## CORDOVA PALMS Community Development District

*SEPTEMBER 10, 2025* 



### Cordova Palms Community Development District

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

September 3, 2025

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

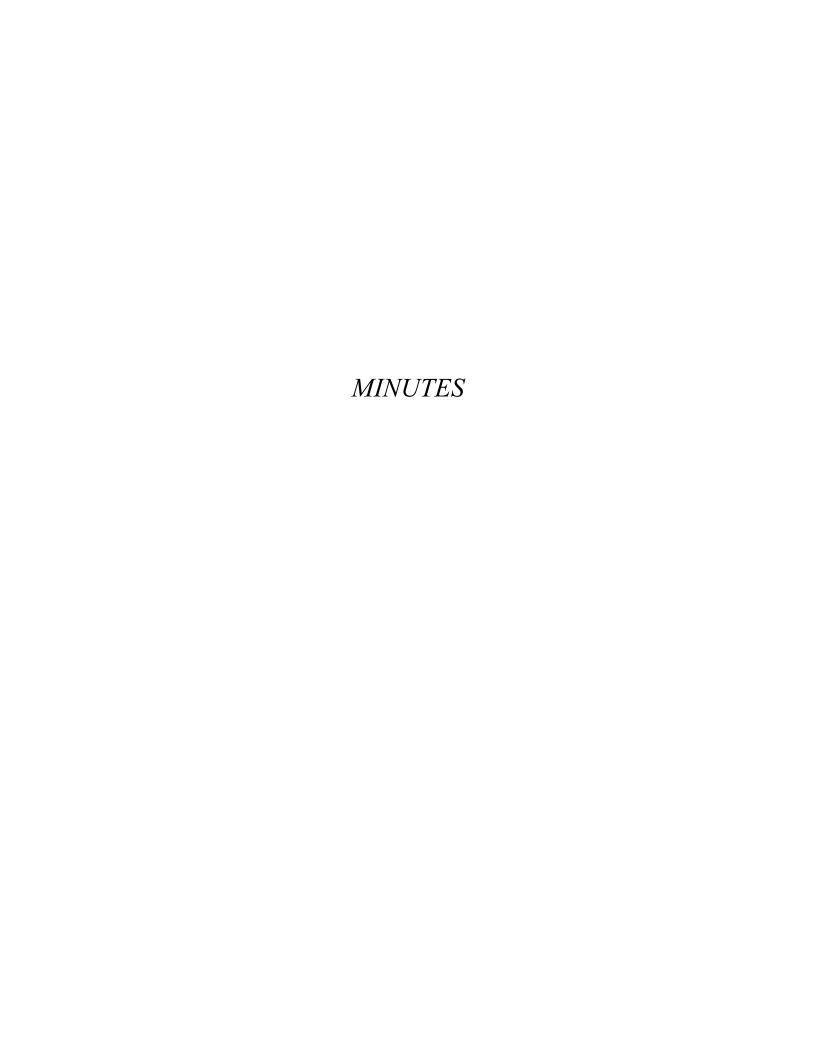
Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled to be held Wednesday, September 10, 2025 at 11:00 a.m. at the offices of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the August 13, 2025 Meeting
- IV. Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit
- V. Consideration of Proposals for Holiday Lighting
- VI. Staff Reports
  - A. Landscape Report
  - B. District Counsel
  - C. District Engineer Approval of Requisition Summary
  - D. District Manager Discussion of the Fiscal Year 2026 Meeting Schedule
  - E. Operations Manager Report
  - F. Amenity Manager
- VII. Financial Reports
  - A. Financial Statements as of July 31, 2025

- B. Check Register
- VIII. Supervisor Requests and Audience Comments
  - IX. Next Scheduled Meeting October 8, 2025 at 10:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida
  - X. Adjournment



#### 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, **August 13, 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:

Don GullionChairmanDaniel ZarembaVice ChairmanJacquelyn HeflinSupervisorAlex PintoSupervisor

#### Also present were:

Matt BiagettiDistrict Manager, GMSWes HaberDistrict Counsel, Kutak RockTaylor HarveyAmenity Manager, GMSJeff JohnsonOperations Manager, GMS

Alison Mossing GMS Rich Gray GMS

The following is a summary of the discussions and actions taken at the August 13, 2025, regular meeting of the Board of Supervisors of the Cordova Palms Community Development District.

#### FIRST ORDER OF BUSINESS Call to Order

Mr. Biagetti called the meeting to order at 11:15 a.m.

#### SECOND ORDER OF BUSINESS Public Comment

Claudia Costello commented that the amount of money being allotted for the amenity center management is a lot and it needs to be made clear what their duties are.

Justo Cardenas commented that he has asked multiple times for the lake bank to be moved down to the water line.

Patrick Gallagher commented that the landscape contractor does not do a good job. He asked if the Board goes through a bidding process to get bids from other contractors. Mr. Gray responded that the landscape contractor was just replaced in the last month. He asked for patience during the transition period.

Next, Mr. Gallagher asked if the palm tree that was replaced with a mismatched tree will be replaced as it throws off the aesthetics. Mr. Gray responded that the palm tree that was installed is how it was intended to be designed.

Next, Mr. Gallagher asked if the person responsible for hitting a palm tree will be responsible for the cost of replacing the tree, or the CDD has to cover it. Mr. Gray responded that there was no way to identify the person responsible as there were no security cameras at the time of the accident.

A resident asked who he can contact to complain of street parking issues. Ms. Heflin responded that he should contact the county as they are public streets.

Bob Costello asked when the final asphalt lift will be applied. Ms. Heflin responded that she believes the county's requirement is to wait two years after construction is finished to ensure there would be no more issues.

Patrick Gallagher asked how the CDD can prevent non-residents from using the dog park. Ms. Mossing responded that electrical lines would have be run under the road to add access control to the gate. Another option would be to replace the gate with one that has a keypad, however the Board has not chosen to move forward with either of those options as of yet.

Jeff Blumberger suggested purchasing tags for homeowners with dogs to carry to identify themselves as a resident when they use the dog park. Next, he asked if the AMH renters have access to the amenities. Ms. Heflin responded that AMH bought into the amenities, so the renters do have access.

#### THIRD ORDER OF BUSINESS

#### **Organizational Matters**

#### A. Acceptance of Resignation of Chad Sigmon

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, Chad Sigmon's resignation was accepted.

#### B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)

On MOTION by Mr. Zaremba, seconded by Ms. Heflin, with all in favor, appointing Alex Pinto to fill the vacant seat was approved.

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

Mr. Biagetti, being a notary public for the State of Florida, administered an oath of office to Mr. Pinto.

Mr. Haber provided an overview of the Public Records Law and Sunshine Law.

#### D. Consideration of Resolution 2025-09, Designating Officers

- Mr. Biagetti noted a new Chairman would need to be designated.
- Mr. Gullion offered to serve as the Chairman.
- Mr. Zaremba offered to serve as the Vice Chairman.

On MOTION by Ms. Heflin, seconded by Mr. Zaremba, with all in favor, Resolution 2025-09, designating Mr. Gullion as Chairman, Mr. Zaremba as Vice Chairman, and Mr. Pinto as Assistant Secretary with the remaining slate of officers to stay the same, was approved.

#### FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 9, 2025 Meeting

A copy of the minutes from the July 9, 2025 meeting was included in the agenda package for the Board's review.

On MOTION by Ms. Heflin, seconded by Mr. Gullion, with all in favor, the Minutes of the July 9, 2025 Meeting, were approved.

#### FIFTH ORDER OF BUSINESS

**Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget** 

Mr. Biagetti provided an overview of the line items requiring an increase, and line items being added for fiscal year 2026.

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, the public hearing was opened.

A resident commented that the pickleball courts and the pool water are not consistently clean.

A resident suggested keeping tools on the pickleball court that residents can use to clear the courts prior to playing. Next, resident also commented that it looks like a splash park was originally included in the design plans for the community as it was included in brochures created by Dream Finders. Lastly, the resident commented that there appears to be a lot of dead trees in the preserve. Mr. Johnson stated that 34 trees are scheduled to be knocked down on September 1<sup>st</sup>.

A resident asked if he could review the landscaping proposals. Mr. Biagetti responded that GMS could provide the proposals.

A resident commented on a bump in the road at the entrance and asked if it could be leveled off somehow. Mr. Gray responded that he's already looked at it, and it cannot be patched, they would have to grind it down. Mr. Gullion stated that he would have to look into it as the final asphalt life has not yet been done.

A resident asked If the City of St. Augustine provides the water and sewer service because the costs are high. Ms. Heflin responded that because the community is outside the service area for the St. Johns River Water Management District, there is an added surcharge for Cordova Palms. The resident then asked if he could challenge the city on that surcharge. Ms. Heflin responded that she assumes residents could challenge it, but they would have to take that up with the water management district.

A resident asked if a well could be installed. Ms. Heflin responded that it will depend on if the HOA permits well installs.

On MOTION by Mr. Gullion, seconded by Ms. Heflin, with all in favor, the public hearing was closed.

# A. Consideration of Resolution 2025-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Haber stated that this resolution adopts the budget in its final form.

On MOTION by Ms. Heflin, seconded by Mr. Gullion, with all in favor, Resolution 2025-07, relating to annual appropriations and adopting the budget for fiscal year 2026 was approved.

# B. Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Mr. Haber stated that this resolution levies the assessments to all properties within the CDD and directs the District Manager to send the assessment roll to St. Johns County.

On MOTION by Mr. Gullion, seconded by Ms. Heflin, with all in favor, Resolution 2025-08, imposing special assessments and certifying an assessment roll was approved.

#### SIXTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Landscape Report

Mr. Johnson reported that mulching and the main line projects would be completed on August 15<sup>th</sup>.

#### **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

#### 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Mr. Biagetti presented a proposed meeting schedule for fiscal year 2026 including meetings on the second Wednesday of each month at 10:00 a.m. at the offices of GMS.

Mr. Gullion stated that Wednesdays are difficult for him. Mr. Haber stated that the schedule can be adjusted later if needed.

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, the fiscal year 2026 meeting schedule was approved as presented.

#### 2. Discussion of Goals & Objectives

Mr. Biagetti presented the list of proposed goals and objectives for fiscal year 2026.

On MOTION by Ms. Heflin, seconded by Mr. Zaremba, with all in favor, the goals and objectives for fiscal year 2026 were approved as presented.

#### E. Operations Manager – Report

Mr. Johnson reported that there is a section of dead grass on the left-hand side of Cordova Palms Parkway near the dog park that Yellowstone believes is beyond repair and should be replaced. He also stated that he will be bringing proposals for holiday lighting to the Board for consideration at a future meeting.

#### F. Amenity Manager

Ms. Harvey gave an overview of the recent events that have taken place and upcoming events. Next, Ms. Harvey relayed a request from a resident to host a vendor market with local vendors. There were no objections from the Board on allowing the vendor market.

#### SEVENTH ORDER OF BUSINESS Financial Reports

#### A. Financial Statements as of June 30, 2025

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 \$28,764.28 was included in the agenda package for the Board's review.

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

# EIGHTH ORDER OF BUSINESS Supervisor Requests and Audience Comments

A resident asked how often bids are requested.

Mr. Gullion responded that it's based on how the current vendor is performing. Mr. Haber added that some contracts have set terms and landscape maintenance is one of them. As those terms expire, the District can re-enter a contract if it is below monetary thresholds. If it is above the monetary thresholds, the District is required to go out for bid. Management and professional

contracts are continuing contracts and the District has the ability to terminate at any time with notice.

A resident asked if there are any plans to build new amenities. Mr. Haber responded that the amenities are complete for the entire neighborhood. Next, the resident asked about the possibility of holding evening meetings. Mr. Haber responded that more often than not, meetings are held during the day as boards have found night meetings do not draw higher crowds.

A resident asked how residents can serve on the Board. Mr. Haber responded that the statutes provide for special districts to begin going through the general election process once it is six years old and at least 250 registered voters reside in the District. An interested candidate would need to qualify through the St. Johns County Supervisor of Elections. Mr. Haber noted the first year in which a resident can qualify to run for the board is 2028.

A resident suggested installing security cameras to be able to identify anyone causing damage to the facilities.

A resident asked if the school bus stop could be changed to the amenity center for safety reasons. Ms. Heflin recommended the resident contact the school board as the CDD does not have a say in the bus stop locations.

NINTH ORDER OF BUSINESS

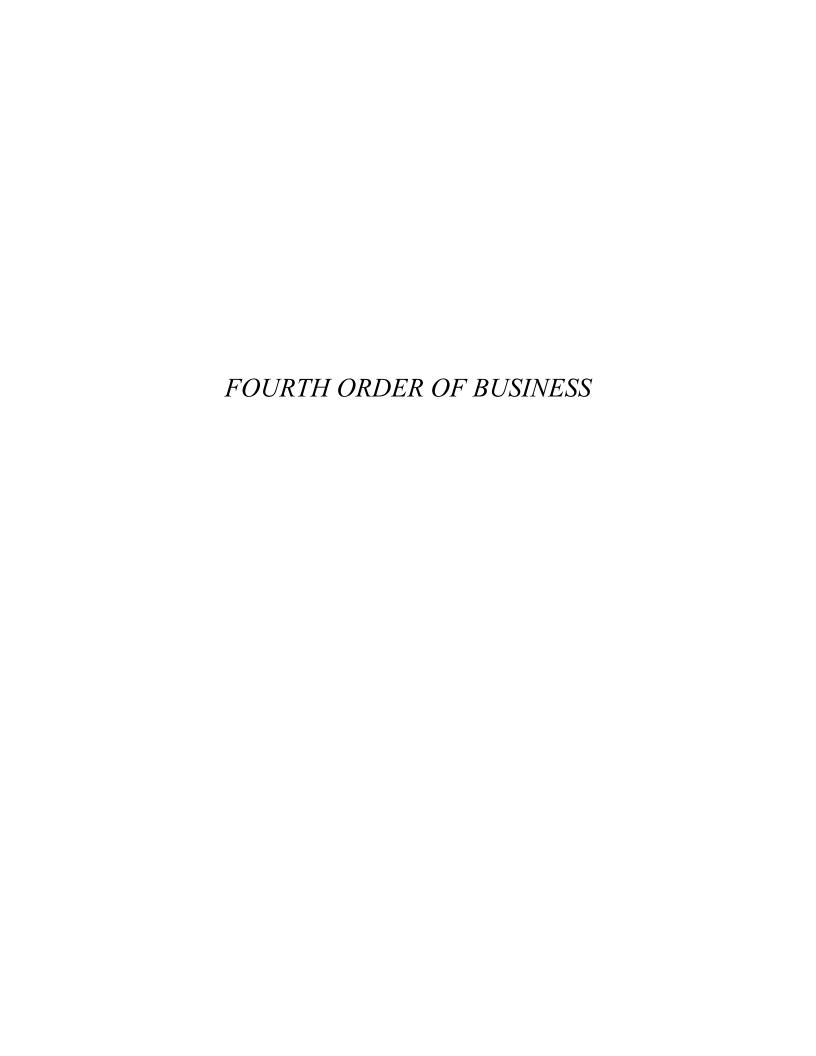
Next Scheduled Meeting – September 10, 2025, at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman





1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

August 11, 2025

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

We are pleased to confirm our understanding of the services we are to provide Cordova Palms Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cordova Palms Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

#### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

#### Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

#### **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by

law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850

Our fee for these services will not exceed \$4,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cordova Palms Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Grau & Associates	
Jos Du	
Antonio J. Grau	

#### RESPONSE:

Very truly yours,

This letter correctly sets forth the understanding of Cordova Palms Community Development District.

Ву: _			
Title:			
Date:			





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program Administered in Florida by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

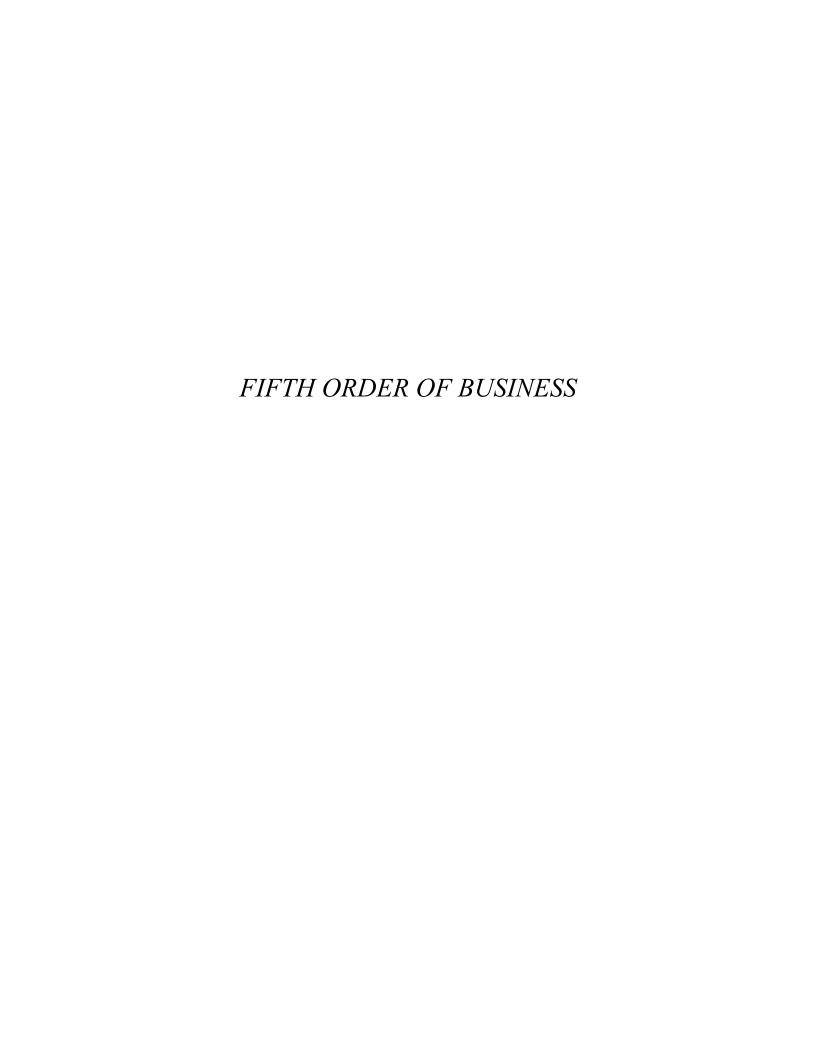
FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791





**Billing Address** Jeff Johnson - Cordova Palms 320 Cordova Palms Parkway Saint Augustine, FL 32095 USA

Blingle of Jacksonville 10221-3 Beach Boulevard Jacksonville, FL 32246

**Estimate** 10178127 Estimate Date 8/27/2025

**Job Address** 

Jeff Johnson - Cordova Palms 320 Cordova Palms Parkway Saint Augustine, FL 32095 USA

#### **Description of work**

Wrap 8 palm trees around putting green with 5mm warm white.

This pricing includes the cost of lights, install, takedown and storage. 3 year commitment with fixed pricing. Lights remain property of Blingle.

Service #	Description	Quantity	Your Price	Total
10% Discount	10% Early Bird Special. Must be installed in October 2025	1.00	-\$151.50	-\$151.50
LS5MM50WW-6XG	LED 50 Light 5MM BALLED Coaxial Connection - Warm White	50.00	\$30.00	\$1,500.00
TIMPO-	Outdoor Photocell Timer - 15 amp - 2 outlets	1.00	\$15.00	\$15.00
Potential Savings \$15	51.50 - \$151.50	Sub-Total Tax		\$1,363.50 \$0.00
		Total Due Deposit/Do	wnpayment	\$1,363.50 \$0.00
	Thank you for choosing Blingle!			

Company, Blingle Premier Lighting, proposes to perform the Work for a total sum of: (i) the estimated cost as outlined above; and (ii) any Additional Costs (defined in the Terms and Conditions) (collectively, the "Agreed Price"). The Agreed Price shall be payable to Blingle! from Customer as follows: (i) Down Payment in the amount of 50% of the "Estimated Total Cost" due upon execution of this Agreement; (ii) Final Payment in the amount of 50% of the "Estimated Total Cost", plus any Additional Costs, due upon completion of the Work. Holiday Lighting Projects are to be paid in full upon execution of this agreement. Customer agrees to make all payments under this Agreement, including the Work and Additional Costs directly to Blingle. Customer's signature signifies acceptance of all Terms and Conditions of this Agreement, including the additional Terms and Conditions contained herein. By signing this Agreement you agree that you have also been provided notice of these rights to cancel orally in addition to the writing contained herein.

#### HOMEOWNER SERVICE AGREEMENT DESCRIPTION

Holiday Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the agreed upon project for the designated and agreed upon areas of the project. Throughout the duration of the project terms, if any lights or accessories malfunction or need adjusted, repaired or replaced, Blingle agrees to complete the necessary work in a timely matter. Once the new calendar year has begun, Blingle will reach out to schedule an agreed upon date and time to remove all lighting and accessories. If Blingle cannot reach the homeowner or responsible party, Blingle has the right to return and collect its lighting, materials, and accessories with a given 24 hour notice.

Landscape Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the project on the designated and agreed upon areas. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Event Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the venue on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Patio Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Permanent Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

#### Residential Holiday Storage Verbiage

Your lights and accessories will be reserved for your property for next year's installation in our warehouse. We will hold the materials for your project per your contract or through the renewal period the following year. When your contract ends or if you do not renew, the materials for your project will no longer be designated to you under the agreed upon terms.

#### ADDITIONAL TERMS AND CONDITIONS

- 1. Company Work; Contractor. Customer hereby authorizes Company to perform the Work on Customer's property under this Agreement. Company agrees to perform the Work, for the Agreed Price. Customer acknowledges that Company is an independent contractor and may be entitled to certain compensation of overhead and profit, and other payments under this Agreement, as allowed by applicable state standards.
- 2. Agreed Price. The Agreed Price includes: (i) Estimated Total Cost (as set forth above); plus (ii) the following additional costs, fees, and expenses: (a) upgrades, improvements, materials, or labor outside the scope of Work, if requested by Customer; (b) any additional costs, expenses, or fees for repairs, materials, or labor, known or unknown at the time of the performance of Work, that are necessary to complete the Work as required by local building codes; and/or documented price increases of the Work, such as labor, materials, and products; pursuant to a change order for Work; or as incurred by Company in the event Work is stopped and/or resumed.
- 3. Labor; Materials; Equipment; Storage; Ownership. Company agrees to furnish all permits, labor, equipment, lighting products and other materials to complete the Work (except the lighting and decoration materials and products purchased [OR SUPPLIED] by Company, if any, to be installed by Company pursuant to this Agreement). All lighting products and other materials provided by Company will be standard stock products and materials, unless otherwise specified, subject to availability and substitution for substantially equivalent products and materials in the Company's sole discretion. Company agrees to use best efforts to match Customer's existing lighting products and other materials within reasonable tolerance as to color and design. All excess lighting products and other materials shall be the property of Company. The lighting products and other materials for Customer's project will be reserved for Customer's property for next year's installation in the Company's warehouse or other Company designated location. The Company will store the lighting products and other materials for Customer's project for the period of time set forth in the Agreement or through the agreed upon renewal period. When the Agreement terminates, and if Customer does not elect to renew the Agreement, the lighting products and other materials for Customer's project will no longer be designated for Customer's project and Company's obligation to store the lighting products and other materials for Customer's terminated project will expire. Customer acknowledges, understands, and agrees that all lighting products and other materials supplied by the Company in the performance of the Work

under this Agreement shall be the sole and exclusive property of Company and not Customer, unless purchased by the Customer as provided herein.

- 4. Customer Property; Access. Customer agrees to provide Company access to Customer's property during standard working hours and as required for completion of the Work. Customer agrees that Customer's telephone, electricity and water will be made available to Company's personnel during the course of the work. Customer will also furnish, at Customer's expense, single phase, 220-volt, 50-amp electrical service. Except as expressly provided herein, Company shall not be responsible or liable for the protection of, or damage to, Customer's property. Customer shall manage and be responsible for the protection of all Customer property, including automobiles, exposed to potential damage by Company's Work. Customer shall remove, store and/or protect all Customer property during Company's Work as reasonable or necessary for the performance of the Work. Customer acknowledges and agrees that the Work may require that heavy materials, trucks, or other equipment or supplies be placed on Customer's property, and that Customer shall be solely responsible for and agrees to hold Company harmless for any damage to Customer's property, including, but not limited to, driveways, walkways, or lawns, which may be caused thereby. Company shall not be responsible for damages of any kind to any area of Customer's property upon which Company's Work has not been completed, nor to any person, including Customer, for damages of any kind occurring after the Work is complete.
- 5. Completion of Work; Delay. Completion of Work shall be the date on which Company's Work is substantially complete (as distinguished from the date of Customer's acceptance thereof) or the date of Company's last item of Work at the property, whichever is earlier. Company shall not be responsible if any interruption of Company's work results from Customer's failure to provide reasonable access or due to the acts or negligence of others not under Company's direction. Company shall not be responsible for damages arising from delay due to inclement weather, strikes, fires, accidents, delays in shipments or delivery of materials, or any causes beyond Company's reasonable control.
- 6. Past Due Amounts; Collection Costs. Customer agrees to pay a service charge of eighteen percent (18%) per annum or the maximum amount allowed by law, whichever is less, on all balances thirty (30) days or more past due. Customer agrees to pay for all costs, fees, and expenses, including reasonable attorneys' fees, incurred by Company in the performance or enforcement of this Agreement, including collection of Customer's past due account. Returned checks will be assessed a \$25.00 processing fee. Credit cards on file will be processed after completion of the Work.
- 7. Customer Failure to Authorize Work; LIQUIDATED DAMAGES. If Customer fails to authorize and/or grant access to Company to commence such Work on the date of scheduled performance of the Work, then Customer shall pay Company twenty percent (20%) of the Final Payment (the "Liquidated Damages"). The parties hereby expressly agree that the actual harm caused by Customer's breach would be impossible or very difficult to estimate at the time of entering into this Agreement and that the Liquidated Damages represents the parties' reasonable estimation of damages, losses, and expenses, incurred by Company (which may include Company time, involvement, expertise, burden, and expense, in assisting Customer with the assessment and documentation of damage to Customer's property, and in the preparation, coordination, and engagement of the performance of Work under this Agreement. The parties expressly acknowledge and agree that the Liquidated Damages are established and agreed upon in advance as a fair and equitable amount reasonably estimated to cover damages, losses, or expenses incurred by Company for Customer's failure to authorize or grant access to Company to perform the Work, and not as a penalty.
- 8. Customer Payment; Failure to Pay. Customer shall be obligated and responsible for all payments to Company under this Agreement. Customer's failure to make prompt payment of any kind when due shall entitle Company, upon forty-eight (48) hours written notice, to stop Work without penalty of any kind whatsoever. In the event Customer does not remit payment for any or all of the Work, any individual line item, or any trade, service, material, product, or other expense reasonable or necessary to perform the Work, Customer shall release Company of its obligations for the performance of that component of Work or acts associated with such expense.
- 9. Insurance. Customer acknowledges and understands that Company does not work for an insurance company, and that Customer may authorize Company to perform the Work under this Agreement in Customer's sole discretion. Company and its authorized representatives are not engaged in or hold themselves out as public adjusters. Company makes no representations or warranties regarding insurance, Customer's insurance coverage, or any insurance claim of Customer whatsoever related to the Work, this Agreement, or otherwise.
- 10. Hazardous Materials; Mold. Nothing contained in this Agreement shall be construed to require Company to determine the presence of any hazardous materials, including any asbestos-containing materials or mold, affecting the property or Work, or to require Company to remove, transport, dispose of, clean, remediate, use, handle, or protect such materials, including, but not limited to mold abatement, removal, disposal, or cleaning. Customer agrees to pay, as an additional cost, all costs, fees, and expenses related to any abatement, removal, cleaning, remediation, disposal, transportation, or otherwise handling of any hazardous materials, including asbestos-containing materials and mold, by Company, if undertaken by the Company in its discretion. In the event that Company learns of the presence of any hazardous materials on Customer's property, Company reserves the right to immediately stop Work and, at Company's discretion, execute a change order with Customer for such additional repairs, labor, or materials as may be required to perform the original scope of Work. Customer hereby waives and disclaims any claims against Company arising out any loss, damage or injury resulting therefrom and acknowledges that Company shall have no liability or responsibility with respect to the same. CUSTOMER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS COMPANY, ITS OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES, AGAINST LIABILITY, LOSS, DAMAGE, OR EXPENSE BY REASON OF ANY CLAIMS, DEMANDS, SUITS OR JUDGMENTS ARISING OUT OF OR RELATED TO THE CONDITION OR ALLEGED CONDITION OF THE PROPERTY OR ANY EXISTING IMPROVEMENTS, FIXTURES OR APPURTENANCES THEREON, INCLUDING BUT NOT LIMITED TO THE PRESENCE OF ANY LATENT DEFECTS OR TOXIC OR HAZARDOUS MATERIALS.
- 11. Concealed or Unknown Conditions. Company shall not be responsible for any concealed or unknown conditions at the site of the Work, and Company shall be entitled to equitable compensation for any increased cost of performing the Work and an equitable extension of the time required to perform the Work arising out of or related to any such differing site conditions encountered, or any other cause beyond Company's reasonable control.
- 12. Liability; Limitations; Indemnification. Company shall not be liable for, and accepts no liability to indemnify or hold Customer harmless for, any claims or damages to persons or property, except: (i) as expressly provided herein; and (ii) to the extent that such damage occurs during performance of Company's Work and are the direct result of Company's error or omission. Company shall not be liable for damage or loss, of any

kind, caused in whole or in part by: (i) the acts, errors, or omissions of other parties, trades or contractors; (ii) any rework required to be performed by Company as a result of the acts, omissions, or errors of other parties, trades, or contractors; or (iii) lightning, winds, hailstorms, ice damage, ice dams (caused by thawing and freezing of ice, water or snow), hurricanes, tornados, floods, earthquakes or other unusual phenomena of the elements; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports or other parts of the building; stoppage of roof drains and gutters; insects; rodents or other animals; or fire. In no event shall Company be liable or responsible for damage or loss, of any kind; (i) for any electrical, cable, HVAC, mechanical, or plumbing lines or equipment on Customer's property; (ii) for the functionality of satellite dishes or solar panels; or (iii) for any slight scratching or denting of gutters; oil droplets in driveways; damage to flowers or landscaping, or minor broken branches on trees, plants or shrubbery; damage to sprinkler systems, driveways, walkways, lawns; or debris, such as nails or trash, on Customer's property. CUSTOMER'S MAXIMUM RECOURSE SHALL BE, AND COMPANY'S MAXIMUM LIABILITY UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT COMPANY BILLED TO CUSTOMER UNDER THIS AGREEMENT. CUSTOMER AGREES TO INDEMNIFY, DEFEND, AND HOLD COMPANY HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS. CHARGES, OR DEMANDS, THAT RISE OUT OF, PERTAIN TO, OR RELATE TO COMPANY'S PERFORMANCE OF THIS AGREEMENT OR THE WORK. Customer acknowledges, understands, and agrees that Company shall not be liable for any modifications, alterations, additions, or otherwise actions or omissions of Customer or any third party, to or upon the Products, or otherwise related to the Work. Notwithstanding anything to the contrary contained elsewhere herein, neither party shall be liable to the other for any consequential, special, incidental, indirect or punitive damages of any kind or character, including, but not limited to, loss of use, loss of profit, loss of anticipated profit, loss of bargain, loss of revenue or loss of product or production, however arising under this Agreement or as a result of, relating to or in connection with the performance of Work under this Agreement and the parties' performance of the obligations hereunder, and no such claim shall be made by any party against the other regardless of whether such claim is based or claimed to be based on negligence (including sole, joint, active, passive, or concurrent negligence, but excluding gross negligence), fault, breach of warranty, breach of agreement, breach of contract, statute, strict liability or any other theory of liability whatsoever.

- 13. Warranties. Customer acknowledges and agrees with the warranty limitations set forth in this Agreement. Customer understands and acknowledges that Company does not warrant or guarantee previous workmanship or pre-existing materials, nor any materials, products, or labor not originally provided by Company. A written limited warranty is offered on workmanship and lighting products or other materials provided pursuant to this Agreement on the terms and conditions reflected in the written limited warranty materials provided or made available to Customer. Company shall not be liable for, and Customer agrees to hold Company harmless for, any latent defects in any products or materials supplied to Customer under this Agreement. Any warranty provided under this Agreement shall not include the cost to abate, remove, clean, remediate, dispose, transport, use, or handle any hazardous substance, including asbestos or mold, that may be found on Customer's property in the future. If Company is not paid in full in accordance with this Agreement, all such warranties shall immediately be null and void. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, COMPANY DISCLAIMS ALL WARRANTIES NOT SPECIFICALLY CONTAINED HEREIN, EXPRESS OR IMPLIED BY LAW, INCLUDING BUT NOT LIMITED TO THE WARRANTY FOR MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND CUSTOMER WAIVES ALL CLAIMS.
- 14. PRE-LIEN NOTICE. COMPANY HEREBY PROVIDES NOTICE THAT ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR SUCH CONTRIBUTIONS, LABOR OR MATERIALS. Upon default in payment, a lien will be placed on the property and charges will be added from the date of substantial completion at the maximum rate allowed by law.
- 15. Further Assurances. Customer and Company agree to execute and deliver such additional documents and to take such other actions and do such other things as may be necessary to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby.
- 16. Waiver of Subrogation. Customer and Company waive all rights against each other and any of their respective subcontractors, subsubcontractors, agents and employees for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this agreement, or other property insurance applicable to the Property, except such rights as they have to the proceeds of such insurance held by the Customer as fiduciary.
- 17. Miscellaneous. This Agreement constitutes the entire agreement between the parties relating to all of the subject matter hereof, and supersedes all prior agreements, arrangements and understandings, written or oral between the parties concerning such subject matter. ANY REPRESENTATION, STATEMENTS, OR OTHER COMMUNICATIONS NOT WRITTEN IN THIS AGREEMENT, OR MADE IN ANY WRITING PURSUANT THERETO, ARE AGREED TO BE INVALID AND NOT RELIED ON BY EITHER PARTY AND SHALL NOT SURVIVE THE EXECUTION OF THIS AGREEMENT. Customer shall not assign this Agreement without the prior written consent of Company. Except as provided herein, this Agreement cannot be cancelled, terminated, or amended without written mutual consent of both parties. This Agreement shall be governed by the laws of the State in which performance of the Work takes place. All rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or pursuant to any other agreement between the parties. Company and Customer intend and agree that if a court of competent jurisdiction determines that the scope of any provision of this Agreement is too broad to be enforced as written, the court should reform such provision(s) to such narrower scope as it determines to be enforceable, or if such provision cannot be reformed by the court, such provision shall be deemed separate and severable from the Agreement and the unenforceability of any such provision shall not invalidate or render unenforceable any of the remaining provisions of the Agreement.
- 18. Optional Maintenance Plan. Company may provide a maintenance plan for the Work to Customer, if elected by Customer, as more fully set forth on Exhibit A, attached hereto.
- 19. Dispute Resolution
- 19.1. Mediation: All disputes or claims by and between Company and Customer arising out of or in connection with this Agreement shall be submitted to non-binding mediation, as a condition precedent, to the institution of arbitration. Mediation shall be initiated by making written demand on the other party to this Agreement. In the event the parties are unable to agree upon the selection of a mediator, the parties agree to submit and have the mediation administered by American Arbitration Association ("AAA"). The parties agree to share the cost and expense of mediation (including the mediator's fee) equally. The mediation shall be conducted in or near where the property is located unless otherwise

agreed to by the parties. Any settlement agreement entered by and between the parties in mediation shall be binding and enforceable against each party.

- 19.2. Arbitration: The parties irrevocably agree that any claim and/or dispute arising in connection with this Agreement shall be resolved by arbitration, the same to be administered by the AAA (Construction Industry Arbitration Rules). Judgment on the award rendered by the arbitrator(s) may be entered in any one or more courts having jurisdiction thereof, including, but not limited to, a court of appropriate jurisdiction located in the State and County where the Property is located, as well as a court of appropriate jurisdiction located in any State and County where the Client conducts business. The prevailing party in any dispute or controversy arising out of or in connection with this Service Agreement shall be entitled to recover its reasonable attorneys' fees and costs (including all taxable costs and expert witness fees). Notwithstanding anything contained herein, in addition to any remedies it may have, Company shall have the right to file for, establish and/or enforce a Mechanic's Lien at any time prior, during or after the conclusion of any arbitration proceedings and to stay the same during the pendency of the arbitration proceedings. The filing by Company to establish and enforce a Mechanic's Lien shall not be deemed to be a waiver of the right to arbitration. In addition to any other powers conferred pursuant to the rules, the arbitrator(s) shall have the power to determine the right to the establishment and enforcement of a Mechanic's Lien.
- 20. Execution and Authority: Customer represents and warrants to Company that Customer is not a party to any agreement that would prohibit Customer from entering into this Agreement. Customer hereby certifies that Customer is the owner of, or authorized by the owner of, the Property set forth above, and has all requisite power and authority to enter into this Agreement and authorize the performance of the Work herein and to bind the Customer and owner of the Property.
- 21. Right to Cancel. To the extent required by applicable laws, notice is hereby given that Customer has three days after the date of this Agreement to cancel this transaction by giving written notice to the Company. Customer acknowledges that the foregoing Agreement involves real property and therefore the cancellation pursuant to the Federal Trade Commission does not apply.



**Billing Address**Jeff Johnson - Cordova Palms
320 Cordova Palms Parkway

Saint Augustine, FL 32095 USA

Blingle of Jacksonville 10221-3 Beach Boulevard Jacksonville, FL 32246 Estimate 10176214 Estimate Date 8/27/2025

**Job Address** 

Jeff Johnson - Cordova Palms 320 Cordova Palms Parkway Saint Augustine, FL 32095 USA

#### **Description of work**

Decorate with: C9 cord/bulbs (warm white) over entire roofline, hang 48" lit (warm white) wreath/24 bow open peak over front entrance, wrap 10 palms with 5 mm light strands (warm white) in front of amenity center, light Cordova Palms monument C9 cord/bulbs (warm white) and wrap 4 palms behind monument 5mm light strands (warm white).

This pricing includes the cost of materials, install, any maintenance, takedown and storage. 3 year commitment with fixed pricing. All material remain property of Blingle of Jacksonville.

Service #	Description	Quantity	Your Price	Total
10% Discount	10% Early Bird Special. Must be installed in October 2025.	1.00	-\$846.80	-\$846.80
C9RLG1000-15	C9 Cord - Green (18 AWG) 15" socket spacing	552.00	\$7.75	\$4,278.00
BUC9WW	Dimmable	442.00	\$0.00	\$0.00
TIMPO-	Outdoor Photocell Timer - 15 amp - 2 outlets	5.00	\$15.00	\$75.00
MNWWW-48H	Mixed Noble Wreath 48" - Warm White - Hinged	1.00	\$250.00	\$250.00
BWNRG-24	24" Nylon Red Bow with Gold Trim	1.00	\$95.00	\$95.00
LS5MM50WW- 6XG	LED 50 Light 5MM BALLED Coaxial Connection - Warm White (10 palms front of amenity center).	70.00	\$30.00	\$2,100.00
C9RLG1000-12	C9 Cord - Green (18 AWG) 1,000ft reel - 12" socket spacing (Cordova Palms monument)	36.00	\$8.75	\$315.00
BUC9WW	Dimmable	36.00	\$0.00	\$0.00
LS5MM50WW- 6XG	LED 50 Light 5MM BALLED Coaxial Connection - Warm White (4 palms behind Cordova Palms monument).	40.00	\$30.00	\$1,200.00
TIMPO-	Outdoor Photocell Timer - 15 amp - 2 outlets	1.00	\$15.00	\$15.00
MNTCWW-36	Mixed Noble Tear Drop - 36"	2.00	\$70.00	\$140.00
Potential Savings		ub-Total ax		\$7,621.20 \$0.00
		otal Due Deposit/Dowr		\$7,621.20 \$0.00

any Additional Costs (defined in the Terms and Conditions) (collectively, the "Agreed Price"). The Agreed Price shall be payable to Blingle! from Customer as follows: (i) Down Payment in the amount of 50% of the "Estimated Total Cost" due upon execution of this Agreement; (ii) Final Payment in the amount of 50% of the "Estimated Total Cost", plus any Additional Costs, due upon completion of the Work. Holiday Lighting Projects are to be paid in full upon execution of this agreement. Customer agrees to make all payments under this Agreement, including the Work and Additional Costs directly to Blingle. Customer's signature signifies acceptance of all Terms and Conditions of this Agreement, including the additional Terms and Conditions contained herein. By signing this Agreement you agree that you have also been provided notice of these rights to cancel orally in addition to the writing contained herein.

#### HOMEOWNER SERVICE AGREEMENT DESCRIPTION

Holiday Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the agreed upon project for the designated and agreed upon areas of the project. Throughout the duration of the project terms, if any lights or accessories malfunction or need adjusted, repaired or replaced, Blingle agrees to complete the necessary work in a timely matter. Once the new calendar year has begun, Blingle will reach out to schedule an agreed upon date and time to remove all lighting and accessories. If Blingle cannot reach the homeowner or responsible party, Blingle has the right to return and collect its lighting, materials, and accessories with a given 24 hour notice.

Landscape Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the project on the designated and agreed upon areas. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Event Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the venue on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Patio Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Permanent Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

#### Residential Holiday Storage Verbiage

Your lights and accessories will be reserved for your property for next year's installation in our warehouse. We will hold the materials for your project per your contract or through the renewal period the following year. When your contract ends or if you do not renew, the materials for your project will no longer be designated to you under the agreed upon terms.

#### ADDITIONAL TERMS AND CONDITIONS

- 1. Company Work; Contractor. Customer hereby authorizes Company to perform the Work on Customer's property under this Agreement. Company agrees to perform the Work, for the Agreed Price. Customer acknowledges that Company is an independent contractor and may be entitled to certain compensation of overhead and profit, and other payments under this Agreement, as allowed by applicable state standards.
- 2. Agreed Price. The Agreed Price includes: (i) Estimated Total Cost (as set forth above); plus (ii) the following additional costs, fees, and expenses: (a) upgrades, improvements, materials, or labor outside the scope of Work, if requested by Customer; (b) any additional costs, expenses, or fees for repairs, materials, or labor, known or unknown at the time of the performance of Work, that are necessary to complete the Work as required by local building codes; and/or documented price increases of the Work, such as labor, materials, and products; pursuant to a change order for Work; or as incurred by Company in the event Work is stopped and/or resumed.
- 3. Labor; Materials; Equipment; Storage; Ownership. Company agrees to furnish all permits, labor, equipment, lighting products and other materials to complete the Work (except the lighting and decoration materials and products purchased [OR SUPPLIED] by Company, if any, to be installed by Company pursuant to this Agreement). All lighting products and other materials provided by Company will be standard stock products and materials, unless otherwise specified, subject to availability and substitution for substantially equivalent products and materials in the Company's sole discretion. Company agrees to use best efforts to match Customer's existing lighting products and other materials within reasonable tolerance as to color and design. All excess lighting products and other materials shall be the property of Company. The lighting products and other materials for Customer's project will be reserved for Customer's property for next year's installation in the Company's warehouse or other Company designated location. The Company will store the lighting products and other materials for Customer's project for the period of time set forth in the Agreement or through the agreed upon renewal period. When the Agreement terminates, and if Customer does not elect to renew the Agreement, the lighting products and other materials for Customer's project will no longer be designated for Customer's project and Company's obligation to store the lighting products and other materials for Customer's terminated project will expire. Customer acknowledges, understands, and agrees that all lighting products and other materials supplied by the Company in the performance of the Work

under this Agreement shall be the sole and exclusive property of Company and not Customer, unless purchased by the Customer as provided herein.

- 4. Customer Property; Access. Customer agrees to provide Company access to Customer's property during standard working hours and as required for completion of the Work. Customer agrees that Customer's telephone, electricity and water will be made available to Company's personnel during the course of the work. Customer will also furnish, at Customer's expense, single phase, 220-volt, 50-amp electrical service. Except as expressly provided herein, Company shall not be responsible or liable for the protection of, or damage to, Customer's property. Customer shall manage and be responsible for the protection of all Customer property, including automobiles, exposed to potential damage by Company's Work. Customer shall remove, store and/or protect all Customer property during Company's Work as reasonable or necessary for the performance of the Work. Customer acknowledges and agrees that the Work may require that heavy materials, trucks, or other equipment or supplies be placed on Customer's property, and that Customer shall be solely responsible for and agrees to hold Company harmless for any damage to Customer's property, including, but not limited to, driveways, walkways, or lawns, which may be caused thereby. Company shall not be responsible for damages of any kind to any area of Customer's property upon which Company's Work has not been completed, nor to any person, including Customer, for damages of any kind occurring after the Work is complete.
- 5. Completion of Work; Delay. Completion of Work shall be the date on which Company's Work is substantially complete (as distinguished from the date of Customer's acceptance thereof) or the date of Company's last item of Work at the property, whichever is earlier. Company shall not be responsible if any interruption of Company's work results from Customer's failure to provide reasonable access or due to the acts or negligence of others not under Company's direction. Company shall not be responsible for damages arising from delay due to inclement weather, strikes, fires, accidents, delays in shipments or delivery of materials, or any causes beyond Company's reasonable control.
- 6. Past Due Amounts; Collection Costs. Customer agrees to pay a service charge of eighteen percent (18%) per annum or the maximum amount allowed by law, whichever is less, on all balances thirty (30) days or more past due. Customer agrees to pay for all costs, fees, and expenses, including reasonable attorneys' fees, incurred by Company in the performance or enforcement of this Agreement, including collection of Customer's past due account. Returned checks will be assessed a \$25.00 processing fee. Credit cards on file will be processed after completion of the Work.
- 7. Customer Failure to Authorize Work; LIQUIDATED DAMAGES. If Customer fails to authorize and/or grant access to Company to commence such Work on the date of scheduled performance of the Work, then Customer shall pay Company twenty percent (20%) of the Final Payment (the "Liquidated Damages"). The parties hereby expressly agree that the actual harm caused by Customer's breach would be impossible or very difficult to estimate at the time of entering into this Agreement and that the Liquidated Damages represents the parties' reasonable estimation of damages, losses, and expenses, incurred by Company (which may include Company time, involvement, expertise, burden, and expense, in assisting Customer with the assessment and documentation of damage to Customer's property, and in the preparation, coordination, and engagement of the performance of Work under this Agreement. The parties expressly acknowledge and agree that the Liquidated Damages are established and agreed upon in advance as a fair and equitable amount reasonably estimated to cover damages, losses, or expenses incurred by Company for Customer's failure to authorize or grant access to Company to perform the Work, and not as a penalty.
- 8. Customer Payment; Failure to Pay. Customer shall be obligated and responsible for all payments to Company under this Agreement. Customer's failure to make prompt payment of any kind when due shall entitle Company, upon forty-eight (48) hours written notice, to stop Work without penalty of any kind whatsoever. In the event Customer does not remit payment for any or all of the Work, any individual line item, or any trade, service, material, product, or other expense reasonable or necessary to perform the Work, Customer shall release Company of its obligations for the performance of that component of Work or acts associated with such expense.
- 9. Insurance. Customer acknowledges and understands that Company does not work for an insurance company, and that Customer may authorize Company to perform the Work under this Agreement in Customer's sole discretion. Company and its authorized representatives are not engaged in or hold themselves out as public adjusters. Company makes no representations or warranties regarding insurance, Customer's insurance coverage, or any insurance claim of Customer whatsoever related to the Work, this Agreement, or otherwise.
- 10. Hazardous Materials; Mold. Nothing contained in this Agreement shall be construed to require Company to determine the presence of any hazardous materials, including any asbestos-containing materials or mold, affecting the property or Work, or to require Company to remove, transport, dispose of, clean, remediate, use, handle, or protect such materials, including, but not limited to mold abatement, removal, disposal, or cleaning. Customer agrees to pay, as an additional cost, all costs, fees, and expenses related to any abatement, removal, cleaning, remediation, disposal, transportation, or otherwise handling of any hazardous materials, including asbestos-containing materials and mold, by Company, if undertaken by the Company in its discretion. In the event that Company learns of the presence of any hazardous materials on Customer's property, Company reserves the right to immediately stop Work and, at Company's discretion, execute a change order with Customer for such additional repairs, labor, or materials as may be required to perform the original scope of Work. Customer hereby waives and disclaims any claims against Company arising out any loss, damage or injury resulting therefrom and acknowledges that Company shall have no liability or responsibility with respect to the same. CUSTOMER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS COMPANY, ITS OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES, AGAINST LIABILITY, LOSS, DAMAGE, OR EXPENSE BY REASON OF ANY CLAIMS, DEMANDS, SUITS OR JUDGMENTS ARISING OUT OF OR RELATED TO THE CONDITION OR ALLEGED CONDITION OF THE PROPERTY OR ANY EXISTING IMPROVEMENTS, FIXTURES OR APPURTENANCES THEREON, INCLUDING BUT NOT LIMITED TO THE PRESENCE OF ANY LATENT DEFECTS OR TOXIC OR HAZARDOUS MATERIALS.
- 11. Concealed or Unknown Conditions. Company shall not be responsible for any concealed or unknown conditions at the site of the Work, and Company shall be entitled to equitable compensation for any increased cost of performing the Work and an equitable extension of the time required to perform the Work arising out of or related to any such differing site conditions encountered, or any other cause beyond Company's reasonable control.
- 12. Liability; Limitations; Indemnification. Company shall not be liable for, and accepts no liability to indemnify or hold Customer harmless for, any claims or damages to persons or property, except: (i) as expressly provided herein; and (ii) to the extent that such damage occurs during performance of Company's Work and are the direct result of Company's error or omission. Company shall not be liable for damage or loss, of any

kind, caused in whole or in part by: (i) the acts, errors, or omissions of other parties, trades or contractors; (ii) any rework required to be performed by Company as a result of the acts, omissions, or errors of other parties, trades, or contractors; or (iii) lightning, winds, hailstorms, ice damage, ice dams (caused by thawing and freezing of ice, water or snow), hurricanes, tornados, floods, earthquakes or other unusual phenomena of the elements; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports or other parts of the building; stoppage of roof drains and gutters; insects; rodents or other animals; or fire. In no event shall Company be liable or responsible for damage or loss, of any kind; (i) for any electrical, cable, HVAC, mechanical, or plumbing lines or equipment on Customer's property; (ii) for the functionality of satellite dishes or solar panels; or (iii) for any slight scratching or denting of gutters; oil droplets in driveways; damage to flowers or landscaping, or minor broken branches on trees, plants or shrubbery; damage to sprinkler systems, driveways, walkways, lawns; or debris, such as nails or trash, on Customer's property. CUSTOMER'S MAXIMUM RECOURSE SHALL BE, AND COMPANY'S MAXIMUM LIABILITY UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT COMPANY BILLED TO CUSTOMER UNDER THIS AGREEMENT. CUSTOMER AGREES TO INDEMNIFY, DEFEND, AND HOLD COMPANY HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS. CHARGES, OR DEMANDS, THAT RISE OUT OF, PERTAIN TO, OR RELATE TO COMPANY'S PERFORMANCE OF THIS AGREEMENT OR THE WORK. Customer acknowledges, understands, and agrees that Company shall not be liable for any modifications, alterations, additions, or otherwise actions or omissions of Customer or any third party, to or upon the Products, or otherwise related to the Work. Notwithstanding anything to the contrary contained elsewhere herein, neither party shall be liable to the other for any consequential, special, incidental, indirect or punitive damages of any kind or character, including, but not limited to, loss of use, loss of profit, loss of anticipated profit, loss of bargain, loss of revenue or loss of product or production, however arising under this Agreement or as a result of, relating to or in connection with the performance of Work under this Agreement and the parties' performance of the obligations hereunder, and no such claim shall be made by any party against the other regardless of whether such claim is based or claimed to be based on negligence (including sole, joint, active, passive, or concurrent negligence, but excluding gross negligence), fault, breach of warranty, breach of agreement, breach of contract, statute, strict liability or any other theory of liability whatsoever.

- 13. Warranties. Customer acknowledges and agrees with the warranty limitations set forth in this Agreement. Customer understands and acknowledges that Company does not warrant or guarantee previous workmanship or pre-existing materials, nor any materials, products, or labor not originally provided by Company. A written limited warranty is offered on workmanship and lighting products or other materials provided pursuant to this Agreement on the terms and conditions reflected in the written limited warranty materials provided or made available to Customer. Company shall not be liable for, and Customer agrees to hold Company harmless for, any latent defects in any products or materials supplied to Customer under this Agreement. Any warranty provided under this Agreement shall not include the cost to abate, remove, clean, remediate, dispose, transport, use, or handle any hazardous substance, including asbestos or mold, that may be found on Customer's property in the future. If Company is not paid in full in accordance with this Agreement, all such warranties shall immediately be null and void. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, COMPANY DISCLAIMS ALL WARRANTIES NOT SPECIFICALLY CONTAINED HEREIN, EXPRESS OR IMPLIED BY LAW, INCLUDING BUT NOT LIMITED TO THE WARRANTY FOR MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND CUSTOMER WAIVES ALL CLAIMS.
- 14. PRE-LIEN NOTICE. COMPANY HEREBY PROVIDES NOTICE THAT ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR SUCH CONTRIBUTIONS, LABOR OR MATERIALS. Upon default in payment, a lien will be placed on the property and charges will be added from the date of substantial completion at the maximum rate allowed by law.
- 15. Further Assurances. Customer and Company agree to execute and deliver such additional documents and to take such other actions and do such other things as may be necessary to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby.
- 16. Waiver of Subrogation. Customer and Company waive all rights against each other and any of their respective subcontractors, subsubcontractors, agents and employees for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this agreement, or other property insurance applicable to the Property, except such rights as they have to the proceeds of such insurance held by the Customer as fiduciary.
- 17. Miscellaneous. This Agreement constitutes the entire agreement between the parties relating to all of the subject matter hereof, and supersedes all prior agreements, arrangements and understandings, written or oral between the parties concerning such subject matter. ANY REPRESENTATION, STATEMENTS, OR OTHER COMMUNICATIONS NOT WRITTEN IN THIS AGREEMENT, OR MADE IN ANY WRITING PURSUANT THERETO, ARE AGREED TO BE INVALID AND NOT RELIED ON BY EITHER PARTY AND SHALL NOT SURVIVE THE EXECUTION OF THIS AGREEMENT. Customer shall not assign this Agreement without the prior written consent of Company. Except as provided herein, this Agreement cannot be cancelled, terminated, or amended without written mutual consent of both parties. This Agreement shall be governed by the laws of the State in which performance of the Work takes place. All rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or pursuant to any other agreement between the parties. Company and Customer intend and agree that if a court of competent jurisdiction determines that the scope of any provision of this Agreement is too broad to be enforced as written, the court should reform such provision(s) to such narrower scope as it determines to be enforceable, or if such provision cannot be reformed by the court, such provision shall be deemed separate and severable from the Agreement and the unenforceability of any such provision shall not invalidate or render unenforceable any of the remaining provisions of the Agreement.
- 18. Optional Maintenance Plan. Company may provide a maintenance plan for the Work to Customer, if elected by Customer, as more fully set forth on Exhibit A, attached hereto.
- 19. Dispute Resolution
- 19.1. Mediation: All disputes or claims by and between Company and Customer arising out of or in connection with this Agreement shall be submitted to non-binding mediation, as a condition precedent, to the institution of arbitration. Mediation shall be initiated by making written demand on the other party to this Agreement. In the event the parties are unable to agree upon the selection of a mediator, the parties agree to submit and have the mediation administered by American Arbitration Association ("AAA"). The parties agree to share the cost and expense of mediation (including the mediator's fee) equally. The mediation shall be conducted in or near where the property is located unless otherwise

agreed to by the parties. Any settlement agreement entered by and between the parties in mediation shall be binding and enforceable against each party.

- 19.2. Arbitration: The parties irrevocably agree that any claim and/or dispute arising in connection with this Agreement shall be resolved by arbitration, the same to be administered by the AAA (Construction Industry Arbitration Rules). Judgment on the award rendered by the arbitrator(s) may be entered in any one or more courts having jurisdiction thereof, including, but not limited to, a court of appropriate jurisdiction located in the State and County where the Property is located, as well as a court of appropriate jurisdiction located in any State and County where the Client conducts business. The prevailing party in any dispute or controversy arising out of or in connection with this Service Agreement shall be entitled to recover its reasonable attorneys' fees and costs (including all taxable costs and expert witness fees). Notwithstanding anything contained herein, in addition to any remedies it may have, Company shall have the right to file for, establish and/or enforce a Mechanic's Lien at any time prior, during or after the conclusion of any arbitration proceedings and to stay the same during the pendency of the arbitration proceedings. The filing by Company to establish and enforce a Mechanic's Lien shall not be deemed to be a waiver of the right to arbitration. In addition to any other powers conferred pursuant to the rules, the arbitrator(s) shall have the power to determine the right to the establishment and enforcement of a Mechanic's Lien.
- 20. Execution and Authority: Customer represents and warrants to Company that Customer is not a party to any agreement that would prohibit Customer from entering into this Agreement. Customer hereby certifies that Customer is the owner of, or authorized by the owner of, the Property set forth above, and has all requisite power and authority to enter into this Agreement and authorize the performance of the Work herein and to bind the Customer and owner of the Property.
- 21. Right to Cancel. To the extent required by applicable laws, notice is hereby given that Customer has three days after the date of this Agreement to cancel this transaction by giving written notice to the Company. Customer acknowledges that the foregoing Agreement involves real property and therefore the cancellation pursuant to the Federal Trade Commission does not apply.

### **Cordova Holiday Lighting Proposal**

### Prepared by XT Elite Services LLC

Thank you for considering XT Elite Services LLC for your holiday lighting needs. We specialize in custom residential and commercial installs with boutique-level service and attention to detail.

### Option A - Base Package

- ~400 ft of C9 LED warm white roofline lighting
- Five (5) palm trees wrapped (~400 ft LED mini lights)
- Four (4) palm trees wrapped at the main entrance sign (~300 ft LED mini lights)
- Large wreath installed on clubhouse front
- · Timers, extension cords, clips, and vampire plugs
- Professional installation & takedown

Installation & Takedown Investment: \$4,950

### Option B - Add-On (8 Palm Trees)

- Wrap 8 additional palm trees (~640 ft LED mini lights)
- Includes timers, extension cords, clips, and vampire plugs
- Professional installation & takedown

Add-On Investment: \$2,000

### Combined (Option A + Option B)

Total Investment: \$6,950

#### **Value**

Original estimate for roofline + three palm trees was \$4,000. After the walkthrough with Jeff, we added six more trees (including four at the entrance sign and two at the amenity center) and a wreath on the clubhouse. These additions would typically increase the quote by \$1,500, but we've included them at a deeply discounted rate in this proposal due to the bundled scope and early booking.

### **Examples of Work**







### **Acceptance**

To approve this proposal, please sign below or reply via email confirmation.

Accepted By:	Date:

XT Elite Services LLC Contact: Eric Montgomery

Phone: 904-887-6877 • Émail: xtelitepro@gmail.com • Website: XTelitepro.com

Proposal valid for 30 days.



#### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on

this certificate does not confer	rights to the certificate holder in fied of s	uch endors	emenu(s).		
PRODUCER		CONTACT NAME:			
Next First Insurance Agency, Inc. PO Box 60787		PHONE (A/C, No, Ext)	(855) 222-5919	FAX (A/C, No):	
Palo Alto, CA 94306		E-MAIL ADDRESS:	support@nextinsurance.co	om	
			INSURER(S) AFFORDING	G COVERAGE	NAIC#
		INSURER A:	Next Insurance US Compar	ny	16285
INSURED		INSURER B:			
XT Elite services llc 1910 Sheridan Dr		INSURER C:			
Saint Augustine, FL 32084		INSURER D :			
		INSURER E :			
		INSURER F:			
COVERAGES	CERTIFICATE NUMBER: 030211594		RE	VISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS					

CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR		TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP	LIMIT	'S
LIK	Х	COMMERCIAL GENERAL LIABILITY	INSD	WVD	FOLICT NUMBER	(MIN/DD/TTTT)	(MINI/DD/TTTT)	EACH OCCURRENCE	\$1,000,000.00
		CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000.00
								MED EXP (Any one person)	\$10,000.00
Α					NXTPFR44PQ-00-GL	08/29/2025	08/29/2026	PERSONAL & ADV INJURY	\$1,000,000.00
	GEN	I'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$1,000,000.00
	Χ	POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$1,000,000.00
		OTHER:							\$
	AUT	OMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
		ANY AUTO						BODILY INJURY (Per person)	\$
		OWNED SCHEDULED AUTOS ONLY						BODILY INJURY (Per accident)	\$
		HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
									\$
		UMBRELLA LIAB OCCUR						EACH OCCURRENCE	\$
		EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$
		DED RETENTION\$							\$
		KERS COMPENSATION EMPLOYERS' LIABILITY						PER OTH- STATUTE ER	
	ANY	PROPRIETOR/PARTNER/EXECUTIVE 7/N	N/A					E.L. EACH ACCIDENT	\$
	(Man	CER/MEMBER EXCLUDED?	N/A					E.L. DISEASE - EA EMPLOYEE	\$
	If yes	s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$
								Each Occurrence:	\$10,000.00
Α	Con	tractors Errors and Omissions			NXTPFR44PQ-00-GL	08/29/2025	08/29/2026	Aggregate:	\$20,000.00
DESC	DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)								
Drog	of of	Insurance.							
PIOC	וט ונ	ilisulance.							

<b>0</b> -0-				
CHRI	11-10	: A I I	- H()	I DFR

XT Elite services llc 1910 Sheridan Dr Saint Augustine, FL 32084

# LIVE CERTIFICATE 国際統領

Click or scan to view

#### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

#### PROPOSAL

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns 101 Marketside Avenue Unit 404, #181 Ponte Vedra Beach, FL 32081 (904) 999-0110



https://humbugholidaylighting.com/staugustine-fl/

#### **Billing Address**

Cordova Palms Community Development District POC-Jeff Johnson 475 W Town Pl Suite 114 St. Augustine, FL 32092 (904) 660-3669 (Mobile) ijohnson@rmsnf.com

#### Service Address

Cordova Palms Community Development District POC-Jeff Johnson Cordova Palms Parkway Saint Augustine, FL 32095 (904) 660-3669 (Mobile)

Date	February 26, 2025
Total	\$7,568.00

This proposal expires on 9/22/2025

Prepared by Josh Ambrose (h1@humbugholidaylighting.com)

#### NOTES

Our holiday lights service provides you with professional grade, custom cut, energy efficient LED lights that last twice as long as standard lights. This estimate includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown.

We offer a **10% Early Install Discount** to customers who accept their proposal, pay the 50% deposit and install lights before Nov 1st. Lights can be turned on at a later time, if desired. **Many of our HOAs take advantage of this offer in order to get more lighting for their budget.** 

In addition to our Early Install Discount, we also offer a **3-year and 5-year agreement discount**. If you would like to take advantage of our 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

3-year Contract: 5% each year

### PROPOSAL

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns 101 Marketside Avenue Unit 404, #181 Ponte Vedra Beach, FL 32081 (904) 999-0110



https://humbugholidaylighting.com/staugustine-fl/

### **Billing Address**

Cordova Palms Community Development District POC-Jeff Johnson 475 W Town Pl Suite 114 St. Augustine, FL 32092 (904) 660-3669 (Mobile)

ijohnson@rmsnf.com

#### Service Address

Cordova Palms Community Development District POC-Jeff Johnson Cordova Palms Parkway Saint Augustine, FL 32095 (904) 660-3669 (Mobile)

Date	February 26, 2025
Total	\$1,122.00

This proposal expires on 9/22/2025

Prepared by Josh Ambrose (h1@humbugholidaylighting.com)

## NOTES

Our holiday lights service provides you with professional grade, custom cut, energy efficient LED lights that last twice as long as standard lights. This estimate includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown.

We offer a **10% Early Install Discount** to customers who accept their proposal, pay the 50% deposit and install lights before Nov 1st. Lights can be turned on at a later time, if desired. **Many of our HOAs take advantage of this offer in order to get more lighting for their budget.** 

In addition to our Early Install Discount, we also offer a **3-year and 5-year agreement discount**. If you would like to take advantage of our 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

3-year Contract: 5% each year

Select

Select

# This proposal contains 1 option. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
HOA/CDD	Holiday Lighting for HOA/CDD	
■ Putting Green Palms		\$1,122.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
	Putting Green Palms	\$1,122.00
	Subtotal	\$1,122.00
	Tax	\$0.00
	Total	\$1,122.00

#### FINANCING

## Split the cost into easy monthly payments with **wisetack**

From \$51.21/month at 8.90% APR for 24 months, totaling \$1228.96\*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

## Click here to see monthly payment options

\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See http://www.wisetack.com/lenders. See additional terms at http://www.wisetack.com/fags.

### PICTURES

Select

Select

# This proposal contains 5 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
HOA/CDD	Holiday Lighting for HOA/CDD	
Amenity Center Roofline		\$2,800.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
Amenity-Front Palms		\$1,024.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
Front Palms Parking Lot		\$1,152.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Entrance Monument		\$1,280.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit LED Wreath, Warm White	
24" Red Bow-Commercial Grade	24" Red Bow w/Gold Trim	
■ Entrance Monument Palms		\$1,312.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
	Amenity Center Roofline	\$2,800.00
	Amenity-Front Palms	\$1,024.00

Entrance Monument	\$1,280.00
Entrance Monument Palms	\$1,312.00
Front Palms Parking Lot	\$1,152.00
Subtotal	\$7,568.00
Tax	\$0.00
Total	\$7,568.00
	Entrance Monument Palms  Front Palms Parking Lot  Subtotal  Tax

## FINANCING

## Split the cost into easy monthly payments with wisetack

From \$243.84/month at 9.90% APR for 36 months, totaling \$8778.34\*.

- Instant decision
- No hidden fees
- · Checking eligibility does not impact your credit score

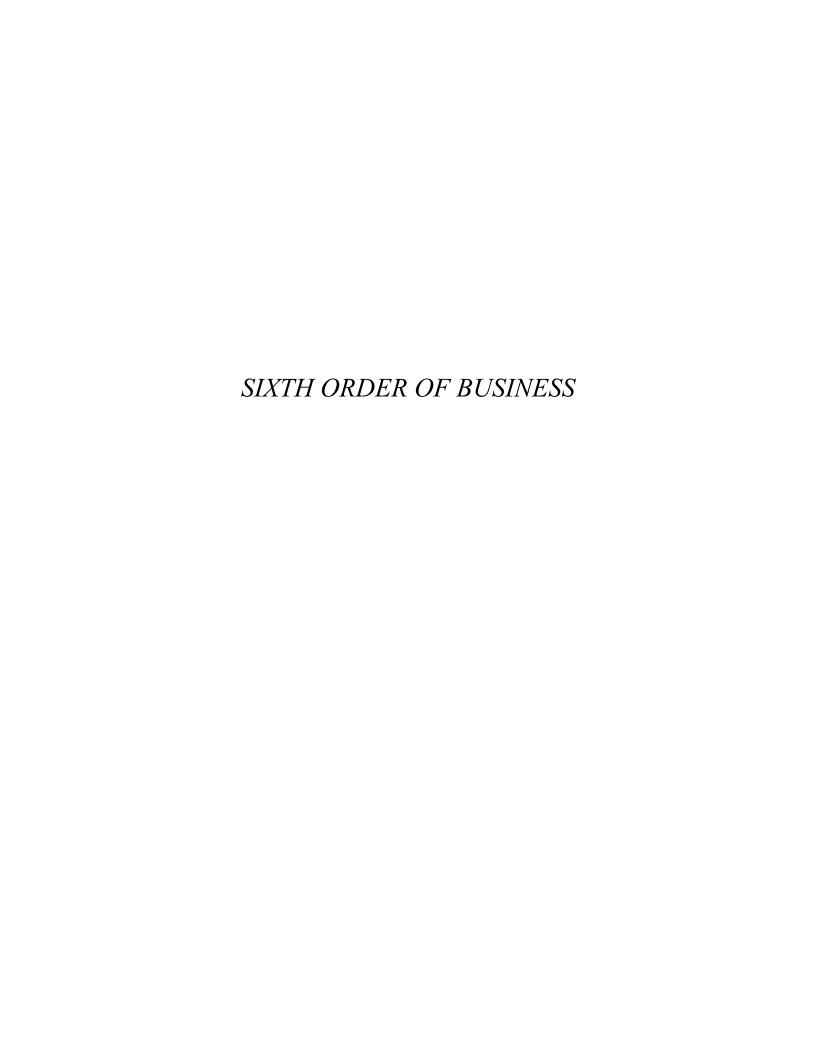
Click here to see monthly payment options

\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See http://www.wisetack.com/lenders. See additional terms at http://www.wisetack.com/fags.

## PICTURES







*C*.

# CORDOVA PALMS CDD

## **REQUISITION SUMMARY**

# Cordova CDD 2022-2 Bonds-Acquisition and Construction Account 126173

# **September 10, 2025**

<u>Date of</u> <u>Requisition</u>	Req#	<u>Payee</u>	Reference			QUISITION FOTAL
			022-2 Bonds-Acquisition and Construction Account 118690 FOR RATIFICATION			
7/21/2025	83	ETM	Public Facilities Report (WA#14) - Invoice 217999 (January 2025)		\$	1,688.50
1/15/2025	82	ETM	Cordova Palms Phase 3 CEI Services (WA#7) Invoice 217513 (December 2024)	\$ 415.26	6	1,181.76
			Public Facilities Report (WA#14) - Invoice 217520 (December 2024	\$ 766.50	9	1,101.70
			Cordova CDD 2022-2 Bonds-Acquisition and Construction Account FOR APPROVAL		\$	2,870.26

**TOTAL REQUISITIONS TO BE RATIFIED AT Septmber 10, 2025 CDD MEETING** 

2,870.26



## 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

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Daniel Laughlin District Manager



**Community Development District** 

Field Operations & Amenity Management Report

September 10<sup>th</sup> 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 September 10th, 2025

To: Board of Supervisors

From: Jeff Johnson

Field Operations Manager

Taylor Harvey Amenity Manager

RE: Cordova Palms Field Operations & Amenity Management Report – September 10th, 2025

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



## **Amenity Management Updates**

- We hosted two food trucks for Labor Day weekend—one savory option (Rolling Fatty's) and one sweet option (Mister Softee). The event went well and gave residents a fun way to celebrate.
- This Saturday, we are hosting a Neighborhood Market featuring resident vendors. The event will be paired with Coffee on the Veranda starting at 10 AM. This provides residents an opportunity to showcase their talents and support their neighbors.
  - Beverage cart, Custom made earrings, Real Estate agents, loan officers, life coaches, and crafts with character.
- ➤ I created a Welcome Packet to assist with communication between renters and the CDD. This has been shared with AMH to help with issuing key cards and any resident questions. I also provide this packet to all new homeowners to ensure consistent communication and a smooth transition into the community.
  - Information in the packet includes contact information, CDD website, Trash and recycling information, mailbox key information, HOA contact information, a resident FAQ section and an alligator awareness page.



## **Weekly Maintenance**

## Listed below are weekly maintenance responsibilities:

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

# **Completed Projects**

- ➤ Mainline Irrigation repair is complete.
- Pool expansion joint was repaired.
- > GFCI plugs were replaced on pool deck and Veranda.
- ➤ 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.
- GMS added signage to the dog park stating "For Residents Only"
  - ✓ Photos of completed projects are displayed below. Please follow up with management for any questions.

# **Completed Projects**



Pool Expansion Repair



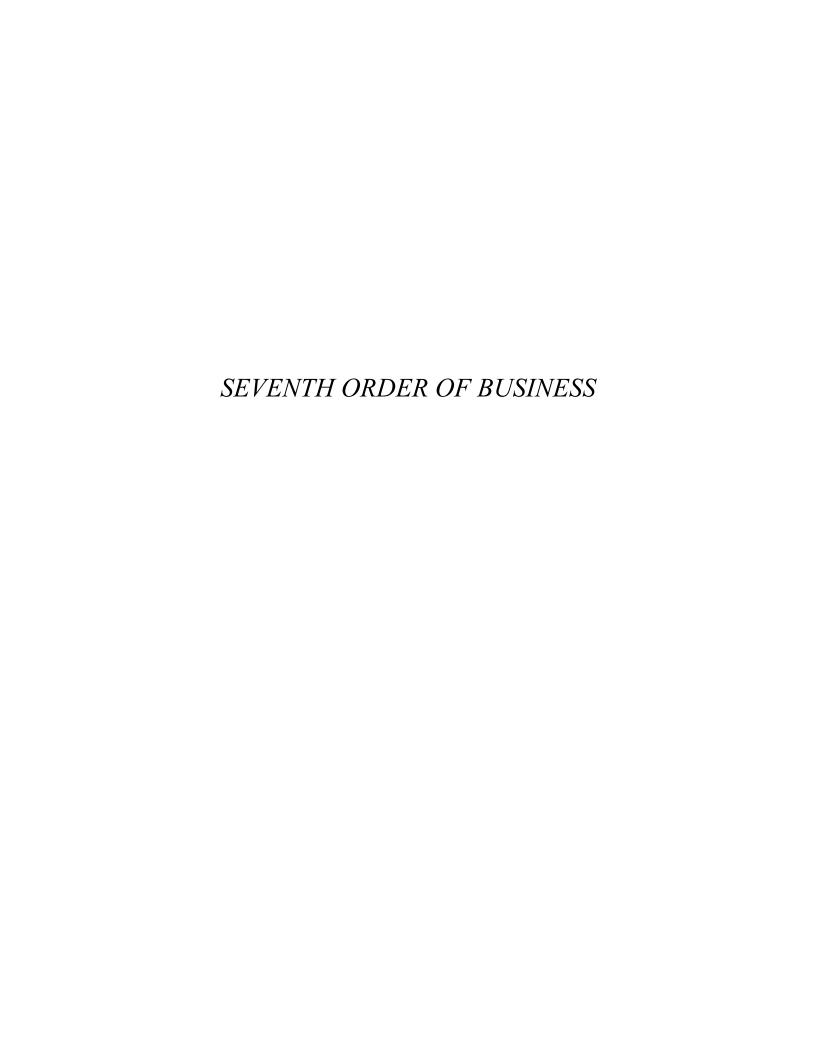
Mainline Irrigation Repair



Signage on Dog Park gates

# **Conclusion**

For any questions or comments regarding the above Information, contact Jeff Johnson, Manager of Operations, at <a href="mailto:jjohnson@rmsnf.com">jjohnson@rmsnf.com</a> or Taylor Harvey, Amenity Manager, at <a href="mailto:cordovapalmsmanager@gmsnf.com">cordovapalmsmanager@gmsnf.com</a>



A.

Community Development District

Unaudited Financial Reporting July 31, 2025



#### **Community Development District**

### Combined Balance Sheet July 31, 2025

	General Fund	1	Debt Service Fund	Сар	nital Project Fund	Go	Totals vernmental Funds
Assets:							
Cash:							
Operating Account	\$ 307,447	\$	-	\$	-	\$	307,447
Due from DS SE 2022-1	-		427		-		427
Due from General Fund	-		27,858		-		27,858
Investments:							
State Board of Administration (SBA)	4,364		-		-		4,364
<u>Series 2021</u>							
Reserve	-		154,700		-		154,700
Interest	-		61		-		61
Prepayment	-		557		-		557
Revenue	-		167,684		-		167,684
Sinking	-		431		-		431
Construction	-		-		2,646		2,646
<u>Series 2022-1</u>							
Reserve	-		58,658		-		58,658
Interest	-		30		-		30
Revenue	-		108,072		-		108,072
Construction	-		-		9,594		9,594
<u>Series 2022-2</u>							
Reserve	-		243,335		-		243,335
Interest	_		124		-		124
Prepayment	-		22,666		-		22,666
Revenue	_		217,817		-		217,817
Construction	-		,		28,195		28,195
Prepaid Expenses	5,567		-		-		5,567
Deposits	3,837		-		-		3,837
Total Assets	\$ 321,215	\$	1,002,420	\$	40,435	\$	1,364,069
Liabilities:							
Accounts Payable	\$ 13,900	\$	-	\$	-	\$	13,900
Due to DS SE 2021	12,744		-		-		12,744
Due to DS SE 2022-1	4,783		-		-		4,783
Due to DS SE 2022-2	10,331		427		-		10,759
Due to Developer	11,610		-		-		11,610
Total Liabilites	\$ 53,368	\$	427	\$	-	\$	53,795
Fund Balance:							
Nonspendable:							
Prepaid Items	\$ 5,567	\$	-	\$	-	\$	5,567
Deposits	3,837		-		-		3,837
Restricted for:							
Debt Service - Series	-		1,001,993		-		1,001,993
Capital Project - Series	-		-		40,435		40,435
Unassigned	258,443		-		-		258,443
Total Fund Balances	\$ 267,847	\$	1,001,993	\$	40,435	\$	1,310,274
Total Liabilities & Fund Balance	\$ 321,215	\$	1,002,420	\$	40,435	\$	1,364,069
Property of Pana Balance	 	Ψ	1,002,120			<b>-</b> ₩	

### **Community Development District**

### **General Fund**

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

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 07/31/25	Thr	u 07/31/25	I	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 466,938	\$	466,938	\$	471,872	\$	4,934
Special Assessments - Direct Bill	86,889		86,889		86,889		-
Interest Income	-		-		639		639
Other Income	-		-		1,440		1,440
Total Revenues	\$ 553,827	\$	553,827	\$	560,840	\$	7,013
Expenditures:							
General & Administrative:							
Supervisors Fees	\$ 6,000	\$	5,000	\$	-	\$	5,000
FICA Expense	459		383		-		383
Engineering	11,000		9,167		4,405		4,762
Arbitrage	1,800		1,500		-		1,500
Attorney	20,000		16,667		6,144		10,522
Annual Audit	7,500		4,800		4,800		-
Assessment Administration	5,618		5,618		5,618		-
Trustee Fees	12,500		12,400		12,400		-
Dissemination	8,427		9,773		9,773		-
Management Fees	53,090		44,242		44,242		0
Website Maintenance	1,685		1,405		1,404		0
Information Technology	2,528		2,107		2,107		0
Telephone	500		417		126		291
Postage	1,500		1,250		901		349
Insurance	5,590		5,590		5,981		(391)
Printing & Binding	500		500		699		(199)
Legal Advertising	2,000		2,000		2,285		(285)
Other Current Charges	300		250		154		96
Office Supplies	150		125		3		122
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 141,323	\$	123,366	\$	101,215	\$	22,151
Operations & Maintenance							
Ground Maintenance:							
Landscape - Maintenance	\$ 145,978	\$	121,648	\$	109,483	\$	12,165
Landscape - Contingency	27,700		23,083		13,443		9,641
Mulch	22,766		18,972		-		18,972
Operations Management	25,000		20,833		6,250		14,583
Lake Maintenance	10,000		8,333		6,570		1,763
Electric	50,000		50,000		57,592		(7,592)
Water/Sewer/Irrigation	20,000		16,667		-		16,667
Repairs & Maintenance	10,000		10,000		35,763		(25,763)
Irrigation Repairs	13,000		10,833		6,172		4,661
Pest Control	2,000		1,667		1,260		407
Total Ground Maintenance	\$ 326,444	\$	282,037	\$	236,533	\$	45,503

### **Community Development District**

#### **General Fund**

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

	,	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	7	/ariance
Amenity Center:								
Amenity Manager	\$	20,000	\$	20,000	\$	43,071	\$	(23,071)
Facility Attendant		-		-		-		-
Insurance		13,300		13,300		35,926		(22,626)
Refuse		4,261		3,551		3,241		310
Gas		3,000		2,500		714		1,786
Janitorial Services		12,000		10,000		10,000		-
Access Cards		2,500		2,083		2,188		(104)
Pool Maintenance		18,000		15,000		15,168		(168)
Pool Chemicals		13,000		10,833		10,833		0
Special Events		-		-		500		(500)
Holiday Decoration		-		-		6,416		(6,416)
Water & Sewer		-		-		18,885		(18,885)
Licenses & Subscriptions		-		-		667		(667)
Fitness Equipment Leasing		-		-		16,525		(16,525)
Total Amenity Center	\$	86,061	\$	77,267	\$	164,133	\$	(86,866)
Total Operations & Maintenance	\$	412,505	\$	359,304	\$	400,667	\$	(41,363)
Total Expenditures	\$	553,827	\$	482,670	\$	501,881	\$	(19,211)
Excess (Deficiency) of Revenues over Expenditures	\$		\$	71,157	\$	58,959	\$	(12,199)
Net Change in Fund Balance	\$		\$	71,157	\$	58,959	\$	(12,199)
Fund Balance - Beginning	\$	-			\$	208,888		
Fund Balance - Ending	\$	-			\$	267,847		

#### **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	16	-	-	639
Other Income	-	-	-	-	-	100	-	350	450	540	-	-	1,440
Total Revenues	\$ 333 \$	2,491 \$	332,715 \$	56,867 \$	15 \$	148,931 \$	16 \$	686 \$	18,230 \$	556 \$	- \$	- \$	560,840
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	569	322	1,178	884	840	358	-	-	-	255	-	-	4,405
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	-	-	-	-	-	1,500	-	-	12,400
Dissemination	1,452	702	702	1,702	702	702	1,702	702	702	702	-	-	9,773
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	44,242
Website Maintenance	140	140	140	140	140	140	140	140	140	140	-	-	1,404
Information Technology	211	211	211	211	211	211	211	211	211	211	-	-	2,107
Telephone	6	30	-	16	7	10	36	9	-	11	-	-	126
Postage	52	164	30	98	51	80	5	38	6	377	-	-	901
Insurance	5,981	-	-	-	-	-	-	-	-	-	-	-	5,981
Printing & Binding	54	29	59	4	12	29	7	0	80	425	-	-	699
Legal Advertising	-	645	271	-	88	173	-	173	86	849	-	-	2,285
Other Current Charges	-	-	29	-	-	-	-	125	-	-	-	-	154
Office Supplies	0	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 \$	8,896 \$	- \$	- \$	101,215
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	685	-	-	6,570
Electric	4,592	5,499	5,497	5,801	7,848	5,264	5,362	5,401	5,919	6,410	-	-	57,592
Water/Sewer/Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	6,154	904	5,285	1,713	1,296	6,412	249	7,017	3,615	3,119	-	-	35,763
Irrigation Repairs	-	-	-	-	1,233	3,233	356	1,350	-	-	-	-	6,172
Pest Control	-	280	140	-	140	140	140	140	140	140	-	-	1,260
Total Ground Maintenance	\$ 28,297 \$	21,546 \$	26,121 \$	21,291 \$	23,367 \$	27,899 \$	18,957 \$	26,757 \$	31,945 \$	10,353 \$	- \$	- \$	236,533

## **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 \$	6,004 \$	- \$	- \$	43,071
Insurance	35,926	-	-	-	-	-	-	-	-	-	-	-	35,926
Refuse	317	317	317	323	330	329	327	326	326	328	-	-	3,241
Gas	71	-	137	71	71	71	71	71	77	71	-	-	714
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	10,000
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	1,500	-	-	15,168
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	-	10,833
Special Events	-	-	-	-	-	-	-	-	-	500	-	-	500
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	1,774	-	-	18,885
Licenses & Subscriptions	-	-	-	60	82	-	94	-	338	94	-	-	667
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	-	16,525
Total Amenity Center	\$ 43,828 \$	11,584 \$	14,810 \$	10,552 \$	13,010 \$	15,258 \$	13,108 \$	13,841 \$	14,134 \$	14,007 \$	- \$	- \$	164,133
Total Operations & Maintenance	\$ 72,126 \$	33,130 \$	40,931 \$	31,844 \$	36,377 \$	43,157 \$	32,065 \$	40,599 \$	46,079 \$	24,360 \$	- \$	- \$	400,667
Total Expenditures	\$ 97,475 \$	40,358 \$	48,814 \$	46,385 \$	43,930 \$	49,284 \$	38,590 \$	50,421 \$	53,369 \$	33,256 \$	- \$	- \$	501,881
Excess (Deficiency) of Revenues over Expenditures	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(49,735) \$	(35,139) \$	(32,699) \$	- \$	- \$	58,959
Net Change in Fund Balance	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(49,735) \$	(35,139) \$	(32,699) \$	- \$	- \$	58,959

## **Community Development District**

### **Debt Service Fund Series 2021**

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

	Adopted			ated Budget		Actual	
		Budget	Thr	u 07/31/25	Th	ru 07/31/25	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		16,867	11,867
Total Revenues	\$	413,828	\$	413,828	\$	678,788	\$ 264,960
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	\$	(334,272)	\$ (398,430)
Net Change in Fund Balance	\$	64,158	\$	64,158	\$	(334,272)	\$ (398,430)
Fund Balance - Beginning	\$	278,228			\$	670,450	
Fund Balance - Ending	\$	342,386			\$	336,178	

## **Community Development District**

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

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

	Adopted	Prorated Budget		Actual		
	Budget	Thru 07/31/25		Thru 07/31/25		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		7,172	2,172
Total Revenues	\$ 128,497	\$	128,497	\$	234,397	\$ 105,901
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)	\$	(106,409)	\$ (105,695)
Net Change in Fund Balance	\$ (713)	\$	(713)	\$	(106,409)	\$ (105,695)
Fund Balance - Beginning	\$ 168,660			\$	277,524	
Fund Balance - Ending	\$ 167,946			\$	171,115	

## **Community Development District**

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

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

	Adopted Prorated Bu		ated Budget	. Actual			
	Budget	Thr	u 07/31/25	Thr	ru 07/31/25	7	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		13,072		8,072
Total Revenues	\$ 496,023	\$	496,023	\$	581,296	\$	85,273
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	\$	37,316	\$	85,273
Net Change in Fund Balance	\$ 7,043	\$	7,043	\$	37,316	\$	85,273
Fund Balance - Beginning	\$ 209,238			\$	457,384		
Fund Balance - Ending	\$ 216,281			\$	494,699		

## **Community Development District**

## **Statement of Revenues and Expenditures**

## **Capital Projects Funds**

Description	SE	E 2021	SI	E 2022-1	S	E 2022-2
Revenues						
Interest Income	\$	89	\$	323	\$	949
Cost of Issuance		-		-		-
Developer Contributions		-		-		4,418
Unavailable Revenue		-		-		-
Transfer In		-		-		-
Total Revenues	\$	89	\$	323	\$	5,367
<u>Expenses</u>						
Capital Outlay	\$	-	\$	-	\$	4,418
Cost of Issuance		-		-		-
Transfer Out		-		-		-
Total Expenses	\$	-	\$	-	\$	4,418
Excess Revenues (Expenses)	\$	89	\$	323	\$	949
Beginning Fund Balance	\$	2,557	\$	9,271	\$	27,246
Ending Fund Balance	\$	2,646	\$	9,594	\$	28,195

## **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	\$	243,335				
Reserve Fund Balance		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
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TAL 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 August 31, 2025

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	8/12/25	467-474	\$ 18,207.96
	8/19/25	475-478	9,009.64
	8/26/25	479	5.33
Total			\$ 27,222.93

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/31/25 PAGE 1
\*\*\* CHECK DATES 08/01/2025 - 08/31/2025 \*\*\* CORDOVA PALMS - GENERAL

	В	BANK A CORDOVA - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/12/25 00024	8/01/25 2508-CP 202508 320-57200-	44000	*	129.00	
	AUG TRASH SERVICES 8/01/25 2508-CP 202508 320-57200-	44000	*	120.00	
	AUG PET WASTE SERVICES	DOODY DADDY LLC			249.00 000467
8/12/25 00007	7/03/25 220441 202506 310-51300-	31100	*	127.50	
		ENGLAND THIMS & MILLER INC			127.50 000468
8/12/25 00007	7/24/25 220913 202507 310-51300- JUL ENGINEERING SERVICES	31100	*	127.50	
		ENGLAND THIMS & MILLER INC			127.50 000469
8/12/25 00022	8/01/25 1013676 202508 320-57200- AUG LAKE MAINTENANCE	44400	*	685.00	
		FLORIDA WATERWAYS INC			685.00 000470
8/12/25 00011	7/31/25 7249101 202507 310-51300-	48000	*	654.80	
	NTC OF BUDGET MEET-8/13 7/31/25 7249101 202507 310-51300-		*	84.96	
	NOTICE OF MEETING-7/9/25 7/31/25 7249101 202507 310-51300-		*	109.44	
	NOTICE OF MEETING-8/13/25	GANNETT MEDIA CORP DBA GANNETT FL			849.20 000471
8/12/25 00001	7/31/25 107 202507 320-57200-	45110	*	3,920.41	
	UUD FACIBITI ATIENDANT	GOVERNMENTAL MANAGEMENT SERVICES			3,920.41 000472
8/12/25 00001	8/01/25 103 202508 320-57200-		*	2,083.33	
	AUG CONTRACT ADMIN 8/01/25 103 202508 320-57200-		*	1,083.33	
	AUG POOL CHEMICALS 8/01/25 103 202508 320-57200-		*	1,500.00	
	AUG POOL MAINTENANCE 8/01/25 103 202508 320-57200-	43400	*	1,000.00	
	AUG JANITORIAL SERVICES 8/01/25 103 202508 320-57200-	44000	*	43.56	
	POOL REPAIR - 3/8 TUBING 8/01/25 103 202508 320-57200-	44000	*	887.37	
	POOL REPAIR - CL PROBE	GOVERNMENTAL MANAGEMENT SERVICES			6,597.59 000473
	8/01/25 106 202508 310-51300- AUG MANAGEMENT FEES	34000	*	4,424.17	

CORD CORDOVA PALMS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/31/25

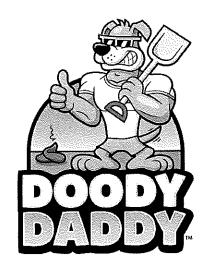
\*\*\* CHECK DATES 08/01/2025 - 08/31/2025 \*\*\*

CORDOVA PALMS - GENERAL
BANK A CORDOVA - GENERAL

BA	ANK A CORDOVA - GENERAL			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
8/01/25 106 202508 310-51300-3	35200	*	140.42	
AUG WEBSITE ADMIN 8/01/25 106 202508 310-51300-3	35100	*	210.67	
AUG INFORMATION TECH 8/01/25 106 202508 310-51300-3	31300	*	702.25	
AUG DISSEMINATION SVCS 8/01/25 106 202508 310-51300-5	51000	*	.42	
OFFICE SUPPLIES 8/01/25 106 202508 310-51300-4	12000	*	42.35	
POSTAGE 8/01/25 106 202508 310-51300-4	12500	*	10.65	
COPIES 8/01/25 106 202508 310-51300-4	11000	*	27.08	
TELEPHONE 8/01/25 106 202508 310-51300-5	54000	*	93.75	
YOUTUBE SUBSCRIPTION-JUL	GOVERNMENTAL MANAGEMENT SERVICES			5,651.76 000474
8/19/25 00001 8/13/25 108 202507 320-57200-4			2,869.64	
JUL REPAIRS & MAINTENANCE			2,809.04	2 060 64 000475
	GOVERNMENTAL MANAGEMENT SERVICES			2,869.64 000475
8/19/25 00013 7/15/25 00252-25 202507 310-51300-3 FY25 TRUSTEE FEE SE2022-2	32300	*	500.00	
7/15/25 00252-25 202507 300-15500-1 FY26 TRUSTEE FEE SE2022-2	10000	*	1,500.00	
FIZO INODIEE FEE SEZUZZ Z	THE BANK OF NEW YORK MELLON			2,000.00 000476
8/19/25 00013 7/15/25 00252-25 202507 310-51300-3		*	1,000.00	
7/15/25 00252-25 202507 300-15500-1	10000	*	3,000.00	
FY26 TRUSTEE FEE SE2022-1	THE BANK OF NEW YORK MELLON			4,000.00 000477
8/19/25 00027 8/12/25 62100561 202508 320-57200-4		*		
AUG PEST CONTROL SERVICES	TURNER PEST CONTROL, LLC			140.00 000478
8/26/25 00031 8/08/25 28621057 202507 320-57200-4	15200	*	5.33	
JUL GAS SERVICES/FIRE PIT	GAS SOUTH			5.33 000479
	TOTAL FOR BANK			
			•	
	TOTAL FOR REGI	STER	27,222.93	

PAGE 2

CORD CORDOVA PALMS OKUZMUK



August 01, 2025

Invoice No. 2508-CP

Prepared for Carelova Pains 61 Bernaldez Way St. Auditatine, El. 32095

Servicing for - August

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

Pet Waste Stations 2 Stations 1 x week \$120

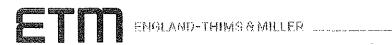
## **RECEIVED**

By Tara Lee at 10:46 am, Aug 07, 2025

COTAL

\$249

1-74



Cordova Palms Community Development District

c/o GMS, LLC

Town Center 1 at World Golf Village 475 West Town Place, Suite 114

St. Augustine, FL 32092

July 03, 2025

Invoice No:

220441

**Total This Invoice** 

\$127.50

Project

22395.02000

Cordova Palms CDD - 2024/2025 General Consulting Engineering Services

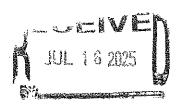
#### Professional Services rendered through June 28, 2025

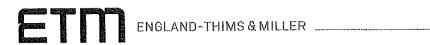
#### Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Mana	ger				
Wild, Scott	6/14/2025	.50	255.00	127.50	
BOS mtg	4				
Totals		.50		127.50	
Total Labor					127.50
Billing Limits		Current	Prior	To-Date	
Labor		127.50	4,150.00	4,277.50	
Limit				11,000.00	
Remaining				6,722.50	
			Total This	Invoice	\$127.50

## **RECEIVED**

By Tara Lee at 9:19 am, Aug 11, 2025





Cordova Palms Community Development District

c/o GMS, LLC

Town Center 1 at World Golf Village 475 West Town Place, Suite 114

St. Augustine, FL 32092

July 24, 2025

Invoice No:

220913

Total This Invoice

\$127.50

Project

22395,02000

Cordova Palms CDD - 2024/2025 General Consulting Engineering Services

(WA#15)

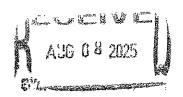
#### Professional Services rendered through July 19, 2025

#### Labor

			Hours	Rate	Amount	
Senior Engi	neer/Senior Project Ma	nager				
Wild, So	· ·	7/19/2025	.50	255.00	127.50	
coe	ordination with Daniel	on tree				
	Totals		.50		127.50	
	Total Labor					127,50
Billing Limits			Current	Prior	To-Date	
Labor			127.50	4,277.50	4,405.00	
Limit					11,000.00	
Remain	ning				6,595.00	
				Total This	Invoice	\$127.50
Outstanding In	voices					
-	Number	Date	Balance			
	220441	7/3/2025	127.50			
	Total		127.50			
				Total No	w Due	\$255.00

**RECEIVED** 

By Tara Lee at 9:19 am, Aug 11, 2025



## Invoice

Florida Waterways, Inc.

3832-010 Baymeadows Road PMB 379 Jacksonville, FL 32217 904.801.LAKE (5253) www.FloridaLake.com Date: Invoice No.: Due Date: 08/01/2025 1013676 08/31/2025

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

(0)(4)	Mone	Discontinuos		
1	Recuring Monthly Service	Aquatic Weed and Algae Control	\$685.00	\$685.00
		Approved 8/5/25 Jeff Johnson Lake Maintenance 001.320.57200.44400  RECEIVED By Tara Lee at 11:01 am, Aug 05, 2025		

Total \$685.00

Balance Due \$685.00

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

Thank You For Your Business!



NUUVU	I I IVANIE	CHANALIN III	THE SHAREST STATE OF THE SHARE	
Cordova I	762049	07/31/25		
INVOICE#	INVOICE PERIOD	CURRENT INVOI	CETOTAL	
0007249101	Jul 1- Jul 31, 2025	\$849.20		
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*	
\$0.00	\$0.00	\$849.20	)	

#### BILLING ACCOUNT NAME AND ADDRESS

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

#### 

#### PAYMENT DUE DATE: AUGUST 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 involced or paid must be submitted in writing to Publisher within 30 days of the involce date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Save A Tree! 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.

Date	Description	Amount
7/1/25	Balance Forward	\$258.96
7/3/25	PAYMENT - THANK YOU	-\$172.64
7/29/25	PAYMENT - THANK YOU	

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/17/25	SAG St Augustine	11486782	Notice of Budget Hearing and		1	2.0000 x 20	\$654.80
	Record		BOS Mtg			in	

Package Advertising:

Start-End Date Order Nu	mber Product	Description	PO Number	Package Cost
<b>7/2/25</b> 11413929	SAG St Augustine Record	PUBLIC NOTICE		\$84.96
<b>7/24/25</b> 11486538	SAG St Augustine Record	Cordova Hearing 8/13	Cordova Hearing 8/13	\$109.44

## **RECEIVED**

By Tara Lee at 2:41 pm, Aug 11, 2025

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

Total Cash Amount Due	\$849.20
Service Fee 3.99%	\$33.88
*Cash/Check/ACH Discount	-\$33.88
*Payment Amount by Cash/Check/ACH	\$849.20
Payment Amount by Credit Card	\$883.08

#### PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT ACCOUNT NAME **ACCOUNT NUMBER** INVOICE NUMBER **AMOUNT PAID** Cordova Paims Cdd 762049 0007249101 CURRENT 30 DAYS 60 DAYS 90 DAYS 120+ DAYS UNAPPLIED TOTAL CASH AMT DUE\* DUE PAST DUE PAST DUE PAST DUE PAST DUE PAYMENTS. \$849.20 \$0.00 \$0.00 \$0.00 \$849.20 REMITTANCE ADDRESS (Include Account# & Invoice# on check) TO PAY BY PHONE PLEASE CALL: TOTAL CREDIT CARD AMT DUE 1-877-736-7612 \$883.08 Gannett Florida LocaliQ PO Box 631244 To sign up for E-mailed invoices and online payments please contact Cincinnati, OH 45263-1244 abgspecial@gannett.com

## LOCALIQ

#### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/17/2025

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 07/17/2025

Legal Cle

Notary, State of WI, County of Brown

8 25 26

My commission expires

**Publication Cost:** 

\$654.80

Tax Amount:

\$0.00 \$654.80

Payment Cost: Order No:

11486782

# of Copies:

Customer No:

762049

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin CORRIGATORS AS COMMUNICATION DEVELOPMENT DISTRICT

MOBRE OF THE REPUBLISHED OF CONSIDER OF THOSPON OF HIGH SPECIAL PROPERTY OF THE STREAMS INCOMING HIGH SPECIALISM OF THE MOBEL SAN MAN PARKETS LAFTEN ASSESSIANTS, AMPRING OF THE STREAMS HIGH, AND THE LAFA, TRIBLETTON, AND EXTOREMENTS OF THE SOME AND MODES OF THE STREAMS AND STREAMS OF THE SOME AND MODES OF THE STREAM OF THE STREAMS OF THE SOME

The Board of Supervious "Board" for the Cordoor Pains Community Boarkquized Boarns "Hidrict" will fold the following pitchs lootings in discussion meeting

August of 2015

Trues of 2025
Trues of Augustus August Authority
State Casa Code Man
St. Augustus Abdulla Stays

The first public bearing is being held generated to Chapter, gife. Provide Statistics for receive public configuration and objections on the Institute proposed barder. Temporal binding of first her ready on the Institute proposed barder. Temporal binding of first her ready on the camerage tributer. I wisk, and we've the proposed barder. Temporal binding of first her ready on the camerage and the same at least the first proposed between the part of the first her same at least the proposed beautiful to the explaint of an exception of the camerage and health beautiful exception of the provide her the beautiful the application of the camerage and the same at least the part of the camerage and the same at least the construction of the provide her and her visited the complete at many different parts of the provide her and her visited to construct a terminal support of her the read of the same and her visited to compute a terminal support of her the first terminal consideration of the left beautiful from the provide are such a provide a consideration.

Discripting of Assessments
The brain's measure 1984. Version of the plant property within the Berleit for the process of media for the high Security administrative, or totalism, and nominism or bright. A description of the occurs to be tooked by the 1984 version of an after plant in the improved all knowledge from the 1984 version of an after plant in the improved as knowledge from the 1984 version of an after plant in the improved described from the 1984 version of the popular potentials adjust to the proposal of 1894 version of the VIII of the popular potentials adjust to the proposal of 1894 version of the description of the VIII version of the description of the VIII version of the description of 1894 version of the leading of the learning.

		i'nit.	Proposed (IAA) Assessment For Unit including suffection code, early payment discounts)
1	Re-Mentai Fast	7:1.1	81.087.89

Residential both Tall School Services of the Company of the Compan

The proposed ONA Accessions in stated in their collection coles and or early program through simpsect has observed as every most effect in the best plant. Cataly "Feoto," The Lithe on the Lee Idi. Narmore, provide to Section 1972; 455-666, "Supply States, the tien amount shall serve as the "maximum their amount of the form of the proceedings of the probability of the "maximum their amount of the form of the proceedings on their probability of the

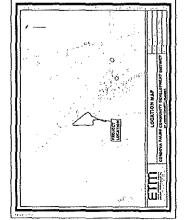
presenting with the present that the present of the County Tax Cultator collect the 1983. Accordance imposed on certain developed property and will druckly office the 1984. Accordance imposed on certain developed property for a situation of the present of the present of the present of the property of

Additionally the latest a significance in the problem and will be problem from the problem and will be problem and the problem and will be problem and the problem and the problem and the proposal Budger, proposed another principles of the Proposal Budger, proposed another problem and the appears from the problem and the problem and

Any person requiring special recommendations at the public hearings or meeting become of a dishibity or physical requirimate deshall contact the Bright Massacri (1986) of the factividate. A lamon patter the public learning and meeting. If you are hearing or special impaired, please contact the Double help special who though graders in the state of the public learning and meeting. If you are hearing or special impaired, please contact the Double help specials in though graders in the state of the public of 1980 of the public of t

Place (note that all attented property sources have the right to appear at the profile fronting, and macking, and may also life written objections with the profile fronting terms and macking and may also life written objections of this fronting terms of the profile fronting terms and the proceedings of the processing of the processing terms and the proceedings of the processing the process

District Manager



## LOCALIO

#### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### AFFIDAVIT OF PUBLICATION

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

#### STATE OF WISCONSIN, COUNTY OF BROWN

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

#### 07/02/2025

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 07/02/2025

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$84,96

Tax Amount:

\$0.00

Payment Cost:

\$84.96

11413929

# of Copies:

Customer No:

Order No:

762049

PO#:

#### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMU-NITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting 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. The purpose of the meeting is to review monthly financial reports, staff reports, and to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental Management Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph. (904) 940-5850, and email dlaughlin@gmsnf.com ("District Manager's Office"), and is also available on the District's website,

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice). for 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 verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Daniel Laughlin District Manager

## LOCALIO

#### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/24/2025

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 07/24

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$109.44

Tax Amount:

\$0.00

Payment Cost:

\$109.44

11486538

# of Copies:

Order No: Customer No:

762049

PO #:

Cordova Hearing 8/13

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN **Notary Public** State of Wisconsin

CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
PROPOSED BUDGET(5); AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board")
of the Cardova Palms Community
Development District ("District")
will hold a public hearing and
regular meeting as follows:
DATE: August 13, 2025
TIME: 11:00 a.m.
LOCATION: SI. Augustine Airport
Authority
470 Cene Cale Man.

TIME: 11:00 p.m.
LOCATION: SI. Augustine Airport
Authority
4730 Casa Cola Way
4730 Casa Cola Way
51. Augustine, Florido 32095
The purpose of the public hearing is
to receive comments and objections
on the adoption of the District of
proposed budget(s) for the fiscol
year beginning October 1, 2025, and
ending September 30, 2026
("Proposed Budget"). A regulor
Boord meeting of the District will
also be held at the obove time where
the Board mave consider any other
business that may properly come
before it. A copy of the agenda and
Proposed Budget may be obtained
at the offices of the District Manager, Governmental Management Services, 475 West Town
Place, Suite 114, SI. Augustine,
Florido 32092, (901) 940-5850
("District Managers Office"),
during normal business hours, or by
visiting the District's website of
https://cordovopalmscdd.com.
The public hearing and meeting are
open to the public ond will be
conducted in accordance with the
provisions of Florido low. The public
hearing and/por meeting may be
continued in progress to a date, time
certain, and place to be specified on
the record at the public hearing
and/por meeting. There may be occosions when Board Supervisors or
District Staff may participate by
speaker telephone.
Any person resulting special occommodulous at the public hearing or

District Staff may participate by speaker telephone.

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

Each person who decides to appeal only decision made by the Boord with respect to any matter considered all the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person moy need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Monager

Pub: 377-2425 #11486538

District Monager Pub: 07/24/25 #11486538

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

## Invoice

Invoice #: 107
Invoice Date: 7/31/25

Due Date: 7/31/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through July 2025	147.94	26.50	3,920.41
		4100 - 100	
		The second secon	
alison Morsing 8-12-25			

## RECEIVED

By Tara Lee at 10:05 am, Aug 12, 2025

Total	\$3,920.41
Payments/Credits	\$0.00
Balance Due	\$3,920.41

#### **CORDOVA PALMS CDD**

#### **POOL MONITOR**

Qty./Hours	Description	E	Rate	Amount
147.94	Facility Attendant	\$	26.50	\$ 3,920.41
	Covers July 2025			
	TOTAL DUE:			\$ 3,920.41

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

<u>Date</u>	<u>Hours</u>	Employee	Description
7/1/25	4	T.H.	Completed daily checklist, returned calls and emails
7/2/25	4	C.T.	Completed daily checklist, returned calls and emails
7/3/25	4	C.T.	Completed daily checklist, returned calls and emails
7/4/25	4	C.T.	Completed daily checklist, returned calls and emails
7/5/25	6.12	C.T.	Completed daily checklist, returned calls and emails
7/6/25	6.13	C.T.	Completed daily checklist, returned calls and emails
7/7/25	4	T.H.	Completed daily checklist, returned calls and emails
7/8/25	4	T.H.	Completed daily checklist, returned calls and emails
7/9/25	4	T.H.	Completed daily checklist, returned calls and emails
7/10/25	4	T.H.	Completed daily checklist, returned calls and emails
7/11/25	4	T.H.	Completed daily checklist, returned calls and emails
7/12/25	6.13	C.T.	Completed daily checklist, returned calls and emails
7/13/25	6.13	C.T.	Completed daily checklist, returned calls and emails
7/14/25	4	T.H.	Completed daily checklist, returned calls and emails
7/15/25	4	T.H.	Completed daily checklist, returned calls and emails
7/16/25	4	T.H.	Completed daily checklist, returned calls and emails
7/17/25	4	T.H.	Completed daily checklist, returned calls and emails
7/18/25	4	T.H.	Completed daily checklist, returned calls and emails
7/18/25	0.38	C.T.	Completed daily checklist, returned calls and emails
7/19/25	6.13	C.T.	Completed daily checklist, returned calls and emails
7/20/25	6.13	C.T.	Completed daily checklist, returned calls and emails
7/20/25	1.43	L.A.	Pool Event - set up, assist and clean up
7/21/25	4	T.H.	Completed daily checklist, returned calls and emails
7/22/25	4	T.H.	Completed daily checklist, returned calls and emails
7/23/25	4	T.H.	Completed daily checklist, returned calls and emails
7/24/25	4	C.T.	Completed daily checklist, returned calls and emails
7/25/25	4	C.T.	Completed daily checklist, returned calls and emails
7/26/25	6.13	C.T.	Completed daily checklist, returned calls and emails
7/27/25	6.13	C.T.	Completed daily checklist, returned calls and emails
7/28/25	4	T.H.	Completed daily checklist, returned calls and emails
7/29/25	4	T.H.	Completed daily checklist, returned calls and emails
7/30/25	4	T.H.	Completed daily checklist, returned calls and emails
7/31/25	4	T.H.	Completed daily checklist, returned calls and emails
7/31/25	5.1	L.A.	Completed daily checklist, returned calls and emails

GRAND TOTAL 147.94

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

## **Invoice**

Invoice #: 103 Invoice Date: 8/1/25

Due Date: 8/1/25

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 - August 2025 Pool Chemicals -August 2025 Pool Maintenance - August 2025 Janitorial - August 2025 Pool Repair - 3/8 Tubing Pool Repair - CL Probe for Cat Controller	Hours/Qty	2,083.33 1,083.33 1,500.00 1,000.00 43.56 887.37	2,083.33 1,083.33 1,500.00 1,000.00 43.56 887.37

**RECEIVED** 

By Tara Lee at 10:41 am, Aug 07, 2025

Total	\$6,597.59
Payments/Credits	\$0.00
Balance Due	\$6,597.59

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

## Invoice

Invoice #: 106
Invoice Date: 8/1/25

Due Date: 8/1/25

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 - August 2025  Website Administration - August 2025  Information Technology -August 2025  Dissemination Agent Services - August 2025  Office Supplies  Postage  Copies  Felephone  AMEX Purchase - Youtube TV Subscription July 2025		4,424.17 140.42 210.67 702.25 0.42 42.35 10.65 27.08 93.75	4,424.17 140.42 210.67 702.25 0.42 42.35 10.65 27.08 93.75
RECEIVED			
By Tara Lee at 10:34 am, Aug 07, 2025			
	Total		\$5,651.76

Total	\$5,651.76
Payments/Credits	\$0.00
Balance Due	\$5,651.76

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

## invoice

Invoice #: 108

Invoice Date: 8/13/25 Due Date: 8/13/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
acility Maintenance July 1 - July 31, 2025 laintenance Supplies	47.8	40.00 957.64	1,912.00 957.64
·			
		- Very page of the	
	de la companya de la	in a survive frança in a s	
		eg about agraphic file eggs	
		THE ESCAPATION AND THE PARTY.	
;		poural representation and the	
Approved Jeff Johnson Repairs and Maintenance			
57200.320.46000			
RECEIVED			
By Tara Lee at 11:01 am, Aug 15, 2025			
		ار المارات المارات الدين الدين المارات والمرات والمرات والمرات المارات المرات	The second se

alism Mossing 8-15-25

Total	\$2,869.64
Payments/Credits	\$0.00
Balance Due	\$2,869.64

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/25	8	J.J.	Raked playground, blew leaves and debris off walkways, removed debris from amenity center, pool deck and roadways, straightened and organized
7/7/25	1.5	J.W.	pool deck and patio furniture, checked and changed trash receptacles  Used acetone mineral spirits to wipe off the paint left on fence by the flags, checked and changed trash receptacles
7/9/25	2.28	J.W.	Raked mulch in playground level making it level, cleaned all cobwebs off the amenity center, cleared out lost and found bin, put cones around a broken electrical box to make sure no one would run into it, blew leaves and debris off pool deck, straightened and organized pool deck and patio furniture, checked and changed trash receptacles
7/11/25	1	J.W.	Removed debris from ponds, blew mulch off pool deck, straightened pool deck, checked and changed trash receptacles
7/11/25	3	T.W.	Straightened and organized pool and patio furniture, removed spider webs around amenity center, removed debris from amenity center, playground area and mailboxes, replaced supplies
7/14/25	8.02	A.A.	Repaired pool drain flooded area, replaces GFCI outlet on pool deck, removed cobwebs around amenity center, blew leaves and debris off pickleball courts, raked playground, blew off all mulch from pool deck and amenity center from overnight flooding, straightened and organized pool deck furniture, refilled gym wipes, removed debris around community and roadways
7/18/25	4	T.W.	Straightened and organized pool and patio furniture, checked and change trash receptacles, straightened fitness center, blew leaves off pickleball court and pool deck, reset play area, cleaned mail area, set up maintenance room
7/21/25	8	A.A.	Removed all spider webs around building, raked under swing and around playground, cleaned posts by pool area with scrub pad, straightened and organized pool and patio furniture, blew leaves and debris from all areas surrounding the amenity center, removed debris around pool deck, amenity center, courts and roadways, picked up toys on pool deck, checked and changed trash receptacles
7/25/25	4	T.W.	Wiped down spider webs around amenity building, raked playground area, blew leaves and debris off pool deck, patio, tennis court and golf area, straightened and organized pool and patio furniture, removed debris from street, checked and changed trash receptacles
7/28/25	8	A.A.	Repaired gate connecting dog parks, changed hinge and installed PVC pope, straightened and organized patio and pool furniture, blew leaves and debris off pool deck, patio and covered area, raked playground, removed spider webs around amenity center, removed debris on roadways, restocked gym wipes, checked and changed all trash receptacles at amenity center and mailboxes
TOTAL	47.8		
MILES	0		the service of the boundary of the service of the s

<sup>\*</sup>Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

#### MAINTENANCE BILLABLE PURCHASES

#### Period Ending 8/05/25

DISTRICT CP	DATE	SUPPLIES	PRICE	EMPLOYEE
Cordova Palms				
***************************************	6/23/25	A-Frame Chalkboard Easel	86.94	T.H.
	6/25/25	Wall Mount Key Safe	49.21	T.H.
	6/28/25	Constant Contact Monthly Fee	55.41	T.H.
	6/30/25	Pool Noodles (10)	12.31	T.H.
	6/30/25	Deck Box	109.01	J.J.
	7/2/25	First Aid Kit	44.28	T.H.
	7/6/25	42 Gallon Trash Bags 50ct (2)	73.42	J.J.
	7/7/25	Peloton Monthly Fee	54.51	R.G.
	7/7/25	Ring Central Monthly	47.20	R.G.
	7/11/25	Glade Refills 10ct (2)	40.69	R.G.
	7/11/25	Gym Wipes 4pk	115.81	R.G.
	7/11/25	13 Gallon Trash Bags 90ct (2)	28.37	R.G.
	7/14/25	Broom and Dustpan Set	33.05	R.G.
	7/14/25	15A Weather/Tamper GFCI	21.82	A.A.
	7/30/25	42 Gallon Trash Bags 50ct (2)	73.42	J.J.
	8/4/25	Keys	12,18	J.J.
	8/4/25	Key Rings	3.02	J.J.
	8/4/25	Lanyard	7.31	J.J.
	8/4/25	GFCI	24.90	J.J.
	8/4/25	Cleaner	30.57	J.J.
	8/4/25	Microfiber Towels	34.25	J.J.
			TOTAL \$957.64	



#### INVOICE

For: CORDOVA PALMS COMMUNITY DEVELOPMENT

DISTRICT

393 PALM COAST PARKWAY SW UNIT 4

PALM COAST, FL 32137

**United States** 

The Bank of New York Mellon Trust Company, National

Association

From:

333 South Hope Street Los Angeles, CA, 90071 United States

Invoice Number: 00252-25-0046478

Invoice Date: Jul 15, 2025 Due Date: Aug 14, 2025

Cycle Date: Jul 15, 2025 Legacy Ref#: TXN2233890

Currency: USD

INVOICE Total Payable Amount: 2,000.00 USD

Current Period Subtotal:

2,000.00 USD

Current Period Tax:

0.00 USD

Current Period Total:

2,000.00 USD

Satisfied to Date:

0.00 USD

Balance Due:

2,000.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576. The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:

Check Payment Instructions: The Bank of New York Mellon Corporate Trust Department P.O. Box 392013 Pittsburgh, PA 15251-9013 Please enclose billing stub.

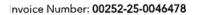
RECEIVED

By Tara Lee at 11:05 am, Aug 14, 2025



#### Details for Cordova Palms Community Development District Special Assessment Revenue Bonds, Series 2022-2

Qua	ntity Rate	Proration	Subtotal	Total (USD)
Flat				
Trustee				
Annual Fee				2,000.00
For the period: Jul 15, 2025 to Jul 14, 2026				
Flat Fee	2,000.00		2,000.00	
Total				2,000.00





Billing Stub

Invoice Number: 00252-25-0046478

Invoice Date: Jul 15, 2025 Cycle Date: Jul 15, 2025

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT



#### INVOICE

For: CORDOVA PALMS CDD

ATTN: Sheryl Fulks 393 Palm Coast Parkway SW Unit 4

Palm Coast, FL 32137

**United States** 

The Bank of New York Mellon Trust Company, National

Association

From:

333 South Hope Street Los Angeles, CA, 90071 United States

Invoice Number: 00252-25-0046584

Invoice Date: Jul 15, 2025

Due Date: Aug 14, 2025

Cycle Date: Jul 1, 2025 Legacy Ref#: TXN2231449

Currency: USD

INVOICE Total Payable Amount: 4,000.00 USD

Current Period Subtotal:

4,000.00 USD 0.00 USD

Current Period Tax: **Current Period Total:** Satisfied to Date:

4,000.00 USD

0.00 USD

Balance Due:

4,000.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576. The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:



Check Payment Instructions: The Bank of New York Mellon Corporate Trust Department P.O. Box 392013 Pittsburgh, PA 15251-9013 Please enclose billing stub.

**RECEIVED** 

By Tara Lee at 11:10 am, Aug 14, 2025



#### Details for Cordova Palms Community Development District Special Assessment Revenue Bonds, Series 2022-1

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,000.00
	1, 2025 to Jun 30, 2026				
Flat Fee		4,000.00		4,000.00	
Total					4,000.00

# **Turner**

Deathon:

[935218]

904-759-8890

Sqn/(बद्धडीन/In//ग्रेस

621005611

08/12/2025

621005611

Cordova Palms CDD

INVOICE:

DATE:

ORDER:

Rich Gray

320 Cordova Palms Pkwy St Augustine, FL 32095-0059

[935218] Bill for

> Cordova Palms CDD 475 W Town Pl

Suite 114

St Augustine, FL 32092-3648

NET 30

Approved 8/15/25 Jeff Johnson

Pest Control 57200.320.45300 08/12/2025

្តវិប៉ាក់-ទូខិប៉ាទ 02:25 PM

CPCM

Commercial Pest Control - Monthly Service

\$140.00

SUBTOTAL TAX

\$140,00 \$0.00

AMT, PAID

\$0,00.

TOTAL

\$140.00

AMOUNT DUE

\$140.00

**RECEIVED** 

By Tara Lee at 1:27 pm, Aug 15, 2025

TECHNICIAN SIGNATURE

Taylor CUSTOMER SIGNATURE

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

Higgshy address kidge the simplectors completion of all services rendered. and agree to just the cost of screwer as greated strong

The Difference is Good.

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

Bill Date:

08/08/25

Plan:

Florida Index Zone 3

Pay Online:

GasSouth.com/pay

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747

Message Center

Invoice Number: 286210572876

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

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

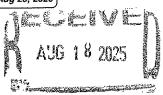
Gas South Account Number	Balance Forward	New Charges	New Charges Due Date	Total Amount Due
2868149020	\$0.00	\$5.33	Aug 28, 2025	\$5.33

**Explanation of Charges** 

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

Approved 8/25/25 Gas 001.320.57200.45200

RECEIVED By Tara Lee at 11:54 am, Aug 25, 2025



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

Meter Start Mete	r End Days of	Therms	Rate per	Gas
	Service	Used	Therm	Charges
07/02/2025 07/31	/2025 30	0,00	0,5540	= 0.00

Copyright @ 2025 Gas South

**建基础工程** 

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

GAS () SOUTH

If address has changed, please check here and complete the information on the back of the remittance slip. 2868149020 Account Number:

> \$5.33 **Total Amount Due** Aug 28, 2025 **Due Date Amount Enclosed**

SP 01 004422 55877 H 22 ASNGLP րվնույնըլուցնվեիոնինիվնիկնիկիուկիհնեցըց CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRIC 475 WEST TOWN PLACE STE 114 ST. AUGUSTINE FL 32092

**GAS SOUTH** PO BOX 530552 ATLANTA GA 30353-0552