manager Report on the Number of Registered Voters (590)
 - D. Operations Manager Report
 - E. Amenity Manager
- X. Financial Reports
 - A. Financial Statements as of April 30, 2025
 - B. Check Registers
 - 1. March
 - 2. April
 - 3. May
- XI. Supervisor Requests and Audience Comments
- XII. Next Scheduled Meeting July 9, 2025 at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida
- XIII. Adjournment



A.

Dear Mr. Sigmon and Board Members,

I am writing to formally resign from my position as a Board Member of the Cordova Palms Community Development District.

It has been an honor to serve the community alongside such dedicated individuals. I appreciate the opportunity to contribute to the district's development and progress, and I am grateful for the collaboration and shared commitment to the best interests of our residents.

I look forward to seeing the continued success of the district.

Sincerely,

Daniel Foley

3/24/2025



RESOLUTION 2025-05

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

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

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

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

SECTION 1.		is appointed Chairman.		
SECTION 2.		is appointed Vice Chairman.		
SECTION 3.		is appointed Secretary and Treasurer.		
		is appointed Assistant Secretary.		
		is appointed Assistant Secretary.		
		is appointed Assistant Secretary.		
		is appointed Assistant Treasurer.		
		is appointed Assistant Secretary.		
SECTION 4.	This Resolution shall	become effective immediately upon its adoption.		
PASSED AN	ND ADOPTED THIS	11 TH DAY OF JUNE, 2025.		
ATTEST		CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT		
Secretary/Assistant Secretary		Chairman/Vice Chairman		



A.

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, **February 12, 2025**, at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Chad SigmonChairmanDon GullionVice ChairmanJacquelyn HeflinSupervisorDan FoleySupervisorJames ShonkwilerSupervisor

Also present were:

Daniel Laughlin District Manager, GMS

Wes Haber *by phone* District Counsel, Kutak Rock

Richard Gray RMS

The following is a summary of the discussions and actions taken at the February 12, 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 11:00 a.m.

SECOND ORDER OF BUSINESS Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS Approval of Minutes of the January 8, 2025 Meeting

Mr. Laughlin presented the January 8, 2025, meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Foley, seconded by Mr. Shonkwiler, with all in favor, the Minutes of the January 8, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Haber had nothing to report but was happy to answer any questions. The Board asked if the notice was finalized for the person taking trees down. Mr. Laughlin responded yes. He explained that Mr. Haber sent the letter over on Monday. Mr. Laughlin stated he is working with Scott and someone else at ETM about what needs to be done. They provided him with a contact at the Water Management District to discuss what needs to be done to remedy it. He stated if the Board is okay with it, he will reach out and see what they need to do. He explained that it was around five pine trees that were cleared, and they were about seven inches in diameter, 30 feet tall.

Mr. Haber explained that the violation letter essentially stated that this person didn't have the right to take down the trees, and the District demands that they cease taking any other activity on that property and to the extent that it is required that the District will look to hold this person responsible for the cost to replace the trees as well as any costs, penalties, or damages if there are any as a result of potentially violating the permit and the conservation easement. The Board asked if they could just suggest this person replant and reestablish to natural conditions or was it advised that staff reach out to the Water Management District to investigate. Mr. Haber deferred that question to the engineer. It was explained that if the area is located within the conservation easement, which it is, the Water Management will have recourse. It was also explained that the Water Management will allow trees to be removed if they are dead or dying; otherwise, the conservation easement area is off limits. It was recommended to contact Stacy Leitheiser, who is the Water Management District Compliance Regulatory Manager. Mr. Laughlin offered to reach out to Mr. Leitheiser if the Board is okay with that. The Board agreed.

B. District Engineer

There being no District Engineer's report, the next item followed.

C. District Manager

Mr. Laughlin stated he was going to bring up the tree removal, which they already discussed. He noted he will get that tree removal taken care of. He also explained that there was a fence that was installed in a District easement around one of the ponds. The HOA sent a letter to the resident and the resident contacted Mr. Laughlin about keeping the fence. Mr. Laughlin further explained that currently there is no issue for access. He noted the current homeowner who bought the house put a request in and their survey didn't have the easement, so the HOA did approve it. He pointed out that there is a line in the agreement that they signed that as part of the HOA application acceptance that if there is anything in an easement, then it is their responsibility to move it if they need access to it. He asked for the Board's thoughts and if they want to pursue it. It was clarified that this is the house on the middle pond of Phase 1. The issue of what the other homeowners will say was discussed. Mr. Laughlin is going to work with Mr. Haber to get the agreement to the resident. Mr. Laughlin stated someone emailed about selling girl scout cookies during Thursdays food truck. The Board approved that request.

D. Operations Manager

Mr. Gray stated everything seems to be running well and they are getting everything installed. He noted they have annuals coming the second week of March. He also noted the replacement palm tree that was hit by the vehicle was replaced and seems to be doing okay.

E. Amenity Manager

Mr. Gray stated they were able to get a fitness class started at Cordova Palms for yoga and pilates. It's a hybrid class every Thursday morning at 9:30 a.m. under the covered outdoor patio area. The residents pay the instructor directly. They received the instructors COI and certification, and they have a formal agreement signed with her. Three residents attended the first class on February 6th and they received good feedback from the residents. He noted that they worked with a resident on the monthly coffee on the second Saturday of the month. He also noted that the same resident reached out and asked them to advertise a monthly community cleanup with the residents. He stated the first cleanup will be on March 7, 2025. He stated food trucks

will continue to come to the amenity center every other Thursday. He pointed that they had a couple of inquiries from coffee food trucks about coming up onsite this weekend. They continue to send out parking reminders via e-blast of utilizing the bike racks, cleaning up after a pet and no overnight parking in the parking lot. He stated the bike rack situation has gotten a lot better.

Mr. Gray noted they continue to fill residents' inquiries about receiving access cards and rental applications. He also noted they did get the replacement key cards in. He met with the onsite representative. They got a 100 cards in and he signed for them. He added that everything seems to be working well on that. He stated they have a resident that owns an inflatable company, and they will work with this vendor on collaborating a CDD event with his company targeting spring or summer. He stated the amenity contract will go into effect on March 1, 2025. He stated they will have someone there 7 days a week. He discussed the schedule being from 12:00 p.m. to 4:00 p.m. on Monday through Friday and 11:00 a.m. to 5:00 p.m. on Saturday and Sunday. The Board agreed to the schedule.

FIFTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of December 31, 2024

Mr. Laughlin stated that 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 \$167,565.40 for the Board to review.

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

C. Consideration of Construction Funding Request No. 19

The agenda package included a copy of construction funding request No. 19, totaling \$1,181.76, for the Board's review.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, Construction Funding Request No. 19, was approved.

SIXTH ORDER OF BUSINESS Supervisor Requests and Audience

Comments

Mr. Sigmon stated he has been working with Mr. Wild from ETM on the four-way stop possibility. He explained that ETM is saying that the county will not approve a four-way stop in that specific area based on traffic patterns, etc. He stated the idea was discussed about moving the bus stop location to the amenity center instead of where it currently is. A crossing guard in the morning was discussed. The county requirements and the crossing guard suggestion will be reviewed.

SEVENTH ORDER OF BUSINESS

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

The next scheduled meeting was on March 12, 2025, at 11:00 am, at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Foley, seconded by Mr. Gullion with all in favor the meeting was adjourned

Secretary/Assistant Secretary	Chairman/Vice Chairman



MINUTES OF MEETING CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, **March 12, 2025,** at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present were:

Chad Sigmon Chairman James Shonkwiler Supervisor

Daniel LaughlinDistrict Manager, GMSWes Haber by phoneDistrict Counsel, Kutak RockElena BarronAmenity Manager, RMS

Richard Gray Field Operations Manager, RMS

The following is a summary of the discussions taken at the March 12, 2025, workshop of the Board of Supervisors of the Cordova Palms Community Development District.

FIRST ORDER OF BUSINESS Call to Order

Mr. Laughlin called the workshop to order at 11:13 a.m.

SECOND ORDER OF BUSINESS Discussion Topics

Mr. Gray stated that the annuals would be installed, and irrigation repairs are being made. New signage has been installed at the amenity center. He recommended installing a sign on the putting green prohibiting activities other than using the putting green for what it is intended for as there have been issues with kids riding bikes, scooter and e-bikes in the area.

Mr. Laughlin stated that he's received comments from residents that the multi-use field gets saturated with water and they're unable to use it. He's also received requests for amenities for older kids, such as a basketball court.

Mr. Sigmon asked that a budget review with adding staff hours be done before committing to a spring fling event.

Mr. Laughlin stated that the budget can be approved at the June meeting.

March 12, 2025 Cordova Palms CDD

Mr. Sigmon informed Mr. Laughlin that Daniel Foley is no longer with Dream Finders and he is expecting a resignation letter from him for his board position. Mr. Sigmon also stated that the pond in Phase IV can be added to the pond maintenance contract once the close-out is complete. There is a walking trail around the pond. Mr. Sigmon suggested putting a trash can at the entrance of the trail.

THIRD ORDER OF BUSINESS	Next Scheduled Meeting – April 9, 2025, at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida
FOURTH ORDER OF BUSINESS	Adjournment
Secretary/Assistant Secretary	Chairman/Vice Chairman





Governmental Management Services

Serving Florida's New Communities

April 1, 2025

Daniel Laughlin Cordova Palms Community Development District 475 West Town Place, Suite 114 World Golf Village St. Augustine, Florida 32092

Re: Facility Maintenance

Dear Daniel:

Please consider this proposal for Governmental Management Services to provide the following services for the Cordova Palms Community Development District:

<u>Services</u>	FY 2025 <u>Proposed Fee</u>
Facility Maintenance (8 hrs/wk -416 hrs/yr) Current Fee	\$16,640
Proposed Increase for April 2025-September 2025:	
Facility Maintenance (16 hrs/wk -432 hrs) Facility Maintenance (24 hrs/wk -648 hrs)	\$17,280 \$25,920

This proposal reflects an increase of weekly maintenance hours from 8 hours per week to either 16 or 24 hours per week.

The ownership and management at Governmental Management Services would like to thank the Board of Supervisors in advance for your consideration of our request to provide the outlined services for your community.

Sincerely,

Alison Mossing
Alison Mossing

Vice President

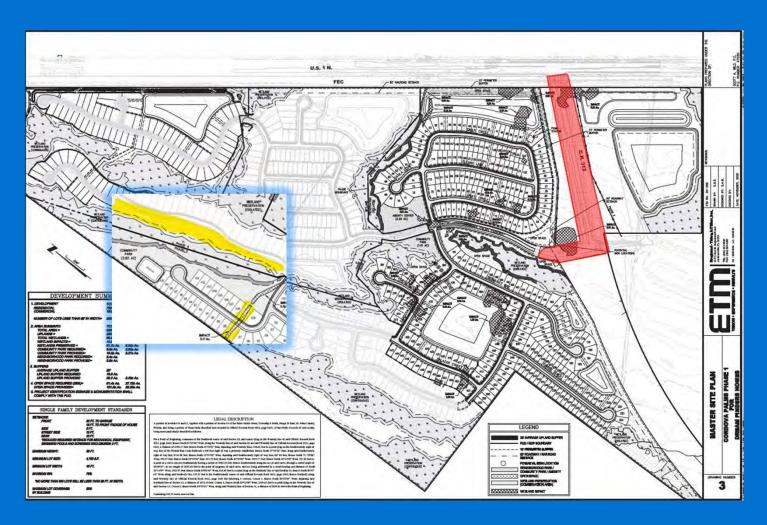




Custom Landscaping Services for:

Cordova Palms CDD May 2025 Requested Additions to Service Area

312 Entrance & Phase 3 Common Areas



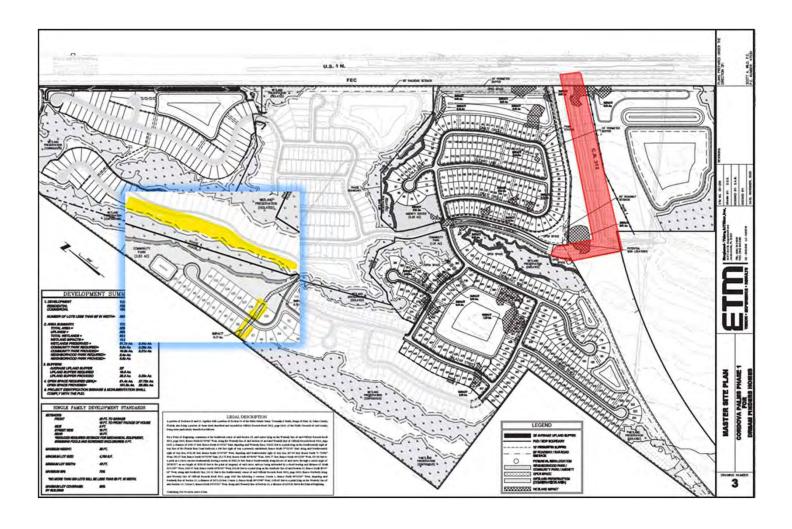
Prepared for:

Rich Gray

Proposal Issued: Jun 4 2025

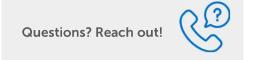


The 312 entrance is colored RED. The Phase III Berm and Easement are colored YELLOW.



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Services Summary

Section: 312 Entrance						
		Monthly		Annually		
1. Mow Service						
(debris pick up, edging, weed eating, crack weed treatment, blowing)	\$	895.00	\$10	,740.00		
Totals	\$	895.00	\$10	,740.00		
Section: Phase III Common Areas (Berm & Easement)						
Monthly Annual				ıally		
1. Mow Services						
(debris pick up, edging, weed eating, bed weed treatment, blowing)	\$	995.00	\$11	,940.00		
2. Irrigation						
(inspect irrigation, maintain reports)	\$	72.00	\$	864.00		
Totals	\$1	,067.00	\$12	,804.00		

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Thank you for the opportunity to present our landscape solution.

Should you have any questions, please don't hesitate to reach out.

William Brown
Business Developer

William.Brown@brightview.com 904.348-0542



CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cordova Palms Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cordova Palms Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$15,131,796.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,245,748, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,653,318, an increase of \$819,191 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,

		2024	2023
Current and other assets	\$	1,677,336	\$ 3,818,006
Capital assets, net of depreciation		28,948,072	26,987,527
Total assets		30,625,408	30,805,533
Current liabilities		314,794	2,475,843
Long-term liabilities		15,178,818	17,443,642
Total liabilities		15,493,612	19,919,485
Net position			
Net investment in capital assets		13,808,328	9,070,684
Restricted		1,114,581	1,598,106
Unrestricted		208,887	217,258
Total net position	\$	15,131,796	\$ 10,886,048

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30.

		2024	,	2023
Revenues:				
Program revenues				
Charges for services	\$	2,893,830	\$	1,703,704
Operating grants and contributions		68,589		47,112
Capital grants and contributions		2,361,224		3,242,624
General revenues				
Investment earnings		3,725		
Total revenues		5,327,368		4,993,440
Expenses:				
General government		120,914		105,005
Maintenance and operations		214,951		28,291
Recreation		11,402		-
Interest		734,353		785,993
Total expenses		1,081,620		919,289
Change in net position		4,245,748		4,074,151
Net position - beginning		10,886,048		6,811,897
Net position - ending	\$	15,131,796	\$	10,886,048

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,081,620. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of Developer contributions and assessments. The remainder of the current fiscal year revenue includes investment earnings. In total, expenses increased from the prior year primarily as a result of an increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase revenues by \$6,528 and increase appropriations by \$65,799.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$28,948,981 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$909 has been taken, which resulted in a net book value of \$28,948,072. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$14,960,000 Bonds outstanding and \$75,382 notes outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2024

	 Governmental Activities		
ASSETS			
Cash and cash equivalents	\$ 25,362		
Investments	103,725		
Assessments receivable	356,141		
Prepaid items and deposits	63,830		
Restricted assets:			
Investments	1,128,278		
Capital assets:			
Nondepreciable	28,872,624		
Depreciable, net	 75,448		
Total assets	 30,625,408		
LIABILITIES			
Accounts payable and accrued expenses	24,018		
Accrued interest payable	290,776		
Non-current liabilities:			
Due within one year	312,296		
Due in more than one year	 14,866,522		
Total liabilities	 15,493,612		
NET POSITION			
Net investment in capital assets	13,808,328		
Restricted for debt service	1,114,581		
Unrestricted	 208,887		
Total net position	\$ 15,131,796		

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

				Progra	am Revenues	:		Re	t (Expense) evenue and anges in Net Position
			Charges	Opera	ating Grants	Capita	al		
			for		and	Grants a	nd	Go	vernmental
Functions/Programs	Expenses		Services	Cor	ntributions	Contributi	ions	Activities	
Primary government: Governmental activities:									
General government	\$	120,914	\$ 120,914	\$	-	\$	-	\$	-
Maintenance and operations		214,951	214,907		-	2,361	,224		2,361,180
Recreation		11,402	-		-		-		(11,402)
Interest on long-term debt		734,353	2,558,009		68,589		-		1,892,245
Total governmental activities		1,081,620	2,893,830		68,589	2,361	,224		4,242,023
			General revenues:						
				ln۱	<i>e</i> stment earr	nings			3,725
				-	Total general	revenues			3,725
				Char	nge in net po	sition			4,245,748
				Net p	oosition - beg	jinning			10,886,048
				Net p	oosition - end	ling		\$	15,131,796

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2024

			М	ajor Funds				Total
				Debt		Capital	Governmental	
	General			Service		Projects	Funds	
ASSETS								
Cash and cash equivalents	\$	25,362	\$	-	\$	-	\$	25,362
Investments		103,725		1,089,204		39,074		1,232,003
Assessments receivable		43,351		312,790		-		356,141
Due from other funds		-		3,363		-		3,363
Prepaid items and deposits		63,830		-		-		63,830
Total assets	\$	236,268	\$	1,405,357	\$	39,074	\$	1,680,699
LIABILITIES AND FUND BALANCES Liabilities:								
Accounts payable and accrued expenses	\$	24,018	\$	-	\$	-	\$	24,018
Due to other funds		3,363		-		-		3,363
Total liabilities		27,381		-		-		27,381
Fund balances: Nonspendable:								
Prepaid items and deposits		63,830		-		_		63,830
Restricted for:								
Debt service		-		1,405,357		-		1,405,357
Capital projects		-		-		39,074		39,074
Unassigned		145,057		-		_		145,057
Total fund balances		208,887		1,405,357		39,074		1,653,318
Total liabilities and fund balances	\$	236,268	\$	1,405,357	\$	39,074	\$	1,680,699

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA **RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS** TO THE STATEMENT OF NET POSITION **SEPTEMBER 30, 2024**

Total fund balances - governmental funds

\$ 1,653,318

28,948,072

(909)

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

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

Cost of capital assets 28,948,981 Accumulated depreciation

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental

fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable (290,776)Notes payable (75,382)

Bonds payable (15, 103, 436)(15,469,594)

Net position of governmental activities \$ 15,131,796

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Major Funds							Total		
				Debt	(Capital	Go	overnmental		
	(General		Service	P	Projects		Funds		
REVENUES										
Special assessments	\$	335,821	\$	2,558,009	\$	-	\$	2,893,830		
Developer contributions		-		-	3	3,196,847		3,196,847		
Investment earnings		3,725		68,589		945		73,259		
Total revenues		339,546		2,626,598	3	3,197,792		6,163,936		
EXPENDITURES										
Current:										
General government		120,914		-		-		120,914		
Maintenance and operations		214,042		-		-		214,042		
Recreation		11,402		-		-		11,402		
Debt service:										
Principal		975		2,335,000		-		2,335,975		
Interest		584		776,731		-		777,315		
Capital outlay		-		-	,	1,885,097		1,885,097		
Total expenditures		347,917		3,111,731		1,885,097		5,344,745		
Excess (deficiency) of revenues										
over (under) expenditures		(8,371)		(485, 133)	•	1,312,695		819,191		
OTHER FINANCING SOURCES (USES)										
Transfers in (out)		-		(36,148)		36,148		-		
Total other financing sources (uses)		-		(36,148)		36,148		-		
Net change in fund balances		(8,371)		(521,281)	,	1,348,843		819,191		
Fund balances - beginning		217,258		1,926,638	(*	1,309,769)		834,127		
Fund balances - ending	\$	208,887	\$	1,405,357	\$	39,074	\$	1,653,318		

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	\$ 819,191
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	1,961,454
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(909)
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(836,568)
Governmental funds report the face amount of Notes issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(76,357)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	5,206
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,335,975
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	37,756
Change in net position of governmental activities	\$ 4,245,748

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, three of the Board members are affiliated with Dream Finders Homes, LLC ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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

Prepaid Items

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

Capital Assets

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

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

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets Years
Finance purchased equipment 7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets, including right to use leased assets, are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2024:

Investment Type	Am	ortized Cost	Credit Risk	Maturities
Dreyfus Treasury Security Cash				Weighted average maturity:
Management	\$	1,128,278	S&P AAAm	36 days
Investment in Local Government Surplus				Weighted average maturity:
Funds Trust Fund (Florida PRIME)		103,725	S&P AAAm	39 days
	\$	1,232,003		

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

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

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

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

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

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 - INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Tra	nsfers in	Transfers out		
Debt service	\$	-	\$	36,148	
Capital projects		36,148			
Total	\$	36,148	\$	36,148	

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions			Reductions	Ending Balance	
Governmental activities							
Capital assets, not being depreciated							
Infrastructure under construction	\$ 26,987,527	\$	1,885,097	\$	-	\$	28,872,624
Total capital assets, not being depreciated	 26,987,527		1,885,097		-		28,872,624
Capital assets, being depreciated							
Financed purchase asset - equipment	-		76,357		-		76,357
Total capital assets, being depreciated	-		76,357		-		76,357
Less accumulated depreciation for:							
Financed purchase asset - equipment	-		909		-		909
Total accumulated depreciation	-		909		-		909
Total capital assets being depreciated	 -		75,448		-		75,448
Governmental activities capital assets, net	\$ 26,987,527	\$	1,960,545	\$	_	\$	28,948,072

The overall project of the District will be built in a series of phases. It has been designed in such a manner so that Phases 1 and 2 can be developed and be self-sufficient, completely separate from Phases 3 and 4. The infrastructure will include roadways, potable water and wastewater systems, a stormwater management system and other improvements. In addition, the project will include amenities, an entry feature, and landscaping. Phases 1 and 2 have been estimated at a total cost of approximately \$30,431,300. A portion is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer or additional bond issuances. Certain improvements will be conveyed to other governmental entities upon completion of the project.

In connection with the construction funding agreement with the Developer, Developer contributions recognized at the government-wide level is \$3,196,847 for the fiscal year ended September 30, 2024. This amount is reflected in the capital grants and contributions amount in the statement of activities.

NOTE 7 – LONG-TERM LIABILITIES

Series 2021

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

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

The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2022. Principal on the Bonds is to be paid serially commencing May 1, 2024 through May 1, 2052.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$1,590,000 of the Series 2021 Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2021 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2022

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

Bond	Am	ount	Intere	Maturity	
Component	Series 2022-1	Series 2022-2	Series 2022-1	Series 2022-2	Date
Term 1	\$135,000	\$565,000	4.80	4.50	5/1/2027
Term 2	210,000	890,000	5.30	4.10	5/1/2032
Term 3	655,000	2,690,000	5.70	4.50	5/1/2042
Term 4	1.325.000	5.335.000	5.80	5.60	5/1/2053

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

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$460,000 of the Series 2022 Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Note Payable

In September 2024, the District entered into two financed purchase agreements for the purchase of equipment for the amenity center. The notes will mature in September 2029. As of September 30, 2024, the total principal balance on the notes were \$75,382. The District is required to make total monthly fixed payments of \$984 and \$575 on the notes.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning						Ending		Due Within	
		Balance		Additions	<u> </u>	Reductions	Balance		One Year	
Governmental activities										
Bonds payable										
Series 2021	\$	7,815,000	\$	-	\$	1,745,000	\$	6,070,000	\$	170,000
Plus: original issue premium		177,509		-		6,161		171,348		-
Series 2022-1		2,325,000		-		490,000		1,835,000		30,000
Less: original issue discount		(11,478)		-		(380)		(11,098)		-
Series 2022-2		7,155,000		-		100,000		7,055,000		100,000
Less: original issue discount		(17,389)		-		(575)		(16,814)		-
Direct borrowings										
Financed purchase notes		-		76,357		975		75,382		12,296
Total	\$	17,443,642	\$	76,357	\$	2,341,181	\$	15,178,818	\$	312,296

At September 30, 2024, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending	Governmental Activities							
September 30:		Principal	Interest			Total		
2025	\$	270,000	\$	697,860	\$	967,860		
2026		280,000		688,575		968,575		
2027		290,000		678,825		968,825		
2028		300,000		668,150		968,150		
2029		315,000		656,240		971,240		
2030-2034		1,795,000		3,078,001		4,873,001		
2035-2039		2,205,000		2,661,112		4,866,112		
2040-2044		2,765,000		2,121,006		4,886,006		
2045-2049		3,545,000		1,370,530		4,915,530		
2050-2053		3,195,000		400,710		3,595,710		
	\$	14,960,000	\$	13,021,009	\$	27,981,009		

At September 30, 2024, the scheduled debt service requirements on the Notes payable were as follows:

Year ending	Governmental Activities								
September 30:		Principal		Interest	Total				
2025	\$	12,296	\$	6,412	\$	18,708			
2026		13,473		5,235		18,708			
2027		14,764		3,944		18,708			
2028		16,179		2,529		18,708			
2029		18,670		980		19,650			
	\$	75,382	\$	19,100	\$	94,482			

NOTE 8 - DEVELOPER TRANSACTIONS

The Developer owns the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. See Note 6 above for other Developer transactions.

NOTE 9 - CONCENTRATION

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

NOTE 10 - MANAGEMENT COMPANY

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

NOTE 11 - RISK MANAGEMENT

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

NOTE 12 - SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$580,000 and \$180,000 of the Series 2021 and 2022-1 Bonds, respectively. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budget	ed Aı	mounts		Actual	Fina	iance with al Budget - Positive
	Original		Final	/	Amounts	(Negative)	
REVENUES Assessments Investment earnings Total revenues	\$ 333,018 - 333,018	\$	335,821 3,725 339,546	\$	335,821 3,725 339,546	\$	- - -
EXPENDITURES Current: General government Maintenance and operations	151,216 181,802		138,260 243,183		120,914 214,042		17,346 29,141
Recreation Debt service: Principal Interest Total expenditures	 333,018		3,000 2,000 398,817		11,402 975 584 347,917		972 2,025 1,416 50,900
Excess (deficiency) of revenues over (under) expenditures	-		(59,271)		(8,371)		50,900
OTHER FINANCING SOURCES (USES) Carry forward Total other financing sources (uses)	 <u>-</u>		59,271 59,271		<u>-</u>		(59,271) (59,271)
Net change in fund balances	\$ -	\$	-		(8,371)	\$	(8,371)
Fund balance - beginning					217,258		
Fund balance - ending				\$	208,887		

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase revenues by \$6,528 and increase appropriations by \$65,799.

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FLORIDA STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024 UNAUDITED

<u>Element</u>	<u>Comments</u>				
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0				
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6				
Employee compensation	\$0.00				
Independent contractor compensation	\$503,793.15				
Construction projects to begin on or after October 1; (\$65K)	Not applicable				
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund				
Ad Valorem taxes	Not applicable				
Non ad valorem special assessments;					
Special assessment rate	Operations and maintenance - \$454.32 Debt service - \$500 - \$1,950				
Special assessments collected	\$2,893,830				
Outstanding Bonds:					
Series 2021	\$6,070,000				
Series 2022-1	\$1,835,000				
Series 2022-2	\$7,055,000				
Series 2022-2	\$7,055,000				



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cordova Palms Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 28, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

May 28, 2025



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

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

We have examined Cordova Palms Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

May 28, 2025



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cordova Palms Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 28, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 28, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

May 28, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.



RESOLUTION 2025-06

[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Cordova Palms Community Development District ("District") prior to June 15, 2025, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT:

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
- 2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE & TIME: August 13, 2025 at 11:00 am LOCATION: St, Augustine Airport Authority

4730 Casa Cola Way

St. Augustine, Florida 32095

- 3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*.
- 4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF JUNE, 2025.

ATTEST:	CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Community Development District

Proposed Budget FY 2026

Presented by:



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Community Development District

Proposed Budget General Fund

		Adopted Budget	Ac	tuals Thru	Pro	ojected Next	Pr	ojected Thru	Pro	oposed Budget
Description		FY 2025		4/30/25	!	5 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments	\$	553,827	\$	540,678	\$	13,149	\$	553,827	\$	809,177
Interest Income		-		590		500		1,090		1,000
Other Income		-		100		200		300		-
Carry Forward Surplus		-		29,978		-		29,978		-
TOTAL REVENUES	\$	553,827	\$	571,346	\$	13,849	\$	585,196	\$	810,177
EXPENDITURES:		-								
Administrative										
Supervisors Fees	\$	6,000	\$	-	\$	1,500	\$	1,500	\$	6,000
FICA Expense		459		-		115		115		459
Engineering		11,000		4,150		4,850		9,000		11,000
Arbitrage		1,800		-		1,800		1,800		1,800
Attorney		20,000		5,304		4,500		9,804		15,000
Annual Audit		7,500		-		7,500		7,500		7,500
Assessment Roll Administration		5,618		5,618		-		5,618		5,899
Trustee Fees		12,500		10,900		-		10,900		12,500
Dissemination Agent		8,427		7,666		761		8,427		8,848
Management Fees		53,090		30,969		22,121		53,090		55,745
Website Maintenance		1,685		983		702		1,685		1,769
Information Technology		2,528		1,475		1,053		2,528		2,654
Telephone		500		105		395		500		500
Postage & Delivery		1,500		480		1,020		1,500		1,500
Insurance General Liability		5,590		5,981		-		5,981		6,729
Printing & Binding		500		193		307		500		500
Legal Advertising		2,000		1,177		823		2,000		2,000
Other Current Charges		300		29		271		300		300
Office Supplies		150		2		148		150		150
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	141,323	\$	75,207	\$	47,867	\$	123,074	\$	141,028
Operations & Maintenance										
Grounds Maintenance										
Landscape - Maintenance	\$	145,978	\$	85,154	\$	60,780	\$	145,934	\$	169,522
Landscape - Contingency		27,700		4,022		3,300		7,322		27,700
Mulch		22,766		-		1,000		1,000		22,766
Operations Management		25,000		6,250		10,415		16,665		26,500
Lake Maintenance		10,000		4,515		3,425		7,940		10,000
Electric Water (Seven (Invigation)		50,000		39,863		26,677		66,540		75,000
Water/Sewer/Irrigation Repairs & Maintenance		20,000 10,000		12,458 22,013		11,400 5,000		23,858 27,013		25,000 40,000
Irrigation Repairs		13,000		4,822		1,000		5,822		13,000
Pest Control		2,000		840		700		1,540		1,800
TOTAL GROUNDS MAINTENANCE	\$	326,444	\$	179,937	\$	123,697	\$	303,634	\$	411,288
	Ψ	J_0,111	*	2. 2,707	Ψ		Ψ	555,001	<u> </u>	11,200

Community Development District

Proposed Budget General Fund

Amenity Attendant 13,300 - - - 10,00 Facility Maintenance - - - - 37,4 Insurance 4,261 35,926 - 35,926 39,00 Refuse 3,000 2,261 2,000 4,261 4,50 Gas 12,000 494 400 894 1,0 Janitorial Services 2,500 7,000 5,000 12,000 12,0 Acces Cards 18,000 2,188 1,500 3,688 5,0 Pool Maintenance 13,000 10,668 7,500 18,168 18,0 Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265	Description	Adopted Budget FY 2025		Actuals Thru 4/30/25		Projected Next 5 Months		t Projected Thru 9/30/25		Pr	oposed Budget FY 2026
Amenity Attendant 13,300 - - - 10,00 Facility Maintenance - - - - 37,4 Insurance 4,261 35,926 - 35,926 39,0 Refuse 3,000 2,261 2,000 4,261 4,5 Gas 12,000 494 400 894 1,0 Janitorial Services 2,500 7,000 5,000 12,000 12,0 Access Cards 18,000 2,188 1,500 3,688 5,0 Pool Maintenance 13,000 10,668 7,500 18,168 18,0 Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265	Amenity Center										
Facility Maintenance - - - - 37,4 Insurance 4,261 35,926 - 35,926 39,0 Refuse 3,000 2,261 2,000 4,261 4,5 Gas 12,000 494 400 894 1,0 Janitorial Services 2,500 7,000 5,000 12,000 12,0 Access Cards 18,000 2,188 1,500 3,688 5,0 Pool Maintenance 13,000 10,668 7,500 18,168 18,0 Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265	Amenity Manager	\$	20,000	\$	25,353	\$	18,743	\$	44,096	\$	77,500
Insurance 4,261 35,926 - 35,926 39,0 Refuse 3,000 2,261 2,000 4,261 4,5 Gas 12,000 494 400 894 1,0 Janitorial Services 2,500 7,000 5,000 12,000 12,0 Access Cards 18,000 2,188 1,500 3,688 5,0 Pool Maintenance 13,000 10,668 7,500 18,168 18,0 Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,8 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Amenity Attendant		13,300		-		-		-		10,000
Refuse 3,000 2,261 2,000 4,261 4,5 Gas 12,000 494 400 894 1,0 Janitorial Services 2,500 7,000 5,000 12,000 12,0 Access Cards 18,000 2,188 1,500 3,688 5,0 Pool Maintenance 13,000 10,668 7,500 18,168 18,0 Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,8 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Facility Maintenance		-		-		-		-		37,440
Gas 12,000 494 400 894 1,0 Janitorial Services 2,500 7,000 5,000 12,000 12,0 Access Cards 18,000 2,188 1,500 3,688 5,0 Pool Maintenance 13,000 10,668 7,500 18,168 18,0 Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,8 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Insurance		4,261		35,926		-		35,926		39,025
Samitorial Services 2,500 7,000 5,000 12,000	Refuse		3,000		2,261		2,000		4,261		4,560
Access Cards 18,000 2,188 1,500 3,688 5,0 Pool Maintenance 13,000 10,668 7,500 18,168 18,0 Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,8 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Gas		12,000		494		400		894		1,000
Pool Maintenance 13,000 10,668 7,500 18,168 18,00 Pool Chemicals - 7,583 5,000 12,583 13,00 Special Events - - - - - 5,00 Holiday Decoration - 6,416 - 6,416 10,00 Water & Sewer - - - - 5,00 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,83 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Janitorial Services		2,500		7,000		5,000		12,000		12,000
Pool Chemicals - 7,583 5,000 12,583 13,0 Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,8 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Access Cards		18,000		2,188		1,500		3,688		5,000
Special Events - - - - 5,0 Holiday Decoration - 6,416 - 6,416 10,0 Water & Sewer - - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,8 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Pool Maintenance		13,000		10,668		7,500		18,168		18,000
Holiday Decoration - 6,416 - 6,416 10,00 Water & Sewer - - - - 5,00 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,83 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Pool Chemicals		-		7,583		5,000		12,583		13,000
Water & Sewer - - - 5,0 Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,8 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Special Events		-		-		-		-		5,000
Licenses & Subscriptions - 236 250 486 5 Fitness Equipment Leasing - 11,568 8,265 19,833 19,83 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Holiday Decoration		-		6,416		-		6,416		10,000
Fitness Equipment Leasing - 11,568 8,265 19,833 19,800 TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,860	Water & Sewer		-		-		-		-		5,000
TOTAL AMENITY CENTER \$ 86,061 \$ 109,693 \$ 48,658 \$ 158,351 \$ 257,86	Licenses & Subscriptions		-		236		250		486		500
+, +, +, +, +,	Fitness Equipment Leasing		-		11,568		8,265		19,833		19,836
TOTAL EXPENDITURES \$ 553,827 \$ 364,836 \$ 220,222 \$ 585,058 \$ 810,17	TOTAL AMENITY CENTER	\$	86,061	\$	109,693	\$	48,658	\$	158,351	\$	257,861
	TOTAL EXPENDITURES	\$	553,827	\$	364,836	\$	220,222	\$	585,058	\$	810,177
EXCESS REVENUES (EXPENDITURES) \$ 0 \$ 206,510 \$ (206,373) \$ 137 \$	FYCESS REVENUES (FYPENDITUPES)	\$	n	\$	206 510	\$	(206 373)	\$	137	\$	

Community Development District

Budget Narrative

Fiscal Year 2026

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.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Other Income

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

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 Tave

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 Audi

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.

Community Development District

Budget Narrative

Fiscal Year 2026

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.

Mulck

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	Mo	nthly	Annual		
GMS, LLC	Management Fees	\$	2,208	\$	26,500	

Lake Maintenance

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

Electri

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

Meter#	Location	Monthly	Annual
8188230067	77 Cordova Palms Prkw	\$ 321	\$ 3,847
6277411382	327 Onate Cir # Pump	80	959
4378731287	100 Cordova Palms Prkw #SL	3,806	45,667
5046858500	30 Bermudez Way #Park	18	221
6670347563	320 CORDOVA PALMS PKWY #A	592	7,098
1665506505	30 BERMUDEZ WAY #DOGPARK	27	320
1582847560	320 CORDOVA PALMS PKWY # B	697	8,369
	Contingency for Phase 4	710	8,518
	Total	\$ 6,250	\$ 75,000

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

 $Estimated\ costs\ for\ pest\ control\ service\ incurred\ by\ the\ District.$

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center

Amenity Manager

Estimated costs for management services for the Amenity Center.

Amenity Attendant

The District has contracted with GMS LLC to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Facility Maintenance

 $The \, District \, has \, contracted \, with \, GMS \, LLC \, to \, provide \, maintenance \, and \, repairs \, necessary \, for \, upkeep \, of \, the \, Amenity \, Center \, and \, common \, grounds \, area.$

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.

Vendor	Description	Monthly	Annual
Waste Manageme	nt Refuse	\$ 380	\$ 4,560

Gas

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

Vendor	Description	I	Monthly	Annual
TECO	Natural Gas	\$	73 \$	880
	Contingency		10	120
	Total	\$	83 \$	1,000

Janitorial Services

The District is contracted with Governmental Management Services, LLC to provide onsite janitorial cleaning for the Amenity Center.

Vendor	Description	Monthly	Annual
GMS LLC	Janitoral Services	\$ 1,000	\$ 12,000

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

The District has contracted with GMS, LLC for purchase and delivery of pool chemicals for the maintenance of the Amenity Center

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decoration

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Water & Sewer

Estimated costs for water and sewer for the amenity center billed to the District by JEA.

Licence & Subscriptions

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment

Vendor	Description		Monthly		Annual
Macrolease	Fitness Equipment Lease	¢	1 653	¢	19.836

Community Development District

Proposed Budget Debt Service Series 2021 Special Assessment Bonds

		Adopted Budget		Actuals Thru		Projected Next		Projected Thru		Proposed Budget	
Description		FY 2025		4/30/25		5 Months		9/30/25		FY 2026	
REVENUES:											
Special Assessments	\$	408,828	\$	319,820	\$	89,008	\$	408,828	\$	309,400	
Prepayments		-		329,356		-		329,356		-	
Interest Earnings		5,000		13,072		7,000		20,072		5,000	
Carry Forward Surplus (1)		278,228		501,337		-		501,337		221,559	
TOTAL REVENUES	\$	692,057	\$	1,163,586	\$	96,008	\$	1,259,594	\$	535,959	
EXPENDITURES:											
Interest - 11/1	\$	104,835	\$	104,835	\$	-	\$	104,835	\$	91,465	
Principal Prepayment - 11/1		-		190,000		-		190,000		-	
Interest - 2/1		-		3,365		-		3,365			
Principal Prepayment - 2/1		-		390,000		-		390,000			
Interest - 5/1		104,835		-		104,835		104,835		91,465	
Principal - 5/1		140,000		-		140,000		140,000		125,000	
Principal Prepayment - 5/1		-		-		105,000		105,000		-	
TOTAL EXPENDITURES	\$	349,670	\$	688,200	\$	349,835	\$	1,038,035	\$	307,930	
EXCESS REVENUES (EXPENDITURES)	\$	342,387	\$	475,386	\$	(253,827)	\$	221,559	\$	228,029	
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26						\$	89,965				

Community Development District

AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 5,260,000	2.400%	\$	91,465	\$ 91,465
05/01/26	5,260,000	2.400%		91,465	Ψ 71,100
11/01/26	5,135,000	2.400%	, 123,000	89,965	306,430
05/01/27	5,135,000	2.800%	130,000	89,965	500,150
11/01/27	5,005,000	2.800%	130,000	88,145	308,110
05/01/28	5,005,000	2.800%	135,000	88,145	500,110
11/01/28	4,870,000	2.800%	133,000	86,255	309,400
05/01/29	4,870,000	2.800%	135,000	86,255	307,400
11/01/29	4,735,000	2.800%	133,000	84,365	305,620
05/01/30	4,735,000	2.800%	140,000	84,365	303,020
11/01/30	4,595,000	2.800%	140,000	82,405	306,770
05/01/31	4,595,000	2.800%	145,000	82,405	300,770
11/01/31	4,450,000	2.800%	110,000	80,375	307,780
05/01/32	4,450,000	3.000%	150,000	80,375	507,700
11/01/32	4,300,000	3.000%	,	78,125	308,500
05/01/33	4,300,000	3.000%	155,000	78,125	,
11/01/33	4,145,000	3.000%		75,800	308,925
05/01/34	4,145,000	3.000%	160,000	75,800	
11/01/34	3,985,000	3.000%		73,400	309,200
05/01/35	3,985,000	3.000%	165,000	73,400	
11/01/35	3,820,000	3.000%		70,925	309,325
05/01/36	3,820,000	3.000%	170,000	70,925	
11/01/36	3,650,000	3.000%		68,375	309,300
05/01/37	3,650,000	3.000%	175,000	68,375	
11/01/37	3,475,000	3.000%		65,750	309,125
05/01/38	3,475,000	3.000%	180,000	65,750	
11/01/38	3,295,000	3.000%		63,050	308,800
05/01/39	3,295,000	3.000%	185,000	63,050	
11/01/39	3,110,000	3.000%		60,275	308,325
05/01/40	3,110,000	3.000%	190,000	60,275	
11/01/40	2,920,000	3.000%	40,000	57,425	307,700
05/01/41	2,920,000	3.000%	195,000	57,425	00400#
11/01/41	2,725,000	3.000%	200.000	54,500	306,925
05/01/42	2,725,000	4.000%	200,000	54,500	205.000
11/01/42	2,525,000 2,525,000	4.000% 4.000%	210,000	50,500 50,500	305,000
05/01/43 11/01/43	2,315,000	4.000%	210,000	46,300	306,800
05/01/44	2,315,000	4.000%	220,000	46,300	300,000
11/01/44	2,095,000	4.000%	220,000	41,900	308,200
05/01/45	2,095,000	4.000%	230,000	41,900	300,200
11/01/45	1,865,000	4.000%	230,000	37,300	309,200
05/01/46	1,865,000	4.000%	235,000	37,300	307,200
11/01/46	1,630,000	4.000%	200,000	32,600	304,900
05/01/47	1,630,000	4.000%	245.000	32,600	501,500
11/01/47	1,385,000	4.000%	,	27,700	305,300
05/01/48	1,385,000	4.000%	255,000	27,700	,
11/01/48	1,130,000	4.000%		22,600	305,300
05/01/49	1,130,000	4.000%	265,000	22,600	•
11/01/49	865,000	4.000%	•	17,300	304,900
05/01/50	865,000	4.000%	275,000	17,300	
11/01/50	590,000	4.000%		11,800	304,100
05/01/51	590,000	4.000%	290,000	11,800	
11/01/51	300,000	4.000%		6,000	307,800
05/01/52	300,000	4.000%	300,000	6,000	306,000
m . 1			T 2 4 2 2 2 2 2 2	0.400.000	* 0.000.000
Total			5,260,000 \$	3,129,200	\$ 8,389,200

Community Development District

Proposed Budget
Debt Service Series 2022-1 Special Assessment Bonds

		Adopted Budget		Actuals Thru		Projected Next				Proposed Budget	
Description		FY 2025		4/30/25		5 Months		9/30/25		FY 2026	
REVENUES:											
Special Assessments	\$	153,998	\$	120,019	\$	33,979	\$	153,998	\$	117,315	
Prepayments		-		102,424		-		102,424		-	
Interest Earnings		5,000		5,334		3,500		8,834		5,000	
Carry Forward Surplus (1)		138,159		213,496		-		213,496		132,835	
TOTAL REVENUES	\$	297,156	\$	441,273	\$	37,479	\$	478,752	\$	255,150	
EXPENDITURES:											
Interest - 11/1	\$	52,105	\$	52,105	\$	-	\$	52,105	\$	45,400	
Principal Prepayment - 11/1		-		60,000		-		60,000		-	
Interest - 2/1		-		1,706				1,706		-	
Principal Prepayment - 2/1		-		120,000				120,000		-	
Interest - 5/1		52,105		-		52,105		52,105		45,400	
Principal - 5/1		25,000		-		25,000		25,000		25,000	
Principal Prepayment - 5/1		-		-		35,000		35,000		-	
TOTAL EXPENDITURES	\$	129,210	\$	233,811	\$	112,105	\$	345,916	\$	115,800	
EXCESS REVENUES (EXPENDITURES)	\$	167,946	\$	207,461	\$	(74,626)	\$	132,835	\$	139,350	
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26						\$	44,800				

Community Development District

AMORTIZATION SCHEDULE
Debt Service Series 2022-1 Special Assessment Bonds

Period	Outstanding	Coupons	Principal	Interest	Annual Debt
	Balance				Service
11/01/25	\$ 1,595,000		<u> </u>	45,400	\$ 45,400
05/01/26	1,595,000	4.800% \$	25,000	45,400	, ,,,,,,
11/01/26	1,570,000			44,800	115,200
05/01/27	1,570,000	4.800%	25,000	44,800	•
11/01/27	1,545,000		.,	44,200	114,000
05/01/28	1,545,000	5.300%	25,000	44,200	•
11/01/28	1,520,000		.,	43,538	112,738
05/01/29	1,520,000	5.300%	30,000	43,538	,
11/01/29	1,490,000		,	42,743	116,280
05/01/30	1,490,000	5.300%	30,000	42.743	,
11/01/30	1,460,000	5.50070	50,000	41,948	114,690
05/01/31	1,460,000	5.300%	30,000	41,948	,
11/01/31	1,430,000			41,153	113,100
05/01/32	1,430,000	5.300%	35,000	41,153	,
11/01/32	1,395,000			40,225	116,378
05/01/33	1,395,000	5.700%	35,000	40,225	
11/01/33	1,360,000			39,228	114,453
05/01/34	1,360,000	5.700%	40,000	39,228	
11/01/34	1,320,000			38,088	117,315
05/01/35	1,320,000	5.700%	40,000	38,088	
11/01/35	1,280,000			36,948	115,035
05/01/36	1,280,000	5.700%	40,000	36,948	
11/01/36	1,240,000			35,808	112,755
05/01/37	1,240,000	5.700%	45,000	35,808	
11/01/37	1,195,000			34,525	115,333
05/01/38	1,195,000	5.700%	45,000	34,525	
11/01/38	1,150,000			33,243	112,768
05/01/39	1,150,000	5.700%	50,000	33,243	
11/01/39	1,100,000			31,818	115,060
05/01/40	1,100,000	5.700%	50,000	31,818	
11/01/40	1,050,000	==000/	== 000	30,393	112,210
05/01/41	1,050,000	5.700%	55,000	30,393	444040
11/01/41	995,000	F 7000/	60,000	28,825	114,218
05/01/42	995,000	5.700%	60,000	28,825	115.040
11/01/42 05/01/43	935,000 935,000	F 0000/	60,000	27,115 27,115	115,940
11/01/43	875,000 875,000	5.800%	60,000	25,375	112,490
05/01/44	875,000	5.800%	65,000	25,375	112,490
11/01/44	810,000	3.600%	65,000	23,490	113,865
05/01/45	810,000	5.800%	70,000	23,490	113,003
11/01/45	740,000	3.00070	70,000	21,460	114,950
05/01/46	740,000	5.800%	75,000	21,460	114,730
11/01/46	665,000	2.222,0	, 5,000	19,285	115,745
05/01/47	665,000	5.800%	80,000	19,285	110,, 10
11/01/47	585,000		,	16,965	116,250
05/01/48	585,000	5.800%	85,000	16,965	,
11/01/48	500,000		•	14,500	116,465
05/01/49	500,000	5.800%	90,000	14,500	
11/01/49	410,000			11,890	116,390
05/01/50	410,000	5.800%	95,000	11,890	
11/01/50	315,000			9,135	116,025
05/01/51	315,000	5.800%	100,000	9,135	
11/01/51	215,000			6,235	115,370
05/01/52	215,000	5.800%	105,000	6,235	
11/01/52	110,000			3,190	114,425
05/01/53	110,000	5.800%	110,000	3,190	113,190
T-4-1			1 505 000 4	4.662.025	¢ 2250.025
Total		\$	1,595,000 \$	1,663,035	\$ 3,258,035

Community Development District

Proposed Budget

Debt Service Series 2022-2 Special Assessment Bonds

Description	Adopted Budget FY 2025		Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25		1	Proposed Budget FY 2026
Description		11 2023		4/30/23		5 Months		9/30/23		F1 2020
REVENUES:										
Special Assessments	\$	491,030	\$	483,510	\$	7,520	\$	491,030	\$	491,030
Prepayments		-		51,717		-		51,717	\$	-
Interest Earnings		5,000		8,235		1,000		9,235		5,000
Carry Forward Surplus (1)		209,231		211,985		-		211,985		219,988
TOTAL REVENUES	\$	705,261	\$	755,448	\$	8,520	\$	763,968	\$	716,018
EXPENDITURES:										
Interest - 11/1	\$	191,990	\$	191,990	\$	-	\$	191,990	\$	188,115
Interest - 5/1		191,990		-		191,990		191,990		188,115
Principal - 5/1		105,000		-		105,000		105,000		110,000
Principal Prepayment - 5/1		-		-		55,000		55,000		
TOTAL EXPENDITURES	\$	488,980	\$	191,990	\$	351,990	\$	543,980	\$	486,230
I O I III IIII IIII IIIII IIII IIII II	Ψ.	700,700	φ	171,770	φ	331,770	Ψ	343,700	Ψ	700,430
EXCESS REVENUES (EXPENDITURES)	\$	216,281	\$	563,458	\$	(343,470)	\$	219,988	\$	229,788
(1) Carry Forward is Net of Reserve Requi	reme	ent				Interest D	1/1/26	26 \$185,640.00		

Community Development District

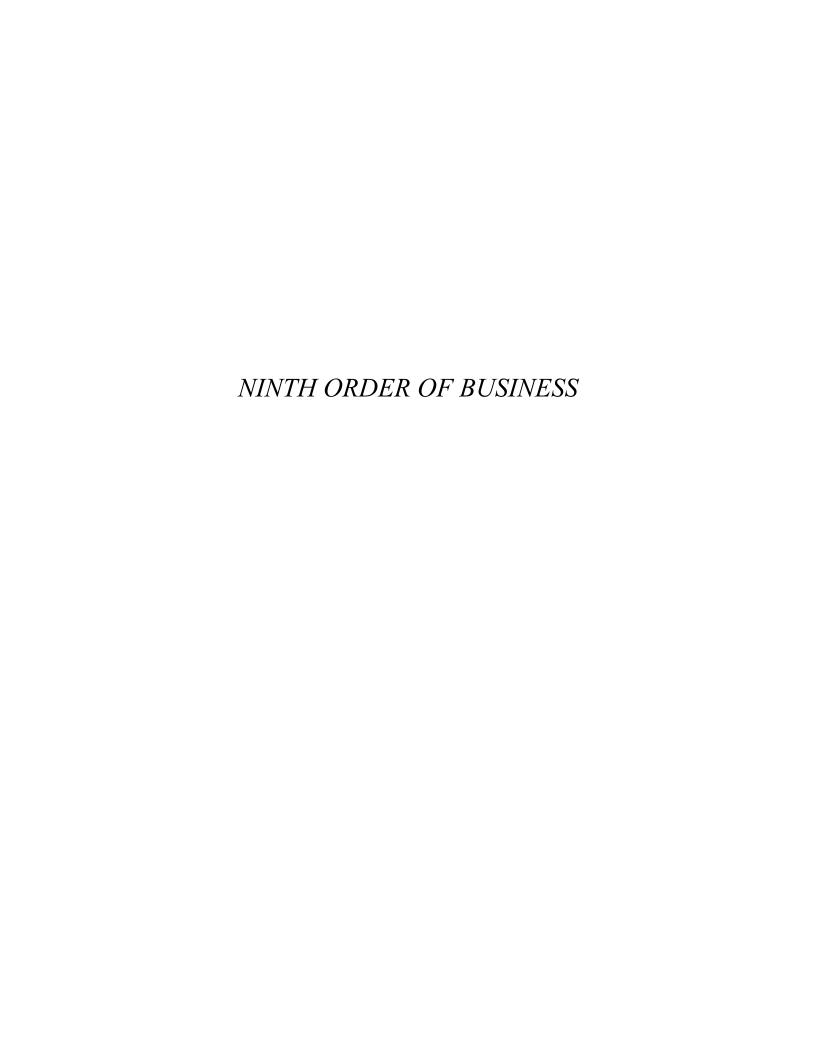
AMORTIZATION SCHEDULE
Debt Service Series 2022-2 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,895,000			\$ 188,115	\$ 188,115
05/01/26	6,895,000	4.500%	\$ 110,000	188,115	,
11/01/26	6,785,000		•	185,640	483,755
05/01/27	6,785,000	4.500%	115,000	185,640	
11/01/27	6,670,000			183,053	483,693
05/01/28	6,670,000	5.100%	120,000	183,053	
11/01/28	6,550,000			179,993	483,045
05/01/29	6,550,000	5.100%	130,000	179,993	
11/01/29	6,420,000			176,678	486,670
05/01/30	6,420,000	5.100%	135,000	176,678	
11/01/30	6,285,000			173,235	484,913
05/01/31	6,285,000	5.100%	140,000	173,235	,
11/01/31	6,145,000			169,665	482,900
05/01/32	6,145,000	5.100%	150,000	169,665	
11/01/32	5,995,000			165,840	485,505
05/01/33	5,995,000	5.400%	155,000	165,840	
11/01/33	5,840,000			161,655	482,495
05/01/34	5,840,000	5.400%	165,000	161,655	
11/01/34	5,675,000			157,200	483,855
05/01/35	5,675,000	5.400%	175,000	157,200	
11/01/35	5,500,000			152,475	484,675
05/01/36	5,500,000	5.400%	185,000	152,475	
11/01/36	5,315,000			147,480	484,955
05/01/37	5,315,000	5.400%	195,000	147,480	
11/01/37	5,120,000			142,215	484,695
05/01/38	5,120,000	5.400%	205,000	142,215	
11/01/38	4,915,000			136,680	483,895
05/01/39	4,915,000	5.400%	215,000	136,680	
11/01/39	4,700,000			130,875	482,555
05/01/40	4,700,000	5.400%	230,000	130,875	
11/01/40	4,470,000	F 4000/	240.000	124,665	485,540
05/01/41	4,470,000	5.400%	240,000	124,665	402.050
11/01/41	4,230,000	E 4000/	255,000	118,185	482,850
05/01/42 11/01/42	4,230,000 3,975,000	5.400%	255,000	118,185 111,300	404.405
05/01/43	3,975,000	5.600%	270,000	111,300	484,485
11/01/43	3,705,000	3.00070	270,000	103,740	485,040
05/01/44	3,705,000	5.600%	285,000	103,740	403,040
11/01/44	3,420,000	3.00070	203,000	95,760	484,500
05/01/45	3,420,000	5.600%	300,000	95,760	101,500
11/01/45	3,120,000	5,000,0	500,000	87,360	483,120
05/01/46	3,120,000	5.600%	320,000	87,360	100,120
11/01/46	2,800,000		,-50	78,400	485,760
05/01/47	2,800,000	5.600%	335,000	78,400	,.
11/01/47	2,465,000		••••	69,020	482,420
05/01/48	2,465,000	5.600%	355,000	69,020	
11/01/48	2,110,000			59,080	483,100
05/01/49	2,110,000	5.600%	375,000	59,080	
11/01/49	1,735,000			48,580	482,660
05/01/50	1,735,000	5.600%	400,000	48,580	
11/01/50	1,335,000			37,380	485,960
05/01/51	1,335,000	5.600%	420,000	37,380	
11/01/51	915,000			25,620	483,000
05/01/52	915,000	5.600%	445,000	25,620	
11/01/52	470,000			13,160	483,780
05/01/53	470,000	5.600%	470,000	13,160	483,160
Total			\$ 6,895,000	\$ 6,846,095	\$ 13,741,095

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

O&M Units	Annual Maintenance Assessments									
	FY 2026	FY 2025	Increase/ (decrease)							
205	£1 174 20	\$902.70	\$270.60	46%						
323	\$1,174.39	\$803.79	\$370.60	46%						
115	\$1,174.39	\$803.79	\$370.60	46%						
	295 323	FY 2026 295 \$1,174.39 323 \$1,174.39 115 \$1,174.39	FY 2026 FY 2025 295 \$1,174.39 \$803.79 323 \$1,174.39 \$803.79 115 \$1,174.39 \$803.79	FY 2026 FY 2025 Increase/						

Gross Assessments		\$ 860,826.61
Less: Discount	4.00%	(34,433.06)
Less: Commission fees	2.00%	(17,216.53)
Net Assessments		\$ 809.177.01



A.



Quality Site Assessment

Prepared for: Cordova Palms

General Information

DATE: Friday, May 30, 2025

NEXT QSA DATE: Thursday, May 21, 2026

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Brandon Leonard

Customer Focus Areas

Pool and Amenities



Cordova Palms



Carryover Items



- All palms, including the queens and Sylvester's at the pool have been fertilized.
- The fence line here needs to be sprayed out to ensure there is no damage in the future.

Cordova Palms



Maintenance Items









- 1 Entrance of berm along US-1 and 312 has heavy weed presence growing in the Juniper and thryalis. Crew needs to hand pull and apply herbicide.
- 2 Juniper at Monument entrance needs to be trimmed away, so it will not grow over the edge.
- Monument entrance need to be pruned now that blooms are spent.
- 4 Hand pulling is needed in the bed behind the fence at the front entrance containing the thryalis crew will address this during the next visit.

Cordova Palms



Maintenance Items









- Drift roses are blooming nicely, minor hand pulling is needed throughout this area.
- 6 Maintenance crew will ensure that the areas surrounding the pool is blown cleanly and mulch has put back into the beds.
- 7 Dog fennel spotted growing in the Walters viburnum crew will do a thorough hand pull To ensure weeds of this magnitude stay away from the amenities area.
- 8 Crew will continue to mow the Bermuda turf, very low and step it down over time to ensure a green appearance.





Maintenance Items



- 9 Ant mounds spotted on the outskirts of the dog park area. Crew will apply granular bait to combat these.
- No signs of extra fertilizer around palm trees at pool area. Brightview Will apply this as United has not.





Recommendations for Property Enhancements



- The area in which the Croton's were removed is prepped and ready for a new install if it places the community.
- 2 Crynum lilies at pool are in serious decline. I can provide the community of proposal to have these replaced.



Cordova Palms



Notes to Owner / Client







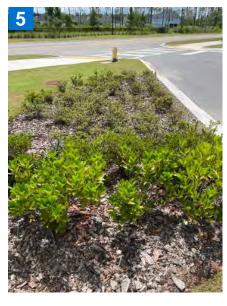


- 1 All lakes are being mowed on rotation and are being line trimmed.
- 2 Monument entrance sign, and annual flowers are still performing well.
- Walking path is being edged and the ant mounds that were there before have been taken care of.
- 4 Perennial peanut has mixed in with the Bahaia turf at the front entrance, giving it a splash of color.

Cordova Palms



Notes to Owner / Client









- 5 Plant beds surrounding the Amenity center have minor weed pressure in them. Crew will Hand pull and apply herbicide.
- Spring annuals are still performing very well at the amenity center, summer annuals will be installed in the middle of next month.
- 7 Dog park areas are very well maintained, and the turf is performing nicely.
- 8 Community mailbox area it's free of any trash or debris. The missing anise still needs to be replaced.





Notes to Owner / Client



- 9 The discoloration of the Liriope will soon be rectified as the green plant material starts to grow over the yellowing plant matter.
- Birds of paradise in pool have had all dead fronds pruned away And are performing well.

Cordova Palms



Completed Items









- 1 All birds of paradise need to be hand pruned. To remove dead bird heads and fronds.
- 2 Crew will continue to step down the Bermuda and cut it shorter
- 3 Some minor trash is present crew will remove this during the next visit.
- 4 Crack weeds present at the end of Carlotta Way. This will be treated with herbicide.

Cordova Palms



Completed Items









- 5 All dead plant material at the amenity center will be removed.
- The annual flowers at the main sign are colorful and bright slight weed pressure was present during time of inspection.
- 7 Hard and soft edging is being performed, including the cart paths.
- 8 There was some missed line trimming at the bottom of the lake at the main entrance. The operations manager will ensure the crew takes care of this during the next visit.





Completed Items







- 9 The juniper trees behind the mailbox area have tall weeds growing through them. They will be removed by the crew during the next visit.
- The Bermuda turf will continue to be cut shorter in order for it to be as green and healthy as possible.
- 11 There is an irrigation issue with one of the bubblers on the palm tree. This will be repaired by our irrigation team.

C.



April 16, 2025

Cordova Palms CDD Attn: Courtney Hogge, Recording Secretary 475 West Town Place, Suite 114 St. Augustine, FL 32092

Dear Courtney Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Cordova Palms CDD

590 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

Vicky C. Oakes

Supervisor of Elections



Community Development District

Field Operations & Amenity Management Report

06/11/2025



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Elena Barron

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Cordova Palms Community Development District

Field Operations & Amenity Management Report June 11th, 2025

To: Board of Supervisors

From: Rich Gray

Field Operations Manager

Elena Barron

Amenity Manager

RE: Cordova Palms Field Operations & Amenity Management Report – June 11th, 2025

The following reviews items related to Field Operations, Maintenance, and Amenity Management.



Events/Amenity Updates

- ➤ Hosting a bi-weekly Food Truck Thursday event.
- > Set up a signage board outside the office to advertise hours, event flyers, HOA information, etc.
- > Summer rentals are picking up for the Veranda.
- ➤ Coffee on the Veranda, the 2nd Saturday of each month.
- > We had a total of (5) rentals for the month of May



Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- ➤ Roadways, pickleball courts, playground, pool area, and parking lots are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- ➤ At the start of each day, all pool furniture is straightened and organized, and each chair is inspected for proper working order.
- ➤ Lighting inspections are conducted every month, and bulbs are replaced as needed.
- > The entryway, back patio, front sidewalk and Pool Deck are blown off at the start of each day.
- ➤ Further maintenance tasks and developments are conducted on an asneeded basis. Examples of these developments are listed in the following pages.



Completed Projects

- Brightview completed the mainline repair off Barbosa and the additional needed repairs to the irrigation around the Dog Park area.
- ➤ The playground camera and back entry gate reader were fixed by the installing Vendor at no cost to the district.
- ➤ GMS pressure-washed the remaining chairs and tables located under the breezeway.
- GMS installed a vendor lockbox is located on the outside of the building.
- ➤ GMS repaired the broken tile at the Zero entry on the Pool Deck. This is the second tile that has been replaced in (2) months.
- ➤ GMS repaired the triceps pull-down cable and is currently in the process of getting a replacement cable for the Leg extension machine.
- GMS completed a playground inspection; at this time, no recommended repairs are needed.
- ➤ GMS completed lake inspections and removed any debris reachable from the embankment.
- ➤ United is working on the (3) replacement ribbon Palms that are located around the Amenity Pool Deck. I will follow up with more details as they become available.
 - ✓ Photos of completed projects are displayed below. Please follow up with management for any questions.

Completed Projects





Broken Tile Repair

Conclusion

For any questions or comments regarding the above Information, contact Rich Gray, Manager of Operations, at Rgray@rmsnf.com or Elena Barron, Amenity Manager, at Cordovapalmsmanager@gmsnf.com





A.

Community Development District

Unaudited Financial Reporting April 30, 2025



Community Development District Combined Balance Sheet

April 30, 2025

	General Fund	1	Debt Service Fund	Сар	ital Project Fund	Gove	Totals nmental Funds
	runu		runu		runu	dove	nmentui runus
Assets:							
Cash:							
Operating Account	\$ 488,272	\$	-	\$	-	\$	488,27
Due from DS SE 2022-1	-		427		-		427
Due from General Fund	-		95,401		-		95,401
Investments:							
State Board of Administration (SBA)	4,316		-		-		4,316
<u>Series 2021</u>							
Reserve	-		158,250		-		158,250
Interest	-		94,860		-		94,860
Prepayment	-		105,216		-		105,216
Revenue	_		117,528		_		117,528
Sinking	_		125,002		_		125,002
Construction	-		-		2,621		2,62
Series 2022-1							
Reserve	-		59,798		-		59,798
Interest	_		46,995		_		46,995
Prepayment			35,000				35,000
Revenue	•		88,746		•		88,746
	-				-		
Sinking	-		25,000		-		25,000
Construction	-		-		9,501		9,50
<u>Series 2022-2</u>			0.45.000				0.45.00
Reserve	-		245,399		-		245,399
Interest	-		191,990		-		191,990
Prepayment	-		55,000		-		55,000
Revenue	-		175,661		-		175,661
Sinking	-		105,000		-		105,000
Construction	-		-		27,923		27,923
Prepaid Expenses	1,067		-		-		1,067
Deposits	3,837		-		-		3,837
Total Assets	\$ 497,491	\$	1,725,272	\$	40,045	\$	2,262,808
Liabilities:							
Accounts Payable	\$ 5,059	\$	-	\$	-	\$	5,059
Due to DS SE 2021	43,644		-		-		43,644
Due to DS SE 2022-1	16,378		-		-		16,378
Due to DS SE 2022-2	35,379		427		-		35,807
Due to Developer	11,610		-		-		11,610
Total Liabilites	\$ 112,070	\$	427	\$	-	\$	112,498
Fund Balance:							
Nonspendable:							
Prepaid Items	\$ 1,067	\$	-	\$	-	\$	1,067
Deposits	3,837		-		-		3,837
Restricted for:	-,						2,00
Debt Service - Series	-		1,724,844		-		1,724,844
Capital Project - Series	_		1,. 21,011		40,045		40,045
Unassigned	380,517		-		-		380,517
Total Fund Balances	\$ 385,421	\$	1,724,844	\$	40,045	\$	2,150,310
Total Liabilities & Fund Balance	\$ 497,491	\$	1,725,272	\$	40,045	\$	2,262,808

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Thr	u 04/30/25	1	ariance
Revenues:							
	 466.000	*	466.000	*	452 500	4	(12.4.40)
Special Assessments - Tax Roll	\$ 466,938	\$	466,938	\$	453,789	\$	(13,149)
Special Assessments - Direct Bill	86,889		86,889		86,889 590		590
Interest Income Other Income	-		-		100		100
Julei intonie					100		100
Total Revenues	\$ 553,827	\$	553,827	\$	541,368	\$	(12,459)
Expenditures:							
General & Administrative:							
upervisors Fees	\$ 6,000	\$	3,500	\$	-	\$	3,500
TCA Expense	459		268		-		268
Engineering	11,000		6,417		4,150		2,267
Arbitrage	1,800		1,050		-		1,050
Attorney	20,000		11,667		5,304		6,362
annual Audit	7,500		-		-		-
Assessment Administration	5,618		5,618		5,618		-
rustee Fees	12,500		10,900		10,900		-
issemination	8,427		7,666		7,666		-
fanagement Fees	53,090		30,969		30,969		0
Vebsite Maintenance	1,685		983		983		0
nformation Technology	2,528		1,475		1,475		0
elephone	500		292		105		186
ostage	1,500		875		480		395
nsurance	5,590		5,590		5,981		(391)
rinting & Binding	500		292		193		98
egal Advertising	2,000		1,167		1,177		(10)
ther Current Charges	300		175		29		146
Office Supplies	150		88		2		85
ues, Licenses & Subscriptions	175		175		175		-
otal General & Administrative	\$ 141,323	\$	89,164	\$	75,207	\$	13,958
<u> Operations & Maintenance</u>							
round Maintenance:		_	05.5.	_	05.5.	_	
andscape - Maintenance	\$ 145,978	\$	85,154	\$	85,154	\$	40.405
andscape - Contingency	27,700		16,158		4,022		12,137
Iulch	22,766		13,280		-		13,280
perations Management	25,000		14,583		6,250		8,333
ake Maintenance	10,000		5,833		4,515		1,318
lectric	50,000		29,167		39,863		(10,696)
Vater/Sewer/Irrigation	20,000		11,667		-		11,667
epairs & Maintenance	10,000		10,000		22,013		(12,013)
rrigation Repairs Pest Control	13,000 2,000		7,583 1,167		4,822 840		2,761 327
est Gond Of	2,000		1,10/		040		347
Total Ground Maintenance	\$ 326,444	\$	194,592	\$	167,478	\$	27,114

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted		Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	7	/ariance
Amenity Center:								
Amenity Manager	\$	20,000	\$	20,000	\$	25,353	\$	(5,353)
Facility Attendant		-		-		-		-
Insurance		13,300		13,300		35,926		(22,626)
Refuse		4,261		2,486		2,261		224
Gas		3,000		1,750		494		1,256
Janitorial Services		12,000		7,000		7,000		-
Access Cards		2,500		1,458		2,188		(729)
Pool Maintenance		18,000		10,500		10,668		(168)
Pool Chemicals		13,000		7,583		7,583		0
Special Events		-		-		-		-
Holiday Decoration		-		-		6,416		(6,416)
Water & Sewer		-		-		12,458		(12,458)
Licenses & Subscriptions		-		-		236		(236)
Fitness Equipment Leasing		-		-		11,568		(11,568)
Total Amenity Center	\$	86,061	\$	64,077	\$	122,151	\$	(58,074)
Total Operations & Maintenance	\$	412,505	\$	258,669	\$	289,629	\$	(30,960)
Total Expenditures	\$	553,827	\$	347,834	\$	364,836	\$	(17,002)
Excess (Deficiency) of Revenues over Expenditures	\$		\$	205,994	\$	176,532	\$	(29,461)
Net Change in Fund Balance	\$		\$	205,994	\$	176,532	\$	(29,461)
Fund Balance - Beginning	\$	-			\$	208,888		
Fund Balance - Ending	\$				\$	385,421		

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	2,315 \$	332,698 \$	56,851 \$	- \$	61,925 \$	- \$	- \$	- \$	- \$	- \$	- \$	453,789
Special Assessments - Direct Bill	-	-	-	-	-	86,889	-	-	-	-	-	-	86,889
Interest Income	333	176	17	16	15	16	16	-	-	-	-	-	590
Other Income	-	-	-	-	-	100	-	-	-	-	-	-	100
Total Revenues	\$ 333 \$	2,491 \$	332,715 \$	56,867 \$	15 \$	148,931 \$	16 \$	- \$	- \$	- \$	- \$	- \$	541,368
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	569	322	1,178	884	840	358	-	-	-	-	-	-	4,150
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,100	560	838	1,729	1,078	-	-	-	-	-	-	-	5,304
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Trustee Fees	5,567	-	-	5,333	-	-	-	-	-	-	-	-	10,900
Dissemination	1,452	702	702	1,702	702	702	1,702	-	-	-	-	-	7,666
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	30,969
Website Maintenance	140	140	140	140	140	140	140	-	-	-	-	-	983
Information Technology	211	211	211	211	211	211	211	-	-	-	-	-	1,475
Telephone	6	30	-	16	7	10	36	-	-	-	-	-	105
Postage	52	164	30	98	51	80	5	-	-	-	-	-	480
Insurance	5,981	-	-	-	-	-	-	-	-	-	-	-	5,981
Printing & Binding	54	29	59	4	12	29	7	-	-	-	-	-	193
Legal Advertising	-	645	271	-	88	173	-	-	-	-	-	-	1,177
Other Current Charges	-	-	29	-	-	-	-	-	-	-	-	-	29
Office Supplies	0	0	0	0	0	0	0	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 25,349 \$	7,228 \$	7,883 \$	14,542 \$	7,553 \$	6,127 \$	6,525 \$	- \$	- \$	- \$	- \$	- \$	75,207
Operations & Maintenance													
Ground Maintenance:													
Landscape - Maintenance	\$ 12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	- \$	- \$	- \$	- \$	- \$	85,154
Landscape - Contingency	2,689	-	336	997	-	-	-	-	-	-	-	-	4,022
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations Management	2,083	2,083	2,083	-	-	-	-	-	-	-	-	-	6,250
Lake Maintenance	615	615	615	615	685	685	685	-	-	-	-	-	4,515
Electric	4,592	5,499	5,497	5,801	7,848	5,264	5,362	-	-	-	-	-	39,863
Water/Sewer/Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	6,154	904	5,285	1,713	1,296	6,412	249	-	-	-	-	-	22,013
Irrigation Repairs		-		-	1,233	3,233	356	-	-	-	-	-	4,822
Pest Control	-	280	140	-	140	140	140	-	-	-	-	-	840
Total Ground Maintenance	\$ 28,297 \$	21,546 \$	26,121 \$	21,291 \$	23,367 \$	27,899 \$	18,957 \$	- \$	- \$	- \$	- \$	- \$	167,478

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:	•	•		•		•	•	•					
Amenity Manager	\$ 1,821 \$	2,020 \$	1,974 \$	2,083 \$	5,595 \$	6,156 \$	5,704 \$	- \$	- \$	- \$	- \$	- \$	25,353
Insurance	35,926	-	-	-	-	-	-	-	-	-	-	-	35,926
Refuse	317	317	317	323	330	329	327	-	-	-	-	-	2,261
Gas	71	-	137	71	71	71	71	-	-	-	-	-	494
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	7,000
Access Cards	-	-	-	1,563	625	-	-	-	-	-	-	-	2,188
Pool Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,668	-	-	-	-	-	10,668
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	-	-	-	-	7,583
Holiday Decoration	-	3,208	3,208	-	-	-	-	-	-	-	-	-	6,416
Water & Sewer	457	803	3,938	1,217	1,069	3,465	1,509	-	-	-	-	-	12,458
Licenses & Subscriptions	-	-	-	60	82	-	94	-	-	-	-	-	236
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	-	-	-	-	11,568
Total Amenity Center	\$ 43,828 \$	11,584 \$	14,810 \$	10,552 \$	13,010 \$	15,258 \$	13,108 \$	- \$	- \$	- \$	- \$	- \$	122,151
Total Operations & Maintenance	\$ 72,126 \$	33,130 \$	40,931 \$	31,844 \$	36,377 \$	43,157 \$	32,065 \$	- \$	- \$	- \$	- \$	- \$	289,629
Total Expenditures	\$ 97,475 \$	40,358 \$	48,814 \$	46,385 \$	43,930 \$	49,284 \$	38,590 \$	- \$	- \$	- \$	- \$	- \$	364,836
Excess (Deficiency) of Revenues over Expenditures	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	- \$	- \$	- \$	- \$	- \$	176,532
Net Change in Fund Balance	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	- \$	- \$	- \$	- \$	- \$	176,532

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25		Variance
Revenues:								
Special Assessments - Tax Roll	\$	408,828	\$	408,828	\$	319,820	\$	(89,008)
Prepayments		-		-		329,356		329,356
Interest Income		5,000		5,000		13,072		8,072
Total Revenues	\$	413,828	\$	413,828	\$	662,249	\$	248,421
Expenditures:								
Interest - 11/1	\$	104,835	\$	104,835	\$	104,835	\$	-
Principal Prepayment - 11/1		-		-		190,000		(190,000)
Interest - 2/1		-		-		3,365		(3,365)
Principal Prepayment - 2/1		-		-		390,000		(390,000)
Interest - 5/1		104,835		-		-		-
Principal - 5/1		140,000		-		-		-
Total Expenditures	\$	349,670	\$	104,835	\$	688,200	\$	(583,365)
Excess (Deficiency) of Revenues over Expenditures	\$	64,158	\$	308,993	\$	(25,951)	\$	(334,944)
Net Change in Fund Balance	\$	64,158	\$	308,993	\$	(25,951)	\$	(334,944)
Fund Balance - Beginning	\$	278,228			\$	670,450		
Fund Balance - Ending	\$	342,386			\$	644,499		

Community Development District

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	Variance	
Revenues:								
Special Assessments - Tax Roll	\$	123,497	\$	123,497	\$	120,019	\$	(3,478)
Prepayments		-		-		102,424		102,424
Interest Income		5,000		5,000		5,334		334
Total Revenues	\$	128,497	\$	128,497	\$	227,777	\$	99,280
Expenditures:								
Interest - 11/1	\$	52,105	\$	52,105	\$	52,105	\$	-
Principal Prepayment - 11/1		-		-		60,000		(60,000)
Interest - 2/1		-		-		1,706		(1,706)
Principal Prepayment - 2/1		-		-		120,000		(120,000)
Interest - 5/1		52,105		-		-		-
Principal - 5/1		25,000		-		-		-
Total Expenditures	\$	129,210	\$	52,105	\$	233,811	\$	(181,706)
Excess (Deficiency) of Revenues over Expenditures	\$	(713)	\$	76,392	\$	(6,035)	\$	(82,426)
Net Change in Fund Balance	\$	(713)	\$	76,392	\$	(6,035)	\$	(82,426)
Fund Balance - Beginning	\$	168,660			\$	277,524		
Fund Balance - Ending	\$	167,946			\$	271,489		

Community Development District

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	/ariance
Revenues:								
Special Assessments - Tax Roll	\$	266,773	\$	266,773	\$	259,260	\$	(7,512)
Special Assessments - Direct Bill		224,250		224,250		224,250		-
Prepayments		-		-		51,717		51,717
Interest Income		5,000		5,000		8,235		3,235
Total Revenues	\$	496,023	\$	496,023	\$	543,463	\$	47,440
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	\$	304,033	\$	351,473	\$	47,440
Net Change in Fund Balance	\$	7,043	\$	304,033	\$	351,473	\$	47,440
Fund Balance - Beginning	\$	209,238			\$	457,384		
Fund Balance - Ending	\$	216,281			\$	808,856		

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

Description	SI	E 2021	SF	E 2022-1	S	SE 2022-2
Revenues						
Interest Income Cost of Issuance	\$	63	\$	230	\$	677
Developer Contributions Unavailable Revenue		-		-		-
Transfer In		-		-		-
Total Revenues	\$	63	\$	230	\$	677
<u>Expenses</u>						
Capital Outlay	\$	-	\$	-	\$	-
Cost of Issuance Transfer Out		-		-		-
Total Expenses	\$	-	\$	-	\$	-
Excess Revenues (Expenses)	\$	63	\$	230	\$	677
Beginning Fund Balance	\$	2,557	\$	9,271	\$	27,246
Ending Fund Balance	\$	2,621	\$	9,501	\$	27,923

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	\$ 158,250		
Reserve Fund Balance	158,250		
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)
Less: February 1, 2025 (Prepayment)			(390,000)
		Φ.	F 400 000
Current Bonds Outstanding		\$	5,490,000

Series 2022-1, Special Assessmen	t Bonds		
Interest Rate:		4.8% - 5.8%	
Maturity Date:		5/1/2053	
Reserve Fund Definition		50% MADS	
Reserve Fund Requirement	\$	59,798	
Reserve Fund Balance		59,798	
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
Less: February 1, 2025 (Prepayment)			(120,000)
Current Bonds Outstanding			\$ 1.655.000

Series 2022-2, Spec	ial Assessment Bonds		
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement	\$	4.5% - 5.6% 5/1/2053 50% MADS 245,399	
Reserve Fund Balance Bonds outstanding - 7/15/2022 Less: May 1, 2024 (Mandatory)		245,399	\$ 7,155,000 (100,000)
Current Bonds Outstanding			\$ 7,055,000

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2025 Assessments Receipts Summary

	# O&M UNITS	SERIES 2021	SERIES 2022-1	SERIES 2022-2	FY25 O&M	
ASSESSED	ASSESSED	DEBT ASSESSED	DEBT ASSESSED	DEBT ASSESSED	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

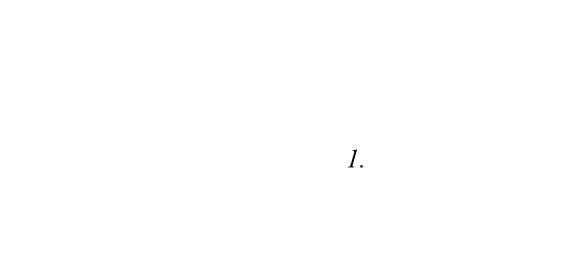
		SERIES 2021	SERIES 2022-1	SERIES 2022-2		
DUE / RECEIVED	BALANCE DUE	DEBT RECEIVED	DEBT RECEIVED	DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
DREAM FINDERS		-	-	224,250.00	86,889.48	311,139.48
TOTAL DIRECT RECEIVED	-	-	-	224,250.00	86,889.48	311,139.48
TAX ROLL DUE / RECEIVED	-	319,820.41	120,018.84	259,260.14	453,788.56	1,152,887.94
TOTAL DUE / RECEIVED	-	319,820.41	120,018.84	483,510.14	540,678.04	1,464,027.42

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

		SUMMARY OF T	AX ROLL RECEIPTS			
ST JOHNS COUNTY		SERIES 2021	SERIES 2022-1	SERIES 2022-2		
DISTRIBUTION	DATE RECEIVED	DEBT RECEIVED	DEBT RECEIVED	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
INTEREST	1/13/2025	709.82	266.38	575.41	1,007.16	2,558.77
7	2/20/2025	40,067.04	15,035.94	32,480.06	56,850.54	144,433.57
8	4/8/2025	43,293.00	16,246.54	35,095.16	61,427.81	156,062.52
INTEREST	4/14/2025	350.66	131.59	284.26	497.55	1,264.06
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	_	-	_	
		_	_	_	_	
TOTAL RECEIVED TAX ROLL		319,820.41	120,018.84	259,260.14	453,788.56	1,152,887.94

PERCENT COLLECTED	2021	2022-1	2022-2	O&M	TOTAL
% COLLECTED DIRECT BILL	0.00%	0.00%	100.00%	100.00%	100.00%
% COLLECTED TAX ROLL	97.18%	97.18%	97.18%	97.18%	97.18%
TOTAL PERCENT COLLECTED	97.18%	97.18%	98.47%	97.63%	97.77%





Community Development District

Check Run Summary March 31, 2025

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	3/4/25	390-394	\$ 105,344.67
	3/11/25	395-398	10,258.50
	3/19/25	399-403	2,575.68
Total			\$ 118,178.85

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/01/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** CORDOVA PALMS - GENERAL

	E	BANK A CORDOVA - GENER	RAL		
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR	NAME STATUS	AMOUNT	CHECK AMOUNT #
3/04/25 00016	3/01/25 9268888 202503 320-57200- MAR LANDSCAPE MAINTENANCE			12,164.80	
	MAR LANDSCAPE MAINTENANCE	BRIGHTVIEW LANDSCAF	PE SERVICES INC		12,164.80 000390
	3/01/25 84 202503 310-51300-	34000	*	4,424.17	
	MAR MANAGEMENT FEES 3/01/25 84 202503 310-51300-	35200	*	140.42	
	MAR WEBSITE ADMIN 3/01/25 84 202503 310-51300-	-35100	*	210.67	
	MAR INFORMATION TECH. 3/01/25 84 202503 310-51300-		*	702.25	
	MAR DISSEMINATION SVCS 3/01/25 84 202503 310-51300-		*	.33	
	OFFICE SUPPLIES 3/01/25 84 202503 310-51300-	42000	*	79.80	
	POSTAGE 3/01/25 84 202503 310-51300-	42500	*	28.95	
	COPIES 3/01/25 84 202503 310-51300-		*	10.25	
	TELEPHONE	GOVERNMENTAL MANAGE	EMENT SERVICES		5,596.84 000391
3/04/25 00014	3/04/25 03042025 202503 300-20700-	-10500	*	32,480.06	
	FY25 DEB SRV ASSMT SE22-2	THE BANK OF NEW YOR	RK MELLON		32,480.06 000392
3/04/25 00014	3/04/25 03042025 202503 300-20700-	-10100	*	40,067.04	
	FY25 DEBT SRV ASSMT SE21	THE BANK OF NEW YOR	RK MELLON		40,067.04 000393
3/04/25 00014	3/04/25 03042025 202503 300-20700-	-10400	*	15,035.93	
	FY25 DEB SRV ASSMT SE22-1	THE BANK OF NEW YOR	RK MELLON		15,035.93 000394
3/11/25 00024	3/01/25 2503-CP 202503 320-57200-	44000	*	129.00	
	MAR TRASH SERVICES 3/01/25 2503-CP 202503 320-57200-	44000	*	120.00	
	MAR PET WASTE SERVICES	DOODY DADDY LLC			249.00 000395
3/11/25 00001	2/28/25 85 202502 320-57200-	-45100	*	1,776.03	
	FEB FACILITY ATTENDANT	GOVERNMENTAL MANAGE	EMENT SERVICES		1,776.03 000396
3/11/25 00001	3/01/25 83 202503 320-57200- MAR CONTRACT ADMIN	45100	*	2,083.33	

AP300R YEAR-TO-DATE *** CHECK DATES 03/01/2025 - 03/31/2025 ***	: ACCOUNTS PAYABLE PREPAID/COMPUTER CH CORDOVA PALMS - GENERAL BANK A CORDOVA - GENERAL	HECK REGISTER	RUN 4/01/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
3/01/25 83 202503 320-57200	-44700	*	1,083.33	
MAR POOL CHEMICALS 3/01/25 83 202503 320-57200	-44600	*	1,500.00	
MAR POOL MAINTENANCE 3/01/25 83 202503 320-57200 MAR JANITORIAL SERVICES	-43400	*	1,000.00	
	GOVERNMENTAL MANAGEMENT SERVICES			5,666.66 000397
3/11/25 00009 3/06/25 3535992. 202412 310-51300 DEC GENERAL COUNSEL	-31500	*	838.00	
3/06/25 3535992. 202501 310-51300 JAN GENERAL COUNSEL	-31500	*	1,728.81	
	KUTAK ROCK LLP			2,566.81 000398
3/19/25 00007 2/26/25 218448 202502 310-51300	-31100		840.00	
FEB ENGINEERING SERVICES	ENGLAND THIMS & MILLER INC			840.00 000399
3/19/25 00022 3/04/25 23668 202503 320-57200		*	685.00	
MAR LAKE MAINTENANCE	FLORIDA WATERWAYS INC			685.00 000400
3/19/25 00011 2/28/25 00069854 202502 310-51300		*	87.68	
NOTICE OF MEETING-2/12	GANNETT MEDIA CORP DBA GANNETT FL			87.68 000401
3/19/25 00001 3/06/25 86 202503 320-57200	-44000	*	823.00	
PRESSURE WASHING SERVICE	GOVERNMENTAL MANAGEMENT SERVICES			823.00 000402
3/19/25 00027 3/06/25 62040438 202503 320-57200		*	140.00	
MAR PEST CONTROL	TURNER PEST CONTROL, LLC			140.00 000403
	TOTAL FOR BANK	А	118,178.85	

CORD CORDOVA PALMS OKUZMUK

TOTAL FOR REGISTER

118,178.85



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

Customer #: 25348126

Invoice #:

9268888 Invoice Date: 3/1/2025

Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms	12,164.80
	Exterior Maintenance	
	For March	
	RECEIVED By Tara Lee at 9:27 am, Feb 26, 2025	
•		
	Total invoice amount	12,164.8
	Tax amount Balance due	12,164.8

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 #: 9268888 Invoice Date: 3/1/2025 Amount Due:

\$12,164.80

Thank you for allowing us to serve you

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

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

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 84 Invoice Date: 3/1/25

Due Date: 3/1/25

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 - March 2025 Website Administration -March 2025 Information Technology - March 2025 Dissemination Agent Services -March 2025 Office Supplies Postage Copies Telephone		4,424.17 140.42 210.67 702.25 0.33 79.80 28.95 10.25	4,424.17 140.42 210.67 702.25 0.33 79.80 28.95 10.25	
		A A A A A A A A A A A A A A A A A A A		

Total	\$5,596.84
Payments/Credits	\$0.00
Balance Due	\$5,596.84

Cordova Palms COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount Authorized By			
March 4, 2025	\$32,480.06	Oksana Kuzmuk		
	Payable to:			
	The Bank of New York Melon #14	description description of the second of		
Date Check Needed:	Budget Category:			
ASAP	001.300.20700.10500			
	Intended Use of Funds Requested:			
]	FY25 Debt Service Assessment SE 2022-2			
- Mana				
(Attach suppor	ting documentation for request.)			
1, titue, rouppor	and accompliance to todacon			

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

Cordova Palms COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By		
March 4, 2025	\$40,067.04	Oksana Kuzmuk		
	Payable to:			
	The Bank of New York Melon #14			
Date Check Needed:	Budget Category:			
ASAP	001.300.20700.1010	0		
	Intended Use of Funds Requested:			
	FY25 Debt Service Assessment SE 2021			
10 10 10 10 10 10 10 10 10 10 10 10 10 1		Para		
(Attach suppo	orting documentation for request.)			

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

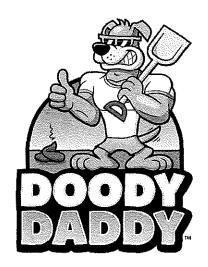
Cordova Palms COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By			
March 4, 2025	\$15,035.93	Oksana Kuzmuk			
	Payable to:				
	The Bank of New York Melon #14				
Date Check Needed:	Budget Category:				
ASAP	001.300.20700.10400				
	Intended Use of Funds Requested:				
	FY25 Debt Service Assessment SE 2022-				
	Addition to the state of the st	······································			
	And the second s				
(Attach sup	(Attach supporting documentation for request.)				

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



March 01, 2025

Invoice No. 2503-CP

Preparadator Condeva Palana 101 Bermudoz Way 31 Augustine, Et. 32095

Designation of work
STATIONS
VISITS
TOTAL

Servicing for - March

● Trash Can Maintenance
3 trash cans
1 x week
\$129

● Pet Waste Stations
2 Stations
1 x week
\$120

RECEIVED

By Tara Lee at 12:00 pm, Mar 06, 2025

MYTAL

\$249

PARE

Governmental Management Services, LLC

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

Invoice

Invoice#: 85

Invoice Date: 2/28/25

Due Date: 2/28/25

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 Attendant through February 2025	67.02	26.50	1,776.03
		reserve un experience de la companya	
		ognilisiasilisi valen parakeenseenseenseenseenseenseenseenseenseen	
		and the second s	
alison Morsing 3-5-25		THE STATE OF THE PARTY OF THE P	

RECEIVED

By Tara Lee at 2:25 pm, Mar 05, 2025

Total	\$1,776.03		
Payments/Credits	\$0.00		
Balance Due	\$1,776.03		

CORDOVA PALMS CDD

POOL MONITOR

Oty./Hours	<u>Description</u>	I	Rate	<u>Amount</u>
67.02	Facility Attendant	\$	26.50	\$ 1,776.03
	Covers February 2025			
	TOTAL DUE:		,	\$ 1,776.03

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT FACILITY ATTENDANT BILLABLE HOURS FOR FEBRUARY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
2/1/25 2/2/25 2/6/25 2/8/25 2/9/25 2/15/25 2/16/25 2/22/25 2/23/25	8.12 8.13 2.13 8.1 8.07 8.13 8.1 8.12 8.12	C.T. C.T. C.T. C.T. C.T. C.T. C.T. C.T.	Completed daily checklist, returned calls and emails
GRAND TOTAL	67.02	-	

Governmental Management Services, LLC

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

Invoice

Invoice #: 83

Invoice Date: 3/1/25 Due Date: 3/1/25

Case:

P.O. Number:

Bill To:

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

Hours/Qty	Rate	Amount	
	2,083.33 1,083.33 1,500.00 1,000.00	2,083.33 1,083.33 1,500.00 1,000.00	
	an especial construction and algorithms of the special plants and an especial plants and an especial plants and		
	TOURS/GRY	2,083.33 1,083.33 1,500.00	

RECEIVED

By Tara Lee at 2:30 pm, Mar 05, 2025

Total	\$5,666.66
Payments/Credits	\$0.00
Balance Due	\$5,666.66

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 6, 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

Invoice No. 3535992

4823-1

Re: General Counsel									
For Professional Legal Services Rendered									
12/02/24	W. Haber	0.40	140.00	Confer with Laughlin regarding selling goods at clubhouse; begin preparation of license agreement for swim lessons					
12/04/24	A. Warner	0.60	87.00	Research and draft agreement for swim lessons with Garofalo and confer with Haber regarding same					
12/05/24	W. Haber	0.20	70.00	Review agenda package for December meeting					
12/06/24	W. Haber	0.60	210.00	Review and revise agreements for swim lessons and sale of baked goods					
12/06/24	A. Warner	0.60	87.00	Research and draft license agreement for Lucy's Pastry Shop					
12/09/24	A. Warner	0.70	101.50	Review and update license agreements for swim instruction and food vendor; confer with Laughlin regarding same					
12/11/24	W. Haber	1.80	630.00	Prepare for and participate in Board meeting; prepare amendment to landscape maintenance agreement					

Cordova Page 2	alms CDD 025 ter No. 4823-1			
12/16/24	W. Haber	0.20	70.00	Review and revise amendment to landscape maintenance agreement
12/16/24	K. Jusevitch	0.50	72.50	Prepare landscaping agreement amendment; confer with Haber regarding same
01/04/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
01/08/25	W. Haber	1.40	490.00	Prepare for and participate in Board meeting
01/22/25	W. Haber	0.30	105.00	Prepare amendment to pond maintenance agreement
01/24/25	W. Haber	0.40	140.00	Prepare agreement for yoga instruction; confer with Laughlin regarding same
TOTAL HO	OURS	8.20		
TOTAL FO	R SERVICES REI	NDERED		\$2,395.50
DISBURSE	EMENTS			

Meals 19.10 Travel Expenses 152.21

TOTAL DISBURSEMENTS <u>171.31</u>

TOTAL CURRENT AMOUNT DUE \$2,566.81

RECEIVED

By Tara Lee at 1:44 pm, Mar 06, 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 February 26, 2025

Invoice No:

218448

Total This Invoice

\$840.00

Project

22395.02000

Cordova Palms CDD - 2024/2025 General Consulting Engineering Services

(WA#15)

Professional Services rendered through February 22, 2025

La	bor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott 2	2/8/2025	1.00	255.00	255.00	
research coordination on tree c	utting down issu	2			
Wild, Scott 2/	15/2025	1.00	255.00	255.00	
req coordination, tree cutting re	esearch				
Adminstrative Support					
Blair, Shelley 2	2/1/2025	.25	110.00	27.50	
Email Correspondence					
Blair, Shelley 2	2/1/2025	.50	110.00	55.00	
Create and distribute requisition	า				
Blair, Shelley 2	/8/2025	.25	110.00	27.50	
Email Correspondence					
•	/8/2025	.50	110.00	55,00	
Create and distribute ETM Janua	ary invoices/requ	isitions			
Blair, Shelley 2/	15/2025	,25	110.00	27.50	
Email Correspondence				-	
Blair, Shelley 2/	15/2025	.50	110,00	55,00	
Create and distribute requisition	ns				
Blair, Shelley 2/	22/2025	.25	110.00	27.50	
Email Correspondence					
Blair, Shelley 2/	22/2025	.50	110.00	55,00	
Create and distribute requisition	1				
Totals		5.00		840,00	
Total Labor					840.0
ng Limits	Curr	ent	Prior	To-Date	
Labor	840	0.00	2,952.50	3,792.50	
Limit				11,000.00	
Remaining				7,207.50	
			Total This	Invoice	\$840.00

FLORIDA WATERWAYS INC.

Invoice

3832-010 Baymeadows Road

PMB 379

Jacksonville, FL 32217

Phone: 904.801.LAKE (5253) Website: www.FloridaLake.com

DATE **INVOICE** # CUSTOMER ID DUE DATE

3/4/2025 23668 J19309 4/13/2025

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 Cordova Palms CDD Monthly Service Visit 5/12 Weed and Algae Control (Mar)	Amount Due \$685.00

OTHER COMMENTS

RECEIVED By Tara Lee at 4:13 pm, Mar 04, 2025 Subtotal 685.00 Other TOTAL 685.00

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

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

Thank You For Your Business!



MULUU	THE INVINE	MCCCONI #	HAA NWIE
 Cordova	762049	02/28/25	
INVOICE#	INVOICE PERIOD	CURRENT INVOICE	CE TOTAL
0006985433	Feb 1- Feb 28, 2025	\$87.68	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
\$0.00	\$0,00	\$87.68	

BILLING ACCOUNT NAME AND ADDRESS

PAYMENT DUE DATE: MARCH 31, 2025

Cordova Palms Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or pald 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.

<u>դիդիորիմիդիհորմուհիդերինիդրդիլՈիկիիրիզոդեն</u>

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

\$87,68

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description				Amount
2/1/25	Balance Forward				\$0.00
Package	Advertising:				
Start-E	nd Date Order Number	Product	Description	PO Number	Package Cost

Notice of Meeting

2/3/25 10975714

RECEIVED

SAG St Augustine Record

DEGEIVED MAR 14 2025

abgspecial@gannett.com

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!

Cincinnati, OH 45263-1244

By Tara Lee at 9:26 am, Mar 17, 2025

Total Cash Amount Due \$87.68
Service Fee 3.99% \$3.50
*Cash/Check/ACH Discount -\$3.50
*Payment Amount by Cash/Check/ACH \$87.68
Payment Amount by Credit Card \$91.18

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

AMOUNT PAID	INVOICE NUMBER		NUMBER	ACCOUNT NAME ACCOUNT			
	0006985433		762049		alms Cdd	Cordova Pa	
TOTAL CASH AMT DUE*	UNAPPLIED PAYMENTS	120+ DAYS PAST DUE	90 DAYS PAST DUE	60 DAYS PAST DUE	30 DAYS PAST DUE	CURRENT DUE	
\$87.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87.68	
TOTAL CREDIT CARD AMT DUE	TO PAY BY PHONE PLEASE CALL:			REMITTANCE ADDRESS (Include Account# & Involce# on check)			
\$91.18		1-877-736-7612					
ents please contact	and online payme	r E-malled invoices	To sign up fo	Gannett Florida LocaliQ PO Box 631244			

LOCALIO

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:

02/03/2025

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 02/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$87.68

Tax Amount:

\$0.00

Payment Cost:

\$87.68

Order No:

10975714

of Copies:

Customer No:

PO#:

762049

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, February 12, 2025 at 11:00 a.m. at the offices of Governmental offices of Governmental Services, LLC, 475 Place, Suite 114 St. Florida 32092. The Management West Town Place, Suite 114 St. Augustine, Florida 32092. The purpose of the meeting is to review financial widtnom. reports, reports, and to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental obtained from Government.
Management Services, LLC, 475
West Town Place, Suite 114, St.
Augustine, Florida 32092, Ph. (904)
940-5850, and email dlaughlin@gmsnf.com ("District 940-5850, ond email diaugh-lin@gmsnf.com ("District Manager's Office"), and is also available on the District's website,

www.CordovaPalmsCDD.com.
The meeting is open to the public and will be conducted in accordance with the provisions of Florida taw.
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 farty-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 verbalim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Daniel Laughlin District Manager

Pub: Feb 3, 2025; #10975714

Governmental Management Services, LLC

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

Invoice

Invoice #: 86

Invoice Date: 3/6/25 Due Date: 3/6/25

Case:

P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$823.00

BIII To:

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

	Description	Hours/Qty	Rate	Amount
Pressure Washing Services	- March 2025		823.00	823.00
	Approved General Facility Maintenance 001.320. 53800 .44000 Rich Gray 57200 TRL			
RECEIV By Tara L	ED ee at 8:35 am, Mar 13, 2025			
	ison Morsing 3-12-25			
			n ya madii fili hii iliin, hii hii ili ya yayaya yayaya ahiin ilia ahayaya dii iliida fi garayaa maasa waxaa a	\$823.00

Governmental Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, FL 32092

Service Detail

Bill To:	Cordova Palms CDD		Invoice Date:	3/1/25	
			Due Date:	Upon Receipt	
Amount Du	e: \$ 823.00				
Date	Description		Amount	·	
	Pressure washed sidewalk, pool are pavers under overhan and staining at kitchen	9	\$464.00		
	Pressure washed roadside sidewalk, building and kitchen area pavers		\$359.00		
Hot Water and	Chemical Trestment to remove dirt, mildew	, and algae.			
	T	OTAL AMOUNT DUE:	\$823.00		
				-	

Should you have any questions, please contact Rich Gray @ (904) 759-8890 or rgray@msnf.com

Remit Payment

Standing Allohleworters

INVOICE:

620404383

DATE:

03/06/2025

ORDER:

620404383



Bill for

[935218]

Cordova Palms CDD Rich Gray 475 W Town PI Suite 114 St Augustine, FL 32092-3648

Approved Pest Control 001.320.57200.45300 Rich Gray

Work Locations

[935218]

904-759-8890

Cordova Palms CDD

Rich Gray

320 Cordova Palms Pkwy St Augustine, FL 32095-0059

103(42)3(5) 1316(5) 03/06/2025 01:16 PM	i Raggidžesi Radhinofen		์ (รไก(ะ) 01:16 PM
हिंगाळीहाहाहां को व्यक्त			03:01 PM
Single:	Panipile		Striner:
PCM	Commercial Pest Control - Monthly Service		\$140,00
		SUBTOTAL	\$140.00
		TAX	\$0.00
		TAX AMT, PAID	\$0.00 \$0.00
		TAX	\$0.00

RECEIVED By Tara Lee at 1:41 pm, Mar 18, 2025

TECHNICIAN SIGNATURE

Ellena **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 mouth (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection,

Thereby acknowledge the antistactory completion of all service establishand agree to pay the cost of services as specified above

.

Community Development District

Check Run Summary April 30, 2025

Fund	Date	Check No.	Amount	
General Fund				
Accounts Payable	4/1/25	404-410	\$ 18,830.13	
	4/8/25	411-413	15,526.49	
	4/15/25	414-417	1,431.50	
	4/22/25	418-420	3,085.89	
Total			\$ 38,874.01	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/06/25 PAGE 1
*** CHECK DATES 04/01/2025 - 04/30/2025 *** CORDOVA PALMS - GENERAL

CHECK DAILS 04/01/2023 - 04/30/2025	BANK A CORDOVA - GENERAL			
CHECK VEND#INVOICEEXPENSED DATE DATE INVOICE YRMO DPT	TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/01/25 00016 3/21/25 9290306 202503 320- PVC PIPE & FITTING-	PKWY W		757.29	
	BRIGHTVIEW LANDSCAPE SERVICES INC			757.29 000404
4/01/25 00016 3/21/25 9290309 202503 320-	57200-44500 PAP	*	393.38	
	BRIGHTVIEW LANDSCAPE SERVICES INC			393.38 000405
4/01/25 00016 3/21/25 9290313 202503 320-9 VALUE RPLMT-AMENITY	57200-44500 CNTR	*	936.45	
	BRIGHTVIEW LANDSCAPE SERVICES INC			936.45 000406
4/01/25 00016 3/21/25 9290319 202503 320-	57200-44500	*	1,145.87	
	BRIGHTVIEW LANDSCAPE SERVICES INC			1,145.87 000407
4/01/25 00016 4/01/25 25348126 202504 320-	57200-44200	*	12,164.80	
	BRIGHTVIEW LANDSCAPE SERVICES INC			12,164.80 000408
4/01/25 00031 3/10/25 28612638 202503 320-		*	5.33	
	GAS SOUTH			5.33 000409
4/01/25 00001 3/14/25 87 202502 320-1 FIELD FEB MAINTENAN	57200-44000	*	1,280.00	
3/14/25 87 202502 320-	57200-46000	*	2,147.01	
	GOVERNMENTAL MANAGEMENT SERVICES			3,427.01 000410
4/08/25 00001 3/31/25 90 202503 320-9 MAR FACILITY ATTENDA	57200-45100 ANT	*	4,073.05	
	GOVERNMENTAL MANAGEMENT SERVICES			4,073.05 000411
4/08/25 00001 4/01/25 88 202504 310-1 APR MANAGEMENT FEES	51300-34000	*	4,424.17	
4/01/25 88 202504 310-	51300-35200	*	140.42	
4/01/25 88 202504 310-1 APR INFORMATION TECI	51300-35100	*	210.67	
4/01/25 88 202504 310-1 APR DISSEMINATION S	51300-31300	*	702.25	
4/01/25 88 202504 310- OFFICE SUPPLIES	1300-51000	*	.21	
4/01/25 88 202504 310-1 POSTAGE	51300-42000	*	4.83	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/06/25 PAGE 2
*** CHECK DATES 04/01/2025 - 04/30/2025 *** CORDOVA PALMS - GENERAL

CHECK DATES		ANK A CORDOVA -				
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VE SUB SUBCLASS	NDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
	4/01/25 88 202504 310-51300-4	12500		*	6.60	
	4/01/25 88 202504 310-51300-4 TELEPHONE	11000		*	36.22	
	4/01/25 88 202504 320-57200-4 AMEX CHRG-YOUTUBE TV/A.C	15400		*	93.75	
	4/01/25 88 202504 320-57200-4	14600		*	167.66	
	REPAIR-TORO VALVE REPMLT	GOVERNMENTAL M	ANAGEMENT SERVIC	ES		5,786.78 000412
4/08/25 00001	4/01/25 89 202504 320-57200-4	45100		*	2,083.33	
-,,	APR CONTRACT ADMIN 4/01/25 89 202504 320-57200-4			*	1,083.33	
	APR POOL CHEMICALS				,	
	4/01/25 89 202504 320-57200-4 APR POOL MAINTENANCE			*	1,500.00	
	4/01/25 89 202504 320-57200-4 APR JANITORIAL SERVICES	13400		*	1,000.00	
	AFR UANITORIAL SERVICES	GOVERNMENTAL M	ANAGEMENT SERVIC	ES		5,666.66 000413
4/15/25 00024	4/01/25 2504-CP 202504 320-57200-4			*	129.00	
	APR TRASH SERVICES 4/01/25 2504-CP 202504 320-57200-4			*	120.00	
	APR PET WASTE SERVICES		С			249.00 000414
	4/02/25 218921 202503 310-51300-3	31100		*	357.50	
	MAR ENGINEERING SERVICES	ENGLAND THIMS	& MILLER INC			357.50 000415
4/15/25 00022				*	685.00	
	APR LAKE MAINTENANCE	FLORIDA WATERW	AYS INC			685.00 000416
4/15/25 00027	4/02/25 62052612 202504 320-57200-4	15300		*		
	APR PEST CONTROL SERVICES	TURNER PEST CO	NTROL, LLC			140.00 000417
4/22/25 00021	4/15/25 6 202504 310-51300-3				500.00	
4/22/25 00021	AMORT SE2021 PREPAY \$105K					
	4/15/25 6 202504 310-51300-3 AMORT SE2022-1 P.PAY \$35K			*	250.00	
	4/15/25 6 202504 310-51300-3 AMORT SE2022-2 P.PAY \$55K	31300		*	250.00	
	AMORI SEZUZZ-Z P.PAI \$55K	DISCLOSURE SER	VICES LLC			1,000.00 000418

*** CHECK DATES 04/01/2025 - 04/30/2025 *** CO	ACCOUNTS PAYABLE PREPAID/COMPUTER CH ORDOVA PALMS - GENERAL ANK A CORDOVA - GENERAL	ECK REGISTER	RUN 5/06/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		STATUS	TRUOMA	CHECK AMOUNT #
4/22/25 00011 3/31/25 00070393 202503 310-51300- NOTICE OF MEETING-3/12/25		*	84.96	
3/31/25 00070393 202503 310-51300-4		*	87.68	
NOTICE OF MEETING-4/9/25	GANNETT MEDIA CORP DBA GANNETT FL			172.64 000419
4/22/25 00001 4/11/25 91 202503 320-57200-4	44000	*	1,913.25	
GEN FACILITY MAINTENANCE	GOVERNMENTAL MANAGEMENT SERVICES			1,913.25 000420
	TOTAL FOR BANK	A	38,874.01	
	TOTAL FOR REGIS	TER	38,874.01	



Sold To: 25348126 Cordova Palms Community Development Dist 475 W Town Pl Ste 114 St Augustine FL 32092 Customer #: 25348126 Invoice #: 9290306 Invoice Date: 3/21/2025 Sales Order: 8630123

Cust PO #:

Project Name: Cordova palms: Mainline Cordova palms pkwy west side of road before mailboxes
Project Description: Cordova palms: Mainline Cordova palms pkwy west side of road before mailboxes

Job Number	Description		Amount
460800021	Cordova Palms		757.29
	Misc. PVC pipe and fittings		
	Labor		
	RECEIVED By Tara Lee at 9:46 am, Mar 21, 2025		
	By Tara Lee at 9.40 am, mai 21, 2023		
		-	
		Total Invoice Amount Taxable Amount	757.2
		Tax Amount Balance Due	757.2

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126 Invoice #: 9290306 Invoice Date: 3/21/2025 Amount Due: \$ 757.29

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Cordova Palms

Property Name

Cordova Palms

St Augustine, FL 32095

Contact

Richard Gray

Property Address

6235 US 1 S

To

Cordova Palms Community Development

Dist

Billing Address

475 W Town Pl Ste 114

St Augustine, FL 32092

Project Name

Cordova palms: Mainline Cordova palms pkwy west side of road before mailboxes

Project Description

Cordova palms: Mainline Cordova palms pkwy west side of road before mailboxes

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Misc. PVC pipe and fittings	\$238.89	\$238.89
6.00	HOUR	Labor	\$86.40	\$518.40

For Internal use only

SO# JOB# 8630123 460800021

Service Line

150

Total Price

\$757.29

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S
- 3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1.000@limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors; Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all coverants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for it he work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild dein defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation, Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150,00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

Customer

Signature Title property manager

Director

Richard Gray

March 21, 2025

BrightView Landscape Services, Inc. "Contractor"

Date

Irrigation Manager

Signature

Title

Juwan Lamar Dupree

March 21, 2025

Printed Name

Date

Job #: 460800021

SO #: 8630123

Proposed Price: \$757.29



Sold To: 25348126

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

Customer #: 25348126 Invoice #: 9290309 Invoice Date: 3/21/2025 Sales Order: 8630121

Cust PO #:

Project Name: Cordova palms: Mainline 218 Barbosa Project Description: Cordova palms: Mainline 218 Barbosa

Job Number	Description		Amount
460800021	Cordova Palms		393.38
	Misc. PVC pipe and fittings		
	Labor		
	RECEIVED		
	By Tara Lee at 9:49 am, Mar 21, 2025	Total Invoice Amount	393.3
		Taxable Amount	393,3
		Tax Amount Balance Due	393.3

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub
Customer Account #: 25348126 Invoice #: 9290309

Invoice Date: 3/21/2025

Amount Due: \$ 393.38

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Cordova Palms

Property Name

Cordova Palms

St Augustine, FL 32095

Contact

Richard Gray

Property Address

6235 US 1 S

To

Cordova Palms Community Development

Billing Address

475 W Town Pl Ste 114

St Augustine, FL 32092

Project Name

Cordova palms: Cap line outside of 218 Barbosa

Project Description

Cordova palms: Cap line outside of 218 Barbosa

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Misc. PVC pipe and fittings	\$47.78	\$47.78
4.00	HOUR	Labor	\$86.40	\$345.60

For internal use only

SO# JOB# 8630121

Service Line

460800021 150

Total Price

\$393.38

TERMS & CONDITIONS

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

15. Cancellation. Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150,00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

Costomer

Signature Title property manager Director

Richard Gray March 21, 2025

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature Title

Juwan Lamar Dupree March 21, 2025

Printed Name Da

Job #: 460800021

SO #: 8630121 Proposed Price: \$393.38



Sold To: 25348126 Cordova Palms Community Development Dist 475 W Town Pl Ste 114 St Augustine FL 32092 Customer #: 25348126 Invoice #: 9290313 Invoice Date: 3/21/2025 Sales Order: 8620946

Cust PO #:

Project Name: Cordova palms: Valve replacement at the amenity center **Project Description:** Cordova palms: Valve replacement at the amenity center

Job Number	Description		Amount
460800021	Cordova Palms		936.45
	2" Valve		
	Misc. PVC pipe and fittings		
	Labor (Two techs three hours each)		
		*	
	RECEIVED		
	By Tara Lee at 10:15 am, Mar 21, 2025		
		Total Invoice Amount	936.4
		Taxable Amount Tax Amount	
		Balance Due	936.4

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126 Invoice #: 9290313 Invoice Date: 3/21/2025 Amount Due: \$ 936.45

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Cordova Palms

Property Name **Property Address** Cordova Palms

6235 US 1 S

St Augustine, FL 32095

Contact

Richard Gray

To

Cordova Palms Community Development

Billing Address

475 W Town Pl Ste 114

St Augustine, FL 32092

Project Name

Cordova palms: Valve replacement at the amenity center

Project Description

Cordova palms: Valve replacement at the amenity center

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	2" Valve	\$358.33	\$358.33
1.00	LUMP SUM	Misc. PVC pipe and fittings	\$59.72	\$59.72
6.00	HOUR	Labor (Two techs three hours each)	\$86.40	\$518.40

For internal use only

SO# 8620946 JOB# 460800021 Service Line 150

Total Price

\$936.45

Director

TERMS & CONDITIONS

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

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150,00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

Customer

Signature property manager

Richard Gray March 21, 2025

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature Tit

Juwan Lamar Dupree March 21, 2025

Printed Name Date

Job #: 460800021

SO #: 8620946 Proposed Price: \$936.45



Sold To: 25348126 Cordova Palms Community Development Dist 475 W Town Pl Ste 114 St Augustine FL 32092 Customer #: 25348126 Invoice #: 9290319 Invoice Date: 3/21/2025 Sales Order: 8621210

Cust PO #:

Project Name: Cordova palms: Install master valve to separate the irrigation from the pool Project Description: Cordova palms: Install master valve to separate the irrigation from the pool

Job Number	Description	Amount
460800021	Cordova Palms	1,145.87
	2" Valve	
	Misc. PVC pipe and fittings	
	Single station node w/ dc latching solenoid	
	12" Rectangular valve box	
	Labor	
	(DECENTED	
	RECEIVED	
	By Tara Lee at 10:23 am, Mar 21, 2025	
	Total Invoice Amour	nt 1,145.8°
	Taxable Amount	
	Tax Amount Balance Due	1,145.8

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126 Invoice #: 9290319 Invoice Date: 3/21/2025 Amount Due: \$1,145.87

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Cordova Palms

Property Name Property Address Cordova Palms

6235 US 1 S

Contact

Richard Gray

St Augustine, FL 32095

To

Cordova Palms Community Development

Dist

Billing Address

475 W Town Pi Ste 114

St Augustine, FL 32092

Project Name

Cordova palms: Install master valve to separate the irrigation from the pool

Project Description

Cordova palms: Install master valve to separate the irrigation from the pool

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	2" Valve	\$358.33	\$358.33
1.00	LUMP SUM	Misc. PVC pipe and fittings	\$35.83	\$35.83
1.00	EACH	Single station node w/ dc latching solenoid	\$358.33	\$358.33
1.00	EACH	12" Rectangular valve box	\$47.78	\$47.78
4.00	HOUR	Labor	\$86.40	\$345.60

For internal use only

SO# 8621210 460800021 JOB# Service Line 150

Total Price

\$1,145.87

TERMS & CONDITIONS

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

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

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

- Tree & Stump Removal: Trees removed will be out as close to the ground as possible based on conditions to or next to the boltom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal leved for unseen nazaros such as, but in intered to unitate of uni to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

property manager Title Signature

Director

Richard Gray

March 21, 2025

BrightView Landscape Services, Inc. "Contractor"

Date

Irrigation Manager

Signature

Juwan Lamar Dupree

March 21, 2025

Printed Name

Date

460800021 Job #:

SO #: 8621210 Proposed Price: \$1,145.87



Cordova Palms Community Development Dist 475 W Town Pl Ste 114 St Augustine FL 32092 Customer #: 25348126 Invoice #: 9303108 Invoice Date: 4/1/2025

Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms	12,164.80
	Exterior Maintenance	
	For April	
	RECEIVED By Tara Lee at 8:44 am, Mar 31, 2025	
	By Tara Lee at 0.74 arm, mai 0.7, 2020	
	Total invoice amount Tax amount	12,164.8
	Balance due	12,164.8

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 #: 9303108 Invoice Date: 4/1/2025 Amount Due:

\$12,164.80

Thank you for allowing us to serve you

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

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

Cordova Palms Community Development Dist 475 W Town Pl Ste 114 St Augustine FL 32092 the Ofference is Soud.

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT 320 Cordova Palms Parkway 3t. Augustine FL 32095

3ill Date:

03/10/25

ગેan:

Florida Index Zone 3

²ay Online:

GasSouth.com/pay

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747

Invoice Number: 286126387920

Your Gas South account has a past due balance of \$5.33. Please pay your account balance immediately to avoid additional fees, collection activity, and service interruption.

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

Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

Gas South Account Number	Past Due Pay Immediately	New Charges	New Charges Due Date	Total Amount Due
2868149020	\$5.33	\$5.33	Mar 30, 2025	\$10.66

 Explanation of Charges

 Previous Balance
 \$10.66

 Payment
 \$5.33 CR

 Past Due Balance
 \$5.33

 Gas Charges
 \$0.00

 Customer Service Fee
 \$5.00

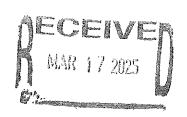
 FL State Tax
 \$0.30

 Sales Taxes
 \$0.03

 Municipal Public Service Tax
 \$0.00

 Total New Charges
 \$5.33

 Total Amount Due
 \$10.66



Copyright © 2026 One 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 remillance slip.

GAS () SOUTH

Account Number: 2868149020

Total Amount Due \$10.66

Past Due Balance Pay Immediately \$5.33

Amount Enclosed

GAS SOUTH PO BOX 530552 ATLANTA GA 30353-0552

g



AutoPay &

Visit GasSouth.com/pay to set up automatic payment so you can pay your bill every menth on the due date with NO transaction fees!

Payments Accepted; Checking Account

Pay Online 🖒

Visit GasSouth.com/pay to make a one-time payment.

Payments Accepted: Checking Account, Credit/Debit/ATM Card

Paying Your Bill

Pay By Mail 🐻

Gas South PO Box 530552 Atlanta, GA 30353

Payments Accepted: Check/Money Order

Please include remittance slip and allow 5-7 business days for payment to process.

Pay By ACH 回園

Oas South's bank routing number is 021052053 and bank account number is 81751527. If you have questions regarding ACH, please contact AFT@GasSouth.com.

Pay By Phone []

Call 877-596-5072 to pay your bill by phone.

Payments Accepted: Checking Account, Credit/Debit/ATM Card

Understanding Your Bill

Gas Charges: Cost of gas used during the billing period that is calculated by multiplying your therms used by your rate per therm.

Therms Used: Measurement of gas you used.

Rate Por Therm: Price you pay for each thorm used.

Thermal Factor; Used to obtain a measurement of energy in therms.

GOFs Used: Measurement of gas used in hundreds of cubic feet.

Customer Service Fee: Fee for maintaining your account that includes the cost of generaling and mailing your bill, customer service and other account maintenance functions.

Rate Plan: Indicates whether you are on a fixed, nymex or index contract.

Transport Fuel Charges: Transportation-related fuel charge.

Transportation: Charge to cover the cost of capacity needed to transport your gas.

Municipal Tax: Tax required by the local municipal in your area.

Additional Information

Delinquent Bills and Late Fees: Balances paid after the due date incur a late penalty of \$10 or 1.5%, whichever is greater. Customers may face further action, such as disconnection of their gas service and negative impact to their credit, if insufficient payment is made.

Fixed Rate Plan: Fixed rate customers changing or canceling their contract prior to the contract end date will be charged an early contract cancellation fee. Customers who do not renew their contract at the end of their term will default to a monthly commercial variable rate.

Questions? Concerns? Contact Gas South at 866-426-2491, BizRelations@GasSouth.com, or PO Box 729728, Atlanta GA 31139-99419.

Copyright @ 2024 Gas South

Mailing Address Change

This is a scannable document. To help us make the correct changes to your account, please print clearly and stay within the boxes.

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Governmental Management Services, LLC

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

Invoice

Invoice #: 87

Invoice Date: 3/14/25 Due Date: 3/14/25

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 February 1 - February 28, 2025 Maintenance Supplies	32	40.00 2,147.01	1,280.00 2,147.01
Approved General Facilities Maintenance 001.320.57200.44000 Rich Gray			
alisa Morning 3-21-25		ariyan (amina basiyi mariyan iliki birinda ya mariya bakiya qariya bakiya qariya da da qariya qari	

\$0.00
3,427.01

CORDOVA COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF FEBRUARY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
2/5/25	8	A.A.	Assisted with installing signs, installed cover for latch at entry door, repaired men's sink drain left side, raked playground under swings and slides, straightened and organized furniture on pool deck and under covered area, arranged select four game and chairs, blew leaves and debris off covered patio, pool area, breezeway, mailbox area, in front of amenity center, putt putt, pickleball court, select four game turf and playground area, arranged all bicycles from sidewalk, removed debris on connector road and signs, checked and changed trash receptacles
2/12/25	8	A.A.	Installed amenity rules sign in breezeway, put supplies in supply closet and stocked supplies, straightened and organized pool deck furniture, blew leaves and debris off pool deck, amenity center and putting greens, removed debris around community, on connector road and by mailboxes, cleaned cobwebs from around amenity center, checked and changed trash receptacles
2/19/25	8	A.A.	Cleaned gym windows in breezeway, cleaned windows from inside and outside for amenity center office side, unclogged drain, straightened and organized pool furniture and connect four, blew leaves and debris off putting greens, around pool area, behind lounge chairs, walkways and play area, removed debris on connector road and around amenity center, checked and changed trash receptacles
2/26/25	8	A.A.	Picked up broken beer bottles from parking lot, cleaned up debris at mailboxes, restocked gym wipes, straightened and organized pool furniture, under covered area and firepit area, blew leaves and debris off pool area, covered area breezeway, front of amenity center, sidewalks, putting green and pickleball courts, removed all construction debris behind fence, checked and changed trash receptacles, secured screen at pickleball courts
TOTAL	32	=	
MILES	0	- =	*Miles are in stimb uncertain and action 442 OC4 Floride Statutes Miles are Date 2000 O 445

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/25

39.18	J.E.
725.75	R.G.
390.02	R.G.
220.75	R.G.
135.01	R.G.
272.64	R.G.
14.69	R.G.
61.23	R.G.
4.88	R.G.
6.00	R.G.
35.26	R.G.
21.40	R.Ġ.
68.93	R.G.
96.76	R.G.
54.51	R.G.
	725.75 390.02 220.75 135.01 272.64 14.69 61.23 4.88 6.00 35.26 21.40 68.93 96.76

TOTAL \$2,147.01

Governmental Management Services, LLC

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

Invoice

Invoice #: 90

Invoice Date: 3/31/25 Due Date: 3/31/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
acility Attendant through March 2025	153.7	26.50	4,073.05
Wison Mossing 4-4-25			
			makanili gara, 17 da sembanggarap ding Mandal apakayng ang araw ang casay

RECEIVED	
By Tara Lee at 9:29 am, Apr 07,	2025

Total	\$4,073.05
Payments/Credits	\$0.00
Balance Due	\$4,073.05

CORDOVA PALMS CDD

POOL MONITOR

Qty./Hours	<u>Description</u>	E	Rate	Amount
153.7	Facility Attendant	\$	26.50	\$ 4,073.05
	Covers February 2025			
	TOTAL DUE:		•	\$ 4,073.05

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT FACILITY ATTENDANT BILLABLE HOURS FOR MARCH 2025

Date	<u>Hours</u>	Employee	Description
3/1/25	8	C.T.	Completed daily checklist, returned calls and emails
3/2/25	8	C.T.	Completed daily checklist, returned calls and emails
3/3/25	1.05	C.T.	Completed daily checklist, returned calls and emails
3/3/25	4	E.B.	Completed daily checklist, returned calls and emails
3/4/25	4	E.B.	Completed daily checklist, returned calls and emails
3/5/25	4	E.B.	Completed daily checklist, returned calls and emails
3/6/25	4	E.B.	Completed daily checklist, returned calls and emails
3/7/25	4	E.B.	Completed daily checklist, returned calls and emails
3/7/25	1.08	C.T.	Completed daily checklist, returned calls and emails
3/8/25	6	C.T.	Completed daily checklist, returned calls and emails
3/9/25	6	C.T.	Completed daily checklist, returned calls and emails
3/10/25	4	E.B.	Completed daily checklist, returned calls and emails
3/11/25	4	E.B.	Completed daily checklist, returned calls and emails
3/12/25	4	E.B.	Completed daily checklist, returned calls and emails
3/13/25	4	E.B.	Completed daily checklist, returned calls and emails
3/14/25	4	E.B.	Completed daily checklist, returned calls and emails
3/15/25	6	C.T.	Completed daily checklist, returned calls and emails
3/16/25	6	C.T.	Completed daily checklist, returned calls and emails
3/17/25	4	E.B.	Completed daily checklist, returned calls and emails
3/18/25	4	E.B.	Completed daily checklist, returned calls and emails
3/19/25	4	E.B.	Completed daily checklist, returned calls and emails
3/20/25	4	E.B.	Completed daily checklist, returned calls and emails
3/21/25	4	E.B.	Completed daily checklist, returned calls and emails
3/21/25	3.57	C.T.	Completed daily checklist, returned calls and emails
3/22/25	6	C.T.	Completed daily checklist, returned calls and emails
3/23/25	6	C.T.	Completed daily checklist, returned calls and emails
3/24/25	4	E.B.	Completed daily checklist, returned calls and emails
3/25/25	4	E.B.	Completed daily checklist, returned calls and emails
3/26/25	4	E.B.	Completed daily checklist, returned calls and emails
3/27/25	4	E.B.	Completed daily checklist, returned calls and emails
3/28/25	4	E.B.	Completed daily checklist, returned calls and emails
3/29/25	6	C.T.	Completed daily checklist, returned calls and emails
3/30/25	6	C.T.	Completed daily checklist, returned calls and emails
3/31/25	4	E.B.	Completed daily checklist, returned calls and emails

GRAND TOTAL 153.70

Governmental Management Services, LLC

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

Invoice

Invoice #: 88
Invoice Date: 4/1/25

Due Date: 4/1/25

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 - April 2025		4,424.17	4,424.17
Website Administration -April 2025		140.42	140.42
Information Technology - April 2025		210.67	210.67
Dissemination Agent Services -April 2025		702.25	702.25
Office Supplies		0.21	0.21
Postage		4.83	4.83
Copies		6.60	6.60
Telephone		36.22	36.22
AMEX Purchases 1/30/25 - Youtube TV		93.75	93.75
Pool Repair - Toro Valve Replacement	}	167.66	167.66
	Total		\$5 786 78

RECEIVED

By Tara Lee at 12:00 pm, Apr 03, 2025

Total	\$5,786.78
Payments/Credits	\$0.00
Balance Due	\$5,786.78

Governmental Management Services, LLC

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

Invoice

Invoice #: 89 Invoice Date: 4/1/25

Due Date: 4/1/25

Case:

P.O. Number:

Bill To:

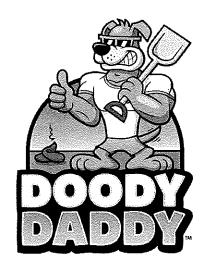
Cordova Palms CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - April 2025 Pool Chemicals - April 2025		2,083.33 1,083.33	2,083.33 1,083.33
Pool Maintenance - April 2025 Janitorial -April 2025		1,500.00 1,000.00	1,500.00 1,000.00
alism Morring			
alison Morsing 4-3-25			
7-3-23			
		د منظ أرفستان - Co جناه ۱۰۰ شهره: _{المنا} ب و المناف	ምድ ራ ራራ ራራ

RECEIVED

By Tara Lee at 9:27 am, Apr 04, 2025

Total	\$5,666.66		
Payments/Credits	\$0.00		
Balance Due	\$5,666.66		



April 01, 2025

Invoice No. 2504-CP

Prepared for Cordova Palms 101 Bermudez Way St. Augustine, Pt. 32098

BESCRIPTION OF WORK	STATIONS	VSTS	W.M.
Servicing for - April			
 Trash Can Maintenance 	3 trash cans	1 x week	\$129
 Pet Waste Stations 	2 Stations	1 x week	\$120

RECEIVED

By Tara Lee at 2:11 pm, Apr 08, 2025

TOTAL

\$249

MAID.



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 April 02, 2025

Invoice No:

218921

Total This Invoice

\$357.50

Project

22395,02000

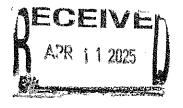
Cordova Palms CDD - 2024/2025 General Consulting Engineering Services

(WA#15)

Professional Services rendered through March 29, 2025

Labor

		Hours	Rate	Amount	
Adminstrative Support					
Blair, Shelley	3/8/2025	1.00	110.00	110.00	
Create and distribute DO	OP requisitions				
Blair, Shelley	3/15/2025	.25	110.00	27.50	
Email Correspondence					
Blair, Shelley	3/15/2025	.50	110.00	55.00	
Create and distribute ET	M February Involc	e requisitions			
Blair, Shelley	3/15/2025	1.00	110.00	110.00	
Requisitions and email					
Blair, Shelley	3/29/2025	.50	110.00	55.00	
Email Correspondence					
Totals		3.25		357.50	
Total Labor					357.50
Billing Limits		Current	Prior	To-Date	
Labor		357.50	3,792.50	4,150.00	
Limit				11,000.00	
Remaining				6,850.00	
			Total This	Invoice	\$357.50



RECEIVED

By Tara Lee at 12:16 pm, Apr 15, 2025

Invoice

Florida Waterways, Inc.

3832-010 Baymeadows Road PMB 379 Jacksonville, FL 32217 904.801.LAKE (5253) www.FloridaLake.com Date: Invoice No.: Due Date: 04/01/2025 10016 05/01/2025

Cordova Palms Community Development District Governmental Management Services North Florida 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Olly	Hem	Besoription.	- Unicknes	isia kanangan
1	Recuring Monthly Service	Aquatic Weed and Algae Control	\$685.00	\$685.00
		RECEIVED By Tara Lee at 3:55 pm, Apr 01, 2025		

Total \$685.00

Balance Due \$685.00

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!

INVOICE:

DATE:

04/02/2025

ORDER:

620526129



Parment | ADDRESS: Turnet Pest Confro! LLC - P.O. Hox 600323 - Jacksonville, Florida 32260-9323 804-355-8300 - Toli Free: 880-225-5305 - hamerpeat.com

Bill Iv:

[935218]

Cordova Palms CDD Rich Gray 475 W Town Pl Suite 114

St Augustine, FL 32092-3648

Work

Locations

904-759-8890

Cordova Palms CDD

Rich Gray

[935218]

320 Cordova Palms Pkwy St Augustine, FL 32095-0059

Work Date Time Larget Pest Technician	11:47 AM
04/02/2025 11:47 AM	11:47 AM
Purchase Order Terms Last Service Map Code	antermise :
147110 147111 14711 147111 147111 147111 14711 147111 147111 147111 147111 147111 147111 147111 147111 1471	12:51 PM
NET 30 04/02/2020	1414-1 () ()

Commercial Pest Control - Monthly Service

Approved Pest Control 001.320.572.45300

Rich Gray

CPCM

\$140,00

\$140,00 SUBTOTAL \$0,00 TAX AMT. PAID \$0,00 TOTAL

\$140.00

AMOUNT DUE \$140.00

RECEIVED

By Tara Lee at 12:35 pm, Apr 15, 2025

TECHNICIAN SIGNATURE

Elena **CUSTOMER SIGNATURE**

Balances autstanding 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 accraied expenses in the event of collection.

Thereby address ledge the source long completion of all services remained. and agree to pay the cost of services as specified above.

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	6

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

Terms	Due Date
	4/15/2025

Description	Amount
Amortization Schedule	500.00
Series 2021 5-1-25 Prepay \$105,000 Amortization Schedule	250.00
Series 2022-1 5-1-25 Prepay \$35,000 Amortization Schedule	250.00
Series 2022-2 5-1-25 Prepay \$55,000	
RECEIVED	
By Tara Lee at 9:45 am, Apr 16, 2025	
(3) 74.73 (3)	

Phone # 865-717-0976

E-mail tcarter@disclosureservices.info

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



l	ACCO	UNINAME	, , , , , , , , , , , , , , , , , , , ,	INV DATE
000	Cordova	a Palms Cdd	762049	03/31/25
	INVOICE#	INVOICE PERIOD	CURRENT INVOI	CE TOTAL
	0007039394	Mar 1- Mar 31, 2025	\$172.64	,
	PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
	\$0.00	\$0.00	\$172.64	

BILLING ACCOUNT NAME AND ADDRESS

PAYMENT DUE DATE: APRIL 30, 2025

Cordova Palms Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfelted.

եր|Որթմի|հեղ||ըդուննել|ին|||իլիորոր||իդլը|իքեր|

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

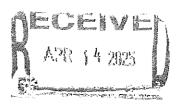
Date	Description	Amount
3/1/25	Balance Forward	\$87.68
3/24/25	PAYMENT - THANK YOU	

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/3/25	11064109	SAG St Augustine Record	PUBLIC NOTICE		\$84.96
3/31/25	11154953	SAG St Augustine Record	Notice of Meeting		\$87.68

RECEIVED

By Tara Lee at 11:41 am, Apr 18, 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 Savel

Total Cash Amount Due \$172.64
Service Fee 3.99% \$6.89
*Cash/Check/ACH Discount -\$6.89
*Payment Amount by Cash/Check/ACH \$172.64
Payment Amount by Credit Card \$179.53

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

AMOUNT PAID	INVOICE NUMBER 0007039394		ACCOUNT NUMBER 762049		ACCOUNT NAME Cordova Palms Cdd	
TOTAL CASH AMT DUE	UNAPPLIED PAYMENTS	120+ DAYS PAST DUE	90 DAYS PAST DUE	60 DAYS PAST DUE	30 DAYS PAST DUE	CURRENT DUE
\$172.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$172.64
TOTAL CREDIT CARD AMT DUE	CALL:	BY PHONE PLEASE	TO PAY	# & Involce# on check)	RESS (Include Account	MITTANCE ADD
\$179.53		1-877-736-7612				
ents please contact	and online payme		To sign up fo		nnett Florida Loca PO Box 631244 nnati, OH 45263-	

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

03/03/2025

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

Subscribed and sworn to before me, by the legal clerk, who

is personally known to me, on 03/03/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:

\$84.96

Tax Amount:

\$0.00

Payment Cost:

\$84.96

Order No:

11064109

of Copies:

Customer No:

762049

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, March 12, 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 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@gmanf.com ("District Manager's Office"), and is also available on the District's website, www.CordoyaPalmsCDD,com.

www.CordoyaPalmsCDD.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 Stoff will participate by speaker telephone.

Any person requiring special accom-

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 1-800-9558771 (TTY) / 1-800-955-8770 (Voice),
for aid in contacting the District
Manager's Office.
A person who decides to appeal any

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

LOCALIO

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:

03/31/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/31/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$87.68

Tax Amount:

\$0.00

Payment Cost:

\$87.68

Order No:

11154953

of Copies:

Customer No:

762049

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

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

DISTRICT
The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, regular meeting on Wednesday, April 9, 2025 at 11:00 a.m. at the offices of Governmental Manage-ment Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092. The purpose of the meeting is to review monthly financial reports, staff reports, and to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Management West Town Governmental Governmental Management Services, LLC, 475 West Town Place, Sulfe 114, St. Augustine, Florida 32092, Ph. (904) 940-5850, and email diaughtin@gmsnf.com ("District Manager's Office"), and le the production of the production of the control of the co 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 impair-ment 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 verbalim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Daniel Laughlin District Manager

Pub: March 31, 2025; #11154953

Governmental Management Services, LLC

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

Invoice

Invoice #: 91

Invoice Date: 4/11/25 Due Date: 4/11/25

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 March 1 - March 31, 2025 Maintenance Supplies	43.57	40.00 170.45	1,742.80 170.45
Approved 1.320.57200.44000-\$1,861.59 GENERAL FACILITY MAINTENANCE			
Office Supplies-\$51.66 001.310.21300.51000			
Rich Gray			
Wison Mossing 4-17-25			Najoka, v 252 av 12 125 127 50 000 förfa unnyngangann

RECEIVED

By Tara Lee at 10:42 am, Apr 17, 2025

Total	\$1,913.25
Payments/Credits	\$0.00
Balance Due	\$1,913.25

CORDOVA COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF MARCH 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
3/3/25	8	A.A.	Repaired light at base of palm tree in pool, straightened and organized on pool deck, fire pit, connect four and putting green, blew leaves and debris from pool, putting green, pickleball courts, around amenity center, parking lot and sidewalks removed debris from mailboxes, mailboxes, gym and pickleball, checked and changed trash receptacles
3/12/25	8	A.A.	Pressure washed front of parking lot, secured windscreen in pickleball court, straightened and blew debris from fireplace and connect four, checked and changed trash receptacles, straightened and organized all furniture on pool deck and covered area, blew leaves and debris from pool, putting greens, pickleball and parking lot, cleaned breezeway and front of office area, removed debris from connector road
3/19/25	8	A.A.	Straightened and organized furniture at pool deck, covered area, fireplace and select four, blew leaves and debris off pool deck, breezeway, sidewalks and common areas, removed debris along fence on CR312, from ponds, front at comer of 312 and US1, left of Bermuda way and the cuddle sac
3/24/25	2	P.S.	Repaired leg extension machine, straightened and organized pool deck furniture, blew leaves and debris off common areas, removed debris around community
3/26/25	8	A.A.	Secured windscreen in pickleball court, checked all deodorizers around and replaced ones needed, straightened and organized all furniture on pool deck, fire pit area and connect four, blew leaves and debris off pool deck, fire pit area, connect four and pickleball court, removed debris around the property and amenity center, cleaned drawings off pavers, checked and changed trash receptacles
3/28/25	1.57	P.S.	Removed debris around amenity center and community, straightened and organized pool deck and patio furniture
3/31/25	8	A.A.	Fixed windscreen on pickleball court, straightened and organized pool deck furniture, firepit furniture and connect four, removed debris around pool deck, covered area, around amenity center and roadways, blew leaves and debris off pool deck, covered area, putting greens and around amenity center
TOTAL	43.57	-	
MILES	0	- =	

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/25

DISTRICT CP	DATE	SUPPLIES	PRICE	<u>EMPLOYEE</u>
Cordova Palms	2/26/25	Keys (6)	29.33	R.G.
	2/28/25 3/7/25	Constant Contact Monthly Fee Peloton Monthly Fee	35.26 54.51	R.G. R.G.
	3/12/25 3/12/25	2" Binder (2) 3" Binder	21.56 13.95	R.G. R.G.
	3/12/25 3/12/25	5 Tab Dividers (3) Clear Protective Sheets 100pk	3.58 12.2 7	R.G. R.G.
		·	TOTAL \$170.45	

Cordova Palms

Community Development District

Check Run Summary May 31, 2025

Fund	Date	Check No.	Amount	
General Fund				
Accounts Payable	5/6/25	421-425	\$ 17,211.01	
	5/13/25	426-430	16,330.50	
	5/21/25	431-432	265.00	
Total			\$ 33,806.51	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/03/25 PAGE 1 AP300R

*** CHECK DATES	05/01/2025 - 05/31/2025 *** CORDOVA PAI BANK A CORI	MS - GENERAL OOVA - GENERAL		11102 1
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCI	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
	4/23/25 9325507 202504 320-57200-44500 FLUSH/RPL CLOGGED NOZZLE	*	355.88	
	BRIGHTV	EW LANDSCAPE SERVICES INC		355.88 000421
5/06/25 00016	5/01/25 9339003 202505 320-57200-44200 MAY LANDSCAPE MAINTENANCE	*	12,164.80	
1	BRIGHTVI	EW LANDSCAPE SERVICES INC		12,164.80 000422
5/06/25 00022	5/01/25 10139 202505 320-57200-44400 MAY LAKE MAINTENANCE	*	685.00	
	FLORIDA	WATERWAYS INC		685.00 000423
5/06/25 00031	4/08/25 28663329 202504 320-57200-45200 MAR GAS SERVICES/FIRE PIT	*	5.33	
	GAS SOUTHER FIT GAS SOUTH	TH .		5.33 000424
5/06/25 00010	5/01/25 27421 202505 310-51300-32200	*	4,000.00	
	GRAU ANI) ASSOCIATES		4,000.00 000425
5/13/25 00024	5/01/25 2505-CP 202505 320-57200-44000 MAY TRASH SERVICES	*	129.00	
	5/01/25 2505-CP 202505 320-57200-44000 MAY PET WASTE SERVICES	*	120.00	
	DOODY DA	ADDY LLC		249.00 000426
5/13/25 00001	4/30/25 95 202504 320-57200-45110	*	3,620.17	
	GOVERNME	ENTAL MANAGEMENT SERVICES		3,620.17 000427
5/13/25 00001	5/01/25 93 202505 310-51300-34000 MAY MANAGEMENT FEES	*	4,424.17	
	5/01/25 93 202505 310-51300-35200 MAY WEBSITE ADMIN	*	140.42	
	5/01/25 93 202505 310-51300-35100 MAY INFORMATION TECH	*	210.67	
	5/01/25 93 202505 310-51300-31300 MAY DISSEMINATION SVCS	*	702.25	
	5/01/25 93 202505 310-51300-51000 OFFICE SUPPLIES	*	.36	
	5/01/25 93 202505 310-51300-42000 POSTAGE	*	37.67	
	5/01/25 93 202505 310-51300-42500 COPIES	*	.15	
	5/01/25 93 202505 310-51300-41000 TELEPHONE	*	8.98	

CORD CORDOVA PALMS OKUZMUK

AP300R *** CHECK DATES 05/	/01/2025 - 05/31/2025 *** CO	CCOUNTS PAYABLE PREPAID/COMPUTER C RDOVA PALMS - GENERAL NK A CORDOVA - GENERAL	HECK REGISTER	RUN 6/03/25	PAGE 2
CHECK VEND# DATE D	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/	/01/25 93 202505 320-57200-4 POOL REPAIR-MISSING TILE	6000 GOVERNMENTAL MANAGEMENT SERVICES	*	192.50	5,717.17 000428
5/13/25 00001 5/	/01/25 94 202505 320-57200-4	3100	*	2,083.33	
5/	MAY CONTRACT ADMIN /01/25 94 202505 320-57200-4 MAY POOL CHEMICALS	4700	*	1,083.33	
5/	/01/25 94 202505 320-57200-4	4600	*	1,500.00	
5/	MAY POOL MAINTENANCE /01/25 94 202505 320-57200-4 MAY JANITORIAL SERVICES	3400	*	1,000.00	
		GOVERNMENTAL MANAGEMENT SERVICES			5,666.66 000429
5/13/25 00009 4/	/28/25 3555058 202502 310-51300-3 FEB GENERAL COUNSEL	1500	*	1,077.50	
		KUTAK ROCK LLP			1,077.50 000430
5/21/25 00023 8/	/13/25 08132025 202505 310-51300-4 BUDGET MEETING-8/13/25	9000	*	125.00	
	DODOBI MEBLING 0/13/23	ST JOHNS COUNTY AIRPORT AUTHORITY			125.00 000431
5/21/25 00027 5/	/01/25 62065112 202505 320-57200-4 MAY PEST CONTROL SERVICES	5300	*	140.00	
		TURNER PEST CONTROL, LLC			140.00 000432
		TOTAL FOR BANK	A	33,806.51	

TOTAL FOR REGISTER

33,806.51

CORD CORDOVA PALMS OKUZMUK



Sold To: 25348126

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

Customer #: 25348126 Invoice #: 9325507 Invoice Date: 4/23/2025 Sales Order: 8635735

Cust PO #:

Project Name: Cordova Palms: PM Repairs Project Description: Cordova Palms: PM Repairs

Job Number	Description		Amount
460800021	Cordova Palms		355.88
	Rainbird 1800 6" Installed- Pop-up Spray Head		
	Flush and Replace clogged nozzle N/C		
	Ta	tal Invoice Amount xable Amount	355.8
	Ta. Bai	x Amount lance Due	355.8

Terms: Net 15 Days

If you have any questions regarding this invoice, please call

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25348126 Invoice #: 9325507

Invoice Date: 4/23/2025

Amount Due:

\$ 355.88

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Cordova Palms

Property Name

Cordova Palms

Contact

Richard Gray

Property Address

6235 US 1 S

To

Cordova Palms Community Development

Dist

Billing Address

475 W Town PI Ste 114 St Augustine, FL 32092

Project Name

Cordova Palms: PM Repairs

Project Description

Cordova Palms: PM Repairs

St Augustine, FL 32095

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
7.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$50.84	\$355.88
26.00	EACH	Flush and Replace clogged nozzle N/C	\$0.00	\$0.00

For internal use only

 SO#
 8635735

 JOB#
 460800021

 Service Line
 150

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits: Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the proposity.
- Taxes: Contractor agrees to pay all applicable taxes, including sates or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000@limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commerciatly reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any itlegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the est imate.
- In. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions relate of thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (?) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customar and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative. To the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is corrolled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer: This propesal was estimated and priced based upon a size visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quided in this proposal to it he work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or table for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means all the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hid die no defects. Any corrective work proposed herein cannot guarantee exact results Professional engineering, architectural, and/or landscape design services. (Thesing Services) are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

 Cancellation, Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150,00 and billed to Customer.

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

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

Acceptance of this Contract

Acceptance of this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms heteunder, Contractor shall be entitled to all costs of collection, including reasonable altorneys' fees and it shall be relieved of any obligation to contribute performance under this or any other Contract with Customer, Interest at a per annum rate of 1.5% per month (16% per year), or the highest rate permitted by law, may be charged on unpaid belance 15 days after billing.

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

Customer

Signature

properly manager

Richard Gray April 23, 2025

Profiled Name Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager
Signature Title

Juwan Lamar Dupree April 23, 2025

Printed Name Date

Job #: 460800021

SO #: 8635735 Proposed Price: \$355.88



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

Customer #: 25348126 Invoice #:

9339003 Invoice Date: 5/1/2025

Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms Exterior Maintenance For May	12,164.80
	RECEIVED By Tara Lee at 10:44 am, May 02, 2025	
	Total invoice amount Tax amount	12,164.8
	Balance due	12,164.8

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 #: 9339003 Invoice Date: 5/1/2025 Amount Due:

\$12,164.80

Thank you for allowing us to serve you

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

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

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

Invoice

Florida Waterways, Inc.

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

05/01/2025

Invoice No.: Due Date: 10139 05/31/2025

Cordova Palms Community Development District Governmental Management Services North Florida 475 West Town Place, Suite 114 St. Augustine, Florida 32092

(0) _W	Hem	Description	Limit Price	
1	Recuring Monthly Service	Aquatic Weed and Algae Control	\$685.00	\$685.00
		Approved Lake Maintenance 001.320.57200.44400 Rich Gray		
***		RECEIVED By Tara Lee at 11:46 am, May 05, 2025		

Total \$685.00

Balance Due \$685.00

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!

GAS (1) SOUTH

The Difference is Good.

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

Bill Date:

Plan:

Florida Index Zone 3

Pay Online:

GasSouth.com/pay

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747

Message Center

Invoice Number: 286633292085

Your Gas South account has a past due balance of \$5.33. Please pay your account balance immediately to avoid additional fees, collection activity, and service interruption.

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

	,	·	*	gang pinggang man panggan ini nggapi na kanggang kanggang kanggan kanggan kanggan kanggan kanggan kanggan kang
Gas South	Past Due	New Charges	New Charges	Total Amount Due
Account Number	Pay Immediately		Due Date	
2868149020	\$5.33	\$5.33	Apr 28, 2025	\$10.66

Explanation of Charges	Paid on April 1st; check #409
Previous Balance	\$10.66
Payment	\$5,33 CR
Past Due Balance	
Gas Charges	\$0.00
Customer Service Fee	
FL State Tax	\$0.30
Sales Taxes	\$0.03
Municipal Public Service Tax	\$0.00
Total New Charges	\$5.33
Total Amount Due	

Approved General-Lasinip Maintenance 001.320.37200.44000 Rich Gray

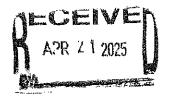
Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

Re coded to: 1.320.57200.45200 - Gas

TRL

RECEIVED

By Tara Lee at 1:35 pm, Apr 28, 2025



Copyright @ 2026 Gas South

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.

2868149020 Account Number: **Total Amount Due** \$10.66 \$5.33 Past Due Balance Pay Immediately

SP 01 004365 76683 H 22 ASNGLP CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRIC 475 WEST TOWN PLACE STE 114 ST. AUGUSTINE FL 32092

GAS SOUTH PO BOX 530552 ATLANTA GA 30353-0552

Amount Enclosed

- լոնորը ինկանագրեր գում հեռանականին ինկանում ինկանին ինկարին ինկարին հեռանական հեռանական հեռանական հեռանական

O 2025042A 3 2A6A14902OA 6 000000000533 5 000000001066 6 9

GAS () SOUTH

Paying Your Bill

AutoPay &

Visit GasSouth.com/pay to set up automatio payment so you can pay your bill every month on the due date with NO transaction fees!

Payments Accepted: Checking Account

Pay Online %

Visit GasSouth.com/pay to make a one-time payment.

Payments Accepted; Checking Account, Credit/Debit/ATM Card

Pay By Mail 🔞

Gas South PO Box 530552 Atlanta, GA 30353

Paymenta Accepted: Check/Money Order

Please include remittance slip and allow 6-7 business days for payment to process.

Pay By ACH [12]

Gas South's bank routing number is 021052053 and bank account number is 81751527. If you have questions regarding ACH, please contact AFT@GasSouth.com.

Pay By Phane [

Call 877-596-5072 to pay your bill by phone.
Payments Accepted: Checking Account,
Credit/Debit/ATM Card

Understanding Your Bill

Gas Charges: Cost of gas used during the billing period that is adjoulated by multiplying your therms used by your rate per therm.

Therms Used: Measurement of gas you used.

Rate Per Therm: Price you pay for each therm used.

Thermal Factor: Used to obtain a measurement of energy in therms.

OCFs Used: Measurement of gas used in hundreds of cubic feet.

Customer Service Fee: Fee for maintaining your account that includes the cost of generating and mailing your bill, oustomer service and other account maintenance functions.

Rate Plan: Indicates whether you are on a fixed, nymex or index contract.

Transport Fuel Charges: Transportation-related fuel charge.

Transportation: Charge to cover the cost of capacity needed to transport your gas.

Municipal Tax: Tax required by the local municipal in your area.

Additional Information

Delinquent Bills and Late Fees: Balances paid after the due date inour a late penalty of \$10 or 1.5%, whichever is greater. Custamers may face further action, such as disconnection of their gas service and negative impact to their credit, if insufficient payment is made.

Fixed Rate Plan: Fixed rate oustomers changing or concelling their contract prior to the contract end date will be charged an early contract cancellation fee. Customers who do not renew their contract at the end of their term will default to a monthly commercial variable rate.

Questions? Concerns? Contact Gas Bouth at 866-426-2491, BizRelations@GasBouth.com, or PO Box 723728, Atlanta GA 31139-99419.

Copyright @ 2024 Gas South

Mailing Address Change

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The Difference is Good.

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT 320 Cordova Palms Parkway St, Augustine FL 32096

Bill Date:

04/08/25

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

How We Calculated Your Gas Charges (LDC Number;221009363617)

Meter Start	Meter End	Days of Service	Therr Use			Rate per Therm		Gas Charges
03/04/2025	03/31/2025	28	0,0	0	Х	0,5780	=	0.00
04/01/2025	04/01/2025	1	0,0	0	Х	0.5690	ᇤ	00,0
03/04/2025	04/01/2025	29	0.0	0_		Total	=	0,00

Message Center (cont.)

004365 2/2

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27421

Date

05/01/2025

SERVICE

AMOUNT

Audit FYE 09/30/2024

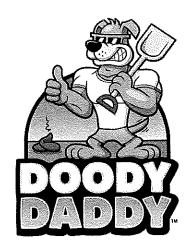
4,000.00

Current Amount Due

4,000.00

RECEIVED

By Tara Lee at 10:39 am, May 02, 2025



May

Invo

ay 01, 2025 voice No. 2505-GP	
	Fre process in Security

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - May			
 Trash Can Maintenance 	3 trash cans	1 x week	\$129
 Dot Wasta Stations 	2 Stations	1 x week	\$120

RECEIVED

By Tara Lee at 2:06 pm, May 07, 2025

\$249

PAIO :

Governmental Management Services, LLC

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

Invoice

Invoice #: 95 Invoice Date: 4/30/25 Due Date: 4/30/25

Case: P.O. Number:

Bill To:

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

Description	Hours/Gty	Rate	Amount
Pool Monitor through April 2025	136.61	26.50	3,620.17
	:		
0.04			
Mison Morning 5-7-25			
5-7-25			
	:		

RECEIVED

By Tara Lee at 8:57 am, May 08, 2025

Total	\$3,620.17
Payments/Credits	\$0.00
Balance Due	\$3,620.17

Governmental Management Services, LLC

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

Invoice

Invoice #: 93

Invoice Date: 5/1/25 Due Date: 5/1/25

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 - May 2025 Website Administration - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies Telephone Pool Repair - Repair Broken/Missing Tile		4,424.17 140.42 210.67 702.25 0.36 37.67 0.15 8.98 192.50	4,424.17 140.42 210.67 702.25 0.36 37.67 0.15 8.98 192.50

RECEIVED

By Tara Lee at 8:59 am, May 08, 2025

Total	\$5,717.17		
Payments/Credits	\$0.00		
Balance Due	\$5,717.17		

Governmental Management Services, LLC

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

Invoice

Invoice #: 94

Invoice Date: 5/1/25 Due Date: 5/1/25

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 - May 2025 Pool Chemicals - May 2025 Pool Maintenance - May 2025 Janitorial - May 2025		2,083.33 1,083.33 1,500.00 1,000.00	2,083.33 1,083.33 1,500.00 1,000.00
Wison Mossing 5-7-25			

RECEIVED

By Tara Lee at 9:03 am, May 08, 2025

Total	\$5,666.66
Payments/Credits	\$0.00
Balance Due	\$5,666.66

CORDOVA PALMS CDD

POOL MONITOR

Qty./Hours	<u>Description</u>	E	late	Amount
136.61	Facility Attendant	\$	26.50	\$ 3,620.17
	Covers April 2025			
				•
	TOTAL DUE:		1	\$ 3,620.17

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT FACILITY ATTENDANT BILLABLE HOURS FOR APRIL 2025

<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u>
4/1/25	4	E.B.	Completed daily checklist, returned calls and emails
4/2/25	4	E.B.	Completed daily checklist, returned calls and emails
4/3/25	4	E.B.	Completed daily checklist, returned calls and emails
4/4/25	4	E.B.	Completed dally checklist, returned calls and emails
4/5/25	6.02	C.T.	Completed daily checklist, returned calls and emails
4/6/25	6.1	C,T.	Completed daily checklist, returned calls and emails
4/7/25	4	E.B.	Completed daily checklist, returned calls and emails
4/8/25	4	E.B.	Completed daily checklist, returned calls and emails
4/9/25	3.58	C.T.	Completed daily checklist, returned calls and emails
4/10/25	4	E.B.	Completed daily checklist, returned calls and emails
4/11/25	4	E.B.	Completed daily checklist, returned calls and emails
4/12/25	6.13	C.T.	Completed daily checklist, returned calls and emails
4/13/25	6.13	C.T.	Completed daily checklist, returned calls and emails
4/14/25	4.12	C.T.	Completed daily checklist, returned calls and emails
4/15/25	4	E.B.	Completed daily checklist, returned calls and emails
4/16/25	4	E.B.	Completed daily checklist, returned calls and emails
4/17/25	4	E.B.	Completed daily checklist, returned calls and emails
4/18/25	4	E.B.	Completed daily checklist, returned calls and emails
4/19/25	6.13	C.T.	Completed daily checklist, returned calls and emails
4/20/25	6.13	C.T.	Completed daily checklist, returned calls and emails
4/21/25	4	E.B.	Completed daily checklist, returned calls and emails
4/22/25	4	E.B.	Completed daily checklist, returned calls and emails
4/23/25	4	E.B.	Completed daily checklist, returned calls and emails
4/24/25	4	E.B.	Completed daily checklist, returned calls and emails
4/25/25	4	E.B.	Completed daily checklist, returned calls and emails
4/26/25	6.15	C.T.	Completed daily checklist, returned calls and emails
4/27/25	6.12	C.T.	Completed daily checklist, returned calls and emails
4/28/25	4	E.B.	Completed daily checklist, returned calls and emails
4/29/25	4	E.B.	Completed daily checklist, returned calls and emails
4/30/25	4	E.B.	Completed daily checklist, returned calls and emails

GRAND TOTAL 136.61

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2025

Mr. Jim Perry Cordova Palms CDD Governmental Management Services - North Florida Suite 114 475 West Town Place St. Augustine, FL 32092 Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



Invoice No. 3555058 4823-1

Re: Gener	ral Counsel					
For Professional Legal Services Rendered						
02/01/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts		
02/06/25	W. Haber	0.50	175.00	Review correspondence regarding trespass; confer with Laughlin regarding same and begin demand letter		
02/07/25	W. Haber	0.60	210.00	Prepare letter regarding unauthorized tree removal; confer with Laughlin regarding same		
02/12/25	W. Haber	0.50	175.00	Prepare for and participate in Board meeting		
02/14/25	W. Haber	0.30	105.00	Review and respond to inquiry regarding photography at amenity center		
02/17/25	W. Haber	0.80	280.00	Prepare license agreement for resident fence		
TOTAL HOURS		3.20				

KUTAK ROCK LLP

Cordova Palms CDD April 28, 2025 Client Matter No. 4823-1 Invoice No. 3555058 Page 2

TOTAL FOR SERVICES RENDERED

\$1,077.50

TOTAL CURRENT AMOUNT DUE

<u>\$1,077.50</u>

RECEIVED

By Tara Lee at 9:54 am, May 06, 2025

Fwd: Meeting room

Inbox Search for all messages with label Inbox Remove label Inbox from this conversation Summarize this email



Courtney Hogge

9:17 AM (2 minutes ago)

to me

Good morning Tara,

Not a rush, but we will need a check cut to the St. Johns County Airport Authority again for Cordova Palm's budget adoption meeting on 8/13/25. The fee is still \$125. The mailing address is below. The email chain below is the only backup I have other than the meeting room application if you'd like that. There's not a formal invoice.

St. Augustine/St. Johns County **Airport Authority** 4796 U.S. Hwy 1 North St. Augustine, FL 32095

Thank you!
Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
chogge@gmsnf.com

AIRPORT MEETING ROOM RESERVATION REQUEST

Name of Event - Cordova Palms CDD Board of Supervisors Meeting
Hame of Responsible Organization or Incividual: GMS - Daniel Laughlin
Wailing Address: 475 West Town Place, Suite 114, St. Augustine, FL 32092
Phone Number: 904-940-5850 Fax Homber: 904-940-5899
Email Address: _dlaughlin@gmsnf.com
Event Date: 8/13/25 Event Yimo: 10:30am-1:30p.m. Start Time End Time
Meeting Room Requested:
Expected attendance at this event. 50 Refreshments being servedYes XNo
Tables & Chairs X Yes _ No If so, how many of each: 3 Table 50 Chairs
Do you required the use of AV or Phone Equipment: Yes X No - Detail Need:
Po you require setup assistance from the Airport: X Yes No. If yes, please detail. Room set up "classroom style" with the three tables at the front of the room for board and staff and 8 chairs at those tables; remaining chairs facing the tables
Does your event require Airside Access. Yes $old X$ Ho. (If yes, attached detailed security olan.) Fee: $old S$ Deposit: $old S$
Reservation Concellation When necessary, confirmed meeting room users are encouraged to cancel reservations as far in advance as possible to facilitate other uses.—The Airport Authority reserves the right to cancel reservations for meeting rooms if the space is needed for Official Airport Business. Whenever possible, a minimum of twenty four (24) notice will be given
ACKNOWLEDGEMENT: The undersigned agrees to protect, defend, reimburse, indemnify and hold harmless the Airport Authority, its agents, employees and officers and each of them, free and harmless at all times from and against any and all claims, hability, expense, loss, cost, fine, and damages (including reasonable afterneys fees) and causes of action of every kind and character to the fullest extent allowed by law by reason of any damage to property or the environment, including any contamination of Airport property, or badily injury (including any contamination of Airport property, or badily injury (including leath) incurred or sustained by any party hereto, any after person whomsoever, arising but of or incident to any acts, amissions or operations related to the use of the Airport Authority's room(s) and other areas, and the indersigned expressly recognizes the broad nature of this indemnification and hold harmless chause, and voluntarily makes this revenunt.
The undersigned acknowledges that the facility is located on property where on active upport is operated and there may be ubrations, noise or other airport related interruptions, intrusions, and hazords.
hereby acknowledge and certify that the information provided is a true representation of the size, scape and activities planned for my event and that Funderstand and agree to the policy and regulations pertaining to this event promulgated by the Amport Authority
Signed by: 2025-05-07
Pariel Loughlin Signature Branch Anthorized Individual or Event Sponsor Date
· · · · · · · · · · · · · · · · · · ·
Office Use Only
ApprovedDenied
By:

Regulations

Groups and/or individuals desiring to use the AMR must abide by the following regulations.

- All advertisements, announcements, press releases, flyers, etc. relating to meetings must clearly state the meeting is not sponsored by the Authority, its Staff or the Auport.
- 2. Neither the name nor the address of the Airport or Authority may be used as an official address or headquarters of any organization. No mail or shipments of materials will be accepted for organizations or individuals without prior arrangement. In addition, the St. Augustine St. Johns County Airport Authority's phace number shall not be used by any groups in meeting amouncements.
- The Authority requires that all groups hosting events will uphold high ethical standards without regard to race, color, religion, sex, age national origin or disability.
- 4. Neither the Authority nor its Staff shall assume responsibility for the property of individual(s), groups or organizations. At the end of each meeting, all property belonging to an organization, group and/or individual must be removed from the facility. No storage space is available.
- 5. Special equipment such as laptops, projectors, screens, supplies, and/or rental equipment used is the sole responsibility of the group or individual. A limited supply of audio/visual equipment may be available for rental or use from the Authority. Proposed use of Authority-owned equipment shall require prior arrangements be made, as well as, agreement to any associated fees.
- Public Internet Access is normally available through the Authority's wireless network. Instructions for using the network are available at the Administration office.
- 7. Other than private meeting groups using the AMR, all other priority use groups are not permitted to charge a registration or admission fee. Such groups may not as a condition of admittance require the purchase of any item or service. Membership dues and voluntary incidental donations (such as coffee money or the recovery of photocopy costs) may however be collected.
- 8 Groups shall not exceed the legal posted capacity of the AMR. It is the group's responsibility to monitor compliance with these regulations and to deny admittance to the room to people who would cause the group to exceed the posted capacity.
- A group composed of minors (less than eighteen years of age) must have an adult chaperone attend the meeting at all times. A maximum ratio of 10 minors to one adult must be maintained at all times.
- 10. Groups or individuals may not tape, tack or fasten anything to the walls, ceiling or floor/carpet of the AMR. Exception is made for the attachment of items in rooms properly equipped with permanently mounted surfaces for said use. Any materials left affixed to any surface will be disposed of by the Authority and may subject user to a cleanup fee.
- 11 Any special table or seating arrangements shall be coordinated with the Authority Administration Office at the time of application. A fee may be assessed if a meeting room is not returned to its original condition immediately following a scheduled event.
- 12. In most cases, users may arrange the use of Authority-owned audio/visual equipment. However no one shall operate equipment unless they are properly trained. This may require that a member of the group make an appointment with the Airport Authority's Administration office prior to the meeting to receive training. Use of Authority-owned equipment requires that users agree to any associated financial risk resulting from abuse, damage or breakage.
- 13. Use of Authority telephone must be arranged in advance. Private phone calls or long distance calls may not be made on Airport Authority's telephones without prior approval.
- 14. Please be considerate of others as to not disturb other meetings in progress, cell phone calls must be kept to a minimum in public areas.

- The Authority reserves the right to limit or prohibit any use of the AMR that it determines may represent a Haran to
 the health or safety of others or to the orderly use of the facility.
- to beverages and food service may be permitted if prior approval is obtained. The user assumes all liability for damage and/or cleanup related to such approved use
- 17 Smoking is prohibited in the building. Smoking is discouraged on all campus areas of the Airport. Outdoor smokers are responsible for all cetated material disposal in approved containers.
- 19. For and in consideration of the use of the AMR, the individual or group using the AMR hershy agrees to indemnify and hold harmless the Authority and Staff from any and all actions or suits relating to its use of such rooms and facilities. Further, the user agrees to reimburse the Authority for any and all costs for repair of any and all damage as may be caused directly or indirectly to the room, facilities or equipment by such use thereof. Refusal by any user to pay for the damage will result in referral to the Airport Attorney for collection and/or legal action and will result in the loss of future use privileges.
- 19 Meeting Rooms are assigned according to the estimated number of attendees. The Amhority reserves the right to move functions to other meeting rooms with prior notification.
- 20. Insurance Requirements All non-governmental users of Airport Meeting Rooms who desire to serve alcoholic beverages of any type are required to have general liability insurance covering the scope of the event. A minimum aggregate coverage for all risks of \$1,000,000 is required. Coverage may be provided in one of two forms, as follows.
 - a. Special Event Coverage required coverage may be provided as a single-event policy with the Airport Authority as a named or additional insured. This policy form will require that all aspects of the planned event held on airport property is covered, including any liability related to any planned consumption of alcoholic beverages by organizers or guests of the event.
 - 6. Additional or Named Insured to Existing Business or Personal Policy a certificate or coverage naming the Airport Authority as an additional or named insured may be substituted for Special Event Coverage as applicable to any non-governmental entity desiring to use airport meeting rooms. Coverage shall be deemed in effect for the period covered by the certificate provided by the meeting organizer.

A commitment to bind or other documentation is required to schedule events and a Certificate of Insurance naming the Airport Authority is required to be delivered to the Airport Administration Office not later than five (5) business days prior to any scheduled event

21 Reservation Cancellation

When necessary, confirmed meeting room users are encouraged to cancel reservations as far in advance as possible to facilitate other uses.

The Airport Authority reserves the right to cancel reservations for meeting rooms if the space is needed for Official Airport Business. Whenever possible, a minimum of twenty-four (24) notice will be given

Selevier Stevier See and the See

INVOICE:

620651120

DATE: ORDER: 05/01/2025 620651120

Turner

PAYMENT ADDRESS: Turner Pest Control LLC - P.O. Box 690323 - Jacksonville, Floride 32280-0323 904-355-6300 - Toll Free: 800-225-6305 - Lumerpest.com

Bill for

[935218]

Cordova Palms CDD Rich Gray 475 W Town Pl Suite 114 St Augustine, FL 32092-3648 Weak location

[935218]

904-759-8890

Cordova Palms CDD Rich Gray

320 Cordova Palms Pkwy

St Augustine, FL 32095-0059

WorkDate 1/me 12: #large#Fest Specimicals	5€17(€2(1)) 01;48 PM
	03:35 PM

NET 30

CPCM

Commercial Pest Control - Monthly Service

Approved Pest Control 001.320.57200.45300 Rich Gray

\$140.00 SUBTOTAL \$140,00 TAX \$0.00 AMT. PAID \$0,00 TOTAL \$140.00

MAY 6 8 2025

AMOUNT DUE

\$140.00

03:35 PM

RECEIVED

By Tara Lee at 1:37 pm, May 13, 2025

TECHNICIAN SIGNATURE

Elena 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 accused expenses in the event of collection.

Hereby as knowledge that satisfactory completion of all services to inferral, and agree to pay the cost of services as specified above

PLEASE PAY FROM THIS INVOICE