## CORDOVA PALMS Community Development District

JULY 9, 2025

## AGENDA

July 2, 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, July 9, 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. Approval of Minutes A. May 14, 2025 Workshop
  - B. June 4, 2025 Workshop
  - C. June 11, 2025 Meeting
- V. Ratification of Agreement with Yellowstone Landscape for Landscape and Irrigation Maintenance Services
- VI. Discussion of the Fiscal Year 2026 Budget
- VII. Staff Reports
  - A. Landscape Report
  - B. District Counsel
  - C. District Engineer
  - C. District Manager
  - D. Operations Manager Report

- E. Amenity Manager
- VIII. Financial Reports
  - A. Financial Statements as of May 31, 2025
  - B. Check Register
  - IX. Supervisor Requests and Audience Comments
  - X. Next Scheduled Meeting August 13, 2025 at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida
  - XI. Adjournment

## MINUTES

A.

#### 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, **May 14, 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:

ager, GMS
nsel, Kutak Rock
nager, RMS
ions Manager, RMS
ers Homes
Landscapes

The following is a summary of the discussions taken at the May 14, 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 reported that annuals will be coming in mid-June and he expects to install mulch shortly thereafter. A broken window is in the process of being repaired. Additional maintenance hours were approved by the Chair between meetings.

A resident asked what the schedule is for mowing around the pond.

Mr. Gray responded that it gets mowed every two weeks until mid-May, and then the schedule increases to weekly mowing.

The resident asked about vegetation in the water.

Mr. Laughlin responded that is the responsibility of the pond maintenance company.

The resident stated that there is a wooden structure in the water behind 162 Bermuda. She also asked if there are plans to install foliage on the other side of Bermuda to create a sound buffer from the train noise.

Mr. Sigmon stated that there is not currently a plan for landscape installation in that area.

A resident asked if there is a plan for the dead grass in the field.

Mr. Gray responded that it is not dead, just dormant, so it will start coming back.

A resident commented on children driving dirt bikes through the miniature golf course and on the sidewalks.

A resident asked if a roundabout would be better than a four-way stop. She also recommended moving the mailboxes.

Mr. Laughlin responded that the roads are owned by the county and are their responsibility.

#### THIRD ORDER OF BUSINESS

Next Scheduled Meeting – June 11, 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

*B*.

#### 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, **June 4, 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 by Zoom Don Gullion Daniel Laughlin Alison Mossing by Zoom Taylor Harvey by Zoom Jeff Johnson Chairman Vice Chairman District Manager, GMS GMS GMS GMS

The following is a summary of the discussions taken at the June 4, 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 11:00 a.m.

#### SECOND ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. Laughlin provided an overview of the fiscal year 2026 budget. For administrative expenses, GMS proposed an increase of 5% for the services they provide, and the insurance costs are increasing. As for grounds maintenance expenses, landscape maintenance, operations management, electric, water/sewer/irrigation, and repairs and maintenance are slated to increase. Lastly, for the amenity center expenses, amenity manager, insurance, refuse, janitorial, and pool maintenance line items are increasing. Additionally, line items for facility maintenance, pool chemicals, special events, holiday decorations, water and sewer, licenses & subscriptions and fitness equipment leasing are being added. Mr. Laughlin noted the increases in the budget amount to a \$334.54 per unit assessment increase for the year.

Mr. Sigmon recommended looking at switching to pine straw versus mulch to save costs, increasing the electric line item to \$75,000. He also questioned if a full-time amenity manager

is necessary, at least while school is in session. Lastly, he asked Mr. Laughlin to look at whether the facility maintenance line item can be reduced if it's currently being captured in another line item.

#### **THIRD ORDER OF BUSINESS**

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

FOURTH ORDER OF BUSINESSAdjournmentThe workshop adjourned at approximately 11:27 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman



#### 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, **June 11, 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 Sigmon Don Gullion Daniel Zaremba James Shonkwiler Chairman Vice Chairman Supervisor Supervisor

Also present were:

Daniel Laughlin
Wes Haber by phone
Scott Wild by phone
Richard Gray
Alison Mossing
Taylor Harvey
Jeff Johnson

District Manager, GMS District Counsel, Kutak Rock District Engineer, ETM GMS GMS GMS GMS

The following is a summary of the discussions and actions taken at the June 11, 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 members of the public present, the next item followed.

# THIRD ORDER OF BUSINESSOrganizational MattersA. Acceptance of Resignation from Daniel Foley

On MOTION by Mr. Shonkwiler, seconded by Mr. Sigmon, with all in favor, Daniel Foley's resignation was accepted.

#### B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2028)

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, appointing Daniel Zaremba to fill the vacant seat was approved.

#### C. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin, being a notary public of the State of Florida, administered an oath of office

to Mr. Zaremba.

#### D. Consideration of Resolution 2025-05, Designating Officers

On MOTION by Mr. Gullion, seconded by Mr. Sigmon, with all in favor, Resolution 2025-05, designating officers as previously slated with Daniel Zaremba added as an Assistant Secretary was approved.

#### FOURTH ORDER OF BUSINESS Appr

#### **Approval of Minutes**

#### A. February 12, 2025 Meeting

#### B. March 12, 2025 Workshop

Mr. Laughlin presented the February 12, 2025 meeting minutes and March 12, 2025

workshop minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, the Minutes of the February 12, 2025 Meeting, were approved.

On MOTION by Mr. Gullion, seconded by Mr. Sigmon, with all in favor, the Minutes of the March 12, 2025 Workshop, were approved.

#### FIFTH ORDER OF BUSINESS

# Ratification of Proposal from GMS for Additional Maintenance Hours

Mr. Laughlin presented the proposal from GMS for additional facility maintenance house, noting 16 additional hours per week was approved between meetings for a total of \$17,280 for 2025.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, the proposal from GMS for 16 additional facility maintenance hours per week was ratified.

#### SIXTH ORDER OF BSUINESS

## Consideration of Proposal from BrightView to Add Phase 3 and the Highway 312 Entrance to the Maintenance Contract

Mr. Laughlin presented the proposal from BrightView totaling \$12,804.

This item was tabled.

Mr. Sigmon requested the area be mowed until a decision is made.

#### SEVENTH ORDER OF BUSINESS

# Acceptance of the Fiscal Year 2024 Audit Report

Mr. Laughlin presented the fiscal year 2024 audit report, noting there were no negative findings or deficiencies to report.

On MOTION by Mr. Shonkwiler, seconded by Mr. Sigmon, with all in favor, the Fiscal Year 2024 audit report was accepted.

#### **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Mr. Laughlin presented the proposed budget for fiscal year 2026, noting the budget as presented would result in a \$370 increase in assessments per unit for the year. The water/sewer/irrigation line item will be adjusted to \$23,000. The changes in the budget will bring the assessment increase down to \$317.07.

On MOTION by Mr. Shonkwiler, seconded by Mr. Gullion, with all in favor, Resolution 2025-06, approving the proposed budget as revised for fiscal year 2026 and setting a public hearing for August 13, 2025 at 11:00 a.m. at the St. Augustine Airport conference room were approved.

## NINTH ORDER OF BUSINESS Staff Reports

#### A. Landscape Report – Quality Site Assessment

Mr. Gray report that the annuals went in as contracted and the palm trees have been pruned. Next, Mr. Gray presented a proposal from Yellowstone for landscape and irrigation maintenance services that includes Highway 312, Phase 3 easement, four rotations and palm pruning.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, the proposal from Yellowstone for landscape and irrigation maintenance services was approved with staff authorized to terminate the agreement with BrightView or notify BrightView of the intent not to renew.

#### **B.** District Counsel

There being nothing to report, the next item followed.

## C. District Engineer

Mr. Wild stated that he had nothing to report but would take any questions.

Mr. Gullion asked if Mr. Wild is sure the irrigation issues alleged by BrightView have nothing to do with the irrigation system design.

Mr. Sigmon stated that Mr. Wild was not involved in the landscape and irrigation plans. He added that it would be critical for Yellowstone to test the irrigation.

Mr. Sigmon asked Mr. Wild for an update on the internal analysis of the four-way stop area. Mr. Wild responded that the county would want a warrant analysis for a four-way stop and the side street traffic does not have enough units to provide the warrant.

#### D. District Manager – Report on the Number of Registered Voters (590)

Mr. Laughlin informed the Board there are 590 registered voters reported to be residing within the District boundaries as of April 15, 2025.

#### E. Operations Manager

There being nothing further to report, the next item followed.

#### F. Amenity Manager

Ms. Mossing introduced Ms. Harvey as the new amenity manager for the community.

Mr. Laughlin stated that a resident has requested to hold a non-denominational and gratitude class weekly or month around 8:00 a.m. Ms. Mossing stated that GMS can assist with advertising the class if the Board is okay with it.

## TENTH ORDER OF BUSINESSFinancial Reports

#### A. Financial Statements as of April 30, 2024

Mr. Laughlin stated that copies of the financial statements were included in the agenda package for the Board's review.

## **B.** Check Registers

## 1. March

A copy of the check register for March totaling \$118,178.85 was included in the agenda package for the Board's review.

On MOTION by Mr. Gullion, seconded by Mr. Shonkwiler, with all in favor, the Check Register for March was approved.

## 2. April

A copy of the check register for April totaling \$38,874.01 was included in the agenda package for the Board's review.

On MOTION by Mr. Gullion, seconded by Mr. Shonkwiler, with all in favor, the Check Register for April was approved.

## 3. May

A copy of the check register for May totaling \$33,806.51 was included in the agenda package for the Board's review.

On MOTION by Mr. Sigmon, seconded by Mr. Gullion, with all in favor, the Check Register for May was approved.

#### ELEVENTH ORDER OF BUSINESS Supervisor Requests and Audience Comments

There being none, the next item followed.

#### **TWELFTH ORDER OF BUSINESS**

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

#### THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

#### AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE BY AND BETWEEN CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT AND YELLOWSTONE LANDSCAPE, INC.

THIS AGREEMENT is made and entered into as of the 1st day of July, 2025, by and between:

**Cordova Palms Community Development District,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, situated in St. Johns County, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Yellowstone Landscape, Inc., a Delaware corporation, whose mailing address is 3235 North State Street, Bunnell, Florida 32110 (the "Contractor").

#### RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"); and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor previously submitted a proposal for the provisions of landscape services more fully described in the Scope of Services and proposal attached hereto as **Exhibit A** ("Scope of Services") and incorporated herein by reference, and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

**NOW, THEREFORE,** in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

- 2. DESCRIPTION OF WORK AND SERVICES.
  - A. The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

- **B.** While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.
- **C.** The Contractor shall provide the specific professional services as shown in Paragraph 3, of this Agreement.

3. Scope of LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit A** and the map attached hereto as **Exhibit B**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. In addition to providing the services set forth on **Exhibit A**.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- **B.** The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- **C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager or his or her designee, to act as its representative.
- (2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.
- D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.
- E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### 5. COMPENSATION; TERM.

- A. As compensation for services described in this Agreement and as set forth in more detail on Exhibit A, the District agrees to pay the Contractor twelve (12) monthly payments of Thirteen Thousand Seven Hundred Twenty Dollars (\$13,720.00), for a not-to-exceed annual total of One Hundred Sixty-Four Thousand Six Hundred Forty Dollars (\$164,640.00). Work shall commence on July 1, 2025, and continue for a period of twelve (12) months, unless terminated earlier in accordance with Section 13 below. The Agreement shall automatically renew at the same price unless the District gives notice that it does not wish to take advantage of a renewal at least 30 days in advance of the end of the prior one year term.
- B. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Services in addition to those described in the attached Proposal, may be provided by the Contractor. However, no additional services shall be provided by the Contractor unless done at the direction of the District. Fees for such additional services shall be as provided for in the attached Proposal or, if not identified, as negotiated between the District and the Contractor.

- **C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within thirty (30) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.
- 6. INSURANCE.
  - **A.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
    - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
    - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

- (I) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- **B.** The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- **C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- 7. INDEMNIFICATION.
  - A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify

the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

**B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

**10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific

performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights Under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with or without cause by providing thirty (30) days written notice of termination to the Contractor. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. **PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, and there are any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to

represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. To the extent that any of the terms of this Agreement are determined to conflict with any terms included in the attached Proposal, the terms of this Agreement are agreed and deemed to be controlling.

**20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

**21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

**22.** Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

Α.	If to the District:	Cordova Palms Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kutak Rock, LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

в.	If to the Contractor:	Yellowstone Landscape, Inc.
		3235 North State Street
		Bunnell, Florida 32110
		Attn:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a nonbusiness day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties hereto agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

**25. CONTROLLING LAW.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**26. EFFECTIVE DATE.** This Agreement shall become effective on July 1, 2025, and shall remain in effect in accordance with the terms set forth in Section 5(A) above unless terminated by either of the District or the Contractor in accordance with the provisions of this Agreement.

27. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor

acknowledges that the designated public records custodian for the District is Daniel Laughlin ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

## IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

**28. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**29.** ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**30. C**OUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**31. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District

may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**32.** COMPLIANCE WITH SECTION **20.055**, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**33. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- **A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities;*
- **B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities;*
- **C.** Section 287.135, Florida Statutes, titled *Prohibition against contracting with scrutinized companies*;
- **D.** Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- E. Section 287.138, Florida Statutes, titled *Contracting with entities of foreign* countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies under penalty of perjury that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**34. CONFLICTS.** To the extent that the terms described in Exhibit A conflict with the terms of this Agreement, the terms herein shall control.

#### [remoinder of page intentionolly left blank]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

Signed by:

Vaniel Laughlin

Secretary/Assistant Secretary

#### CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

Chad Sigmon

Chairperson Board of Supervisors

(Signature of Witness)

Susana Sassman

(Print Name of Witness)

YELLOWSTONE LANDSCAPE, INC., a Delaware corporation

By: Its: Jusin coment

Exhibit A – Scope of Services Exhibit B – Map

#### EXHIBIT A

#### **Scope of Services**

#### CORDOVA PALMS

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

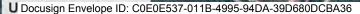
SERVICE	VISITS
√isit s	51
Mowing - St. Augustine Turf, Zoysia Turf, Bahia Parks	Weekly: April 1st - October 31st Biweekly: November 1st - March 1st
Mowing - Bahia Ponds, Berms, 312 ROW	Biweekly: April 1st - October 31st Monthly: November 1st - March 31st
Detail	With Each Visit
IPM - Fertilization & Pest Control	Irrigated Turf - 6 and spot treatments as needed
	Shrubs/Trees - 2 and spot treatments as needed
Irrigation Inspections	12
Mulch and Pine Straw (Berm)	1
Annual Flowers and Soil Amendments	4
Palm Pruning	Specialty - 2
	Sabals - 1
Tree Pruning	Up to 10ft above grade - above 10ft will be propose

## YOUR INVESTMENT

CORE MAINTENANCE SERVICES	PRICE
Mowing, Detailing, and Palm Pruning Includes Mowing, Edging, String Trimming, Shrub/Tree Pruning, Weeding, Palm Pruning, & Cleanup	\$133,167.50
Integrated Pest Management Includes Fertilization & Pest Control Applications	\$5,360
Irrigation Inspections Includes Standard Irrigation Reports	\$3,360
Annuals 4x Per Year	\$5,040
Mulch and Pine Straw 1x Per Year	\$17,712.50
ANNUAL GRAND TOTAL	\$164,640

ANNUAL GRAND TOTAL	\$164,640.00
MONTHLY GRAND TOTAL	\$13,720.00

#### EXHIBIT B Location Map



En Contral

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and the second

John's Towing

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24 - 6 1 - 5 - 5 - 5

11

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nhques

- Antonio

ns Amenity Center

Write a description for your map.

#### Legend

Dixie Hwy

1000 ft

- Cordova Palms Amenity Center
- P Cordova Palms Pkwy
- Peature 1
- Outthere Antiques

Google Earth

SIXTH ORDER OF BUSINESS



Community Development District

Approved Budget FY 2026

Presented by:



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3-5	Narratives
6-7	Debt Service Fund Series 2021
8-9	Debt Service Fund Series 2022-1
10-11	Debt Service Fund Series 2022-2
12	Assessment Schedule

**Community Development District** 

Approved Budget General Fund

	 Adopted Budget	tuals Thru			Pro	ojected Thru	App	roved Budget
Description	FY 2025	5/31/25	4	Months		9/30/25		FY 2026
REVENUES:								
Special Assessments	\$ 553,827	\$ 540,678	\$	13,149	\$	553,827	\$	772,295
Interest Income	-	607		300		907		1,000
Other Income	-	450		150		600		-
Carry Forward Surplus	-	29,978		-		29,978		-
TOTAL REVENUES	\$ 553,827	\$ 571,713	\$	13,599	\$	585,312	\$	773,295
EXPENDITURES:								
Administrative								
Supervisors Fees	\$ 6,000	\$ -	\$	1,000	\$	1,000	\$	6,000
FICA Expense	459	-		77		77		459
Engineering	11,000	4,150		2,800		6,950		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	4,000		3,500		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	8,368		59		8,427		8,848
Management Fees	53,090	35,393		17,697		53,090		55,745
Website Maintenance	1,685	1,123		562		1,685		1,769
Information Technology	2,528	1,685		843		2,528		2,654
Telephone	500	114		386		500		500
Postage & Delivery	1,500	517		983		1,500		1,500
Insurance General Liability	5,590	5,981		-		5,981		6,729
Printing & Binding	500	194		307		500		500
Legal Advertising	2,000	1,349		651		2,000		2,000
Other Current Charges	300	154		146		300		300
Office Supplies	150	2		148		150		150
Dues, Licenses & Subscriptions	175	175		-		175		175
TOTAL ADMINISTRATIVE	\$ 141,323	\$ 85,029	\$	35,457	\$	120,485	\$	141,028
<b>Operations &amp; Maintenance</b>								
Grounds Maintenance								
Landscape - Maintenance	\$ 145,978	\$ 97,318	\$	48,624	\$	145,942	\$	164,640
Landscape - Contingency	27,700	4,022		2,200		6,222		27,700
Mulch	22,766	-		1,000		1,000		22,766
Operations Management	25,000	6,250		8,332		14,582		26,500
Lake Maintenance	10,000	5,200		2,740		7,940		10,000
Electric	50,000	45,263		21,600		66,863		75,000
Water/Sewer/Irrigation	20,000	-		2,000		2,000		23,000
Repairs & Maintenance	10,000	29,030		5,000		34,030		10,000
Irrigation Repairs Pest Control	13,000 2,000	6,172 980		1,000 560		7,172 1,540		13,000 1,800
TOTAL GROUNDS MAINTENANCE	\$ 326,444	\$ 194,235	\$	93,056	\$	287,291	\$	374,406

**Community Development District** 

Approved Budget

**General Fund** 

Description	Adopted Actuals Thru Projected Nex Budget 5/31/25 4 Months			Pro	ojected Thru 9/30/25	Approved Budget FY 2026			
Amenity Center									
Amenity Manager	\$	20,000	\$ 31,287	\$	12,809	\$	44,096	\$	77,500
Amenity Attendant		13,300	-		-		-		10,000
Facility Maintenance		-	-		-		-		37,440
Insurance		4,261	35,926		-		35,926		39,025
Refuse		3,000	2,587		1,600		4,187		4,560
Gas		12,000	566		320		886		1,000
Janitorial Services		2,500	8,000		4,000		12,000		12,000
Access Cards		18,000	2,188		500		2,688		5,000
Pool Maintenance		13,000	12,168		6,000		18,168		18,000
Pool Chemicals		-	8,667		4,333		13,000		13,000
Special Events		-	-		-		-		5,000
Holiday Decoration		-	6,416		-		6,416		10,000
Water & Sewer		-	14,732		4,500		19,232		5,000
Licenses & Subscriptions		-	236		250		486		500
Fitness Equipment Leasing		-	13,220		6,612		19,832		19,836
TOTAL AMENITY CENTER	\$	86,061	\$ 135,992	\$	40,925	\$	176,917	\$	257,861
TOTAL EXPENDITURES	\$	553,827	\$ 415,257	\$	169,437	\$	584,694	\$	773,295
EXCESS REVENUES (EXPENDITURES)	\$	0	\$ 156,456	\$	(155,838)	\$	618	\$	-

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 Taxes**

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

#### Engineering

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

#### Arbitrage Rebate

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

#### Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Kutak Rock LLP serves as the District's legal counsel.

#### Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

#### Assessment Roll Administration

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

#### **Trustee Fees**

The amount of the trustee fees is based on the agreement between The Bank of New York Mellon and the District for the Special Assessment Bond Series 2021, 2022-1, and 2022-2.

#### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

#### **Management Fees**

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

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Telephone

New internet and Wi-Fi service for Office.

#### Postage and Delivery

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

#### Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Property Alliance Preferred (FPA). FPA specializes in providing insurance coverage to governmental agencies.

**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.

#### Mulch

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

#### **Operations Management**

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

Vendor	Description	Mo	nthly	A	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.

#### Electric

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 Management	Refuse	\$	380	\$	4,560
ECO Peoples Gas to pr	ovide gas fire pit.				
Vendor	Description		Monthly		Annual
TECO	Natural Gas	\$	73	\$	880
	Contingency		10		120
	Total	\$	83	\$	1,000
	Waste Management ECO Peoples Gas to pro <b>Vendor</b>	Waste Management Refuse 'ECO Peoples Gas to provide gas fire pit. Vendor Description TECO Natural Gas Contingency	Waste Management Refuse \$ CECO Peoples Gas to provide gas fire pit. Vendor Description TECO Natural Gas \$ Contingency	Waste Management     Refuse     \$ 380       'ECO Peoples Gas to provide gas fire pit.     Vendor     Description       Vendor     Description     Monthly       TECO     Natural Gas     \$ 73       Contingency     10	Waste Management     Refuse     \$ 380 \$       'ECO Peoples Gas to provide gas fire pit.     Vendor     Description       Vendor     Description     Monthly       TECO     Natural Gas     \$ 73 \$       Contingency     10

#### **Janitorial Services**

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

Vendor	Description	Monthly	Annual
GMSLLC	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** 

Approved Budget

Debt Service Series 2021 Special Assessment Bonds

Description		Adopted Budget FY 2025		ctuals Thru 5/31/25		jected Next Honths	Pr	ojected Thru 9/30/25	1	Approved Budget FY 2026
REVENUES:										
Special Assessments	\$	408,828	\$	319,820	\$	89,008	\$	408,828	\$	309,400
Prepayments		-		329,356		-		329,356		-
Interest Earnings		5,000		15,001		3,500		18,501		5,000
Carry Forward Surplus <sup>(1)</sup>		278,228		512,200		-		512,200		255,825
TOTAL REVENUES	\$	692,057	\$	1,176,377	\$	92,508	\$	1,268,885	\$	570,225
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		94,860		-		94,860		91,465
Principal - 5/1		140,000		125,000		-		125,000		125,000
Principal Prepayment - 5/1		-		105,000		-		105,000		-
TOTAL EXPENDITURES	\$	349,670	\$ :	1,013,060	\$	-	\$	1,013,060	\$	307,930
EXCESS REVENUES (EXPENDITURES)	\$	342,387	\$	163,317	\$	92,508	\$	255,825	\$	262,295
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement Interest Due 11/1/26										

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	+,
11/01/26	5,135,000	2.400%	120,000	89,965	306,430
05/01/27	5,135,000	2.800%	130,000	89,965	,
11/01/27	5,005,000	2.800%		88,145	308,110
05/01/28	5,005,000	2.800%	135,000	88,145	
11/01/28	4,870,000	2.800%		86,255	309,400
05/01/29	4,870,000	2.800%	135,000	86,255	,
11/01/29	4,735,000	2.800%		84,365	305,620
05/01/30	4,735,000	2.800%	140,000	84,365	,
11/01/30	4,595,000	2.800%	110,000	82,405	306,770
05/01/31	4,595,000	2.800%	145,000	82,405	,
11/01/31	4,450,000	2.800%		80,375	307,780
05/01/32	4,450,000	3.000%	150,000	80,375	,
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%		57,425	307,700
05/01/41	2,920,000	3.000%	195,000	57,425	
11/01/41	2,725,000	3.000%		54,500	306,925
05/01/42	2,725,000	4.000%	200,000	54,500	
11/01/42	2,525,000	4.000%	210.000	50,500	305,000
05/01/43	2,525,000	4.000%	210,000	50,500	006.000
11/01/43	2,315,000	4.000%	222.000	46,300	306,800
05/01/44	2,315,000	4.000%	220,000	46,300	200 200
11/01/44	2,095,000	4.000%	220.000	41,900	308,200
05/01/45 11/01/45	2,095,000 1,865,000	4.000% 4.000%	230,000	41,900 37,300	200.200
05/01/46	1,865,000 1,865,000	4.000% 4.000%	235,000	37,300 37,300	309,200
11/01/46	1,865,000	4.000%	235,000	37,300	304,900
05/01/47	1,630,000	4.000%	245,000	32,600	304,900
11/01/47	1,385,000	4.000%	243,000	27,700	305,300
05/01/48	1,385,000	4.000%	255,000	27,700	303,300
11/01/48	1,130,000	4.000%	233,000	22,600	305,300
05/01/49	1,130,000	4.000%	265,000	22,600	505,500
11/01/49	865,000	4.000%	200,000	17,300	304,900
05/01/50	865,000	4.000%	275,000	17,300	551,550
11/01/50	590,000	4.000%	_, 0,000	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
. ,			-	· · ·	
Total		\$	5,260,000	\$ 3,129,200	\$ 8,389,200

# **Community Development District**

Approved Budget

Debt Service Series 2022-1 Special Assessment Bonds

Description		Adopted Budget FY 2025		tuals Thru 5/31/25		jected Next Months	Pro	ojected Thru 9/30/25		Approved Budget FY 2026
REVENUES:										
Special Assessments	\$	153,998	\$	120,019	\$	33,979	\$	153,998	\$	117,315
Prepayments		-		102,424		-		102,424		-
Interest Earnings		5,000		5,962		2,000		7,962		5,000
Carry Forward Surplus <sup>(1)</sup>		138,159		217,726		-		217,726		141,303
TOTAL REVENUES	\$	297,156	\$	446,131	\$	35,979	\$	482,110	\$	263,618
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		46,995		-		46,995		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	\$	340,806	\$	-	\$	340,806	\$	115,800
EXCESS REVENUES (EXPENDITURES)	\$	167,946	\$	105,325	\$	35,979	\$	141,303	\$	147,818
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement Interest Due 11/1/26										

Community Development District

AMORTIZATION SCHEDULE Debt Service Series 2022-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,595,000			\$ 45,400	\$ 45,400
05/01/26	1,595,000	4.800% \$	25,000	45,400	φ +5,400
11/01/26	1,570,000	1.00070 φ	23,000	44,800	115,200
05/01/27	1,570,000	4.800%	25,000	44,800	115,200
11/01/27	1,545,000	4.00070	23,000	44,200	114,000
05/01/28	1,545,000	5.300%	25,000	44,200	114,000
11/01/28	1,520,000	5.500%	23,000	43,538	112 720
05/01/29	1,520,000	F 2000/	30,000	43,538	112,738
, ,		5.300%	30,000	43,538	116 200
11/01/29	1,490,000	F 2000/	20.000		116,280
05/01/30	1,490,000	5.300%	30,000	42,743 41,948	114 600
11/01/30 05/01/31	1,460,000 1,460,000	5.300%	30,000	41,948	114,690
11/01/31	1,430,000	5.500%	30,000	41,948	113,100
05/01/32	1,430,000	5.300%	35,000	41,153	115,100
11/01/32	1,395,000	5.500%	33,000	40,225	116,378
05/01/33	1,395,000	5.700%	35,000	40,225	110,378
11/01/33	1,360,000	5.700%	55,000	40,225 39,228	114,453
05/01/34	1,360,000	5.700%	40,000	39,228	114,455
11/01/34	1,320,000	5.70070	40,000	38,088	117,315
05/01/35	1,320,000	5.700%	40,000	38,088	117,515
11/01/35	1,280,000	5.700%	40,000	36,948	115,035
05/01/36	1,280,000	5.700%	40,000	36,948	115,055
11/01/36	1,240,000	5.70070	40,000	35,808	112,755
05/01/37	1,240,000	5.700%	45,000	35,808	112,755
11/01/37	1,195,000	5.70070	15,000	34,525	115,333
05/01/38	1,195,000	5.700%	45,000	34,525	115,555
11/01/38	1,150,000	5.70070	15,000	33,243	112,768
05/01/39	1,150,000	5.700%	50,000	33,243	112,, 00
11/01/39	1,100,000	517 5 6 7 6	50,000	31,818	115,060
05/01/40	1,100,000	5.700%	50,000	31,818	110,000
11/01/40	1,050,000	517 5 6 7 6	50,000	30,393	112,210
05/01/41	1,050,000	5.700%	55,000	30,393	,
11/01/41	995,000			28,825	114,218
05/01/42	995,000	5.700%	60,000	28,825	,
11/01/42	935,000			27,115	115,940
05/01/43	935,000	5.800%	60,000	27,115	,
11/01/43	875,000			25,375	112,490
05/01/44	875,000	5.800%	65,000	25,375	
11/01/44	810,000			23,490	113,865
05/01/45	810,000	5.800%	70,000	23,490	
11/01/45	740,000			21,460	114,950
05/01/46	740,000	5.800%	75,000	21,460	
11/01/46	665,000			19,285	115,745
05/01/47	665,000	5.800%	80,000	19,285	
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
Total		\$	1,595,000	\$ 1,663,035	\$ 3,258,035

# **Community Development District**

Approved Budget

Debt Service Series 2022-2 Special Assessment Bonds

		Adopted Budget	Ac	ctuals Thru	Pro	jected Next	Pro	ojected Thru	I	Approved Budget
Description	FY 2025			5/31/25	4	Months	_	9/30/25	FY 2026	
REVENUES:										
Special Assessments	\$	491,030	\$	483,510	\$	7,520	\$	491,030	\$	491,030
Prepayments		-		74,383		-		74,383	\$	
Interest Earnings		5,000		9,230		2,000		11,230		5,000
Carry Forward Surplus <sup>(1)</sup>		209,231		211,985		-		211,985		244,648
TOTAL REVENUES	\$	705,261	\$	779,108	\$	9,520	\$	788,628	\$	740,678
EXPENDITURES:										
Interest - 11/1	\$	191,990	\$	191,990	\$	-	\$	191,990	\$	188,11
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	\$	543,980	\$	-	\$	543,980	\$	486,230
EXCESS REVENUES (EXPENDITURES)	\$	216,281	\$	235,128	\$	9,520	\$	244,648	\$	254,448

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$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	100,070
11/01/28	6,550,000	5120070	120,000	179,993	483,045
05/01/29	6,550,000	5.100%	130,000	179,993	105,015
11/01/29	6,420,000	5.10070	150,000	176,678	486,670
05/01/30	6,420,000	5.100%	135,000	176,678	100,070
11/01/30	6,285,000	5.10070	155,000	173,235	484,913
05/01/31	6,285,000	5.100%	140,000	173,235	101,915
11/01/31	6,145,000	5120070	110,000	169,665	482,900
05/01/32	6,145,000	5.100%	150,000	169,665	102,500
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			124,665	485,540
05/01/41	4,470,000	5.400%	240,000	124,665	
11/01/41	4,230,000			118,185	482,850
05/01/42	4,230,000	5.400%	255,000	118,185	
11/01/42	3,975,000			111,300	484,485
05/01/43	3,975,000	5.600%	270,000	111,300	
11/01/43	3,705,000			103,740	485,040
05/01/44	3,705,000	5.600%	285,000	103,740	
11/01/44	3,420,000			95,760	484,500
05/01/45	3,420,000	5.600%	300,000	95,760	
11/01/45	3,120,000			87,360	483,120
05/01/46	3,120,000	5.600%	320,000	87,360	
11/01/46	2,800,000	F (000)	225 000	78,400	485,760
05/01/47	2,800,000	5.600%	335,000	78,400	100.100
11/01/47	2,465,000	F (000)	255.000	69,020	482,420
05/01/48	2,465,000	5.600%	355,000	69,020	402 100
11/01/48	2,110,000	E 6000/	275 000	59,080	483,100
05/01/49	2,110,000	5.600%	375,000	59,080	107660
11/01/49	1,735,000	E 60004	400.000	48,580	482,660
05/01/50 11/01/50	1,735,000 1,335,000	5.600%	400,000	48,580 37,380	485,960
05/01/51	1,335,000	5.600%	420,000	37,380	400,900
11/01/51	1,335,000 915,000	5.000%	420,000	25,620	102 000
05/01/52	915,000 915,000	5.600%	445,000	25,620 25,620	483,000
11/01/52	470,000	5.000%	445,000		102 700
05/01/53	470,000	5.600%	470,000	13,160 13,160	483,780 483,160
03/01/33	470,000	5.000%	470,000	13,100	403,100
Total		\$	6,895,000	\$ 6,846,095	\$ 13,741,095

Community Development District Non-Ad Valorem Assessments Comparison

2025-2026
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Neighborhood	O&M Units	Annual Maintenance Assessments										
		FY 2026	FY 2025	Increase/	(decrease)							
43' SF	295	\$1,120.86	\$803.79	\$317.07	39%							
53'SF	323	\$1,120.86	\$803.79	\$317.07	39%							
Bulk	115	\$1,120.86	\$803.79	\$317.07	39%							
Total	733											

Net Assessments		\$ 772,295.01
Less: Commission fees	2.00%	(16,431.81)
Less: Discount	4.00%	(32,863.62)
Gross Assessments		\$ 821,590.44

SEVENTH ORDER OF BUSINESS

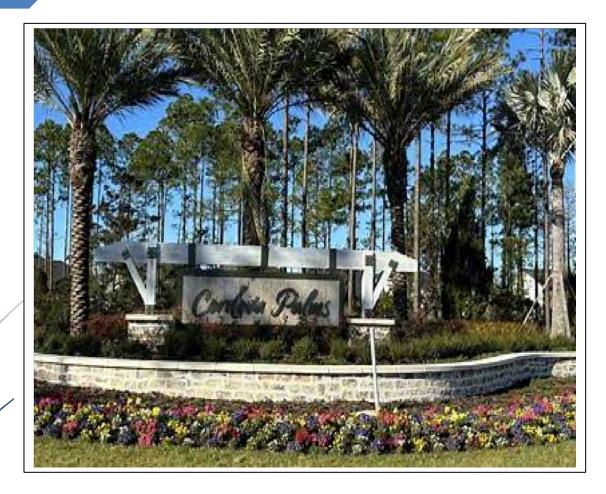
D.

# <u>Cordova Palms</u>

**Community Development District** 

Field Operations & Amenity Management Report





Jeff Johnson Field Operations Manager GOVERNMENTAL MANAGEMENT SERVICES

# Taylor Harvey

AMÉNITY MANAGEŘ GOVERNMENTAL MANAGEMENT SERVICES

# <u>Cordova Palms</u> <u>Community Development District</u>

# Field Operations & Amenity Management Report July 9th, 2025

To: Board of Supervisors

From: Jeff Johnson Field Operations Manager

> Taylor Harvey Amenity Manager

RE: Cordova Palms Field Operations & Amenity Management Report – July 9th, 2025

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



# **Amenity Management Updates**

- > Hosting a bi-weekly Food Truck Thursday event
- Staff set up a sandwich board at the front entrance of the amenity center stating "No Floats, Please Take a Noodle" to assist with enforcing the No Floats policy. We are providing pool noodles as an alternative.
- Summer rentals are picking up in the Veranda; 9 total were booked in June.
- Displayed QR codes around the amenity center so that residents can scan them using their smartphones and report any issues or concerns.
- ▶ Hosting a Summer Bash July 20<sup>th</sup>, with a poolside DJ, pool games, and Food Trucks.





# **Weekly Maintenance**



- 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 as needed basis. Examples of these developments are listed in the following pages.

# **Additional Maintenance Items Completed**

- ➤ Palm trees on pool deck and around community were pruned and fertilized
- ➤ GMS Installed security plate on gate entrance on pool deck
- ➤ GMS Replaced GFCI on Pickleball court
- ➤ 9 Trees were fallen into the preserves
- ➤ Brightview will be installing mulch around the community.
- > Pella is scheduled to replace broken window in Fitness Center on July 2
- 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.





Palm Trees were pruned on the pool deck

Gate Repair



Added a lost and found box to the pool deck – after resident inquiry



Resident used QR code to point out sign misspelling – reported to county.



A Resident utilized the QR Code to report that the Pulte Homes sign was blocking sight of intersection. GMS reached out to Pulte contact and confirmed they will be removing the sign.

# **Conclusion**

For any questions or comments regarding the above Information, contact Jeff Johnson, Manager of Operations, at jjohnson@rmsnf.com or Taylor Harvey, Amenity Manager, at <u>cordovapalmsmanager@gmsnf.com</u> EIGHTH ORDER OF BUSINESS

A.



Community Development District

# Unaudited Financial Reporting

May 31, 2025



Community Development District Combined Balance Sheet

May 31, 2025

			May 31, 3					
		General Fund	De	ebt Service Fund	Cap	ital Project Fund	Gove	Totals rnmental Funds
Assets:								
Cash:								
	\$	445.005	\$		\$		\$	445,095
Operating Account	2	445,095	Э	-	2	-	Э	
Due from DS SE 2022-1		-		427		-		427
Due from General Fund		-		95,401		-		95,401
Investments:								
State Board of Administration (SBA)		4,332		-		-		4,332
<u>Series 2021</u>								
Reserve		-		158,250		-		158,250
Interest		-		61		-		61
Prepayment		-		554		-		554
Revenue		-		118,630		-		118,630
Sinking		-		429		-		429
Construction		-		-		2,629		2,629
Series 2022-1								
Reserve		-		59,798		-		59,798
Interest		-		30		-		30
Revenue		-		89,344		-		89,344
Construction		-		-		9,532		9,532
<u>Series 2022-2</u>								
Reserve		-		245,399				245,399
Prepayment		-		22,666				22,666
Revenue		_		176,655				176,655
Construction		-		-		28,013		28,013
Prepaid Expenses		1,067		-				1,067
Deposits		3,837		-		-		3,837
Total Assets	\$	454,331	\$	967,644	\$	40,174	\$	1,462,148
Liabilities:								
Accounts Payable	\$	11,954	\$		\$	_	\$	11,954
Due to DS SE 2021	Ψ	43,644	Ψ		Ψ		Ψ	43,644
Due to DS SE 2022-1		16,378		-		-		16,378
Due to DS SE 2022-1		35,379		427		-		35,807
Due to Developer		11,610		427		-		11,610
Total Liabilites	\$	118,965	\$	427	\$	-	\$	119,392
	\$	110,905	φ	427	Ģ		Ş	119,392
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	1,067	\$	-	\$	-	\$	1,067
Deposits		3,837		-		-		3,837
Restricted for:								
Debt Service - Series		-		967,216		-		967,216
Capital Project - Series		-		-		40,174		40,174
Unassigned		330,463		-		-		330,463
Total Fund Balances	\$	335,366	\$	967,216	\$	40,174	\$	1,342,756
Total Liabilities & Fund Balance	\$	454,331	\$	967,644	\$	40,174	\$	1,462,148

### **Community Development District**

#### **General Fund**

# Statement of Revenues, Expenditures, and Changes in Fund Balance

Special Assessments - Direct Bill         86,889         86,889         86,889         86,889           Interest Income         -         -         607         60           Dide Income         -         53,827         \$ 53,827         \$ 53,827         \$ 54,1735         \$ 0         (12.05)           Expenditures:         -         -         \$ 53,827         \$ 54,4735         \$ 0         (12.05)           Expenditures:         -         -         \$ 53,827         \$ 54,4735         \$ 0         (12.05)           Expenditures:         -         -         \$ 53,827         \$ 54,4735         \$ 0         (12.05)           Expenditures:         -         -         \$ 54,000         \$ 54,873         \$ 54,873         \$ 4,000           Expenditures:         -         -         -         50,000         \$ 5,000         -         3,000           Expenditures:         -         1,000         -         -         3,000         3,000         -         3,000         1,000         -         -         3,000         1,000         -         -         -         -         -         -         -         -         -         -         -         -         -         -<		Adopted	Pror	ated Budget		Actual		
Additional Assessments - Tax Roll         \$         466,938         \$         466,938         \$         455,789         \$         (13.14)           ipecial Assessments - Direct Bill         86,889         86,889         86,889         86,889         86,889         86,889         86,889         86,889         66,893         66,819 <t< th=""><th></th><th>Budget</th><th>Thr</th><th>u 05/31/25</th><th>Thr</th><th>u 05/31/25</th><th>I</th><th>/ariance</th></t<>		Budget	Thr	u 05/31/25	Thr	u 05/31/25	I	/ariance
special Assessments - Direct Bill         B6,889         S6,889         B6,889         B6,889         B6,889         B6,889           Interest nome         -         -         607         607           Dord Income         -         53,827         5         53,827         5         54,735         5         7         607           Supervisors Fees         S         50,000         S         5,40,00         S         5,41,735         \$         4,000           Charge Administrative:         S         50,000         S         4,000         S         -         \$         4,000           Chargense         459         306         -         \$         4,000         -         3,000           Supervisors Fees         11,000         7,333         4,150         3,100         -         1,000         -         3,000         3,000         -         1,000         -         1,000         -         1,000         -         1,000         -         -         1,000         -         1,000         -         1,000         -         -         -         1,000         -         -         -         1,000         -         1,000         -         -         -								
number         -         -         607         600           Other Income         -         -         450         450         450           State Revenues         \$         53,827         \$         534,735         \$         (12,06)           Expenditures:         -         -         -         5         64,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         5         4,000         \$         -         1.000         7.033         4,150         3.01         \$         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.020         -         1.02	\$	466,938	\$	466,938	\$	453,789	\$	(13,149)
Sheen noome         .         450         450           Total Revenues         S         53,827         S         53,827         S         541,735         S         12,09           Expenditures:         S         53,827         S         53,827         S         541,735         S         12,09           Expenditures:         S         53,827         S         53,827         S         541,735         S         12,09           Expenditures:         S         S         53,827         S         541,735         S         64,00           Supervisors Fees         S         6,000         S         4,000         S         -         S         4,000           RGA Repease         459         306         4,150         308         31,04         80,02           Supervisors Fees         1,800         1,200         7,333         4,150         3,30         80,02           Munal Auditi         7,501         1,800         1,200         1,000         5,333         35,393         80,02           Supervisors Fees         12,502         10,000         5,113         5,618         5,618         5,618           Dissemination         8,427         8,36		86,889		86,889		86,889		-
Total Revenues         \$         553,827         \$         541,735         \$         (12.05           Expenditures:         General & Administrative:         S         6,000         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         \$         4,000         \$         \$         \$         4,000         \$         \$         \$         4,000         \$         \$         \$         4,000         \$         \$         \$         4,000         \$         \$         \$         \$         4,000         \$ <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td>607</td> <td></td> <td>607</td>		-		-		607		607
Expenditures:         S         6,000         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         4,000         \$         \$         1,200         \$         1,200         \$         1,220         1,220         1,220         1,220         1,200         \$         4,000         \$         \$         \$         8,020         Annual Audit         7,500         4,000         4,000         \$          Disesemination		-		-		450		450
Second & Administrative:           General & Administrative:         \$ 6,000         \$ 4,000         \$ -         \$ 4,000           Supervisors Fees         459         306         -         300           Singineering         11,000         7,333         4,150         3,160           Athitrage         18,000         1,2200         -         1,220           Attorney         20,0000         13,333         5,304         8,020           Atmoney         20,000         13,333         5,304         8,020           Atmoney         20,000         13,333         5,304         8,020           Munual Audit         7,500         4,000         4,000         4,000           Sessement Administration         8,618         5,618         5,618         5,618         5,618         5,618         5,618         5,618         5,618         5,618         5,618         5,618         5,619         5,593         5,593         5,593         5,593         5,593         5,593         5,593         5,593         5,591         5,961         (30         1,000         1,33         1,349         (10         1,33         1,349         (11         2,900         1,333         1,44         4	\$	553,827	\$	553,827	\$	541,735	\$	(12,093)
Singervisors Fees         S         6,000         S         4,000         S         -         S         4,000           Gingineering         11,000         7,333         4,150         3,160           Arbitrage         1,800         1,200         -         1,200           Attorney         20,000         13,333         5,304         8,020           Sessement Administration         5,618         5,618         5,618         5,618           Dissemination         8,427         8,368         8,368         5,393           Management Fees         53,090         35,393         35,393         5,593         5,590         5,591         6,383           Information Technology         2,528         1,685         1,685         1,685         1,685           Telephone         500         333         114         21           Potage         1,500         1,000         5,77         4,64           Insurance <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>								
ACA Expense       459       306       -       30         Ingineering       11,000       7,333       4,150       3,18         Vibirage       1,800       1,200       -       1,200         Vibirage       2,0000       13,333       5,304       8,020         Vibirage       20,000       13,333       5,304       8,020         Vibirage       20,000       13,333       5,304       8,020         Vibirage       20,000       13,333       5,304       8,020         Vibirage       12,500       10,000       10,900       10,900         Dissemination       8,427       8,368       8,368       14         Management Fees       53,090       35,393       35,393       14         Moradiantenance       1,665       1,124       1,123       1685         Information Technology       2,528       1,685       1,685       1685         Printing & Binding       500       333       194       14         agal Advertising       2,000       1,333       1,349       (1         Differ Supplies       150       1000       2       9         Dues Licenses & Subscriptions       175       175								
angineering         11,000         7,333         4,150         3,160           Arbitrage         1,800         1,200         -         1,200           Attorney         20,000         13,333         5,304         8,802           Attorney         7,500         4,000         4,000         4,000           Assessment Administration         5,618         5,618         5,618         5,618           Trustee Fees         12,500         10,900         10,900         10,900         10,900           Assagement Fees         35,393         35,393         35,393         14         72,328         1,665         1,625         1,124         1,123         11,000         5,17         460         1,665         1,667	\$	6,000	\$	4,000	\$	-	\$	4,000
1,800         1,200         -         1,200           Athorney         20,000         13,333         5,304         8,02           Annual Audit         7,500         4,000         4,000           Annual Audit         5,618         5,618         5,618           Frustee Fees         12,500         10,900         10,900           Dissemination         8,427         8,368         8,368           Management Fees         53,090         35,393         35,393           Vebsite Maintenance         1,685         1,124         1,123           Information Technology         2,528         1,685         1,685           Pelphone         500         333         114         211           Postage         1,500         1,000         517         446           insurance         5,590         5,590         5,981         (39           Printing & Binding         500         333         1,349         (11           Legal Advertising         2,000         1,333         1,349         (21           Diffee Supplies         150         100         2         99           Dues, Licenses & Subscriptions         175         175         1729		459		306		-		306
Attorney         20,000         13,333         5,304         8,02           Annual Audit         7,500         4,000         4,000         4,000           Assessment Administration         5,618         5,509         5,590         5,590         5,590         5,590         5,590         5,590         5,590         5,591         6,617         4,61           Insurance         5,590         5,500		11,000		7,333		4,150		3,183
Annual Audit         7,500         4,000         4,000           Assessment Administration         5,618         5,618         5,618           Frustee Fees         12,500         10,000         10,900           Dissemination         8,427         8,368         8,368           Management Fees         53,090         35,393         35,393           Website Maintenance         1,685         1,124         1,123           Information Technology         2,528         1,685         1,685           Postage         1,500         1,000         517         46           Insurance         5,590         5,590         5,981         (33           Printing & Binding         2,000         1,333         1,349         41           Other Current Charges         300         200         154         44           Other Supplies         150         100         2         95           Dues, Licenses & Subscriptions         175         175         175         175           Date Contingency         2,766         15,178         5,179         1,517           Operations & Maintenance         \$0,000         3,333         45,263         11,93           Walch <t< td=""><td></td><td>1,800</td><td></td><td>1,200</td><td></td><td>-</td><td></td><td>1,200</td></t<>		1,800		1,200		-		1,200
Assessment Administration         5,618         5,618         5,618         5,618           Frustee Fees         12,500         10,900         10,900           Dissemination         8,427         8,368         8,368           Management Fees         53,090         35,393         35,393           Website Maintenance         1,685         1,124         1,123           Information Technology         2,528         1,685         1,685           Felephone         500         333         114         21           Postage         1,500         1,000         517         44           Royance         5,590         5,5981         (33           Printing & Binding         500         333         194         14           Legal Advertising         2,000         1,333         1,349         (1           Other Current Charges         300         200         154         44           Other Supples         150         100         2         9           Dues, Licenses & Subscriptions         175         175         175           Total General & Administrative         \$         145,978         \$         97,318         \$           Landscape - Contingency </td <td></td> <td>20,000</td> <td></td> <td>13,333</td> <td></td> <td>5,304</td> <td></td> <td>8,029</td>		20,000		13,333		5,304		8,029
Trustee Fees         12,500         10,900         10,900           Dissemination         8,427         8,368         8,368           Management Fees         53,090         35,393         35,393           Website Maintenance         1,665         1,124         1,123           Information Technology         2,528         1,665         1,665           Telephone         500         333         114         211           Postage         1,500         1,000         517         466           nsurance         5,590         5,590         5,981         (35           Printing & Binding         2000         1,333         1,349         (11           Qeal Advertising         2,000         1,333         1,349         (11           Other Current Charges         300         200         154         44           Office Supplies         150         100         2         99           Dues, Licenses & Subscriptions         175         175         175         1729           Pertations & Maintenance         2         2,766         15,178         9,7318         \$         14,44           Welch         22,766         15,178         -         15,177				4,000		4,000		-
Dissemination         8,427         8,368         8,368           Management Fees         53,090         35,393         35,393           Website Maintenance         1,685         1,124         1,123           Information Technology         2,528         1,685         1,685           Prelephone         500         333         114         21           Postage         1,500         1,000         517         46           Insurance         5,590         5,590         5,981         (38           Printing & Binding         500         333         1,949         (1           Legal Advertising         2,000         1,333         1,349         (1           Other Current Charges         300         200         154         44           Office Supplies         150         100         2         99           Dues, Licenses & Subscriptions         175         175         175         1729           Coround Maintenance         \$         145,978         \$         97,318         \$         17,29           Landscape - Maintenance         \$         145,978         \$         97,318         \$         14,44           Mulch         22,766		5,618		5,618		5,618		-
Management Fees         53,090         35,393         35,393           Website Maintenance         1,665         1,124         1,123           Information Technology         2,528         1,685         1,685           Felephone         500         333         114         21           Yostage         1,500         1,000         517         48           Insurance         5,590         5,590         5,981         (33           Printing & Binding         500         333         194         14           egal Advertising         2,000         1,333         1,349         (1           Office Supplies         300         200         1,54         4           Office Supplies         150         100         2         99           Dues, Licenses & Subscriptions         175         175         175         175           Cotal General & Administrative         \$         141,323         \$         10,02         14,44           Uber Current Charges         141,323         \$         102,326         \$         85,029         \$         1,729           Deterations & Maintenance         141,323         \$         102,326         \$         97,318         \$		12,500		10,900		10,900		-
Webs         Media         1,685         1,124         1,123           Information Technology         2,528         1,685         1,685           Felephone         500         333         114         21           Postage         1,500         1,000         517         48           Insurance         5,590         5,590         5,981         (39           Printing & Binding         500         333         194         14           Legal Advertising         2,000         1,333         1,349         (1           Other Current Charges         300         200         1,54         4           Office Supplies         150         100         2         9           Dues, Licenses & Subscriptions         175         175         175         172           Coround Maintenance         \$         145,978         \$         97,318         \$         97,318         \$           Coround Maintenance         \$         145,978         \$         97,318         \$         14,44           Mulch         22,766         15,178         -         15,17         15,17           Operations Management         20,000         13,333         45,263         (11,9		8,427		8,368		8,368		-
Information Technology       2,528       1,685       1,685         Felephone       500       333       114       21         Postage       1,500       1,000       517       446         Insurance       5,590       5,590       5,981       (39         Printing & Binding       500       333       194       144         Legal Advertising       2,000       1,333       1,349       (1         Other Current Charges       300       200       154       44         Other Current Charges       300       200       154       44         Other Current Charges       300       200       154       44         Office Supplies       150       100       2       99         Dues, Licenses & Subscriptions       175       175       175       175 <b>Total General &amp; Administrative</b> \$       145,978       \$       97,318       \$       17,29 <b>Operations &amp; Maintenance</b> \$       145,978       \$       97,318       \$       15,17         Land scape - Ontingency       27,700       18,467       4,022       14,44         Mulch       22,766       15,178       -       15,17		53,090		35,393		35,393		0
Telephone         500         333         114         21           Postage         1,500         1,000         517         448           nsurance         5,590         5,590         5,981         (39           Printing & Binding         500         333         194         14           e.gal Advertising         2,000         1,333         1,349         (1           Dther Current Charges         300         200         154         44           Office Supplies         150         100         2         9           Dues, Licenses & Subscriptions         175         175         175         175           Total General & Administrative         \$         145,978         \$         97,318         \$         97,318         \$           Parations & Maintenance         \$         145,978         \$         97,318         \$         97,318         \$           Cotal General & Administrative         \$         145,978         \$         97,318         \$         17,29           Deperations & Maintenance         \$         145,978         \$         97,318         \$         17,29           Advitch         22,766         15,178         -         15,17		1,685		1,124		1,123		0
Jostage         1,500         1,000         517         448           nsurance         5,590         5,590         5,981         (39           Printing & Binding         500         333         194         144           .egal Advertising         2,000         1,333         1,349         (11           Other Current Charges         300         200         154         44           Office Supplies         150         100         2         99           Dues, Licenses & Subscriptions         175         175         175         175           Fotal General & Administrative         \$         141,323         \$         102,326         \$         85,029         \$         17,29           Dest Licenses & Subscriptions         175         175         175         175         175         175           Coral General & Administrative         \$         145,978         \$         97,318         \$         1,292           Deperations & Maintenance         \$         145,978         \$         97,318         \$         15,17           Andscape - Contingency         27,700         18,467         4,022         14,44           Walch         22,766         15,178         - <td></td> <td></td> <td></td> <td>1,685</td> <td></td> <td>1,685</td> <td></td> <td>0</td>				1,685		1,685		0
Insurance         5,590         5,590         5,981         (39           Printing & Binding         500         333         194         14           Legal Advertising         2,000         1,333         1,349         (1           Other Current Charges         300         200         154         44           Office Supplies         150         100         2         9           Dues, Licenses & Subscriptions         175         175         175         172           Total General & Administrative         \$         141,323         \$         102,326         \$         85,029         \$         17,29           Operations & Maintenance         \$         145,978         \$         97,318         \$         17,29           Operations Amaintenance         \$         145,978         \$         97,318         \$         14,44           Mulch         22,766         15,178         -         15,17           Operations Management         25,000         16,667         6,250         10,41           Lake Maintenance         10,000         6,667         5,200         1,466           Electric         50,000         33,333         45,263         (11,93)		500		333		114		219
Printing & Binding       500       333       194       14         Legal Advertising       2,000       1,333       1,349       (1         Other Current Charges       300       200       154       44         Office Supplies       150       100       2       9         Dues, Licenses & Subscriptions       175       175       175       9         Total General & Administrative       \$       141,323       \$       102,326       \$       85,029       \$       17,29         Operations & Maintenance       \$       145,978       \$       97,318       \$       97,318       \$         Cround Maintenance       \$       145,978       \$       97,318       \$       97,318       \$       14,44         Mulch       22,766       15,178       -       15,17       -       15,17         Operations Management       25,000       16,667       6,250       10,41       44         Lake Maintenance       10,000       6,667       5,200       1,466         Electric       50,000       33,333       45,263       (11,93)         Water/Sewer/Irrigation       20,000       13,333       -       13,333         Repairs &								483
Legal Advertising         2,000         1,333         1,349         (1           Other Current Charges         300         200         154         44           Office Supplies         150         100         2         9           Dues, Licenses & Subscriptions         175         175         175         175 <b>Total General &amp; Administrative</b> \$         141,323         \$         102,326         \$         85,029         \$         17,29 <b>Deparations &amp; Maintenance</b> \$         145,978         \$         97,318         \$         97,318         \$ <b>Cround Maintenance</b> \$         145,978         \$         97,318         \$         97,318         \$         .           Andscape - Contingency         27,700         18,467         4,022         14,44         .         15,17         .						-		(391)
Other Current Charges         300         200         154         44           Office Supplies         150         100         2         9           Dues, Licenses & Subscriptions         175         175         175         9           Total General & Administrative         \$ 141,323         \$ 102,326         \$ 85,029         \$ 17,29           Operations & Maintenance           Landscape - Maintenance         \$ 145,978         \$ 97,318         \$ 97,318         \$           Landscape - Contingency         27,700         18,467         4,022         14,44           Mulch         22,766         15,178         -         15,17           Operations Management         25,000         16,667         6,250         10,41           Lake Maintenance         10,000         6,667         5,200         1,466           Electric         50,000         33,333         45,263         (11,93)           Water/Sewer/Irrigation         20,000         13,333         -         13,333           Repairs & Maintenance         10,000         10,000         29,030         (19,03)           Irrigation Repairs         13,000         8,667         6,172         2,49      <								140
Office Supplies         150         100         2         9           Dues, Licenses & Subscriptions         175								(16)
Dues, Licenses & Subscriptions         175         175         175           Total General & Administrative         \$         141,323         \$         102,326         \$         85,029         \$         17,29           Operations & Maintenance         S         141,323         \$         102,326         \$         85,029         \$         17,29           Operations & Maintenance         S         145,978         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         97,318         \$         141,44           Landscape - Ontingency         27,700         18,467         4,022         14,44           Mulch         22,766         15,178         -         15,17           Operations Management         25,000         16,667         6,250         10,41           Lake Maintenance         10,000         33,333         45,263         (11,93)           Water/Sewer/Irrigation         20,000         13,333         -         13,333           Repairs & Maintenance         10,000 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>46</td></t<>								46
Fotal General & Administrative         \$         141,323         \$         102,326         \$         85,029         \$         17,29           Operations & Maintenance								98
Operations & Maintenance         Ground Maintenance:         Landscape - Maintenance       \$ 145,978 \$ 97,318 \$ 97,318 \$         Landscape - Contingency       27,700       18,467       4,022       14,44         Mulch       22,766       15,178       -       15,17         Operations Management       25,000       16,667       6,250       10,41         Lake Maintenance       10,000       6,667       5,200       1,46         Electric       50,000       33,333       45,263       (11,93)         Water/Sewer/Irrigation       20,000       13,333       -       13,333         Repairs & Maintenance       10,000       10,000       29,030       (19,03)         Irrigation Repairs       13,000       8,667       6,172       2,49         Pest Control       2,000       1,333       980       35		175		175		175		-
Ground Maintenance:        andscape - Maintenance       \$ 145,978       \$ 97,318       \$ 97,318       \$        andscape - Contingency       27,700       18,467       4,022       14,44         Mulch       22,766       15,178       -       15,17         Operations Management       25,000       16,667       6,250       10,41         .ake Maintenance       10,000       6,667       5,200       1,46         Electric       50,000       33,333       45,263       (11,93)         Nater/Sewer/Irrigation       20,000       13,333       -       13,33         Repairs & Maintenance       10,000       10,000       29,030       (19,03)         rrigation Repairs       13,000       8,667       6,172       2,49         Pest Control       2,000       1,333       980       35	\$	141,323	\$	102,326	\$	85,029	\$	17,297
Landscape - Maintenance         \$ 145,978         \$ 97,318         \$ 97,318         \$ 97,318         \$ 97,318         \$           Landscape - Contingency         27,700         18,467         4,022         14,44           Mulch         22,766         15,178         -         15,17           Operations Management         25,000         16,667         6,250         10,41           Lake Maintenance         10,000         6,667         5,200         1,46           Electric         50,000         33,333         45,263         (11,93)           Water/Sewer/Irrigation         20,000         13,333         -         13,333           Repairs & Maintenance         10,000         10,000         29,030         (19,03)           Irrigation Repairs         13,000         8,667         6,172         2,49           Pest Control         2,000         1,333         980         35								
Landscape - Contingency       27,700       18,467       4,022       14,44         Mulch       22,766       15,178       -       15,17         Operations Management       25,000       16,667       6,250       10,41         Lake Maintenance       10,000       6,667       5,200       1,46         Electric       50,000       33,333       45,263       (11,93)         Water/Sewer/Irrigation       20,000       13,333       -       13,333         Repairs & Maintenance       10,000       10,000       29,030       (19,03)         rrigation Repairs       13,000       8,667       6,172       2,49         Pest Control       2,000       1,333       980       35	×	445 050	*	07.010		07.010	*	-
Mulch         22,766         15,178         -         15,17           Operations Management         25,000         16,667         6,250         10,41           Lake Maintenance         10,000         6,667         5,200         1,46           Electric         50,000         33,333         45,263         (11,93           Water/Sewer/Irrigation         20,000         13,333         -         13,333           Repairs & Maintenance         10,000         10,000         29,030         (19,03)           Irrigation Repairs         13,000         8,667         6,172         2,49           Pest Control         2,000         1,333         980         35	\$		\$	-	\$		\$	0
Deperations Management         25,000         16,667         6,250         10,41           Lake Maintenance         10,000         6,667         5,200         1,46           Electric         50,000         33,333         45,263         (11,93           Nater/Sewer/Irrigation         20,000         13,333         -         13,333           Repairs & Maintenance         10,000         10,000         29,030         (19,03)           rrigation Repairs         13,000         8,667         6,172         2,49           Pest Control         2,000         1,333         980         35						4,022		
Lake Maintenance       10,000       6,667       5,200       1,46         Electric       50,000       33,333       45,263       (11,93         Nater/Sewer/Irrigation       20,000       13,333       -       13,333         Repairs & Maintenance       10,000       10,000       29,030       (19,03)         rrigation Repairs       13,000       8,667       6,172       2,49         Pest Control       2,000       1,333       980       35						- ( )50		15,178
Selectric         50,000         33,333         45,263         (11,93)           Water/Sewer/Irrigation         20,000         13,333         -         13,333           Repairs & Maintenance         10,000         10,000         29,030         (19,03)           rrigation Repairs         13,000         8,667         6,172         2,49           Pest Control         2,000         1,333         980         35								
Water/Sewer/Irrigation         20,000         13,333         -         13,333           Repairs & Maintenance         10,000         10,000         29,030         (19,03)           rrigation Repairs         13,000         8,667         6,172         2,49           Pest Control         2,000         1,333         980         35								
Repairs & Maintenance         10,000         10,000         29,030         (19,03)           rrigation Repairs         13,000         8,667         6,172         2,49           Pest Control         2,000         1,333         980         35								
rrigation Repairs       13,000       8,667       6,172       2,49         Pest Control       2,000       1,333       980       35								
Pest Control         2,000         1,333         980         35								
								2,494 353
								26,727
Total Ground Maintenance		\$ \$ \$	\$ 466,938 86,889 - - - - - - - - - - - - - - - - - -	Видет         Тhr           \$         466,938         \$           86,889         -         -           -         -         -           \$         553,827         \$           \$         6,000         \$           \$         6,000         \$           \$         553,827         \$           \$         6,000         \$           \$         6,000         \$           \$         6,000         \$           \$         6,000         \$           \$         6,000         \$           \$         6,000         \$           \$         553,827         \$           \$         6,000         \$           \$         6,000         \$           \$         5,618         \$           \$         12,500         \$           \$         5,590         \$           \$         5,590         \$           \$         141,323         \$           \$         145,978         \$           \$         145,978         \$           \$         22,000         \$           \$         22,766<	Budget         Thru 05/31/25           \$         466,938         \$         466,938           \$         6,889         86,889           -         -         -           -	Budget         Thru U5/31/25         Thr           \$         466,938         \$         466,938         \$         86,889         \$         5           \$         66,889         86,889         86,889         \$         5         5         \$	Budget         Thru 05/31/25         Thru 05/31/25           \$         466,938         \$         466,938         \$         453,789           86,889         86,889         86,889         86,889         86,889           -         -         607         -         607           -         -         -         450         -           \$         553,827         \$         553,827         \$         541,735           \$         6,000         \$         4,000         \$         -           \$         6,000         \$         4,000         \$         -           11,000         7,333         4,150         -         -           11,000         7,333         5,304         -         -           20,000         13,333         5,304         -         -           20,000         13,333         5,304         -         -           12,010         10,900         10,900         -         -           5,618         5,618         5,618         -         -           12,500         10,900         333         1144         -           12,500         1,241         1,23 <t< td=""><td>Budget         Thru 05/31/25         Thru 05/31/25         Thru 05/31/25           \$         466,938         \$         466,938         \$         453,789         \$           \$         86,889         -         -         607         -         607           -         -         -         450         -         450         -           \$         553,827         \$         553,827         \$         541,735         \$           \$         6,000         \$         4,000         \$         -         -         -         -           \$         6,000         \$         4,000         \$         -         -         -         -         -           \$         6,000         \$         4,000         \$         -</td></t<>	Budget         Thru 05/31/25         Thru 05/31/25         Thru 05/31/25           \$         466,938         \$         466,938         \$         453,789         \$           \$         86,889         -         -         607         -         607           -         -         -         450         -         450         -           \$         553,827         \$         553,827         \$         541,735         \$           \$         6,000         \$         4,000         \$         -         -         -         -           \$         6,000         \$         4,000         \$         -         -         -         -         -           \$         6,000         \$         4,000         \$         -

### **Community Development District**

**General Fund** 

# Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thru	u 05/31/25	Thr	u 05/31/25	,	Variance
Amenity Center:								
Amenity Manager	\$	20,000	\$	20,000	\$	31,287	\$	(11,287)
Facility Attendant		-		-		-		-
Insurance		13,300		13,300		35,926		(22,626)
Refuse		4,261		2,841		2,587		253
Gas		3,000		2,000		566		1,434
Janitorial Services		12,000		8,000		8,000		-
Access Cards		2,500		1,667		2,188		(521)
Pool Maintenance		18,000		12,000		12,168		(168)
Pool Chemicals		13,000		8,667		8,667		0
Special Events		-		-		-		-
Holiday Decoration		-		-		6,416		(6,416)
Water & Sewer		-		-		14,732		(14,732)
Licenses & Subscriptions		-		-		236		(236)
Fitness Equipment Leasing		-		-		13,220		(13,220)
Fotal Amenity Center	\$	86,061	\$	68,474	\$	135,992	\$	(67,519)
Total Operations & Maintenance	\$	412,505	\$	289,436	\$	330,228	\$	(40,791)
÷								
Total Expenditures	\$	553,827	\$	391,763	\$	415,257	\$	(23,494)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	162,065	\$	126,478	\$	(35,587)
Net Change in Fund Balance	\$	-	\$	162,065	\$	126,478	\$	(35,587)
	¢				¢	200.000		
Fund Balance - Beginning	\$	-			\$	208,888		
Fund Balance - Ending	\$	-			\$	335,366		

**Community Development District** 

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	Мау	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	16	-	-	-	-	607
Other Income	-	-	-	-	-	100	-	350	-	-	-	-	450
Total Revenues	\$ 333 \$	2,491 \$	332,715 \$	56,867 \$	15 \$	148,931 \$	16 \$	366 \$	- \$	- \$	- \$	- \$	541,735
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	-	-	-	-	-			4,000	-		-	-	4,000
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	702	-	-	-	-	8,368
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	_	-	-	35,393
Website Maintenance	140	140	140	140	140	140	140	140	-	_	-	-	1,123
Information Technology	211	211	211	211	211	211	211	211					1,685
Telephone	6	30	-	16	7	10	36	9				-	1,005
Postage	52	164	30	98	51	80	5	38					517
Insurance	5,981	104	50	-	-	-	-	50				-	5,981
Printing & Binding	54	29	59	4	12	29	7	0	-	-	-	-	194
Legal Advertising	54	645	271	-	88	173	-	173	-	-	-	-	1,349
	-	045	271		88	175		125	-	-	-		
Other Current Charges	-	-		-	-	-	-	0	-	-	-	-	154
Office Supplies	0	0	0	0	0	0	0	U	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 25,349 \$	7,228 \$	7,883 \$	14,542 \$	7,553 \$	6,127 \$	6,525 \$	9,822 \$	- \$	- \$	- \$	- \$	85,029
<b>Operations &amp; Maintenance</b>													
Ground Maintenance:													
Landscape - Maintenance	\$ 12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	- \$	- \$	- \$	- \$	97,318
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	685	-	-	-	-	5,200
Electric	4,592	5,499	5,497	5,801	7,848	5,264	5,362	5,401	-	-	-	-	45,263
Water/Sewer/Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	6,154	904	5,285	1,713	1,296	6,412	249	7,017	-	-	-	-	29,030
Irrigation Repairs	-	-	-	-	1,233	3,233	356	1,350	-	-	-	-	6,172
Pest Control	-	280	140	-	140	140	140	140	-	-	-	-	980
Total Ground Maintenance	\$ 28,297 \$	21,546 \$	26,121 \$	21,291 \$	23,367 \$	27,899 \$	18,957 \$	26,757 \$	- \$	- \$	- \$	- \$	194,235

**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 \$	5,934 \$	- \$	- \$	- \$	- \$	31,287
Insurance	35,926	-	-	-	-	-	-	-	-	-	-	-	35,926
Refuse	317	317	317	323	330	329	327	326	-	-	-	-	2,587
Gas	71	-	137	71	71	71	71	71	-	-	-		566
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	8,000
Access Cards	-	-	-	1,563	625	-	-	-	-	-	-	-	2,188
Pool Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,668	1,500	-	-	-	-	12,168
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	-	-	-	8,667
Holiday Decoration	-	3,208	3,208	-	-	-	-	-	-	-	-	-	6,416
Water & Sewer	457	803	3,938	1,217	1,069	3,465	1,509	2,274	-	-	-	-	14,732
Licenses & Subscriptions	-	-	-	60	82	-	94	-	-	-	-	-	236
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	-	-	-	13,220
Total Amenity Center	\$ 43,828 \$	11,584 \$	14,810 \$	10,552 \$	13,010 \$	15,258 \$	13,108 \$	13,841 \$	- \$	- \$	- \$	- \$	135,992
Total Operations & Maintenance	\$ 72,126 \$	33,130 \$	40,931 \$	31,844 \$	36,377 \$	43,157 \$	32,065 \$	40,599 \$	- \$	- \$	- \$	- \$	330,228
Total Expenditures	\$ 97,475 \$	40,358 \$	48,814 \$	46,385 \$	43,930 \$	49,284 \$	38,590 \$	50,421 \$	- \$	- \$	- \$	- \$	415,257
Excess (Deficiency) of Revenues over Expenditures	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(50,054) \$	- \$	- \$	- \$	- \$	126,478
Net Change in Fund Balance	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(50,054) \$	- \$	- \$	- \$	- \$	126,478

**Community Development District** 

Debt Service Fund Series 2021

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 05/31/25	Th	ru 05/31/25	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		15,001	10,001
Total Revenues	\$ 413,828	\$	413,828	\$	664,177	\$ 250,349
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		104,835		94,860	9,975
Principal - 5/1	140,000		140,000		125,000	15,000
Principal Prepayment - 5/1	-		-		105,000	(105,000)
Total Expenditures	\$ 349,670	\$	349,670	\$	1,013,060	\$ (663,390)
Excess (Deficiency) of Revenues over Expenditures	\$ 64,158	\$	64,158	\$	(348,883)	\$ (413,041)
Net Change in Fund Balance	\$ 64,158	\$	64,158	\$	(348,883)	\$ (413,041)
Fund Balance - Beginning	\$ 278,228			\$	670,450	
Fund Balance - Ending	\$ 342,386			\$	321,568	

# **Community Development District**

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

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 05/31/25	Thi	u 05/31/25	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		5,962	962
Total Revenues	\$ 128,497	\$	128,497	\$	228,405	\$ 99,908
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		52,105		46,995	5,110
Principal - 5/1	25,000		25,000		25,000	-
Principal Prepayment - 5/1	-		-		35,000	(35,000)
Total Expenditures	\$ 129,210	\$	129,210	\$	340,806	\$ (211,596)
Excess (Deficiency) of Revenues over Expenditures	\$ (713)	\$	(713)	\$	(112,401)	\$ (111,688)
Net Change in Fund Balance	\$ (713)	\$	(713)	\$	(112,401)	\$ (111,688)
Fund Balance - Beginning	\$ 168,660			\$	277,524	
Fund Balance - Ending	\$ 167,946			\$	165,122	

# **Community Development District**

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

# Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual			
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	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		-		-		74,383		74,383
Interest Income		5,000		5,000		9,230		4,230
Total Revenues	\$	496,023	\$	496,023	\$	567,123	\$	71,100
Expenditures:								
Interest - 11/1	\$	191,990	\$	191,990	\$	191,990	\$	-
Interest - 5/1		191,990		191,990		191,990		-
Principal - 5/1		105,000		105,000		105,000		-
Principal Prepayment - 5/1		-		-		55,000		
Total Expenditures	\$	488,980	\$	488,980	\$	543,980	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	7,043	\$	7,043	\$	23,143	\$	71,100
Net Change in Fund Balance	\$	7,043	\$	7,043	\$	23,143	\$	71,100
Fund Balance - Beginning	\$	209,238			\$	457,384		
Fund Balance - Ending	\$	216,281			\$	480,526		

Community Development District

# Statement of Revenues and Expenditures

# **Capital Projects Funds**

Description	SE 2021		SE 2022-1		S	E 2022-2
Revenues						
Interest Income	\$	72	\$	261	\$	767
Cost of Issuance		-		-		-
Developer Contributions		-		-		-
Unavailable Revenue		-		-		-
Transfer In		-		-		-
Total Revenues	\$	72	\$	261	\$	767
Expenses						
Capital Outlay	\$	-	\$	-	\$	-
Cost of Issuance		-		-		-
Transfer Out		-		-		-
Total Expenses	\$	-	\$	-	\$	-
Excess Revenues (Expenses)	\$	72	\$	261	\$	767
Beginning Fund Balance	\$	2,557	\$	9,271	\$	27,246
Ending Fund Balance	\$	2,629	\$	9,532	\$	28,013

# **Cordova Palms**

**Community Development District** 

Long Term Debt Report

Series 2021, Special Assessment Bo	nds		
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	
Excess funds in the revenue account as of November 2nd may be used fo	r any lav	wful purpose	
Bonds outstanding - 2/17/2021			\$ 7,980,000
Less: May 1, 2023 (Mandatory)			(165,000)
Less: November 1, 2023 (Prepayment)			(645,000)
Less: May 1, 2024 (Mandatory)			(155,000)
Less: May 1, 2024 (Prepayment)			(595,000)
Less: August 1, 2024 (Prepayment)			(350,000)
Less: November 1, 2024 (Prepayment)			(190,000)
Less: February 1, 2025 (Prepayment)			(390,000)
Less: May 1, 2025 (Mandatory)			(125,000)
Less: May 1, 2025 (Prepayment)			(105,000)
Current Bonds Outstanding			\$ 5,260,000

Series 2022-1, Special Asses	ssment Bonds		
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance	\$	4.8% - 5.8% 5/1/2053 50% MADS 59,798 59,798	
Bonds outstanding - 7/15/2022 Less: November 1, 2023 (Prepayment) Less: May 1, 2024 (Mandatory) Less: May 1, 2024 (Prepayment) Less: August 1, 2024 (Prepayment) Less: November 1, 2024 (Prepayment) Less: February 1, 2025 (Prepayment) Less: May 1, 2025 (Mandatory) Less: May 1, 2025 (Prepayment)			\$ 2,325,000 (185,000) (165,000) (110,000) (60,000) (120,000) (25,000) (35,000)
Current Bonds Outstanding			\$ 1,595,000

Series 2022-2, Spec	cial Assessment Bonds		
Interest Rate:		4.5% - 5.6%	
Maturity Date:		5/1/2053	
Reserve Fund Definition		50% MADS	
Reserve Fund Requirement	\$	245,399	
Reserve Fund Balance		245,399	
Bonds outstanding - 7/15/2022			\$ 7,155,000
Less: May 1, 2024 (Mandatory)			(100,000)
Less: May 1, 2025 (Mandatory)			(105,000)
Less: May 1, 2025 (Prepayment)			(55,000)
Current Bonds Outstanding			\$ 6,895,000

# 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	<b>O&amp;M RECEIVED</b>	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

% COLLECTED DIRECT BILL

% COLLECTED TAX ROLL

TOTAL PERCENT COLLECTED

		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	<b>O&amp;M RECEIVED</b>	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 COLLEG	CTED	2021	2022-1	2022-2	O&M	TOTAL

0.00%

97.18%

97.18%

100.00%

97.18%

98.47%

100.00%

97.18%

97.63%

100.00%

97.18%

97.77%

0.00%

97.18%

97.18%

*B*.

# **Cordova Palms** Community Development District

<u>Check Run Summary</u> June 30, 2025

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	6/4/25	433-437	\$ 16,730.54
5	6/10/25	438-445	107,777.14
	6/18/25	446-447	10,817.12
	6/24/25	448-449	4,337.54
Total			\$ 139,662.34

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 06/01/2025 - 06/30/2025 *** CORDOVA PALMS - GENERAL BANK A CORDOVA - GENERAL	RUN 6/28/25	page 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
6/04/25 00016 5/30/25 9383167 202505 320-57200-44500 * PM IRRIGATION REPAIRS BRIGHTVIEW LANDSCAPE SERVICES INC	1,349.97	1.349.97 000433
6/04/25 00016 6/01/25 9378509 202506 320-57200-44200 * JUN LANDSCAPE MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES INC	12,164.80	
6/04/25 00031 5/09/25 28641603 202504 320-57200-45200 * APR GAS SERVICES/FIRE PIT GAS SOUTH	5.33	
6/04/25 00001 5/16/25 96 202504 320-57200-44000 * GEN FACILITY MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	2,410.44	
6/04/25 00010 6/02/25 27640 202506 310-51300-32200 * FYE 9/30/24 AUDIT	800.00	
GRAU AND ASSOCIATES 6/10/25 00035 6/05/25 06052025 202506 320-57200-44000 * REIMBURSEMENT BANNON LAKES CDD GENERAL FUND	23.92	
6/10/25 00024 6/01/25 2506-CP 202506 320-57200-44000 * JUN TRASH SERVICES	129.00	
6/01/25 2506-CP 202506 320-57200-44000 * JUN PET WASTE SERVICES DOODY DADDY LLC	120.00	249.00 000439
6/10/25 00022 6/01/25 101246 202506 320-57200-44400 * JUN LAKE MAINTENANCE	685.00	
FLORIDA WATERWAYS INC 6/10/25 00001 6/01/25 97 202506 310-51300-34000 *	4,424.17	
JUN MANAGEMENT FEES 6/01/25 97 202506 310-51300-35200 *	140.42	
JUN WEBSITE ADMIN 6/01/25 97 202506 310-51300-35100 *	210.67	
JUN INFORMATION TECH 6/01/25 97 202506 310-51300-31300 * JUN DISSEMINATION SVCS	702.25	
6/01/25 97 202506 310-51300-51000 * OFFICE SUPPLIES	.27	
6/01/25 97 202506 310-51300-42000 * POSTAGE	6.21	

CORD CORDOVA PALMS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/28/25 PAGE 2 \*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* CORDOVA PALMS - GENERAL BANK A CORDOVA - GENERAL

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACC	VENDOR NAME If# SUB SUBCLASS	STATUS	AMOUNT	AMOUNT #
	6/01/25 97 202506 310-5130 COPIES	00-42500	*	79.85	
	6/01/25 97 202506 320-5720 YOUTUBE SUBSCIRPTION-FI		*	93.75	
	6/01/25 97 202506 320-5720 YOUTUBE SUBSCRIPTION-M	00-45400	*	93.75	
	IOUIUBE SUBSCRIPTION-M	GOVERNMENTAL MANAGEMENT SERVIC	CES		5,751.34 000441
6/10/25 00001	6/01/25 98 202506 320-5720	00-45100	*	2,083.33	
	JUN CONTRACT ADMIN 6/01/25 98 202506 320-5720	00-44700	*	1,083.33	
	6/01/25 98 202506 320-5720	00-44600	*	1,500.00	
	JUN POOL MAINTENANCE 6/01/25 98 202506 320-572(		*	1,000.00	
	JUN JANITORIAL SERVICE:	GOVERNMENTAL MANAGEMENT SERVIC	CES		5,666.66 000442
6/10/25 00014	6/04/25 06042025 202506 300-2070	00-10100		43,643.67	
	FY25 D.S ASSMT SE2021	THE BANK OF NEW YORK MELLON			43,643.67 000443
6/10/25 00014	6/04/25 06042025 202506 300-2070	00-10400	*	16,378.13	
	FY25 D.S ASSMT SE2022-1	THE BANK OF NEW YORK MELLON			16,378.13 000444
6/10/25 00014	6/04/25 06042025 202506 300-2070 FY25 D.S ASSMT SE2022-2	00-10500		35,379.42	
	FY25 D.S ASSMT SE2022	2 THE BANK OF NEW YORK MELLON			35,379.42 000445
6/18/25 00016	6/16/25 9393488 202506 320-5720		*	6,966.67	
	(97) PALM PRUNING	BRIGHTVIEW LANDSCAPE SERVICES	INC		6,966.67 000446
6/18/25 00001	5/31/25 99 202505 320-5720	00-45110	*	3,850.45	
	MAY FACILITY ATTENDANT	GOVERNMENTAL MANAGEMENT SERVIC	CES		3,850.45 000447
6/24/25 00011	5/31/25 7145059 202505 310-5130	00-48000	*	87.68	
	NOTICE OF MEETING-5/14, 5/31/25 7145059 202505 310-513	00-48000	*	84.96	
	NOTICE OF MEETING-6/4/2	25 GANNETT MEDIA CORP DBA GANNETT	] FL		172.64 000448
6/24/25 00001	6/18/25 102 202505 320-5720	00-46000	*	4,164.90	
	GEN FACILITY MAINTENAN		CES		4,164.90 000449
			BANK A		

CORD CORDOVA PALMS OKUZMUK

*** CHECK DATES 06/01/2025 - 06/30/2025 *** CORDOV	VTS PAYABLE PREPAID/COMPUTER CHECK R A PALMS – GENERAL CORDOVA – GENERAL	EGISTER RUN 6/28/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO	VENDOR NAME STA	TUS AMOUNT	CHECK
DATE DATE INVOICE YRMO DPT ACCT# SUB	SUBCLASS		AMOUNT #

TOTAL FOR REGISTER 139,662.34

CORD CORDOVA PALMS OKUZMUK



**INVOICE** 

**Sold To:** 25348126 Cordova Palms Community Development Dist 475 W Town Pl Ste 114 St Augustine FL 32092 Customer #: 25348126 Invoice #: 9383167 Invoice Date: 5/30/2025 Sales Order: 8672867 Cust PO #:

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

Job Number	Description	Amount
460800021	Cordova Palms	1,349.97
	Rainbird 1800 6" Installed- Pop-up Spray Head	
	Bubbler replacement where trees were removed	
	Hunter ICD decoder replacement zone 12 entrance where St. Au	
	Flush and Replace clogged nozzles N/C	
	RECEIVED	
	By Tara Lee at 10:35 am, Jun 02, 2025	
	Total Invoice Amount Taxable Amount Tax Amount	1,349.9
	Balance Due	1,349.9

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 #: 9383167 Invoice Date: 5/30/2025 Amount Due: \$ 1,349.97

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

### **TERMS & CONDITIONS**

- The Contractor shall recoonize and perform in accordance with written terms written ١. ecifications 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 2. the U.S.
- License and Permits: Contractor shall maintain a Landscape. Contractor's license, 3. required by State or local law, and will comply will all other license requirements of the City. State and Federal Governments, as we fi as all other requirements of taw. Unless otherwise agreed upon by the parties or prohibited by law, Customer shalt 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 4, 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.
- 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 7. sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to 8. perform specialized functions or work regulting specialized equipment
- Additional Services: Any additional work not shown in the above specifications ψ. 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 10 shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions refailed to thereto, during normal business hours and other 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 п,
- Termination: This Work Order may be terminated by the either party with or without cause, 12. 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 inouried in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affinate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or control or control or control or provide reconantization. corporate reorganization
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual Disclammer: This proposal was estimated and proted based upon a set wist and visual inspection from ground level using ordinary means, all or about the time this proposal was prepared. The proce quoted in this proposal for in 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 ascertiamable by said ground level visual inspection by ordinary means at the line said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild be in defects. Any orcordine work to concrode basis parabet in substance and table for signal and the defects any period with the period basis parabet in curstants are act as the first scient and the defects. Any incidents and the signal and the described in the defect of the defects any incident table held responsible for unknown or otherwise hild be in defects. Any indication cannot be held responsible for unknown or otherwise hild be a defects. Any incident table table parabet the site action the site in the scient and the site scient and incident cannot be additioned and the site action the site action the site of the site of the site action the site of t Contractor cannot be held responsible for unknown or otherwise in I d d in detects. Any corrective work proposed herein cannot guarantee evact 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 Costomer. If the Customer must engage a licensed engineer, architect ant/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer in whend its other directly to the directly and its other directly to the directly to the directly to the designer in whend its other directly to the directly directly to the directly to the directly to the directly directly to the directly directl 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 services

- 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 kmited to concrete brick filled trunks, metal levied for unseen hazards such as, but not inmete to concrete once the full full full rock, etc. If requested mechanical grinning of visible tree stump will be done to a defined wath and depth below ground level at an additional charge to the Customer Defined backfull 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 utility such as but not limited to cables, wires, pipes, and urigaton paits. Contractor will repair damaged irrigation lines at the Customer's exponse.
- 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 17. will require a signed waiver of liability

#### Acceptance of this Contract

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 alt costs of collection, including reasonable attorneys' fees and it shall be releved of any obligation to continue performance under this or any other Contract with Customer Interest at a per annum rate of permensions since into or any source 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	Tille	property manager
Richard Gray	Date	May 30, 2025

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager
Signature	Title	
Juwan Lamar Dupree		May 30, 2025
Printed Name	Dale	

#### Job #: 460800021

SU #: 80/280/ Proposed Price. \$1,349.9	SO #:	8672867	Proposed Price: \$1,349.97
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# Proposal for Extra Work at Cordova Palms

	Cordova Palms 6235 US 1 S	Contact To	Richard Gray Cordova Palms Community Development
5	St Augustine, FL 32095		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

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
10.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$50.84	\$508.40
5.00	EACH	Bubbler replacement where trees were removed	\$43.89	\$219.44
1.00	EACH	Hunter ICD decoder replacement zone 12 entrance where St. Augustine starts along Cordova palms parkway	\$622.13	\$622.13
21.00	EACH	Flush and Replace clogged nozzies N/C	\$0.00	\$0.00

For internal use only
SO#
JOB#
4
Service Line

8672867 460800021 150

**Total Price** 

\$1,349.97

THIS IS NOT AN INVOICE

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

# INVOICE



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

Customer #: 25348126 Invoice #: 9378509 Invoice Date: 6/1/2025 Cust PO #:

Job Number	Description	Amount
460800021	Cordova Palms Exterior Maintenance For June <b>RECEIVED</b> By Tara Lee at 10:34 am, Jun 02, 2025	12,164.80
	Total invoice amount Tax amount Balance due	12,164.80 12,164.80

Terms: Net 15 Days

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

Please detach stub and remit with your payment

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

### **Payment Stub**

Customer Account#: 25348126 Invoice #: 9378509 Invoice Date: 6/1/2025 Amount Due: \$1

\$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

GASOS		Message Center
The Difference		Your Gas South account has a past due balance of \$5.33. Please pay your account balance immediately to avoid additional fees, collection
CORDOVA PALM	IS COMMUNITY	activity, and service interruption.
DEVELOPMENT	DISTRICT	Invoice Number: 286416030113
320 Cordova Pali	ms Parkway	
St. Augustine FL 32095		Please be sure to include your Gas South account number
Bill Date:	05/09/25	[2868149020] on your check.
Plan:	Florida Index Zone 3	

Pay Online: GasSouth.com/pay

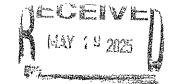
Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747 Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

and	Gas South	Past Due		New Charg	jes 🔪	New Charges	Total Amount Due	
	Account Number	Pay Immediately			}	Due Date		
	2868149020	\$5.33	-	\$5.33		May 29, 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	\$6.00
FL State Tax	\$0.30
Sales Taxes	.,,.,,.\$0.03
Municipal Public Service Tax	\$0.00
Total New Charges	\$5.33
Total Amount Due	

**RECEIVED** By Tara Lee at 10:32 am, Jun 02, 2025



Copyright © 2025 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.

### GAS () SOUTH

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

GAS SOUTH PO BOX 530552 ATLANTA GA 30353-0552

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### Message Center (cont.)

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### CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT 320 Cordova Palms Parkway St. Augustine FL 32095 Bill Date: 05/09/25 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	Therms Rate per Used Therm	Gas Charges
04/02/2025	04/30/2025	29	0.00 X 0.5690 =	0.00
05/01/2025	05/01/2025	1	0.00 X 0.4890 =	0.00
04/02/2025	05/01/2025	30	0.00 Total =	0.00

# Governmental Management Services, LLC

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

> Invoice #: 96 Invoice Date: 5/16/25 Due Date: 5/16/25 Case: P.O. Number:

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

Description	Hours/Qiy	Rate	Amount
acility Maintenance April 1 - April 30, 2025 aintenance Supplies	38.54	40.00 868.84	1,541.60 868.84
Approved General Facilities Maintenance 001.320.57200.44000 Rich Gray			
alison Morning 5/23/25			
	Total	وروب وروب وروب وروب وروب وروب وروب وروب	\$2,410.44
RECEIVED	Payment	s/Credits	\$0.00
By Tara Lee at 10:44 am, Jun 02, 2025	Balance	Due	\$2,410.44

Invoice

Date	Hours	Employee	Description
4/7/25	8	A.A.	Brought out three new lounge chairs, new tables and four new chairs for covered area, fixed latch for pickleball court, blew leaves and debris off pool deck, firepit area, connect four area and pickleball courts, cleaned cob webs from amenity center, straightened and organized patio and pool deck fumiture, removed debris from pool deck, around amenity center and roadways, removed garbage from gym, checked and changed trash receptacles
4/11/25	2	P.S.	Straightened and organized pool deck fumiture, removed debris from pool deck, around amenity center, parking lot and roadways, checked and changed trash receptacles
4/14/25	8	<b>A.A.</b>	Cleaned broken window and put up cardboard box to cover it and tape in place, vacuumed up chards of glass, brought last table and chairs out from storage to covered area, straightened and organized furniture on pool deck, covered area tables, fire pit and select four, raked mulch in playground, blew leaves and debris off pool area, covered area, select four, fire pit, putting greens, pickleball courts, breezeway, sidewalks and parking lot, removed debris from pool area and roadways, replaced supplies and bathroom and emptied trash receptacles in men's room, removed cobwebs from amenity center, checked and changed trash receptacles
4/21/25	8	A.A.	Repaired fence by pool back gate that was damaged during the weekend, straightened and organized pool deck furniture, connect four, firepit area, covered area and bar, blew leaves and debris off pool deck, connect four, fire pit, covered area, putting greens, pickleball court and playground, brought out select four, raked mulch under swings, cleaned out maintenance closet and fixed shelves, removed debris around parking lot, checked and changed trash receptacles on pool deck and in gym
4/23/25	3.02	P.S.	Inspected the amenity center, drove around community removed debris from roadways, parking lot, amenity center, pool deck and courts
4/28/25	8	A.A.	Pressure washed all loungers front and back, straightened and organized pool deck, fire pit, and select four, blew leaves and debris off amenity center, breezeway, front entrance, pool and parking lot, raked mulch in playground, arranged construction material in storage, removed debris around pool, amenity center, by mailboxes and roadways, checked and changed trash receptacles, cleaned columns by the pool, removed cobwebs in covered area and breezeway
4/30/25	1.52	P.S.	Straightened and organized pool deck furniture removed debris around amenity center, pool deck, pickleball courts, playground, putting green, parking lot and roadways
TOTAL	38.54	-	
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

### MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/25

DISTRICT CP	DATE	SUPPLIES	<u>P</u>	PRICE	EMPLOYEE
Cordova Palms					
	3/26/25	Gym Wipes 4pk		101.59	R.G.
	3/26/25	13 Gallon Trash Bags 120ct		44.97	R.G.
	3/27/25	No Motor Vehicles on Putting Green Sign		83.27	R.G.
	3/28/25	Constant Contact Monthly Fee		55.41	R.G.
	4/1/25	Gym Wipes 4pk		<del>9</del> 8.83	R.G.
	4/2/25	36"x24" Bulletin Board		110.22	R.G.
	4/4/25	Toilet Paper 80 Rolls		81.35	R.G.
	4/4/25	Pull Down Bar with Rubber Handles		31.81	R.G.
	4/4/25	13 Gallon Trash Bags 120ct		21.32	R.G.
	4/7/25	Peloton Monthly Fee		54.51	R.G.
	4/11/25	Weight Stack Pin with Pull Rope (2)		30.34	R.G.
	4/11/25	4 Shelf Adjustable Steel Wire Racks (2)		144.22	R.G.
	4/16/25	Desk Calendar		11.01	R.G.
			TOTAL	\$868.84	

# **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. 27640 Date 06/02/2025

### SERVICE

### AMOUNT

800.00

Audit FYE 09/30/2024

\$\_\_\_\_\_800.00

Current Amount Due \$\_\_\_\_

RECEIVED

By Tara Lee at 1:49 pm, Jun 02, 2025

	0 - 30	31-60	61 - 90	91 - 120	Over 120	Balance
1						000.00
	800.00	0.00	0.00	0.00	0.00	800.00

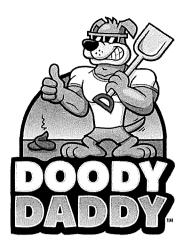
Payment due upon receipt.

	ordova Palms Y DEVELOPMENT DISTRICT	
	General Fund	
C	Check Request	
Date	Amount	Authorized By
June 5, 2025	\$23.92	Oksana Kuzmu
	Payable to:	
В	annon Lakes CDD General Fund #35	5
Date Check Needed:	Budget Category:	
ASAP	001.320.57200.44000	)
	Intended Use of Funds Requested:	
	Reimbursement	
	·····	autoriotan francisco de Musicipario
(Attach currection	g documentation for request.)	

Cordania Palms
How doers get more done.
1750 US 1 SAUTH ST AJGUSTINE, FL 32884 - 504+824-5567
8034 - 509.61 - 57817 - 56216 - 28 - 533.6 584 SALE CASHTER SHERT
031949519185 2082) PS UPK AP (15 40) 20102031 HOX FOR S P1370 S PF 031940615220 LEX20 FM 3PX 4AP (1, Set) 1682031 HS-HPK T FILTP 3 PK
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June 01, 2025

Invoice No. 2506-CP

Prepared for Cordova Palms 101 Bermudez Way St. Augustine, FL 32095

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

**RECEIVED** By Tara Lee at 9:34 am, Jun 06, 2025

TOTAL

8A10 :

\$249

DOODY DADDY • 904.826.9235 • DOODYDADDYJAX@GMAIL.COM • P.O. Box 600967 Jax, FL 32260

# 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: 06/01/2025 101246 07/01/2025

**RECEIVED** By Tara Lee at 9:17 am, Jun 03, 2025

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

Qity	ltem	Description	Unit Price	Totel
1	Recuring Monthly Service	Aquatic Weed and Algae Control	\$685.00	\$685.00

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!** 

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

# Invoice

Invoice #: 97 Invoice Date: 6/1/25 Due Date: 6/1/25 Case: P.O. Number:

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

Bill To:

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025 Website Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies AMEX Charge - Youtube TV Subscription - February 2025 AMEX Charge - Youtube TV Subscription - March 2025		4,424.17 140.42 210.67 702.25 0.27 6.21 79.85 93.75 93.75	140.42 210.67 702.25 0.27 6.21 79.85 93.75
	Total		¢5 751 94
RECEIVED	Total 	s/Credits	\$5,751.34 \$0.00
y Tara Lee at 3:32 pm, Jun 04, 2025	Balance		\$5,751.34

# **Governmental Management Services, LLC**

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

# Invoice

Invoice #: 98 Invoice Date: 6/1/25 Due Date: 6/1/25 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 - June 2025 Pool Chemicals - June 2025 Pool Maintenance - June 2025 Janitorial - June 2025	Hours/Qty	Rate 2,083.33 1,083.33 1,500.00 1,000.00	2,083.33 1,083.33 1,500.00
alison Morring 6-5-25	Total		\$5 666 66
		ann a na hAllan Maray e gang kapatén da kaban ang mengang kapatén kaban kaban kaban kaban kaban kaban kaban ka	\$5,666.66
RECEIVED	Paymen	ts/Credits	\$0.00
By Tara Lee at 9:37 am, Jun 06, 2025	Balance	Due	\$5,666.66

	ordova Palms Y DEVELOPMENT DISTRICT	
	General Fund	
c	Check Request	
Date	Amount	Authorized By
June 4, 2025 <del>May 4, 2025-</del>	\$43,643.67	Oksana Kuzmul
	Payable to:	s
- Calendary - Calendary - Calendary	The Bank of New York Melon #14	
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.10100	
	Intended Use of Funds Requested:	u <sub>utan</sub>
FY	25 Debt Service Assessment SE 2021	
·····		
(Attach supporting	g documentation for request.)	

	ordova Palms Y DEVELOPMENT DISTRICT	
	General Fund	
c	Check Request	
Date	Amount	Authorized By
June 4, 2025 <del>May 4, 2025</del>	\$16,378.13	Oksana Kuzmuk
	Payable to:	
1.000 yr. 1945 yr. 11.000 yr. 11.000 yr.	The Bank of New York Melon #14	<u>i</u>
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.1040	00
	Intended Use of Funds Requested: 25 Debt Service Assessment SE 202	
<b></b>		<u></u>

	Ordova Paims Y DEVELOPMENT DISTRICT	
	General Fund	
c	Check Request	
Date	Amount	Authorized By
June 4, 2025 <del>May 4, 2025 -</del>	\$35,379.42	Oksana Kuzmuk
	Payable to:	
	The Bank of New York Melon #14	1
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.1050	00
	Intended Use of Funds Requested:	
	manne manne there are manned	
FY2	25 Debt Service Assessment SE 202	22-2
	1999-1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1	
		······
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**Sold To:** 25348126 Cordova Palms Community Development Dist 475 W Town Pl Ste 114 St Augustine FL 32092

# INVOICE

Customer #: 25348126 Invoice #: 9393488 Invoice Date: 6/16/2025 Sales Order: 8691784 Cust PO #:

### **Project Name:** Cordova Palms **Project Description:** Palm Pruning

Description	Amount
- Prune Palms in Common Area and around Amenity Center Cordova Palms Prune 97 Palms Mixed Species of Sabal and Specialty Palms	6,966.67
<b>RECEIVED</b> By Tara Lee at 10:03 am, Jun 16, 2025	
Total Invoice Amount Taxable Amount Tax Amount	6,966.67
	6,966.67
	- Prune Palms in Common Area and around Amenity Center Cordova Palms Prune 97 Palms Mixed Species of Sabal and Specialty Palms <b>RECEIVED</b> By Tara Lee at 10:03 am, Jun 16, 2025

Please detach stub and remit with your payment

Payment Stub Customer Account #: 25348126

Customer Account #: 2534812 Invoice #: 9393488 Invoice Date: 6/16/2025 Amount Due: \$6,966.67

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



# Proposal for Extra Work at **Cordova Palms**

Property Name	Cordova Palms	Contact	Richard Gray
Property Address	6235 US 1 S St Augustine, FL 32095		Cordova Palms Community Development Dist
		Billing Address	475 W Town PI Ste 114
			St Augustine, FL 32092
Project Name	Cordova Palms		
Project Description	Palm Pruning		
		Scope of Work	

#### Prune Palms in Common Area and around Amenity Center •

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Prune 97 Palms Mixed Species of Sabal and Specialty Palms

For internal use only	
SO#	869178
JOB#	46080002
Service Line	30

84 21 00

**Total Price** 

### **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 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. 4.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability 5. Insurance, Worker's Compensation Insurance, and any other insurance required by law of Customer, as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000(f)limit of liability.
- 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 7. sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment. 8
- 9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 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 ether party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign to an overlants of this Agreement without the written consent of the other provided 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 afiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization
- Disclaimer: This proposal was estimated and priced based upon a site visit and visual 14. inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal f or 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 h i d d e n defects. Any Contractor contractor contractor per le la responsibile for dinktioner do the la de la definition and the la definition and the la definition of the 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, archited 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

- 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 16 levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 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 17. will require a signed waiver of liability

#### Acceptance of this Contract

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

Signature	Title	property manager
Richard Gray	Date	June 13, 2025

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Account Manager
Brandon J. Leonard		June 13, 2025
Printed Name	Date	

Job #:	460800021	
SO #:	8691784	Proposed Price: \$6,966.67

# **Governmental Management Services, LLC**

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

Invoice

Invoice #: 99 Invoice Date: 5/31/25 Due Date: 5/31/25 Case: P.O. Number:

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

**Bill To:** 

Description	Hours/Qty Rate	Amount
Facility Attendant through May 2025	145.3 26.50	
Alison Morsing 6-13-25		
	Total	\$3,850.45
<b>RECEIVED</b> By Tara Lee at 10:03 am, Jun 16, 2025	Payments/Credits	\$0.00
	Balance Due	\$3,850.45

# CORDOVA PALMS CDD

### POOL MONITOR

<u>Qty./Hour</u>	s <u>Description</u>	Rate	Amount
145.3	Facility Attendant	\$ 26.50	\$ 3,850.45

Covers May 2025

TOTAL DUE:

\$ 3,850.45

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

Date	<u>Hours</u>	<u>Employee</u>	Description
5/1/25	4	E.B.	Completed daily checklist, returned calls and emails
5/2/25	4	E.B.	Completed daily checklist, returned calls and emails
5/3/25	6.13	С.Т.	Completed daily checklist, returned calls and emails
5/4/25	6.12	C.T.	Completed daily checklist, returned calls and emails
5/5/25	4	E.B.	Completed daily checklist, returned calls and emails
5/6/25	4	E.B.	Completed daily checklist, returned calls and emails
5/7/25	4	E.B.	Completed daily checklist, returned calls and emails
5/8/25	4	E.8.	Completed daily checklist, returned calls and emails
5/9/25	4	E.B.	Completed daily checklist, returned calls and emails
5/10/25	6.1	С.Т.	Completed daily checklist, returned calls and emails
5/11/25	6	С.Т.	Completed daily checklist, returned calls and emails
5/12/25	4	E.B.	Completed daily checklist, returned calls and emails
5/13/25	4	E.B.	Completed daily checklist, returned calls and emails
5/14/25	4	С.Т.	Completed daily checklist, returned calls and emails
5/15/25	4	С.Т.	Completed daily checklist, returned calls and emails
5/16/25	4	C.T.	Completed daily checklist, returned calls and emails
5/17/25	6.3	C.T.	Completed daily checklist, returned calls and emails
5/18/25	6.13	С.Т.	Completed daily checklist, returned calls and emails
5/19/25	4	С.Т.	Completed daily checklist, returned calls and emails
5/20/25	4	E.B.	Completed daily checklist, returned calls and emails
5/21/25	4	E.B.	Completed daily checklist, returned calls and emails
5/22/25	4	E.B.	Completed daily checklist, returned calls and emails
5/23/25	4	E.B.	Completed daily checklist, returned calls and emails
5/24/25	6.13	С.Т.	Completed daily checklist, returned calls and emails
5/25/25	6.13	C.T.	Completed daily checklist, returned calls and emails
5/26/25	6.13	C.T.	Completed daily checklist, returned calls and emails
5/27/25	4	E.B.	Completed daily checklist, returned calls and emails
5/28/25	4	E.B.	Completed daily checklist, returned calls and emails
5/29/25	4	E.B.	Completed daily checklist, returned calls and emails
5/30/25	4	E.B.	Completed daily checklist, returned calls and emails
5/31/25	6.13	С.Т.	Completed daily checklist, returned calls and emails

	Local	liQ	<ul> <li>A start of the sta</li></ul>	NT NAME Palms Cdd	05/31/25	
-	Florida GANNETT		INVOICE # 0007145059	INVOICE PERIOD May 1- May 31, 2025	CURRENT INVOICE TOTAL \$172.64	
	JANNETI		PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH	I AMT DUE*
			\$0.00	\$0.00	\$172	.64
BILI	LING ACCOUNT	NAME AND ADDRESS	PA	YMENT DUE DATE; JU	NE 30, 2025	
Saint Augu	wn PI. Ste. 11 ustine, FL 320		18% per annum or the for a credit related to r to Publisher within 30	Legal Entity: Gannett Me ns: Past due accounts are e maximum legal rate (whic rates incorrectly involced or ) days of the involce date or advertising must be used w All funds payable in US	subject to interest thever is less). Adv paid must be submi or the claim will be ithin 30 days of iss	ertiser claims Ited in writing waived. Any
	S/ADDRESS CHA	NGES 1-877-736-7612 or smb@	)ccc gannelt com		FEDERAL ID 4	7-2390983
		paperless. Enjoy the conven up today by reaching out to			nytime and pay	/ online. To
avoid missing an Date Desc 5/1/25 Bala	n invoice, sign cription nce Forward				nytime and pay	Amount
avoid missing an Date Desc 5/1/25 Bala Package Advertis	n invoice, sign cription nce Forward sing:	up today by reaching out to	abgspecial@gannett.com	<b>).</b>		Amount \$0.00
avoid missing an Date Desc 5/1/25 Balan Package Advertis Start-End Date	n invoice, sign cription nce Forward sing: Order Number	up today by reaching out to	abgspecial@gannett.com	ı. PO Nu		Amount \$0.00 Package Cost
avoid missing an Date Desc 5/1/25 Balan Package Advertis Start-End Date 5/5/25	n invoice, sign cription nce Forward sing:	up today by reaching out to	abgspecial@gannett.com	ı. PO Nu	mber	Amount \$0.00
avoid missing an Date Desc 5/1/25 Balan Package Advertis Start-End Date 5/5/25	n invoice, sign cription nce Forward sing: Order Number 11262003	up today by reaching out to Product SAG St Augustine Record	abgspecial@gannett.com Description Notice of Meeting May 14,	N. PO Nu 2025 Cordov	mber	Amoun \$0.00 Package Cos \$87.68

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

Total Cash Amount Due	\$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

	ACCOUNT NAME Cordova Palms Cdd		COUNT NUMBER         INVOICE NUMBER           762049         0007145059		en en seise seise seise seise seise seinen seinen seisen seise seise seise seise seise seise seise seise seise		an a		a na fan ar fan de f	
CURRENT DUE \$172.64	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE \$172.64				
REMITTANCE ADD	RESS (Include Account#	& Invoice# on check)	ΤΟ ΡΑΥ	BY PHONE PLEASE 1-877-736-7612	CALL:	total credit card amt due \$179.53				
	nnett Florida Local PO Box 631244 Innati, OH 45263-1		To sign up fo	o for E-mailed invoices and online paymen abgspecial@gannett.com		nts please contact				

# 000076204900000000000071450590001726467170

LOCALIQ

FLORIDA

## **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:

### 05/05/2025

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 05/05/2025

	Kin They	
Legal Clerk	Man	
Notary, State	of WI, County of Brown	~ う

My commission expires

Publication Cost:	\$87.68	
Tax Amount:	\$0.00	
Payment Cost:	\$87.68	
Order No:	11262003	# 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 Boord of Supervisors ("Board") of the Cordava Palms Community Development District will hold a regular meeting on Wednesday, May 14, 2025 of 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 diaughlin@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 ond will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a dote, 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 forly-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Retay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in confacting the District Manager's Office.

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

District Manager Pub: May 5, 2025; #11262003 LOCALIO **FLORIDA** 

### **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 Govt 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:

### 05/23/2025

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 05/23/2025

	itty	
Legal Clerk	M	Mn
Notary, State of WI,	County of	Brown
		8.25.26
My commission exp	ires	
Publication Cost:	\$84.96 \$0.00	

Tax Amount:	\$0.00
Payment Cost:	\$84.96
Order No:	11330163
Customer No:	762049
PO #:	Cordova Palms

# of Copies:

1

# THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

### CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

Notice is hereby given that a Work-shop ("Workshop") of one or more members of the Board of Supervisors ("Board") Palms Commu Board") of the Community Dev Cordova Palms Community Development District will be held on Wednesday, June 4, 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 Workshop is being held to discuss the fiscal year 2026 budget. An electronic copy of the ngenda may be obtained from Development 2026 budget. An electronic copy of the ogenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, and email dlaughlin@gmsnf.com ("District Manager's Office"), and will also be available an the also available will be an District's website. www.CordovaPalmsCDD.com. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The Workshop may be continued to a date, time, and place to be speci-fied on the record at meeting. There may be proceeding when Roard may be occasions when Board Supervisors or District Staff will participate remotely. Any person requiring special accommodations at this Workshop because of a disability or physical impair-ment should contact the District Manager's Office at least forty-eight (48) hours prior to the Workshop. If vau 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 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 respect to any matter considered at the Workshop is advised that this same person will need a record of the proceedings and that accord-ingly, the person may need to ensure that a verbatim record of the praceedings is made, including the testimony and evidence upon which the appeal is to be bosed. Daniet Laughtin District Manager Pub: 05/23/25 #11330163

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



Invoice #: 102 Invoice Date: 6/18/25 Due Date: 6/18/25 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 May 1 - May 31, 2025 Maintenance Supplies	31.14	40.00 2,919.30	1,245.60 2,919.30
Repairs and Maintenance 57200.320.46000 With Mowing 6-23-25			
	Total	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	\$4,164.90
RECEIVED	Payments	/Credits	\$0.00
By Tara Lee at 2:10 pm, Jun 23, 2025	Balance D	Balance Due	

### RMS

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

Date	<u>Hours</u>	Employee	Description
5/5/25	8	A.A.	Pressure washed one row of lounge chairs bottom part, straightened and organized fumiture on pool deck, firepit area and connect four, blew leaves and debris from breezeway, pool deck, fire pit, putting greens and pickleball, put white board in maintenance closet, removed debris on roadways, checked and changed trash receptacles, cleaned trash receptacle
5/12/25	8	A.A.	Prep area and cleaned countertops in covered area, straightened and organized all furniture on pool deck, blew all mulch back in place that was moved by rain, replaced all trash receptacles in pool area, pickleball and mailboxes
5/15/25	1.77	J.W.	Removed debris around amenity center and around the ponds, straightened and organized pool deck and patio furniture, took trash to dumpster
5/16/25	1	J.W.	Removed debris around pond banks and amenity center, straightened all pool and patio furniture, checked and changed trash receptacles, took trash to dumpster
5/19/25	8	A.A.	Pressure washed lounge chairs, removed spider webs, blew off debris from pickleball courts, playground, putting greens, pool, breezeway, select four and covered area, straightened and organized furniture on pool deck, covered area, select four and fire pit, checked and changed trash receptacles
5/21/25	1.35	J.W.	Inspected lakes, removed debris at playground and amenity center, straightened and organized pool and patio deck furniture, checked and changed trash receptacles
5/23/25	1.02	J.W.	Inspected ponds and removed trash from ponds, removed debris around amenity center, checked and changed trash receptacles
5/27/25	2	J.J.	Raked mulch in playground, straightened and organized pool furniture, blew leaves and debris off walkways
TOTAL	31.14		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

# MAINTENANCE BILLABLE PURCHASES

### Period Ending 6/05/25

<u>DISTRICT</u> CP	DATE	SUPPLIES		PRICE	EMPLOYEE
Cordova Palms					
	4/28/25	Manuel Flush Valve		183.23	R.G.
	4/28/25	Constant Contact Monthly Fee		55.41	R.G.
	4/28/25	Copy Paper		6.85	J.J.
	4/28/25	Laminator		58.60	J.J.
	4/28/25	White Board		25.99	J.J.
	4/28/25	3" Binder		13.95	J.J.
	4/28/25	Tabs		4.45	J.J.
	4/28/25	Laminator Sheets		24.27	J.J.
	4/28/25	Calendar		7.97	J.J.
	5/7/25	Peloton Monthly Fee		54.51	R.G.
	5/9/25	Pella Windows		2069.01	R.G.
	5/15/25	13 Gallon Trash Bags 120ct		22.55	R.G.
	5/15/25	42 Gallon Trash Bags 50ct		36.71	R.G.
	5/15/25	Toilet Paper 80 Rolls		73.47	R.G.
	5/15/25	Gym Wipes 4pk		115.81	R.G.
	5/20/25	Glade Plug Ins 10ct		26.06	E.B.
	5/20/25	Ink Cartridges Cyan, Magenta, Yellow		72.13	E.8.
	5/20/25	Black Ink		25.59	E.B.
	5/21/25	Keys		12.18	J.J.
	5/21/25	Laminate Pouches		30.57	J.J.
				0.00	
			TOTAL	\$2 010 30	

TOTAL \$2,919.30