CORDOVA PALMS Community Development District

AUGUST 13, 2025



Cordova Palms Community Development District

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

August 6, 2025

Board of Supervisors Cordova Palms Community Development District Call in #: 1-877-304-9269 Code: 410226

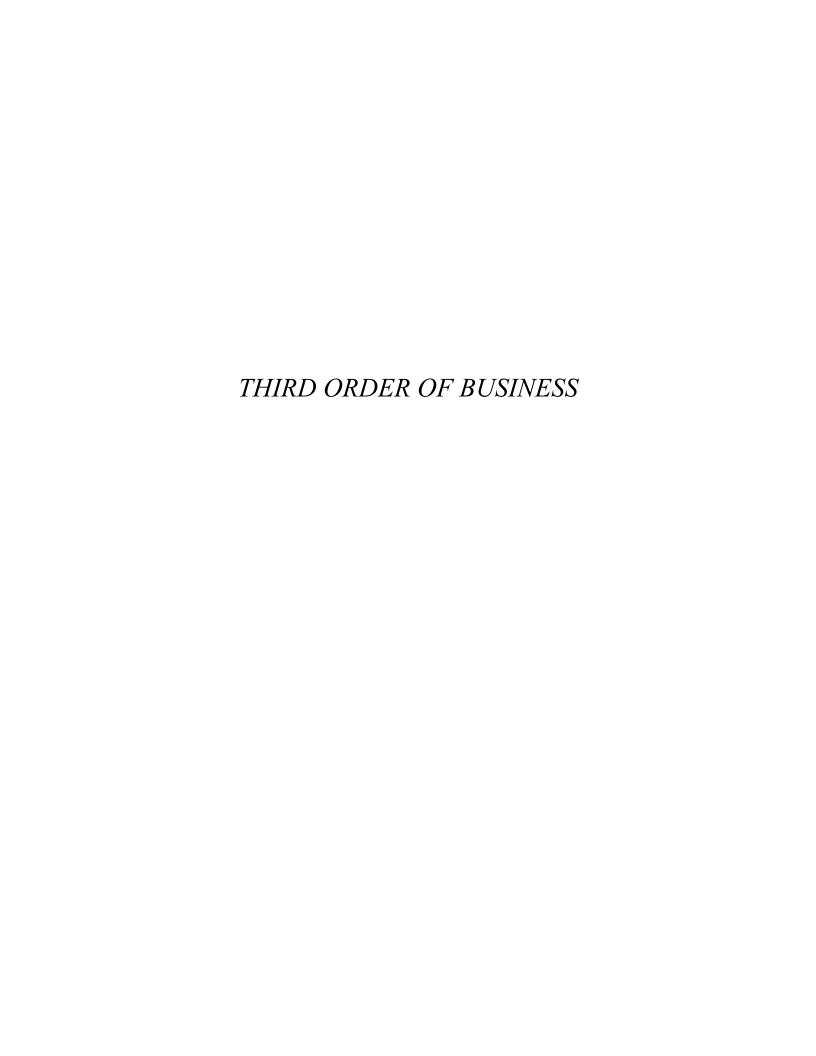
Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled to be held Wednesday, August 13, 2025 at 11:00 a.m. at the St. Augustine Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
 - A. Acceptance of Resignation of Chad Sigmon
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-09, Designating Officers
- IV. Approval of Minutes of the July 9, 2025 Meeting
- V. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget
 - A. Consideration of Resolution 2025-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VI. Staff Reports
 - A. Landscape Report
 - B. District Counsel

- C. District Engineer
- D. District Manager
 - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
 - 2. Discussion of Goals & Objectives
- E. Operations Manager Report
- F. Amenity Manager
- VII. Financial Reports
 - A. Financial Statements as of June 30, 2025
 - B. Check Register
- VIII. Supervisor Requests and Audience Comments
 - IX. Next Scheduled Meeting September 10, 2025 at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida
 - X. Adjournment



A.

From: Courtney Hogge chogge@gmsnf.com Subject: Fwd: Cordova Palms - CDD Board

Date: August 6, 2025 at 9:48 AM

To:

From: **Chad Sigmon** < chad.sigmon10@gmail.com>

Date: Tue, Aug 5, 2025, 4:35 PM

Subject: Re: Cordova Palms - CDD Board

To: Michael Blevins < michael.blevins@dreamfindershomes.com >

Cc: Daniel Laughlin < dlaughlin@gmsnf.com >, Daniel Zaremba < daniel.zaremba@dreamfindershomes.com >

Daniel,

Please take this email as my resignation to the Cordova palms cdd.

Thank you,

Chad Sigmon



RESOLUTION 2025-09

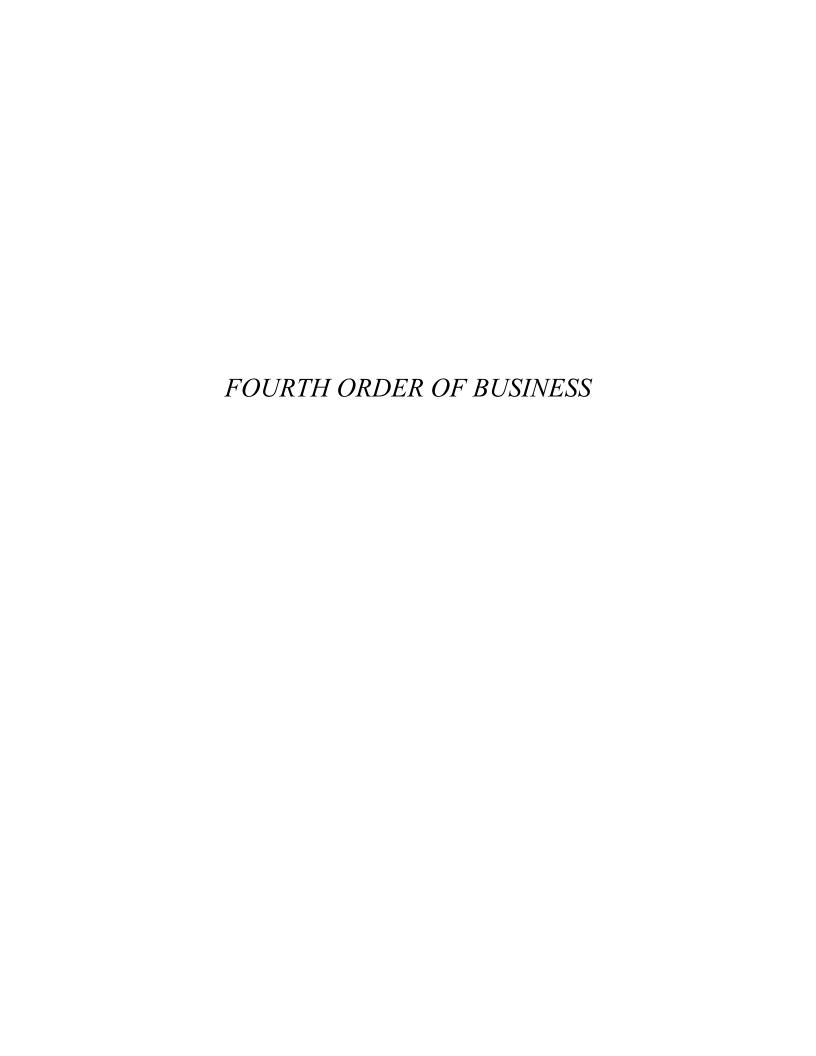
A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

SECTION 1.		is appointed Chairman.
SECTION 2.		is appointed Vice Chairman.
SECTION 3.		is appointed Secretary and Treasurer.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
		is appointed Assistant Treasurer.
		is appointed Assistant Secretary.
SECTION 4.	This Resolution shall b	become effective immediately upon its adoption.
PASSED AN	D ADOPTED THIS 13	TH DAY OF AUGUST, 2025.
ATTEST		CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant S	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, **July 9, 2025,** at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Chad SigmonChairmanDon Gullion by phoneVice ChairmanDaniel ZarembaSupervisorJames ShonkwilerSupervisorJacquelyn Heflin by phoneSupervisor

Also present were:

Daniel Laughlin

Wes Haber by phone

Taylor Harvey

Jeff Johnson

Brad Poor

District Manager, GMS

District Counsel, Kutak Rock

Amenity Manager, GMS

Operations Manager, GMS

Yellowstone Landscape

Alison Mossing GMS

Travis Arnold

The following is a summary of the discussions and actions taken at the July 9, 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.

July 9, 2025 Cordova Palms CDD

THIRD ORDER OF BUSINESS

Approval of Minutes

- **A.** May 14, 2025 Workshop
- B. June 4, 2025 Workshop
- **C.** June 11, 2025 Meeting

Mr. Laughlin presented the May 14, 2025 workshop minutes, June 4, 2025 workshop minutes and June 11, 2025 meeting minutes and asked for any comments, corrections, or changes. There being none, motions to approve followed.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, the Minutes of the May 14, 2025 Workshop, were approved.

On MOTION by Mr. Sigmon, seconded by Mr. Shonkwiler, with all in favor, the Minutes of the June 4, 2025 Workshop, were approved.

On MOTION by Mr. Sigmon, seconded by Mr. Zaremba, with all in favor, the Minutes of the June 11, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Yellowstone for Landscape and Irrigation Maintenance Services

Mr. Laughlin stated that the agreement with Yellowstone Landscape was executed between meetings to get service started before July 1st.

On MOTION by Mr. Shonkwiler, seconded by Mr. Sigmon, with all in favor, the agreement with Yellowstone Landscape for landscape and irrigation maintenance services was ratified.

FIFTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. Laughlin reminded the Board that at the last meeting, there was a discussion of having full-time staffing just during the summer months and reducing staff to part-time during the winter months. Ms. Mossing added that the schedule would reduce the fee from \$77,500 to \$54,600.

Ms. Heflin joined the meeting by phone at this time.

July 9, 2025 Cordova Palms CDD

Mr. Laughlin stated that the mulch line item will be removed as Yellowstone's fee includes the cost of mulch.

SIXTH ORDER OF BUSINESS Staff Reports

A. Landscape Report

Mr. Poor stated that the irrigation system was inspected, and it was determined part of the main line should be increased between the well and entrance. The reports on the startup inspection will be submitted to the Board one they're finalized.

B. District Counsel

There being nothing to report, the next item followed.

C. District Engineer

There being nothing to report, the next item followed.

D. District Manager

Mr. Laughlin stated that a proposed meeting schedule for fiscal year 2026 will be brought to the next meeting for approval He asked if the Board would be amenable to moving the meeting time to 10:00 a.m. There were no objections.

E. Operations Manager – Report

Mr. Johnson reported that he is still working with United on the Palm Tree replacements. Next, he informed the Board that he has received a complaint of non-residents using the dog park, so he has obtained a proposal totaling \$8,795 to add a key fob access system to the gate.

Mr. Sigmon stated that he does not think an access system is necessary at this time. Mr. Laughlin suggested adding some signage to clarify that the amenity is for residents only.

Mr. Johnson asked if the Board would like him to gather proposals for holiday lighting. Mr. Sigmon responded yes.

F. Amenity Manager

Ms. Harvey gave an overview of the recent events that have taken place and upcoming events. She asked the Board to consider allowing D1 Fitness to attend the summer event, do

July 9, 2025 Cordova Palms CDD

activities with the kids and promote their gym. There were no objections. Mr. Laughlin noted an agreement would need to be drafted for the event.

Next, Ms. Mossing informed the Board of an incident in which a resident renting the facility brought a foam machine onto the putting green. She recommended keeping the resident's deposit.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of May 31, 2025

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

B. Check Register

A copy of the check register totaling \$139,662.34 was included in the agenda package for the Board's review.

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

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There being none, the next item followed.

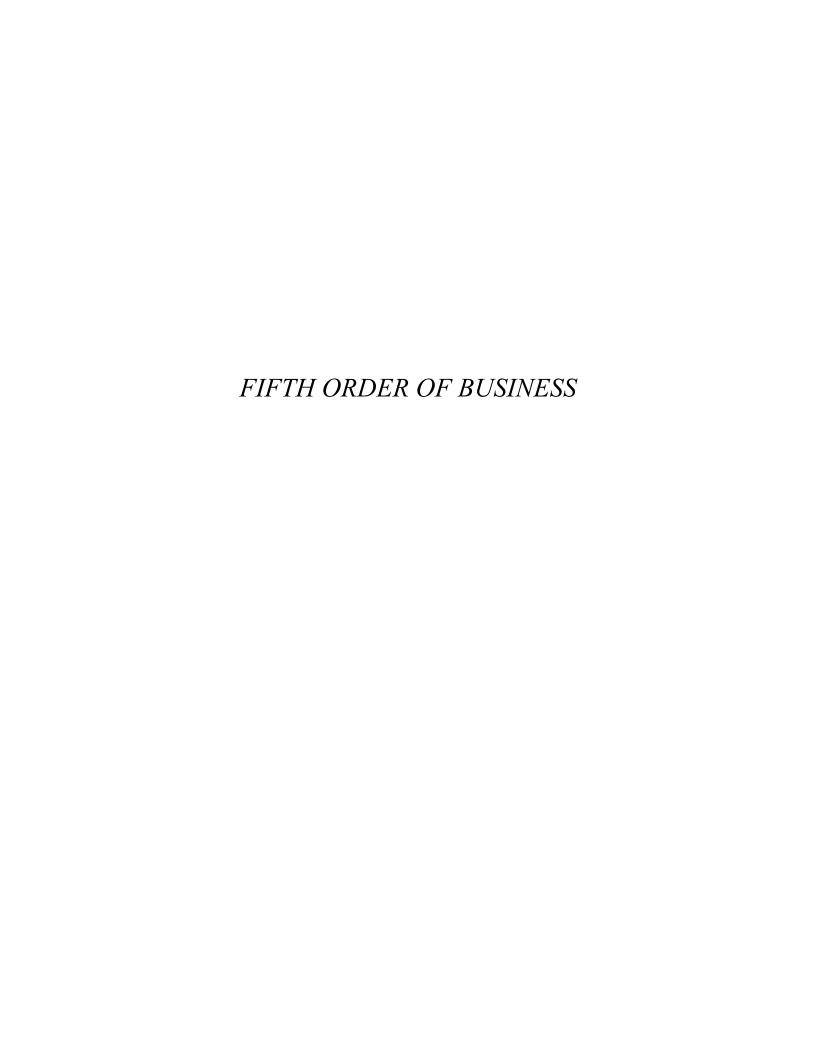
TENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 13, 2025, at 11:00 a.m. at the St. Augustine Airport Conference Room, 4730 Casa Cola Way, St. Augustine, Florida

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Approved Budget FY 2026

Presented by:



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Community Development District

Approved Budget General Fund

		Adopted Budget	Ac	tuals Thru	Pro	jected Next	Pro	ojected Thru	Ap	proved Budget
Description		FY 2025		6/30/25	3	3 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments	\$	553,827	\$	558,761	\$	-	\$	558,761	\$	749,529
Interest Income		-		623		150		773		1,000
Other Income		-		900		250		1,150		-
Carry Forward Surplus		-		29,978		12,000		41,978		-
TOTAL REVENUES	\$	553,827	\$	590,262	\$	12,400	\$	602,662	\$	750,529
EXPENDITURES:				-				-		
Administrative										
	ф	6,000	ф		φ	1 000	φ	1.000	ф	6,000
Supervisors Fees	\$	6,000 459	\$	-	\$	1,000 77	\$	1,000 77	\$	6,000 459
FICA Expense				4150		2,100		6,250		
Engineering		11,000		4,150		•				11,000
Arbitrage		1,800		- (111		1,800		1,800		1,800
Attorney		20,000		6,144		4,500		10,644		15,000
Annual Audit		7,500		4,800		-		4,800		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		9,070		2,106		11,176		8,848
Management Fees		53,090		39,818		13,273		53,090		55,745
Website Maintenance		1,685		1,264		422		1,685		1,769
Information Technology		2,528		1,896		632		2,528		2,654
Telephone		500		114		386		500		500
Postage & Delivery		1,500		523		977		1,500		1,500
Insurance General Liability		5,590		5,981		-		5,981		6,729
Printing & Binding		500		273		227		500		500
Legal Advertising		2,000		1,436		564		2,000		2,000
Other Current Charges		300		154		146		300		300
Office Supplies		150		3		147		150		150
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	141,323	\$	92,319	\$	28,356	\$	120,675	\$	141,028
Operations & Maintenance										
Grounds Maintenance										
Landscape - Maintenance	\$	145,978	\$	109,483	\$	36,468	\$	145,951	\$	164,640
Landscape - Contingency		27,700		13,443		2,200		15,643		27,700
Mulch		22,766		-		-		-		-
Operations Management		25,000		6,250		6,249		12,499		26,500
Lake Maintenance		10,000		5,885		2,055		7,940		10,000
Electric		50,000		51,182		16,200		67,382		75,000
Water/Sewer/Irrigation		20,000		-		2,000		2,000		23,000
Repairs & Maintenance		10,000		32,645		5,000		37,645		10,000
Irrigation Repairs		13,000		6,172		1,000		7,172		13,000
Pest Control		2,000		1,120		420		1,540		1,800
TOTAL GROUNDS MAINTENANCE	\$	326,444	\$	226,180	\$	71,592	\$	297,772	\$	351,640

Community Development District

Approved Budget General Fund

Description	Adopted Budget FY 2025		Actuals Thru				Projected Thru		Ap	proved Budget
Description		F1 2025		6/30/25		3 Months	_	9/30/25		FY 2026
Amenity Center										
Amenity Manager	\$	20,000	\$	37,067	\$	7,029	\$	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		2,913		1,200		4,113		4,560
Gas		12,000		642		240		882		1,000
Janitorial Services		2,500		9,000		3,000		12,000		12,000
Access Cards		18,000		2,188		500		2,688		5,000
Pool Maintenance		13,000		13,668		4,500		18,168		18,000
Pool Chemicals		_		9,750		3,250		13,000		13,000
Special Events		_		-		-		-		5,000
Holiday Decoration		_		6,416		-		6,416		10,000
Water & Sewer		_		17,111		7,200		24,311		5,000
Licenses & Subscriptions		_		574		250		824		500
Fitness Equipment Leasing		-		14,873		4,959		19,832		19,836
TOTAL AMENITY CENTER	\$	86,061	\$	150,127	\$	32,128	\$	182,255	\$	257,861
TOTAL EXPENDITURES	\$	553,827	\$	468,626	\$	132,076	\$	600,701	\$	750,529
EVERCE DEVENIES (EVERNIES DE LA CONTRACTOR DE LA CONTRACT	đ	0	đ	121 (2)	đ	(110 (7()	¢	1.060	d d	
EXCESS REVENUES (EXPENDITURES)	\$	0	\$	121,636	\$	(119,676)	\$	1,960	\$	-

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the St. Johns County Tax Collectors Office.

Interest Income

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

Other Income

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated

\$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Tave

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

Engineering

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

Arbitrage Rebate

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

Attorney

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

Annual Audi

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

Assessment Roll Administration

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

Trustee Fees

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

Dissemination Agent

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

Management Fees

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

Website Maintenance

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

Information Technology

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

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

 $\label{thm:commerce} The \ District \ is \ required \ to \ required to \ pay \ an annual fee to the Florida Department of Commerce for \$175.$

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.

Operations Management

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

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

Lake Maintenance

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

Electri

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

Meter#	Location	Monthly	Annual
8188230067	77 Cordova Palms Prkw	\$ 321	\$ 3,847
6277411382	327 Onate Cir # Pump	80	959
4378731287	100 Cordova Palms Prkw #SL	3,806	45,667
5046858500	30 Bermudez Way #Park	18	221
6670347563	320 CORDOVA PALMS PKWY #A	592	7,098
1665506505	30 BERMUDEZ WAY #DOGPARK	27	320
1582847560	320 CORDOVA PALMS PKWY # B	697	8,369
	Contingency for Phase 4	710	8,518
	Total	\$ 6.250	\$ 75.000

Water/Sewer/Irrigation

Estimated costs for irrigation by the district for water, sewer and irrigation.

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Irrigation Repairs

 $Estimated\ cost\ of\ miscellaneous\ irrigation\ repairs\ and\ maintenance\ incurred.$

Pest Contro

Estimated costs for pest control service incurred by the District.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center

Amenity Manager

Estimated costs for management services for the Amenity Center.

Amenity Attendant

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

Facility Maintenance

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

Insurance

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

Refuse Service

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

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

Gas

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

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

Janitorial Services

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

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

Access Cards

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

Pool Maintenance

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

Pool Chemicals

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

Special Events

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

Holiday Decoration

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

Water & Sewer

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

Licence & Subscriptions

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

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment

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

Community Development District

Approved Budget

Debt Service Series 2021 Special Assessment Bonds

		Adopted Budget				Projected Next				Approved Budget
Description		FY 2025		6/30/25	3	3 Months		9/30/25	FY 2026	
REVENUES:										
Special Assessments	\$	408,828	\$	332,565	\$	-	\$	332,565	\$	309,400
Prepayments		-		329,356		-		329,356		-
Interest Earnings		5,000		15,919		2,500		18,419		5,000
Carry Forward Surplus ⁽¹⁾		278,228		515,750		-		515,750		183,031
TOTAL REVENUES	\$	692,057	\$	1,193,591	\$	2,500	\$	1,196,091	\$	497,431
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	\$	180,531	\$	2,500	\$	183,031	\$	189,501
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26						\$	89,965			

Community Development District

AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 5,260,000	2.400%	\$	91,465	\$ 91,465
05/01/26	5,260,000	2.400% \$		91,465	Ψ 71,100
11/01/26	5,135,000	2.400%	, 123,000	89,965	306,430
05/01/27	5,135,000	2.800%	130,000	89,965	500,150
11/01/27	5,005,000	2.800%	130,000	88,145	308,110
05/01/28	5,005,000	2.800%	135,000	88,145	500,110
11/01/28	4,870,000	2.800%	133,000	86,255	309,400
05/01/29	4,870,000	2.800%	135,000	86,255	307,100
11/01/29	4,735,000	2.800%	133,000	84,365	305,620
05/01/30	4,735,000	2.800%	140,000	84,365	303,020
11/01/30	4,595,000	2.800%	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%	405.000	63,050	308,800
05/01/39	3,295,000	3.000%	185,000	63,050	200 225
11/01/39 05/01/40	3,110,000 3,110,000	3.000% 3.000%	190,000	60,275 60,275	308,325
11/01/40	2,920,000	3.000%	190,000	57,425	307,700
05/01/41	2,920,000	3.000%	195,000	57,425	307,700
11/01/41	2,725,000	3.000%	175,000	54,500	306,925
05/01/42	2,725,000	4.000%	200,000	54,500	300,723
11/01/42	2,525,000	4.000%		50,500	305,000
05/01/43	2,525,000	4.000%	210,000	50,500	,
11/01/43	2,315,000	4.000%		46,300	306,800
05/01/44	2,315,000	4.000%	220,000	46,300	,
11/01/44	2,095,000	4.000%		41,900	308,200
05/01/45	2,095,000	4.000%	230,000	41,900	
11/01/45	1,865,000	4.000%		37,300	309,200
05/01/46	1,865,000	4.000%	235,000	37,300	
11/01/46	1,630,000	4.000%		32,600	304,900
05/01/47	1,630,000	4.000%	245,000	32,600	
11/01/47	1,385,000	4.000%		27,700	305,300
05/01/48	1,385,000	4.000%	255,000	27,700	
11/01/48	1,130,000	4.000%	0.000	22,600	305,300
05/01/49	1,130,000	4.000%	265,000	22,600	204.000
11/01/49	865,000	4.000%	275 000	17,300	304,900
05/01/50	865,000 590,000	4.000%	275,000	17,300	204 100
11/01/50 05/01/51	590,000 590,000	4.000% 4.000%	290,000	11,800 11,800	304,100
11/01/51	300,000	4.000%	۵٫۰۰۰	6,000	307,800
05/01/52	300,000	4.000%	300,000	6,000	306,000
05/01/52	300,000	1.500 /0	330,000	0,000	300,000
Total		\$	5,260,000 \$	3,129,200	\$ 8,389,200

Community Development District

Approved Budget

Debt Service Series 2022-1 Special Assessment Bonds

		Adopted Budget		tuals Thru	Pro	jected Next	Pro	ojected Thru	Approved Budget
Description		FY 2025		6/30/25	3	3 Months	_	9/30/25	FY 2026
REVENUES:									
Special Assessments	\$	153,998	\$	124,801	\$	-	\$	124,801	\$ 117,315
Prepayments		-		102,424		-		102,424	-
Interest Earnings		5,000		6,861		2,000		8,861	5,000
Carry Forward Surplus ⁽¹⁾		138,159		218,866		-		218,866	114,146
TOTAL REVENUES	\$	297,156	\$	452,953	\$	2,000	\$	454,953	\$ 236,461
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	\$	112,146	\$	2,000	\$	114,146	\$ 120,661
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26					\$ 44,800				

Community Development District

AMORTIZATION SCHEDULE
Debt Service Series 2022-1 Special Assessment Bonds

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

Community Development District

Approved Budget

Debt Service Series 2022-2 Special Assessment Bonds

		Adopted Budget		tuals Thru		ojected Next	Pr	ojected Thru	I	Approved Budget
Description		FY 2025		6/30/25		3 Months	_	9/30/25		FY 2026
REVENUES:										
Special Assessments	\$	491,030	\$	493,841	\$	-	\$	493,841	\$	491,030
Prepayments		-		74,383		-		74,383	\$, -
Interest Earnings		5,000		12,379		1,000		13,379		5,000
Carry Forward Surplus ⁽¹⁾		209,231		214,049		-		214,049		251,672
TOTAL REVENUES	\$	705,261	\$	794,652	\$	1,000	\$	795,652	\$	747,702
EXPENDITURES:										
Interest - 11/1	\$	191,990	\$	191,990	\$	-	\$	191,990	\$	188,115
Interest - 5/1		191,990		191,990		-		191,990		188,115
Principal - 5/1		105,000		105,000		-		105,000		110,000
Principal Prepayment - 5/1		-		55,000		-		55,000		-
TOTAL EXPENDITURES	\$	488,980	\$	543,980	\$		\$	543,980	\$	486,230
EXCESS REVENUES (EXPENDITURES)	\$	216,281	\$	250,672	\$	1,000	\$	251,672	\$	261,472
(1) Carry Forward is Net of Reserve Requirement					Interest D	ue 1	1/1/26	\$	5185,640.00	

Community Development District

AMORTIZATION SCHEDULE
Debt Service Series 2022-2 Special Assessment Bonds

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

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

Neighborhood	O&M Units	Annual Maintenance Assessments						
		FY 2026	FY 2025	Increase/	(decrease)			
43' SF	295	ė4 00 7 00	**************************************	#D04.00	25.240/			
43° SF 53' SF	323	\$1,087.82 \$1,087.82	\$803.79 \$803.79	\$284.03 \$284.03	35.34% 35.34%			
Bulk	115	\$1,087.82	\$803.79	\$284.03	35.34%			
Total	733							

Gross Assessments		\$ 797,370.94
Less: Discount	4.00%	(31,894.84)
Less: Commission fees	2.00%	(15,947.42)
Net Assessments		\$ 749.528.68

A.

RESOLUTION 2025-07 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Cordova Palms Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cordova Palms Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, Florida Statutes, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

CODDOVA DALBAS COMMUNITY

PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2025.

ATTECT.

ATTEST.		DEVELOPMENT DISTRICT
 Secretary / A	Assistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A:	FY 2026 Budget	



RESOLUTION 2025-08 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cordova Palms Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

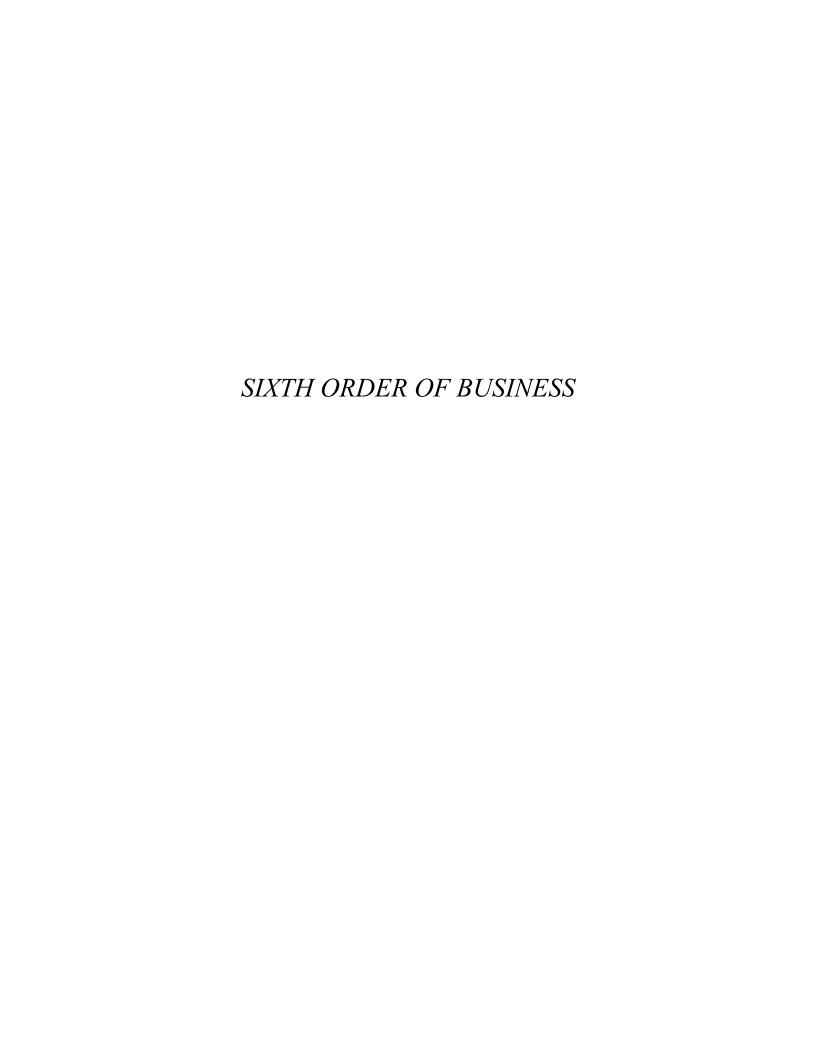
- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. Direct Bill Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "Direct Collect Property" identified in Exhibit B shall be collected directly by the District in accordance with Florida law, as set forth in Exhibit A and Exhibit B. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Due Date (O&M Assessments). O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026.

- ii. Due Date (Debt Assessments). Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

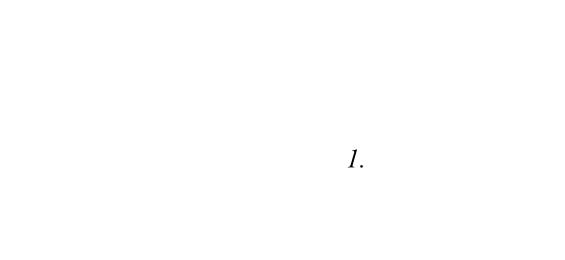
PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:	CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	By:
Evhibit A. Budget	

Exhibit A: Budget
Exhibit B: Assessment Roll







BOARD OF SUPERVISORS REVISED MEETING DATES CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2025-2026

The Board of Supervisors of the Cordova Palms Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the second Wednesday of each month unless otherwise indicated as follows:

October 8, 2025 November 12, 2025 December 10, 2025 January 14, 2026 February 11, 2026 March 11, 2026 April 8, 2026 May 13, 2026 June 10, 2026 July 8, 2026 August 12, 2026 September 9, 2026 .

Cordova Palms Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. **Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent

agenda package with updated financials.

Ac	hieve	ed: Y	′es □	No □
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Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

State of Florida.		
Achieved: Yes □ No □		

Chair/Vice Chair: Print Name:	Date:	_
Cordova Palms Community Development District		
District Manager:	Date:	
Print Name:		
Cordova Palms Community Development District		



Community Development District

Field Operations & Amenity Management Report

August 13th 2025



Jeff Johnson FIELD OPERATIONS MANAGER GOVERNMENTAL MANAGEMENT SERVICES

Taylor Harvey
AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

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

Field Operations & Amenity Management Report August 13th, 2025

To: Board of Supervisors

From: Jeff Johnson

Field Operations Manager

Taylor Harvey Amenity Manager

RE: Cordova Palms Field Operations & Amenity Management Report – August 13th, 2025

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



Amenity Management Updates

- > Had Moon Tide Beverage Cart come out on the Fourth of July, they served frozen lemonades, and non-alcoholic Pina Coladas and Strawberry Daiquiris. All went well with them, and they would like to come back out for future events.
- Hosted a Summer Bash on July 20th, with a DJ Magnetix, Tikiz Shaved Ice, Sal's Cucina Pizza truck, D1 fitness, Cornhole, and we had the putting green set up with putters and golf balls.
 - The DJ Played multiple games with the kids such as, ring toss, and a hula hoop contest. We also incorporated the Cordova Palms ducks into a game which the kids loved. D1 fitness also had agility drills, long jump tests, and a pushup contest.
- > Coffee on the Veranda is still happening on the second Saturday of each month, with a large turnout of people looking to get to know their neighbors. The resident who hosts the Coffee on the Veranda has requested a vendor event in collaboration with Coffee on the Veranda.
- ➤ We will have food trucks out on Saturday, August 30th for Labor Day weekend.





Weekly Maintenance

<u>Listed below are weekly maintenance responsibilities:</u>

- ➤ 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.

Completed Projects

- > Palm trees on pool deck were pruned and fertilized
- GMS Fixed dog gates in dog park
- > Pella has replaced broken window in Fitness Center
- Brightview installed mulch around community
- > 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 replaced (3) ribbon Palms that are located on the Amenity Pool Deck.
 - ✓ Photos of completed projects are displayed below. Please follow up with management for any questions.

Completed Projects





New mulch installed throughout the Amenity Center

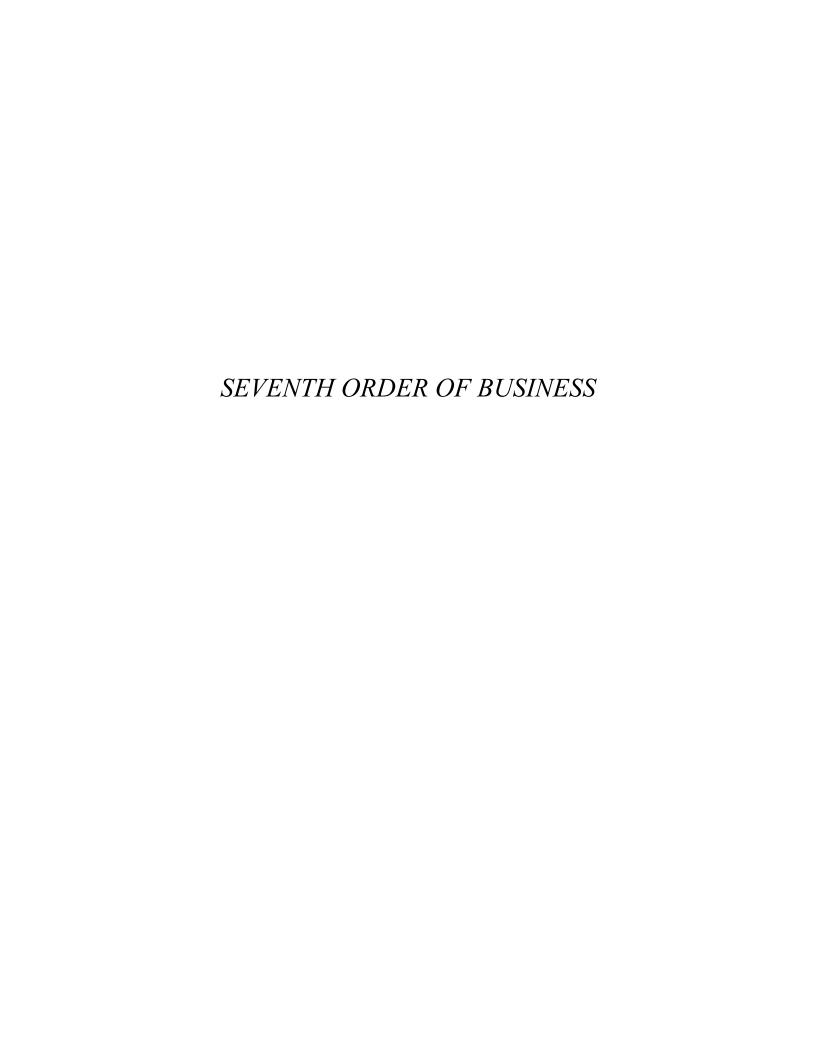
Palm Tree Replacement



New Window in fitness Center

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 cordovapalmsmanager@gmsnf.com



A.

Community Development District

Unaudited Financial Reporting June 30, 2025



Community Development District

Combined Balance Sheet June 30, 2025

Assets Cash		General	Debt Service	Сар	ital Project		Totals
Cault		Fund	Fund		Fund	Gove	rnmental Funds
Operating Account \$ 289,732 \$. \$. \$ \$	Assets:						
Assessment Rereivable 17,764 27,366 -	Cash:						
Due from DSSE 2022-1 427 - 1 1 1 1 1 1 1 1 1	Operating Account	\$ 298,732	\$ -	\$	-	\$	298,732
Due from General Fund	Assessment Receivable	17,764	27,366		-		45,130
Series 2021	Due from DS SE 2022-1	-	427		-		427
Series 2021 Reserve	Due from General Fund	-	492		-		492
Reserve	Investments:						
Reserve	State Board of Administration (SBA)	4,348	-		-		4,348
Interest	· · · · · · · · · · · · · · · · · · ·						
Prepayment . 556 . <t< td=""><td></td><td>-</td><td>154,700</td><td></td><td>-</td><td></td><td>154,700</td></t<>		-	154,700		-		154,700
Revenue	Interest	-	61		-		61
Sinking - 430 - 2638 - 2638 - - 2638 - - - 2638 -	Prepayment	-	556		-		556
Series 2022-1 Reserve	Revenue	-	166,740		-		166,740
Reserve	Sinking	-	430		-		430
Reserve	Construction	-	-		2,638		2,638
Interest							
Revenue		-			-		58,658
Series 2022-2 Reserve		-			-		30
Reserve	Revenue	-	107,761		-		107,761
Reserve	Construction	-	-		9,563		9,563
Interest							
Prepayment Revenue - 22,666 - Construction - 217,124 - Construction - - 28,105 Prepaid Expenses 1,067 - - Deposits 3,837 - - Total Assets \$ 325,747 \$ 1,000,469 \$ 40,307 \$ 1,3 Total Assets \$ 325,747 \$ 1,000,469 \$ 40,307 \$ 1,3 Labilities Accounts Payable \$ 10,720 \$. \$. \$. Accounts Payable \$ 10,720 \$. \$. \$. \$. Accounts Payable \$ 10,720 \$.		-			-		243,335
Revenue - 217,124 - Construction - - 28,105 Prepaid Expenses 1,067 - - Deposits 3,837 - - Total Assets \$ 325,747 \$ 1,000,469 \$ 40,307 \$ 1,3 Liabilities: ***********************************		-			-		124
Construction - - 28,105 Prepaid Expenses 1,067 - - Deposits 3,837 - - Total Assets \$ 325,747 \$ 1,000,469 \$ 40,307 \$ 1,3 Liabilities: *** Seconds Payable*** Seconds Pa		-			-		22,666
Prepaid Expenses 1,067 -		-	217,124		-		217,124
Deposits 3,837	Construction	-	-		28,105		28,105
Total Assets			-		-		1,067
Liabilites: Accounts Payable \$ 10,720 \$ - \$ - \$ Accrued Expenses 2,378 5 Due to DS SE 2021 2225 Due to DS SE 2022-1 84 Due to DS SE 2022-2 182 427 Due to Developer 11,610 Total Liabilites \$ 25,201 \$ 427 \$ - \$ Fund Balance: Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ Deposits 3,837 - \$ - \$ Restricted for: Debt Service - Series - 1,000,042 - \$ 1, Capital Project - Series 40,307 Unassigned 295,642 \$ 1,000,042 \$ 40,307 \$ 1,3	Deposits	3,837	-		-		3,837
Accounts Payable \$ 10,720 \$ - \$ - \$ Accrued Expenses 2,378	Total Assets	\$ 325,747	\$ 1,000,469	\$	40,307	\$	1,366,522
Accrued Expenses 2,378							
Due to DS SE 2021 225 - - Due to DS SE 2022-1 84 - - Due to DS SE 2022-2 182 427 - Due to Developer 11,610 - - Total Liabilites \$ 25,201 \$ 427 \$ - Fund Balance: Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ Deposits 3,837 - - \$ Restricted for: Debt Service - Series - 1,000,042 - 1, Capital Project - Series - 1,000,042 - 40,307 Unassigned 295,642 - - - 40,307 \$ Total Fund Balances \$ 300,546 1,000,042 \$ 40,307 \$ 1,3		\$	\$ -	\$	-	\$	10,720
Due to DS SE 2022-1 84 - - Due to DS SE 2022-2 182 427 - Due to Developer 11,610 - - Total Liabilites \$ 25,201 \$ 427 \$ - \$ Fund Balance: Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ Deposits 3,837 - - - \$ Restricted for: Debt Service - Series - 1,000,042 - 1, Capital Project - Series - 1,000,042 - 40,307 1, Unassigned 295,642 - - - - Total Fund Balances \$ 300,546 1,000,042 \$ 40,307 \$ 1,3			-		-		2,378
Due to DSSE 2022-2 182 427 - Due to Developer 11,610 - - Total Liabilites \$ 25,201 \$ 427 \$ - \$ Fund Balance: Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ Deposits 3,837 - - - \$ Restricted for: Debt Service - Series - 1,000,042 - 1, Capital Project - Series - - 40,307 1, Unassigned 295,642 - - - 40,307 \$ 1,3 Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3			-		-		225
Due to Developer 11,610 - - Total Liabilities \$ 25,201 \$ 427 \$ - \$ Fund Balance: Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ Deposits 3,837 - - - - Restricted for: Debt Service - Series - 1,000,042 - 1, Capital Project - Series - - 40,307 - 1, Unassigned 295,642 - - - 40,307 \$ 1,3 Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3			-		-		84
Total Liabilities \$ 25,201 \$ 427 \$ - \$ Fund Balance: Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ Deposits 3,837 - - - - Restricted for: Debt Service - Series - 1,000,042 - 1, Capital Project - Series - - 40,307 - 1, Unassigned 295,642 - - - 40,307 \$ 1,3 Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3	Due to DS SE 2022-2		427		-		610
Fund Balance: Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ Deposits 3,837 - 5 Restricted for: Debt Service - Series - 1,000,042 - 1, Capital Project - Series - 40,307 Unassigned 295,642 - 40,307 Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3	Due to Developer	11,610	-		-		11,610
Nonspendable: Prepaid Items \$ 1,067 \$ - \$ - \$ \$ - \$ \$ - \$ \$ Deposits 3,837 \$ - \$ \$ Deposits \$ - \$ - \$ \$ Deposits \$ - \$ - \$ - \$ \$ Deposits \$ - \$ - \$ - \$ - \$ \$ Deposits \$ - \$ - \$ - \$ - \$ - \$ \$ Deposits \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ \$ Deposits \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Total Liabilites	\$ 25,201	\$ 427	\$		\$	25,628
Prepaid Items \$ 1,067 \$ -							
Deposits 3,837 - - Restricted for: - 1,000,042 - 1, Debt Service - Series - 1,000,042 - 40,307 Capital Project - Series - - 40,307 - Unassigned 295,642 - - - Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3							
Restricted for: Debt Service - Series - 1,000,042 - 1, Capital Project - Series - - 40,307 Unassigned 295,642 - - - Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3		\$	\$ -	\$	-	\$	1,067
Debt Service - Series - 1,000,042 - 1, Capital Project - Series - - 40,307 - Unassigned 295,642 - - - Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3	-	3,837	-		-		3,837
Capital Project - Series - - 40,307 Unassigned 295,642 - - - Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3							
Unassigned 295,642 Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3		-	1,000,042				1,000,042
Total Fund Balances \$ 300,546 \$ 1,000,042 \$ 40,307 \$ 1,3	* *	-	-		40,307		40,307
	Unassigned	295,642	÷		-		295,642
8 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Total Fund Balances	\$ 300,546	\$ 1,000,042	\$	40,307	\$	1,340,894
Total Liabilities & Fund Balance \$ 325,747 \$ 1,000,469 \$ 40,307 \$ 1.	Total Liabilities & Fund Balance	\$ 325,747	\$ 1,000,469	\$	40,307	\$	1,366,522

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 466,938	\$	466,938	\$	471,872	\$	4,934
Special Assessments - Direct Bill	86,889		86,889		86,889		-
nterest Income	-		-		623		623
Other Income	-		-		900		900
Total Revenues	\$ 553,827	\$	553,827	\$	560,284	\$	6,456
Expenditures:							
General & Administrative:							
Supervisors Fees	\$ 6,000	\$	4,500	\$	-	\$	4,500
FICA Expense	459		344		-		344
Engineering	11,000		8,250		4,150		4,100
Arbitrage	1,800		1,350		-		1,350
Attorney	20,000		15,000		6,144		8,856
Annual Audit	7,500		4,800		4,800		-
Assessment Administration	5,618		5,618		5,618		-
Trustee Fees	12,500		10,900		10,900		_
Dissemination	8,427		9,070		9,070		_
Management Fees	53,090		39,818		39,818		0
Vebsite Maintenance	1,685		1,264		1,264		0
nformation Technology	2,528		1,896		1,896		0
Felephone	500		375		114		261
Postage	1,500		1,125		523		602
nsurance	5,590		5,590		5,981		(391)
Printing & Binding	500		375		273		102
Legal Advertising	2,000		1,500		1,436		64
Other Current Charges	300		225		154		71
Office Supplies	150		113		3		110
Oues, Licenses & Subscriptions	175		175		175		-
otal General & Administrative	\$ 141,323	\$	112,288	\$	92,319	\$	19,969
Operations & Maintenance							
Ground Maintenance:							
andscape - Maintenance	\$ 145,978	\$	109,483	\$	109,483	\$	0
andscape - Contingency	27,700		20,775		13,443		7,332
⁄Iulch	22,766		17,075		-		17,075
Operations Management	25,000		18,750		6,250		12,500
ake Maintenance	10,000		7,500		5,885		1,615
Electric	50,000		50,000		51,182		(1,182)
Vater/Sewer/Irrigation	20,000		15,000		-		15,000
Repairs & Maintenance	10,000		10,000		32,645		(22,645)
rrigation Repairs	13,000		9,750		6,172		3,578
Pest Control	2,000		1,500		1,120		380

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thru	u 06/30/25	7	/ariance
Amenity Center:							
Amenity Manager	\$ 20,000	\$	20,000	\$	37,067	\$	(17,067)
Facility Attendant	-		-		-		-
Insurance	13,300		13,300		35,926		(22,626)
Refuse	4,261		3,196		2,913		283
Gas	3,000		2,250		642		1,608
Janitorial Services	12,000		9,000		9,000		-
Access Cards	2,500		1,875		2,188		(313)
Pool Maintenance	18,000		13,500		13,668		(168)
Pool Chemicals	13,000		9,750		9,750		0
Special Events	-		-		-		-
Holiday Decoration	-		-		6,416		(6,416)
Water & Sewer	-		-		17,111		(17,111)
Licenses & Subscriptions	-		-		574		(574)
Fitness Equipment Leasing	-		-		14,873		(14,873)
Total Amenity Center	\$ 86,061	\$	72,871	\$	150,127	\$	(77,256)
Total Operations & Maintenance	\$ 412,505	\$	332,704	\$	376,307	\$	(43,603)
Total Expenditures	\$ 553,827	\$	444,991	\$	468,626	\$	(23,634)
Excess (Deficiency) of Revenues over Expenditures	\$	\$	108,836	\$	91,658	\$	(17,178)
Net Change in Fund Balance	\$ -	\$	108,836	\$	91,658	\$	(17,178)
Fund Balance - Beginning	\$ -			\$	208,888		
Fund Balance - Ending	\$ -			\$	300,546		

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	2,315 \$	332,698 \$	56,851 \$	- \$	61,925 \$	- \$	319 \$	17,764 \$	- \$	- \$	- \$	471,872
Special Assessments - Direct Bill	-	-	-	-	-	86,889	-	-	-	-	-	-	86,889
Interest Income	333	176	17	16	15	16	16	16	16	-	-	-	623
Other Income	-	-	-	-	-	100	-	350	450	-	-	-	900
Total Revenues	\$ 333 \$	2,491 \$	332,715 \$	56,867 \$	15 \$	148,931 \$	16 \$	686 \$	18,230 \$	- \$	- \$	- \$	560,284
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	-	-	-	840	-	-	-	6,144
Annual Audit	-	-	-	-	-	-	-	4,000	800	-	-	-	4,800
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	702	-	-	-	9,070
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	39,818
Website Maintenance	140	140	140	140	140	140	140	140	140	-	-	-	1,264
Information Technology	211	211	211	211	211	211	211	211	211	-	-	-	1,896
Telephone	6	30	-	16	7	10	36	9	-	-	-	-	114
Postage	52	164	30	98	51	80	5	38	6	-	-	-	523
Insurance	5,981	-	-	-	-	-	-	-	-	-	-	-	5,981
Printing & Binding	54	29	59	4	12	29	7	0	80	-	-	-	273
Legal Advertising	-	645	271	-	88	173	-	173	86	-	-	-	1,436
Other Current Charges	-	-	29	-	-	-	-	125	-	-	-	-	154
Office Supplies	0	0	0	0	0	0	0	0	0	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 25,349 \$	7,228 \$	7,883 \$	14,542 \$	7,553 \$	6,127 \$	6,525 \$	9,822 \$	7,290 \$	- \$	- \$	- \$	92,319
Operations & Maintenance													
Ground Maintenance:													
Landscape - Maintenance	\$ 12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	- \$	- \$	- \$	109,483
Landscape - Contingency	2,689	-	336	997	-	-	-	-	9,421	-	-	-	13,443
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations Management	2,083	2,083	2,083	-	-	-	-	-	-	-	-	-	6,250
Lake Maintenance	615	615	615	615	685	685	685	685	685	-	-	-	5,885
Electric	4,592	5,499	5,497	5,801	7,848	5,264	5,362	5,401	5,919	-	-	-	51,182
Water/Sewer/Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	6,154	904	5,285	1,713	1,296	6,412	249	7,017	3,615	-	-	-	32,645
Irrigation Repairs	-	-	-	-	1,233	3,233	356	1,350	-	-	-	-	6,172
Pest Control	-	280	140	-	140	140	140	140	140	-	-	-	1,120
Total Ground Maintenance	\$ 28,297 \$	21,546 \$	26,121 \$	21,291 \$	23,367 \$	27,899 \$	18,957 \$	26,757 \$	31,945 \$	- \$	- \$	- \$	226,180

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 \$	5,780 \$	- \$	- \$	- \$	37,067
Insurance	35,926	-	-	-	-	-	-	-	-	-	-	-	35,926
Refuse	317	317	317	323	330	329	327	326	326	-	-	-	2,913
Gas	71	-	137	71	71	71	71	71	77	-	-	-	642
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	9,000
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	1,500	-	-	-	13,668
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	-	-	9,750
Holiday Decoration	-	3,208	3,208	-	-	-	-	-	-	-	-	-	6,416
Water & Sewer	457	803	3,938	1,217	1,069	3,465	1,509	2,274	2,378	-	-	-	17,111
Licenses & Subscriptions	-	-	-	60	82	-	94	-	338	-	-	-	574
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	-	-	14,873
Total Amenity Center	\$ 43,828 \$	11,584 \$	14,810 \$	10,552 \$	13,010 \$	15,258 \$	13,108 \$	13,841 \$	14,134 \$	- \$	- \$	- \$	150,127
Total Operations & Maintenance	\$ 72,126 \$	33,130 \$	40,931 \$	31,844 \$	36,377 \$	43,157 \$	32,065 \$	40,599 \$	46,079 \$	- \$	- \$	- \$	376,307
Total Expenditures	\$ 97,475 \$	40,358 \$	48,814 \$	46,385 \$	43,930 \$	49,284 \$	38,590 \$	50,421 \$	53,369 \$	- \$	- \$	- \$	468,626
Excess (Deficiency) of Revenues over Expenditures	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(49,735) \$	(35,139) \$	- \$	- \$	- \$	91,658
Net Change in Fund Balance	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(49,735) \$	(35,139) \$	- \$	- \$	- \$	91,658

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 06/30/25	Th	ru 06/30/25	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 408,828	\$	408,828	\$	332,565	\$ (76,263)
Prepayments	-		-		329,356	329,356
Interest Income	5,000		5,000		15,919	10,919
Total Revenues	\$ 413,828	\$	413,828	\$	677,841	\$ 264,013
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	\$	(335,220)	\$ (399,378)
Net Change in Fund Balance	\$ 64,158	\$	64,158	\$	(335,220)	\$ (399,378)
Fund Balance - Beginning	\$ 278,228			\$	670,450	
Fund Balance - Ending	\$ 342,386			\$	335,231	

Community Development District

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted		ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thi	ru 06/30/25		Variance
Revenues:								
Special Assessments - Tax Roll	\$	123,497	\$	123,497	\$	124,801	\$	1,305
Prepayments		-		-		102,424		102,424
Interest Income		5,000		5,000		6,861		1,861
Total Revenues	\$	128,497	\$	128,497	\$	234,087	\$	105,590
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)	\$	(106,720)	\$	(106,006)
Excess (Beneficiery) of Revenues over Expenditures	Ψ	(713)	Ψ	(713)	Ψ ————————————————————————————————————	(100,720)	<u>Ψ</u>	(100,000)
Net Change in Fund Balance	\$	(713)	\$	(713)	\$	(106,720)	\$	(106,006)
Fund Balance - Beginning	\$	168,660			\$	277,524		
Fund Balance - Ending	\$	167,946			\$	170,804		

Community Development District

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 266,773	\$	266,773	\$	269,591	\$	2,819
Special Assessments - Direct Bill	224,250		224,250		224,250		-
Prepayments	-		-		74,383		74,383
Interest Income	5,000		5,000		12,379		7,379
Total Revenues	\$ 496,023	\$	496,023	\$	580,603	\$	84,581
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	\$	36,623	\$	84,581
Net Change in Fund Balance	\$ 7,043	\$	7,043	\$	36,623	\$	84,581
Fund Balance - Beginning	\$ 209,238			\$	457,384		
Fund Balance - Ending	\$ 216,281			\$	494,007		

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

Description	SI	E 2021	S	E 2022-1	S	SE 2022-2
Revenues						
Interest Income	\$	81	\$	292	\$	859
Cost of Issuance		-		-		-
Developer Contributions		-		-		4,418
Unavailable Revenue		-		-		-
Transfer In		-		-		-
Total Revenues	\$	81	\$	292	\$	5,277
Expenses						
Capital Outlay	\$	_	\$	_	\$	4,418
Cost of Issuance		-		-		-
Transfer Out		-		-		-
Total Expenses	\$	-	\$	-	\$	4,418
Excess Revenues (Expenses)	\$	81	\$	292	\$	859
Beginning Fund Balance	\$	2,557	\$	9,271	\$	27,246
Ending Fund Balance	\$	2,638	\$	9,563	\$	28,105

Community Development District

Long Term Debt Report

Series 2021, Special	Assessment Bonds		
Optional Redemption Date:	5	5/1/2031	
Interest Rate:	2.4	1% - 4.0%	
Maturity Date:	5	5/1/2052	
Reserve Fund Definition	5	0% MADS	
Reserve Fund Requirement	\$	154,700	
Reserve Fund Balance		154,700	
Excess funds in the revenue account as of November 2nd	may be used for any lawfu	l 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	Assessment Bonds		
Interest Rate:		4.8% - 5.8%	
Maturity Date:		5/1/2053	
Reserve Fund Definition		50% MADS	
Reserve Fund Requirement	\$	58,658	
Reserve Fund Balance		58,658	
Bonds outstanding - 7/15/2022			\$ 2,325,000
Less: November 1, 2023 (Prepayment)			(185,000)
Less: May 1, 2024 (Mandatory)			(30,000)
Less: May 1, 2024 (Prepayment)			(165,000)
Less: August 1, 2024 (Prepayment)			(110,000)
Less: November 1, 2024 (Prepayment)			(60,000)
Less: February 1, 2025 (Prepayment)			(120,000)
Less: May 1, 2025 (Mandatory)			(25,000)
Less: May 1, 2025 (Prepayment)			(35,000)
Current Bonds Outstanding			\$ 1.595.000

Series 2022-2, Special Assessment Bonds						
Interest Rate:	4.5	% - 5.6%				
Maturity Date:	5,	/1/2053				
Reserve Fund Definition	50	% MADS				
Reserve Fund Requirement	\$ 2	243,335				
Reserve Fund Balance	2	243,335				
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	O&M RECEIVED	TOTAL RECEIVED
DREAM FINDERS		-	-	224,250.00	86,889.48	311,139.48
TOTAL DIRECT RECEIVED	-	-	-	224,250.00	86,889.48	311,139.48
TAX ROLL DUE / RECEIVED	-	332,564.88	124,801.45	269,591.36	471,871.52	1,198,829.21
TOTAL DUE / RECEIVED	-	332,564.88	124,801.45	493,841.36	558,761.00	1,509,968.69

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

		SUMMARY OF T	AX ROLL RECEIPTS			
ST JOHNS COUNTY		SERIES 2021	SERIES 2022-1	SERIES 2022-2		
DISTRIBUTION	DATE RECEIVED	DEBT RECEIVED	DEBT RECEIVED	DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/5/2024	-	-	-	-	-
2	1/15/2024	670.60	251.66	543.62	951.51	2,417.39
3	11/20/2024	960.88	360.59	778.93	1,363.38	3,463.78
4	12/6/2024	19,740.83	7,408.13	16,002.76	28,009.98	71,161.71
5	12/19/2024	54,254.63	20,360.11	43,981.13	76,981.11	195,576.97
6	1/9/2025	159,772.94	59,957.91	129,518.80	226,699.52	575,949.17
INTEREST	1/13/2025	709.82	266.38	575.41	1,007.16	2,558.77
7	2/20/2025	40,067.04	15,035.94	32,480.06	56,850.54	144,433.57
8	4/8/2025	43,293.00	16,246.54	35,095.16	61,427.81	156,062.52
INTEREST	4/14/2025	350.66	131.59	284.26	497.55	1,264.06
TAX CERTIFICATES	6/13/2025	225.07	84.46	182.45	319.35	811.34
9	7/10/2025	12,519.41	4,698.15	10,148.77	17,763.60	45,129.93
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL RECEIVED TAX ROLL		332,564.88	124,801.45	269,591.36	471,871.52	1,198,829.21

PERCENT COLLECTED	2021	2022-1	2022-2	O&M	TOTAL
% COLLECTED DIRECT BILL	0.00%	0.00%	100.00%	100.00%	100.00%
% COLLECTED TAX ROLL	101.06%	101.06%	101.06%	101.06%	101.06%
TOTAL PERCENT COLLECTED	101.06%	101.06%	100.57%	100.89%	100.84%



Community Development District

Check Run Summary July 31, 2025

Fund	Date	Check No.	Amount		
General Fund					
Accounts Payable	6/30/25	450	\$	4,418.02	
Accounts Fayable	, ,		Ф	•	
	7/1/25	451-453		3,104.55	
	7/8/25	454-458		7,615.31	
	7/10/25	459-461		10,047.39	
	7/22/25	462-465		236.98	
	7/31/25	466		3,342.03	
Total			\$	28,764.28	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/05/25 PAGE 1
*** CHECK DATES 06/30/2025 - 07/31/2025 *** CORDOVA PALMS - GENERAL

*** CHECK DATES	06/30/2025 - 07/31/2025 *** E	CORDOVA PALMS - GENERAL BANK A CORDOVA - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK
6/30/25 00007	12/27/24 CFR 18 R 202506 300-13100-	-10100	*	3,236.26	
	REQ 81 2/05/25 CFR 19 R 202506 300-13100-	-10100	*	1,181.76	
	REQ 82	ENGLAND THIMS & MILLER INC			4,418.02 000450
7/01/25 00016	6/27/25 9420241 202506 320-57200-	-44300	*	2,454.55	
	(9) DROP DEAD PINE TREES	BRIGHTVIEW LANDSCAPE SERVICES I	NC		2,454.55 000451
7/01/25 00026	7/20/25 302 202507 320-57200-	-46400	*	500.00	
	MC/DJ MEMBER POOL PARTY	MAGNETIX DJ SERVICES			500.00 000452
	6/23/25 209 202506 320-57200- CDD WEBSITE SETUP	45400	*	150.00	
	CDD WEBSITE SETUP	REALIGN WEB DESIGN			150.00 000453
7/08/25 00024	7/01/25 2507-CP 202507 320-57200- JUL TRASH SERVICES	-44000	*	129.00	
	7/01/25 2507-CP 202507 320-57200- JUL PET WASTE SERVICES	-44000	*	120.00	
	UUL PEI WASIE SERVICES	DOODY DADDY LLC			249.00 000454
7/08/25 00022	7/01/25 1013550 202507 320-57200- JUL LAKE MAINTENANCE	44400	*	685.00	
		FLORIDA WATERWAYS INC			685.00 000455
7/08/25 00001	7/01/25 101 202507 310-51300- JUL MANAGEMENT FEES	-34000	*	4,424.17	
	7/01/25 101 202507 310-51300- JUL WEBSITE ADMIN		*	140.42	
	7/01/25 101 202507 310-51300- JUL INFORMATION TECH		*	210.67	
	7/01/25 101 202507 310-51300- JUL DISSEMINATION SVCS		*	702.25	
	7/01/25 101 202507 310-51300- OFFICE SUPPLIES	51000	*	.27	
	7/01/25 101 202507 310-51300- POSTAGE	42000	*	89.29	
	7/01/25 101 202507 310-51300- COPIES	42500	*	29.10	
	7/01/25 101 202507 310-51300- TELEPHONE	41000	*	11.39	
	7/01/25 101 202507 320-57200- YOUTUBE SUBSCRIPTION-APR	45400	*	93.75	
	TOOTOBE BOBBONII IION MIK	GOVERNMENTAL MANAGEMENT SERVICE	S		5,701.31 000456
	 	 			

CORD CORDOVA PALMS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/05/25 PAGE 2 *** CHECK DATES 06/30/2025 - 07/31/2025 *** CORDOVA PALMS - GENERAL BANK A CORDOVA - GENERAL

	В	ANK A CORDOVA - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/08/25 00009	6/30/25 3584680 202503 310-51300-	31500	*	402.50	
	MAR GENERAL COUNSEL 6/30/25 3584680. 202504 310-51300-	31500	*	437.50	
	APR GENERAL COUNSEL	KUTAK ROCK LLP			840.00 000457
7/08/25 00027	6/26/25 62076794 202506 320-57200- JUN PEST CONTROL SERVICES	45300	*	140.00	
		TURNER PEST CONTROL, LLC			140.00 000458
7/10/25 00025	7/10/25 144771 202507 310-51300- CORDOVA PALMS CDD INSERT		*	396.16	
	7/10/25 144771 202507 310-51300- POSTAGE	42000	*	287.82	
		ADVANCED DIRECT MARKETING SERVICES	5		683.98 000459
7/10/25 00001	6/30/25 104 202506 320-57200-		*	3,696.75	
	JUN FACILITY ATTENDANT	GOVERNMENTAL MANAGEMENT SERVICES			3,696.75 000460
7/10/25 00001	7/01/25 100 202507 320-57200-		*	2,083.33	
	JUL CONTRACT ADMIN 7/01/25 100 202507 320-57200-	44700	*	1,083.33	
	JUL POOL CHEMICALS 7/01/25 100 202507 320-57200-	44600	*	1,500.00	
	JUL POOL MAINTENANCE 7/01/25 100 202507 320-57200-	43400	*	1,000.00	
	JUL JANITORIAL SERVICES	GOVERNMENTAL MANAGEMENT SERVICES			5,666.66 000461
7/22/25 00011	6/30/25 7197322 202506 310-51300-		*	86.32	
	NOTICE OF MEETING-6/11/25	GANNETT MEDIA CORP DBA GANNETT FL			86.32 000462
7/22/25 00031	6/10/25 28693247 202505 320-57200-	45200	*	5.33	
	MAY GAS SERVICES/FIRE PIT	GAS SOUTH			5.33 000463
7/22/25 00031	7/09/25 28634222 202506 320-57200-	45200	*	5.33	
	JUN GAS SERVICES/FIRE PIT	GAS SOUTH			5.33 000464
7/22/25 00027	7/12/25 62089170 202507 320-57200-		*	140.00	
	JUL PEST CONTROL SERVICES	TURNER PEST CONTROL, LLC			140 00 000465
	 	 			

CORD CORDOVA PALMS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID, *** CHECK DATES 06/30/2025 - 07/31/2025 *** CORDOVA PALMS - GENERAL BANK A CORDOVA - GENERAL	COMPUTER CHECK REGISTER RU	N 8/05/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAMEDATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	E STATUS	AMOUNT	CHECK AMOUNT #
7/31/25 00001 7/18/25 105 202506 320-57200-46000 REPAIRS & MAINTENANCE-JUN	*	3,342.03	
GOVERNMENTAL MANAGEMENT	T SERVICES		3,342.03 000466
TOT	AL FOR BANK A	28,764.28	
TOT	AL FOR REGISTER	28,764.28	

CORD CORDOVA PALMS OKUZMUK

Cordova Palms

Community Development District

Construction Funding Request #18

December 27, 2024

Req.#	рачее	Bond	ls SE 2022-2
81	England-Thims, & Miller, Inc. Invoice #217044, 217109, 217115 (November 2024)	\$	3,236.26
	TOTAL	<u> </u>	3,236.26

Please make check payable to: Cordova Palms CDD 475 W Town Place Suite 114 Saint Augustine, FL 32092

Signature:

— DocuSigned by:

Chad Sigmon

57AFDE888DC4480

Chairman/Vice Chairman

Signature:

Daniel Laughlin Secretary/Asst. Secretary

1,300,131,101

Cordova Palms

Community Development District

Construction Funding Request #19

February 5, 2025

Req.#	PAYEE		Bonds SE 2022-2
82	England-Thims, & Miller, Inc. Invoice #217513, 217520 (December 2024)		\$ 1,181.76
		TOTAL	\$ 1,181.76
	Please make check payable to: Cordova Palms CDD 475 W Town Place Suite 114 Saint Augustine, FL 32092		
		Signature:	Chal Sigmon StactEsquestan Chairman/Vice Chairman
		Sígnature:	Panil Laughlin Secretary/Asst. Secretary



Sold To: 25348126

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

Customer #: 25348126 Invoice #: 9420241 **Invoice Date:** 6/27/2025 **Sales Order:** 8694420

Cust PO #:

Project Name: Cordova Palms

Project Description: Drop Dead Trees and leave in Preserve Area

Job Number	Description	Amount
	- Drop 9 Total Dead Pine Trees	
	- 3 Trees located behind 52 Sandoval Lane	
	- 1 Tree located on the left side of 210 Torres Trace	
	- 5 Trees located behind 438 Salazar St.	
	- Trees will be dropped and left in Preserve area at addresses above	
460800021	Cordova Palms	2,454.55
	Cordova Plams	
	RECEIVED By Tara Lee at 11:52 am, Jun 30, 2025	
	Total Invoice Amount Taxable Amount	2,454.55
	Tax Amount Balance Due	2,454.55

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 #: 9420241

Invoice Date: 6/27/2025

Amount Due:

\$ 2,454.55

Thank you for allowing us to serve you

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

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

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

MACNETIX

INVOICE

YOUR ENTERTAINMENT CONNEXION

P.O. Box 23766
Jacksonville, FL 32241
904.607.7111
Mike@Magnetix.Rocks

Date: 06/26/2025 INVOICE #302

To Cordova Palms CDD 42 Sandoval Ln. St. Augustine, FL. 32095

Date Contact Order Description 07/20/2025 **Taylor Harvey** MC/DJ Cordova Palms Member Pool Party Unit Price Line Total Description \$500.00 MC & DJ Member Pool Party 12pm -3pm Amenity Center Cordova Palms **Bring Pool Games** \$500.00 Total

Make all checks payable to - Magnetix DJ Services © Thank you for your business!

RECEIVED

By Tara Lee at 9:06 am, Jun 30, 2025



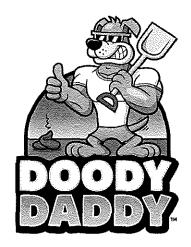
ReAlign Web Design 650 North Alafaya Trail, Suite 101 #780334 Orlando FL, 32828 (321) 262-2823

Invoice

Date	Invoice #
6/23/2025	209

Bill To
Cordova Palms CDD
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Tel: (904) 940-5850

Description	Quantity	Rate	Amount
CordovaPalmsCDD.com WPForms install, setup Report an Issue page and form created	2	75.00	150.00
WPSMTP install, mailers setup via Brevo Domain DNS updates in GoDaddy			
QR code generation			
(2 hours of work @ \$75/hr)			
RECEIVED			
By Tara Lee at 1:32 pm, Jun 24, 2025			
		Total	\$150.00



July 01, 2025

Invoice No. 2507-CP

Prepared for Cordova Palms

11 Berguniez Way St. Augustine, El 32095.

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

Approved 7/3/25 Jeff Johnson General Facility Maintenance 1.320.57200.44000

TOTAL

\$249

PAID:

Invoice

Florida Waterways, Inc.

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

07/01/2025

Invoice No.: Due Date: 1013550 07/31/2025

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

0) ty	ltem	Description	Matti Pidice	Total
1	Recuring Monthly Service	Aquatic Weed and Algae Control	\$685.00	\$685.00
		Approved 7/3/25 Jeff Johnson Lake Maintenance 001.320.57200.44400		

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

\$5,701.31

Balance Due

Invoice #: 101
Invoice Date: 7/1/25

Due Date: 7/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2025 Website Administration - July 2025 Information Technology - July 2025 Dissemination Agent Services - July 2025 Office Supplies Postage Copies Telephone AMEX Charge - Youtube TV Subscription 4/30/25	Hours/Qty	4,424.17 140.42 210.67 702.25 0.27 89.29 29.10 11.39 93.75	4,424.17
	Total Payment	s/Credits	\$5,701.31 \$0.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

June 30, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



Mr. Jim Perry Cordova Palms CDD Governmental Management Services - North Florida Suite 114 475 West Town Place St. Augustine, FL 32092

Invoice No. 3584680

4823-1

Re: Gene	ral Counsel			
For Profession	onal Legal Servi	ces Rendered		
03/08/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/12/25	W. Haber	0.60	210.00	Prepare for and participate in Board
04/01/25	W. Haber	0.50	175.00	meeting Prepare amendment to Brightview
04/05/25	J. Johnson	0.50	192.50	agreement Monitor legislative process relating to matters impacting special districts
04/18/25	W. Haber	0.20	70.00	Respond to auditor inquiry
TOTAL HO	URS	2.30		
TOTAL FO	R SERVICES R	ENDERED		\$840.00
TOTAL CU	RRENT AMOU	INT DUE		<u>\$840.00</u>

Turner T Pest

Work

[935218]

904-759-8890

Service Slig/Invoice

620767945

06/26/2025

620767945

Cordova Palms CDD 320 Cordova Palms Pkwy

INVOICE:

DATE:

ORDER:

Location

Rich Gray St Augustine, FL 32095-0059

Bill for

[935218]

Cordova Palms CDD Rich Gray 475 W Town PI Suite 114

St Augustine, FL 32092-3648

CPCM

01:26 PM

NET 30

01:26 PM Time Out

01:48 PM

Commercial Pest Control - Monthly Service

SUBTOTAL

TAX

AMT. PAID TOTAL

\$0.00 \$140,00

\$140,00

\$140.00

\$0.00

AMOUNT DUE

\$140.00

TECHNICIAN SIGNATURE

taylor **CUSTOMER SIGNATURE**

Approved 7/7/25 Jeff Johnson Pest Control 001.320.57200.45300

Balances outstanding over 30 days from the date of service may be subject to a tale fee of the lesser of 1.5% per month (189) per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Thereby a knowledge the satisfactors completion of all services is inleved, and agree to pay the cost of services as specified, dove

PLEASE PAY FROM THIS INVOICE

Advanced Direct Marketing Services

Invoice

3733 Adirolf Rd.Jacksonville, FL 32207-4719(V) 904.396.3028 (F) 396.6328

DATE INVOICE # 7/10/2025 144771

BILL TO

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

	P.O. NO.	TER	vis	PROJECT
		With C	Order	
SERVICE DESCRIPTION	1	QTY	RATE	AMOUNT
Cordova Palms CDD	***************************************		· · · · · · · · · · · · · · · · · · ·	
Load, read, convert files; CASS Certify addresses to enable automati	on based postage	369	0.20325	75.00
rates; Create automation based sack/tray tags & postal documents; for	rmat for inkjet			
addressing			27.50	25.50
Form layout and preparation		1	37.50	1
Laser one sheet front & back		369	Į.	
Fold customer materials		369		
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate		369	0.09021	33.29
#10 Window Envelopes printed one color black ink		379	0.25713	97.45
Postage		369	1	287.82
				and the state of t
	Subt	otal	1	\$683.98
	Sale	s Tax (7.5	%)	\$0.00
	Tot	al		\$683.98

Governmental Management Services, LLC

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

Invoice

Invoice #: 104

Invoice Date: 6/30/25

Due Date: 6/30/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through June 2025	139.5	26.50	3,696.75
		- Port of Participants	
		vanoritation of the second	
	THE PROPERTY OF THE PROPERTY O	- the second	
		T constructive theory and the	
alison Morsing 7-8-25			
			HERMANN STATES STATES STATES AND

RECEIVED

By Tara Lee at 11:46 am, Jul 09, 2025

Total	\$3,696.75
Payments/Credits	\$0.00
Balance Due	\$3,696.75

CORDOVA PALMS CDD

POOL MONITOR

Qty./Hours	<u>Description</u>	F	<u>Rate</u>	Amount
139.5	Facility Attendant	\$	26.50	\$ 3,696.75
	Covers June 2025			
	TOTAL DUE:			\$ 3,696.75

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

<u>Date</u>	<u>Hours</u>	Employee	Description
6/1/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/2/25	4	T.H.	Completed daily checklist, returned calls and emails
6/3/25	4	T.H.	Completed daily checklist, returned calls and emails
6/4/25	4	T.H.	Completed daily checklist, returned calls and emails
6/5/25	4	T.H.	Completed daily checklist, returned calls and emails
6/6/25	4	T.H.	Completed daily checklist, returned calls and emails
6/7/25	6.2	C.T.	Completed daily checklist, returned calls and emails
6/8/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/9/25	4	T.H.	Completed daily checklist, returned calls and emails
6/10/25	4	T.H.	Completed daily checklist, returned calls and emails
6/11/25	4	T.H.	Completed daily checklist, returned calls and emails
6/12/25	4	T.H.	Completed daily checklist, returned calls and emails
6/13/25	4	T.H.	Completed daily checklist, returned calls and emails
6/14/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/15/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/16/25	4	T.H.	Completed daily checklist, returned calls and emails
6/17/25	4.13	C.T.	Completed daily checklist, returned calls and emails
6/18/25	4	T.H.	Completed daily checklist, returned calls and emails
6/19/25	4	T.H.	Completed daily checklist, returned calls and emails
6/20/25	4	T.H.	Completed daily checklist, returned calls and emails
6/21/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/22/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/23/25	4	T.H.	Completed daily checklist, returned calls and emails
6/24/25	4	T.H.	Completed daily checklist, returned calls and emails
6/25/25	4.13	C.T.	Completed daily checklist, returned calls and emails
6/26/25	4	T.H.	Completed daily checklist, returned calls and emails
6/27/25	4	T.H.	Completed daily checklist, returned calls and emails
6/28/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/29/25	6.13	C.T.	Completed daily checklist, returned calls and emails
6/30/25	4	T.H.	Completed daily checklist, returned calls and emails
PAND TOTAL	139 50	-	

GRAND TOTAL 139.50

Governmental Management Services, LLC

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

Invoice

Invoice #: 100 Invoice Date: 7/1/25

Due Date: 7/1/25

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 - July 2025 Pool Chemicals - July 2025 Pool Maintenance - July 2025 Janitorial - July 2025		2,083.33 1,083.33 1,500.00 1,000.00	2,083.33 1,083.33 1,500.00 1,000.00
•			
alison Mossing 7-7-25			

RECEIVED

By Tara Lee at 12:28 pm, Jul 08, 2025

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



Cordova F	762049	06/30/25	
INVOICE# 0007197322	INVOICE PERIOD Jun 1- Jun 30, 2025	CURRENT INVOICE	CE TOTAL
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*
\$0,00	\$0.00	\$258.96	S

BILLING ACCOUNT NAME AND ADDRESS

Cordova Palms Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649

<u>Արքեկիլի</u> հարդին անկին իր հանդինի իր ին հարդին հետ

PAYMENT DUE DATE: JULY 31, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

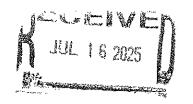
3ILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Treel Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

	Order Number	Product	Description	PO Number	Package Cost

Package Advert	lising:				
i/1/25 Bal	ance Forward				\$172.64
)ate De	scription				Amount



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 \$258.96 Service Fee 3.99% \$10.33 *Cash/Check/ACH Discount -\$10.33 *Payment Amount by Cash/Check/ACH \$258.96 Payment Amount by Credit Card \$269.29

	PLEASE	DETACH AND R	ETURN THIS PO	RTION WITH YOU	R PAYMENT	
ACCOUN	NT NAME	ACCOUNT	NUMBER	INVOICE	NUMBER	AMOUNT PAID
Cordova F	Palms Cdd	762	049	000719	97322	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$86.32	\$172.64	\$0.00	\$0.00	\$0.00	\$0.00	\$258.96
REMITTANCE ADD	RESS (Include Account)	(& Invalce# on check)	TO PA	Y BY PHONE PLEASE	CALL:	TOTAL CREDIT CARD AMT DUE
				1-877-736-7612		\$269.29
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		To sign up fo	or E-mailed invoices abgspecial	and online payme @gannett.com	nts please contact	

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a 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:

06/02/2025

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 06/02/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:

\$86.32

Tax Amount:

\$0.00

Payment Cost;

\$86.32

Order No:

11338332

of Copies:

Customer No:

762049

1

PO #:

Cordova Mtg June 11

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Wednesday, June 11, 2025 of 11:00 a.m. of 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 obtoined from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph. (904) 940-5850, and email dloughlin@gmsnf.com ("District Manager's Office"), and is also available on the District's website,

www.CordovaPalmsCDD,com.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting, If you are hearing or speech impaired, please contact the Florida Retay Service by dialing 7-1-1, or 1-800-955-871 (TTY) / 1-800-955-8770 (Volce), for old in contacting the District Manager's Office.

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

Daniel Laughlin District Manager Pub: 06/02/25 #11338332

The Difference is Good.

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

Bill Date:

06/10/25

Plan:

Florida Index Zone 3

Pay Online:

GasSouth.com/pay

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747

Please be sure to include your Gas South account number

[2868149020] on your check.

	araning new mening and a transportation and the property mention of the control o	gament ekkinessa arasa naaganki indonesia anaisina anaisin kanya. Vitalin anaisin anaisin at demokra	Career Career Comment and market a series Comment of the Sample of Comment and Sample of Career Sample of Care	GITTER TO THE STATE OF THE STAT	de la company de
- Amoderna	Gas South	Balance Forward	New Charges	New Charges	Total Amount Due
	Account Number			Due Date	CHARLES AND CHARLE
	2868149020	\$0,00	\$5.33	Jun 30, 2025	\$5.33

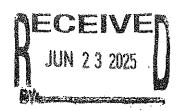
Message Center

Invoice Number: 286932471312

Explanation of Charges	
Previous Balance	\$10.66
Payment	,,, \$5.33 CR
Payment	\$5.33 CR
Balance Forward	\$0,00
Gas Charges	,, \$0.00
Customer Service Fee	\$5.00
FL State Tax	\$0.30
Sales Taxes	\$0,03
Municipal Public Service Tax	\$0.00
Total New Charges	\$5.33
Total Amount Due	\$5.33

Approved 7/16/25 Jeff Johnson Gas 001,320.57200.45200

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



Copyright @ 2025 Gas South

GAS (1) SOUTH

Please return this portion with a check or money order made payable to Gas South, Please do not send cash.

Account Number: 2868149020 **Total Amount Due** \$5.33 Jun 30, 2025 **Due Date Amount Enclosed**

SP 01 003828 63920 H 19 ASNGLP CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRIC 475 WEST TOWN PLACE STE 114 ST. AUGUSTINE FL 32092

GAS SOUTH PO BOX 530552 ATLANTA GA 30353-0552

<u>}_</u>

The Difference is Good.

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

Bill Date:

06/10/25

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 Used		Rate per Therm		Gas Charges
05/02/2025	05/31/2025	30	0.00	Х	0.4890	=	0,00
06/01/2025	06/04/2025	4	0.00	Х	0,5390	=	0.00
05/02/2025	06/04/2025	34	0.00		Total	=	0.00

Message Center (cont.)

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

Bill Date:

07/09/25

Plan:

Florida Index Zone 3

Pay Online:

GasSouth.com/pay

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832,6747

Invoice Number: 286342225442

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

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

Gas South Customer Care; 866,426.2491 | BizRelations@GasSouth.com

Gas South Account Number	Past Due Pay Immediately	New Charges	New Charges Due Date	Total Amount Due
2868149020	\$5.33	\$5.33	Jul 29, 2025	\$10.66

Explanation of Charges	
Previous Balance	\$5.33
Payment	\$0.00
Past Due Balance	\$5,33
Gas Charges	\$0.00
Customer Service Fee	\$5.00
FL State Tax	\$0.30
Sales Taxes	\$0.03
Municipal Public Service Tax	\$0.00
Total New Charges	\$5.33
Total Amount Due	

Approved 7/21/25 Jeff Johnson Gas 001.320.57200.45200



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 silp.

GAS () SOUTH

Account Number: 2868149020

Total Amount Due \$10.66

Past Due Balance Pay Immediately \$5.33

Amount Enclosed

GAS SOUTH PO BOX 530552 ATLANTA GA 30353-0552

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he Difference is Good.

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

Bill Date:

07/09/25

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
06/05/2025	06/30/2025	26	0.00 X 0.5390	= 0.00
07/01/2025	07/01/2025	1	0,00 X 0,5540	= 0.00
06/05/2025	07/01/2025	27	0,00 Total	= 0.00

Wessage Center (conj.)

Turner Pest Control

PAYMENT ADDRESS:
Transer Peat Control LLC - P.O. Box 600323 - Jacksonville, Florida 32260-0323

Bill lo:

[935218]

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

Work Locations

[935218]

INVOICE:

DATE:

ORDER:

904-759-8890

STERVIER STITE MIRE VERILEY :

620891709

07/12/2025

620891709

Cordova Palms CDD Rich Gray 320 Cordova Palms Pkwy St Augustine, FL 32095-0059

 Wolfavare
 Fine
 Participation
 Time in

 07/12/2025
 11:46 AM
 11:46 AM

Purchase Order Terras Last/Service Map Code Time Out

Starvice Description

CPCM

Commercial Pest Control - Monthly Service

JUL 17 2025

Alleway

SUBTOTAL TAX AMT. PAID

\$0.00 \$0.00 \$140.00

\$140,00

\$140,00

AMOUNT DUE

TOTAL

\$140.00

.

TECHNICIAN SIGNATURE

Carry II man

an and

connie CUSTOMER SIGNATURE

Approved 7/21/25 Jeff Johnson Pest Control 001.320.57200.45300

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

Heigeliy acknowledge the satisfactors completion of all services coalered, and agree to pay the cost of services as a period, down

Governmental Management Services, LLC

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

Invoice

Invoice #: 105
Invoice Date: 7/18/25

Due Date: 7/18/25

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 June 1 - June 30, 2025 Maintenance Supplies	58.03	40.00	2,321.20 1,020.83
Approved Jeff Johnson Repairs and Maintenance 57200.320.46000			power of the August August and the State of

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Total	\$3,342.03
Payments/Credits	\$0.00
Balance Due	\$3,342.03

RECEIVED

By Tara Lee at 3:00 pm, Jul 23, 2025

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

<u>Date</u>	<u>Hours</u>	Employee	Description
6/2/25	8	A.A.	Cleaned walls, countertop and floor in breezeway, removed spider webs around amenity center, blew leaves and debris off pickleball court, pool deck and putting green, removed debris off pool, mailboxes and pickleball court, arranged furniture on pool deck, select four, firepit area and covered area, changed trash in gym and bathrooms, cleaned men's bathroom
6/5/25	1.5	A.A.	Repaired drain water valve in sink in women's handicap stall, arranged all pool furniture, removed debris around pool, blew leaves and debris off walkways and pool deck, checked and changed trash receptacles
6/9/25	8	A.A.	Pressure washed covered area wall, pavers and columns, cleaned off counter at bar, repaired Peloton bike, removed spider webs from amenity center, blew leaves and debris off pickleball court, raked playground, arranged furniture on pool deck, removed debris on pool deck and roadways, blew debris and mulch off pool deck, emptied trash receptacle on pool deck, mailboxes and pickleball
6/11/25	4	P.S.	Replaced GFCI on pickleball court, cleaned all exterior windows, straightened pool deck furniture, blew off leaves and debris on common areas, checked and changed trash receptacles
6/13/25	4	J,J.	Removed debris on pool deck, parking lot, pickleball courts and roadways, blew leaves and debris oof walkways, raked mulch in playground
6/16/25	8	A.A.	Raked playground, cleaned off spiderwebs from amenity center, blew leaves and debris off pickleball court, blew off mulch from water overflow, removed debris from roadways, around amenity center and by train tracks, arranged furniture on pool deck, covered area, firepit and select four, checked and changed trash receptacles
6/16/25	1.05	J.W.	Delivered supplies, removed debris from ponds
6/18/25	4	J.J.	Put together filing cabinet, raked mulch in playground, blew leaves off common areas, removed debris around amenity center, pickleball courts and roadways
6/20/25	1	J.W.	Pressure washed the patio area, checked and changed trash receptacles as needed, straightened and organized pool deck furniture
6/23/25	8	A.A.	Reset pool and patio furniture, blew leaves and debris off pool deck, walkways and pickleball court, checked and changed trash receptacles on mailboxes and pool deck, removed debris from roadways, raked playground, brushed spider webs, checked bathrooms, fitness center and took out trash in fitness center, cleaned hanging lights, wiped down walls
6/25/25	1.48	J.W.	Removed debris around amenity center and pool deck, checked and changed trash receptacles, blew leaves and debris off pool deck, straightened and organized pool deck furniture
6/27/25	1	J.W.	Straightened and organized pool deck furniture, blew leaves and debris off pool deck, removed debris around amenity center, pool deck and pickleball courts, checked and changed trash receptacles
6/30/25	8	A.A.	Repaired bathroom door, repaired handicap pool chair, built lost and found box, blew leaves and debris from pool and sidewalks, removed spiderwebs around amenity center, checked and changed trash receptacles at amenity center and mailboxes, removed debris around amenity center, arranged all furniture in pool deck, patio, fireplace and select four
TOTAL	58.03	- =	
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
CP				
Cordova Paims				
	5/28/25	Constant Contact Monthly Fee	55.41	R.G.
	6/2/25	Keys (4)	29.35	J.J.
	6/3/25	Plastic Binder	12.21	J.J.
	6/6/25	Water Hose and Connector	42.21	J.J.
	6/7/25	Peloton Monthly Fee	54.51	R.G.
	6/9/25	Pool Test Kit	155.53	J.J.
	6/10/25	Paper Towel Rolls 6ct (2)	159.99	R.G.
	6/10/25	Gym Wipes 4pk	159.16	R.G.
	6/11/25	GFCI	23.38	₽.S.
	6/12/25	Step Ladder	73.45	J.J.
	6/13/25	Sheet Protectors 100pk	9.66	T.H.
	6/13/25	Pens 12ct	11.42	T.H.
	6/13/25	Post It Notes 12pk	7.34	T.H.
	6/16/25	File Cabinet	73.47	Ŕ.G.
	6/18/25	42 Gallon Trash Bags 50ct	34.47	R.G.
	6/20/25	Paint	7.94	J.J.
	6/20/25	Screws	7.31	J.J.
	6/20/25	Washers	1.81	J.J.
	6/20/25	Latch	18.94	
	6/27/25	Patriotic Rubber Ducks 24pk	18.15	
	6/27/25	4th of July Pinwheets 12pk	17.91	T.H.
	6/27/25	4th of July American Flags Pennants 100FT	16.93	
	6/27/25	4th of July Sequins Beach Balls 12pk	30.31	T.H.

TOTAL \$1,020.83