# CORDOVA PALMS Community Development District

*OCTOBER 9, 2025* 



# Cordova Palms Community Development District

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

October 2, 2025

Board of Supervisors Cordova Palms Community Development District

Call in #: 1-877-304-9269 Code: 410226

Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled to be held Thursday, October 9, 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 September 10, 2025 Meeting
- IV. Staff Reports
  - A. Landscape Report
  - B. District Counsel
  - C. District Engineer Consideration of Work Authorization No. 16 for Fiscal Year 2026 General Consulting Engineering Services
  - D. District Manager Update on the Fiscal Year 2025 Goals & Objectives
  - E. Operations Manager Report
  - F. Amenity Manager
- V. Financial Reports
  - A. Financial Statements as of August 31, 2025
  - B. Check Register
- VI. Supervisor Requests and Audience Comments

- VII. Next Scheduled Meeting November 13, 2025 at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida
- VIII. 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, **September 10, 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 Gullion	Chairman
Jacquelyn Heflin by phone	Supervisor
Alex Pinto	Supervisor
James Shonkwiler	Supervisor

## Also present were:

Matt Biagetti	District Manager, GMS
Wes Haber by phone	District Counsel, Kutak Rock
Scott Wild by phone	District Engineer, ETM
Taylor Harvey	Amenity Manager, GMS
Jeff Johnson	Operations Manager, GMS
Alican Massina	CMS

Alison Mossing GMS Rich Gray GMS

The following is a summary of the discussions and actions taken at the September 10, 2025, regular meeting of the Board of Supervisors of the Cordova Palms Community Development District.

### FIRST ORDER OF BUSINESS Call to Order

Mr. Laughlin called the meeting to order at 11:00 a.m.

# SECOND ORDER OF BUSINESS Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 13, 2025

Meeting

September 10, 2025 Cordova Palms CDD

A copy of the minutes from the August 13, 2025 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. Gullion, seconded by Mr. Shonkwiler, with all in favor, the minutes of the August 13, 2025 meeting, were approved.

## FOURTH ORDER OF BUSINESS

Acceptance of the Engagement Letter with Grau & Associates for Fiscal Year 2025

Mr. Laughlin presented the engagement letter with Grau & Associates, noting this letter authorizes Grau to begin the auditing process.

On MOTION by Mr. Gullion, seconded by Mr. Shonkwiler, with all in favor, the engagement letter with Grau & Associates was accepted.

## FIFTH ORDER OF BUSINESS

# Consideration of Proposals for Holiday Lighting

Mr. Johnson presented four proposals for installing holiday lighting at the amenity center, the entrance and/or the palm trees around the putting green. Mr. Gray added that if the Board chooses to stay with Humbug, the previous year's vendor, offers a multi-year discount from 3-to-5%.

On MOTION by Mr. Gullion, seconded by Mr. Shonkwiler, with all in favor, the proposals from Humbug Holiday Lighting for both the amenity center and the palm trees totaling \$8,690 were approved.

### SIXTH ORDER OF BUSINESS

# **Staff Reports**

# A. Landscape Report

Mr. Johnson reported that the annual rotation was scheduled for the week following the meeting and 98% of the preserve trees have been felled.

### **B.** District Counsel

There being nothing to report, the next item followed.

# C. District Engineer – Approval of Requisition Summary

September 10, 2025 Cordova Palms CDD

Mr. Wild presented a requisition summary including requisition numbers 82 and 83 totaling \$2,870.26

On MOTION by Mr. Gullion, seconded by Mr. Shonkwiler, with all in favor, the requisition summary was approved.

# D. District Manager – Discussion of the Fiscal Year 2026 Meeting Schedule

Mr. Laughlin asked if the Board would like to make any changes to the fiscal year 2026 meeting schedule.

The Board's consensus was to move the meetings to the second Thursday of each month at 11:00 a.m.

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

# E. Operations Manager – Report

Mr. Johnson stated that he would like to add additional security cameras for a total of \$500. There were no objections from the Board.

## F. Amenity Manager

Ms. Harvey informed the Board that she has created a welcome packet for AMH to hand out to new residents as staff was receiving feedback that AMH residents did not realize they lived in a CDD.

Next, Mr. Laughlin stated that there have been issues with homeowners renting their home out for short-term rentals and giving access cards out to those short-term renters, which is against the CDD's policies. Staff will work on some language to add to the amenity policy document specific to that matter.

# SEVENTH ORDER OF BUSINESS Financial Reports

# A. Financial Statements as of July 31, 2025

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

September 10, 2025 Cordova Palms CDD

# B. Check Register

A copy of the check register totaling \$27,222.93 was included in the agenda package for the Board's review.

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

# EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience Comments** 

Bob Costello asked if the agenda can be sent out to the residents.

Mr. Laughlin responded that the agenda package is posted to the District's website a week prior to the meeting.

Next, Bob Costello stated that there is a tractor trailer parked near county road 312. He asked who he should call since it's not the District's property.

Mr. Laughlin suggested calling the St. Johns County Sheriff's Office non-emergency phone number.

Mr. Shonkwiler asked for an update on a recent amenity suspension.

Ms. Mossing responded that the resident's fob access has been reinstated and staff will continue to monitor the situation.

NINTH ORDER OF BUSINESS

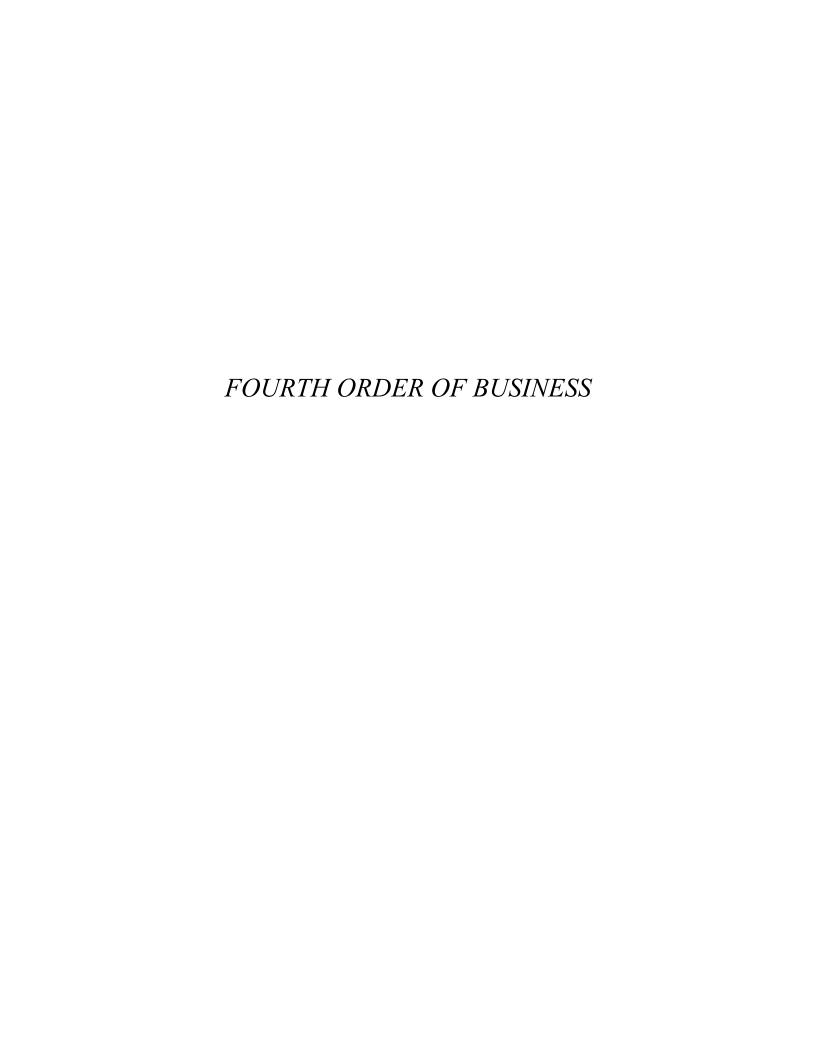
Next Scheduled Meeting – October 9, 2025, at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

## TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman



*C*.

# CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT WORK AUTHORIZATION NO. 16 2025/2026 GENERAL CONSULTING ENGINEERING SERVICES

### Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Cordova Palms Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

- 1. Attending Meetings
- Preparation of Engineering Reports and Studies
- 3. Preparation of Cost Estimates and Budgets
- 4. Technical Support for Community Development District Staff

- 5. Development and Analysis of District Projects
- 6. Operation and Maintenance Inspections
- 7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE......\$11,000.00

## ENGLAND - THIMS & MILLER, INC.

### HOURLY FEE SCHEDULE - 2025

CEO / Chairman / Founder	\$ 475.00	/ Hr.
Executive Vice President	\$ 370.00	/ Hr.
Principal - Vice President	\$ 305.00	/Hr.
Vice President	\$ 295.00	/ Hr.
Senior Advisor	\$ 325.00	/ Hr.
Senior Engineer / Senior Project Manager	\$ 255.00	/ Hr.
Project Manager / Construction Project Manager		
Director	\$ 210.00	/ Hr.
Engineer		
Assistant Project Manager	\$ 165.00	/ Hr.
Senior Planner / Planning Manager		
Senior Environmental Scientist		
Planner		
CEI Senior Project Engineer		
Senior Construction Representative		
Construction Representative		
CEI Inspector		
Senior Landscape Architect		
Landscape Architect		
GIS Director		
GIS Solutions / Engineer / Manager		
GIS Analyst		
GIS Consultant		
GIS Specialist		
Senior Engineering Designer		
Senior Landscape Designer		
Engineering / Landscape Designer		
Engineering Intern	\$ 150.00	/ Hr.
CADD / GIS Technician		
Project Coordinator / CSS	\$ 120.00	/ Hr.
Administrative Support	\$ 110.00	/ Hr.

<sup>\*</sup> ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Revised December 27, 2024

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Services rendered will commence upon District approval and will be completed on or before September 30, 2026.

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••	QiW. N. Hoo. S.		
Submitted by:	Name	Date: September 8, 2025	_
	England, Thims & Miller, Inc.		
Approved by:		Date:	
	Cordova Palms Community Development District		



**Community Development District** 

Field Operations & Amenity Management Report

October 9th 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 October 9th, 2025

To: Board of Supervisors

From: Jeff Johnson

Field Operations Manager

Taylor Harvey Amenity Manager

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

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



# **Amenity Management Updates**

- Our recent neighborhood Vendor Market was a success. We had a total of seven vendors participate, and the Coffee on the Veranda event that morning saw its largest turnout to date. The market drew steady foot traffic. Feedback from residents has been overwhelmingly positive, and many are eager to participate in another market.
- For the next Coffee on the Veranda, I have planned a Pilates/Yoga fusion class at 9 a.m. and will be having a coffee vendor come out (Lucy's Pastry Shop) with the goal of encouraging even greater resident engagement in both the class and Coffee on the Veranda.
- I've put up our fall decorations around the Amenity Center. A big thank-you to Yellowstone Landscaping, who generously donated hay bales for us to incorporate into the displays.
- > I am working on getting the Chick-fil-a truck out to Cordova Palms on the first Monday or Tuesday of every month.
- We are also planning a Fall Festival to take place on November 15<sup>th</sup>. There will be a bounce house, face painter, food trucks, coffee truck, games, and more!













# Cordova Palms FY26 Events Budget

# BUDGET \$5000

EVENT	ANN	UAL BUDGET	Ac	tual Cost	1/2	Variance	
Fall Festival	\$	1,000.00	\$		\$	1,000.00	November 15th
Holiday Event	\$	1,000.00	\$		\$	1,000.00	December 13th
Spring Fling	\$	1,000.00	\$	-	\$	1,000.00	April
Summer Pool Party (2)	\$	1,200.00	\$	-	\$	1,200.00	June & July
Resident Markets	\$	800.00			\$	800.00	Quarterly
Resident Appreciation	\$		\$		\$	2.1	
	S	5.000.00	\$	-			

# **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**

- Yellowstone Installed new sod on Cordova Palms Pkwy.
- > GMS updated signage around Amenity Center to reflect CDD policies
- GMS Pressure washed Full Amenity Center, Dog Park walkways, Mailbox walkways
- > Christmas Lights are scheduled to be installed on October 24th and 25th
- New Security Camera was installed on the Veranda Area
- ➤ GMS completed lake inspections and removed any debris reachable from the embankment.
- New Bike rack for the putting green area has been installed.
  - ✓ Photos of completed projects are displayed below. Please follow up with management for any questions.

# **Completed Projects**



New Sod on Cordova Palms Pkwy



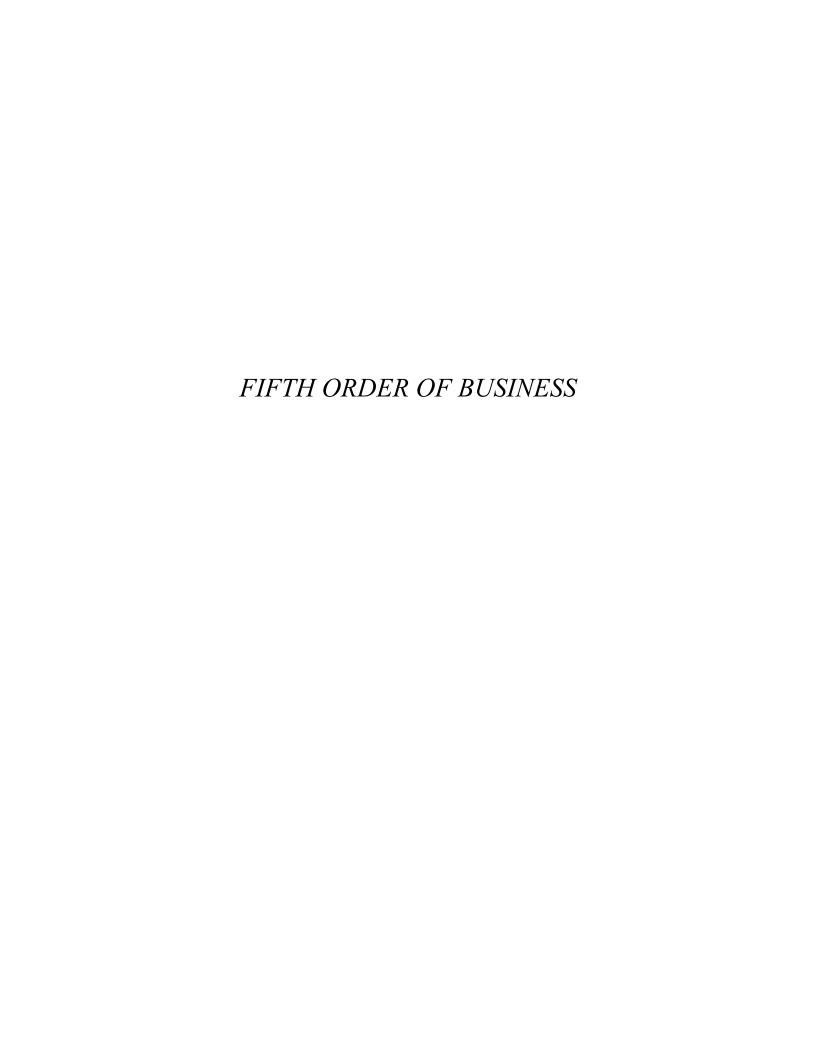
New Camera on Veranda



New Bike Rack installed at putting green

# **Conclusion**

For any questions or comments regarding the above Information, contact Jeff Johnson, Manager of Operations, at <a href="mailto:ijohnson@rmsnf.com">ijohnson@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 August 31, 2025



# Community Development District Combined Balance Sheet August 31, 2025

		General	1	Debt Service	Сар	oital Project		Totals
		Fund		Fund		Fund	Go	vernmental Funds
Assets:								
Cash:								
Operating Account	\$	280,524	\$	-	\$	-	\$	280,524
Due from DS SE 2022-1	•	200,021	Ψ.	427	•		4	427
Duc it of the book and the book				127				127
Investments:								
State Board of Administration (SBA)		4,381		-		-		4,381
<u>Series 2021</u>								
Reserve		-		154,700		-		154,700
Interest		-		62		-		62
Prepayment		-		559		-		559
Revenue		-		181,487		-		181,487
Sinking		-		433		-		433
Construction		-		-		2,655		2,655
<u>Series 2022-1</u>								
Reserve				58,658				58,658
		-		•		-		
Interest		-		30		-		30
Revenue		-		113,209		-		113,209
Construction		-		-		9,625		9,625
Series 2022-2								
Reserve		_		243,335		_		243,335
Interest		_		124		_		124
Prepayment		_		22,666				22,666
Revenue		_		228,937		_		228,937
Construction				220,757		28,287		28,287
construction		_		_		20,207		20,207
Prepaid Expenses		5,567		-		_		5,567
Deposits		3,837		-		-		3,837
Total Assets	\$	294,308	\$	1,004,626	\$	40,568	\$	1,339,502
Total Assets	Ą	274,300	Ą	1,004,020	J.	40,300	Þ	1,339,302
Liabilities:								
Accounts Payable	\$	55,906	\$	-	\$	-	\$	55,906
Due to DS SE 2022-2		-		427		-		427
Due to Developer		11,610		-		-		11,610
Total Liabilites	\$	91,845	\$	427	\$	-	\$	92,273
								,
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	5,567	\$	-	\$	-	\$	5,567
Deposits		3,837		-		-		3,837
Restricted for:								
Debt Service - Series		-		1,004,199		-		1,004,199
Capital Project - Series		-		-		40,568		40,568
Unassigned		193,059		-		-		193,059
Total Fund Balances	\$	202,463	\$	1,004,199	\$	40,568	\$	1,247,230
						,		=,= ,= 0 0
Total Liabilities & Fund Balance	\$	294,308	\$	1,004,626	\$	40,568	\$	1,339,502

# **Community Development District**

## **General Fund**

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

	Adopted			ated Budget		Actual			
		Budget		u 08/31/25	Thr	u 08/31/25	Variance		
_									
Revenues:									
Special Assessments - Tax Roll	\$	466,938	\$	466,938	\$	471,872	\$	4,934	
Special Assessments - Direct Bill		86,889		86,889		86,889		-	
nterest Income		-		-		655		655	
Other Income		-		-		1,740		1,740	
Total Revenues	\$	553,827	\$	553,827	\$	561,156	\$	7,329	
expenditures:									
General & Administrative:									
upervisors Fees	\$	6,000	\$	5,500	\$	-	\$	5,500	
TCA Expense		459		421		-		421	
Engineering		11,000		10,083		4,433		5,651	
Arbitrage		1,800		1,650		-		1,650	
attorney		20,000		18,333		6,144		12,189	
annual Audit		7,500		6,875		4,800		2,075	
assessment Administration		5,618		5,618		5,618		-	
'rustee Fees		12,500		12,400		12,400		-	
Dissemination		8,427		8,427		10,475		(2,048)	
lanagement Fees		53,090		48,666		48,666		0	
Vebsite Maintenance		1,685		1,545		1,545		0	
nformation Technology		2,528		2,317		2,317		0	
elephone		500		458		153		305	
ostage		1,500		1,375		943		432	
nsurance		5,590		5,590		5,981		(391)	
Printing & Binding		500		500		709		(209)	
egal Advertising		2,000		2,000		2,385		(385)	
Other Current Charges		300		275		154		121	
Office Supplies		150		138		3		134	
Oues, Licenses & Subscriptions		175		175		175		-	
otal General & Administrative	\$	141,323	\$	132,347	\$	106,900	\$	25,446	
Operations & Maintenance									
round Maintenance:									
andscape - Maintenance	\$	145,978	\$	133,813	\$	133,813	\$	0	
andscape - Contingency		27,700		25,392		22,398		2,994	
Mulch		22,766		20,869		-		20,869	
perations Management		25,000		22,917		6,250		16,667	
ake Maintenance		10,000		9,167		7,255		1,912	
lectric		50,000		50,000		64,147		(14,147)	
Vater/Sewer/Irrigation		20,000		18,333		-		18,333	
epairs & Maintenance		10,000		10,000		39,910		(29,910)	
rrigation Repairs		13,000		11,917		6,172		5,744	
Pest Control		2,000		1,833		1,400		433	
Total Ground Maintenance	\$	326,444	\$	304,240	\$	281,344	\$	22,896	

# **Community Development District**

## **General Fund**

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

	,	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 08/31/25	Thr	u 08/31/25	1	Variance
Amenity Center:								
Amenity Manager	\$	20,000	\$	20,000	\$	49,168	\$	(29,168)
Insurance		13,300		13,300		35,926		(22,626)
Refuse		4,261		3,906		3,652		254
Gas		3,000		2,750		785		1,965
Janitorial Services		12,000		11,000		11,000		-
Access Cards		2,500		2,500		3,594		(1,094)
Pool Maintenance		18,000		16,500		16,668		(168)
Pool Chemicals		13,000		11,917		11,917		0
Special Events		-		-		500		(500)
Holiday Decoration		-		-		6,416		(6,416)
Water & Sewer		-		-		20,773		(20,773)
Licenses & Subscriptions		-		-		761		(761)
Fitness Equipment Leasing		-		-		18,178		(18,178)
Total Amenity Center	\$	86,061	\$	81,872	\$	179,337	\$	(97,465)
Total Operations & Maintenance	\$	412,505	\$	386,113	\$	460,681	\$	(74,569)
Total Expenditures	\$	553,827	\$	518,459	\$	567,582	\$	(49,122)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	35,368	\$	(6,425)	\$	(41,793)
Net Change in Fund Balance	\$	-	\$	35,368	\$	(6,425)	\$	(41,793)
Fund Balance - Beginning	\$	-			\$	208,888		
Fund Balance - Ending	\$	-			\$	202,463		

## **Community Development District**

Month to Month

	0ct	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	16	-	655
Other Income	-	-	-	-	-	100	-	350	450	540	300	-	1,740
Total Revenues	\$ 333 \$	2,491 \$	332,715 \$	56,867 \$	15 \$	148,931 \$	16 \$	686 \$	18,230 \$	556 \$	316 \$	- \$	561,156
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	569	322	1,178	884	840	358	-	-	-	255	28	-	4,433
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	702	-	10,475
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	48,666
Website Maintenance	140	140	140	140	140	140	140	140	140	140	140	-	1,545
Information Technology	211	211	211	211	211	211	211	211	211	211	211	-	2,317
Telephone	6	30	-	16	7	10	36	9	-	11	27	-	153
Postage	52	164	30	98	51	80	5	38	6	377	42	-	943
Insurance	5,981	-	-	-	-	-	-	-	-	-	-	-	5,981
Printing & Binding	54	29	59	4	12	29	7	0	80	425	11	-	709
Legal Advertising	-	645	271	-	88	173	-	173	86	849	100	-	2,385
Other Current Charges	-	-	29	-	-	-	_	125	-	-	-	-	154
Office Supplies	0	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 \$	5,685 \$	- \$	106,900
Operations & Maintenance													
Ground Maintenance:													
Landscape - Maintenance	\$ 12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	12,165 \$	- \$	133,813
Landscape - Contingency	2,689	-	336	997	-	-	-	-	9,421	-	8,955	-	22,398
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations Management	2,083	2,083	2,083	-	-	-	-	-	-	-	-	-	6,250
Lake Maintenance	615	615	615	615	685	685	685	685	685	685	685	-	7,255
Electric	4,592	5,499	5,497	5,801	7,848	5,264	5,362	5,401	5,919	6,410	6,555	-	64,147
Water/Sewer/Irrigation	-		-	-	-		-	-	· -	-	-	-	-
Repairs & Maintenance	6,154	904	5,285	1,713	1,296	6,412	249	7,017	3,615	3,119	4,146	-	39,910
Irrigation Repairs	-	-	-	-	1,233	3,233	356	1,350	-	-	-	-	6,172
Pest Control	-	280	140	-	140	140	140	140	140	140	140	-	1,400
Total Ground Maintenance	\$ 28,297 \$	21,546 \$	26,121 \$	21,291 \$	23,367 \$	27,899 \$	18,957 \$	26,757 \$	31,945 \$	22,518 \$	32,646 \$	- \$	281,344

# **Community Development District**

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:	•	•		•					•	•			<u> </u>
Amenity Manager	\$ 1,821 \$	2,020 \$	1,974 \$	2,083 \$	5,595 \$	6,156 \$	5,704 \$	5,934 \$	5,780 \$	6,004 \$	6,097 \$	- \$	49,168
Insurance	35,926	-	-	-	-	-	-	-	-	-	-	-	35,926
Refuse	317	317	317	323	330	329	327	326	326	328	411	-	3,652
Gas	71	-	137	71	71	71	71	71	77	71	71	-	785
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	11,000
Access Cards	-	-	-	1,563	625	-	-	-	-	-	1,406	-	3,594
Pool Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,668	1,500	1,500	1,500	1,500	-	16,668
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	11,917
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	1,888	-	20,773
Licenses & Subscriptions	-	-	-	60	82	-	94	-	338	94	94	-	761
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	18,178
Total Amenity Center	\$ 43,828 \$	11,584 \$	14,810 \$	10,552 \$	13,010 \$	15,258 \$	13,108 \$	13,841 \$	14,134 \$	14,007 \$	15,204 \$	- \$	179,337
Total Operations & Maintenance	\$ 72,126 \$	33,130 \$	40,931 \$	31,844 \$	36,377 \$	43,157 \$	32,065 \$	40,599 \$	46,079 \$	36,525 \$	47,850 \$	- \$	460,681
Total Expenditures	\$ 97,475 \$	40,358 \$	48,814 \$	46,385 \$	43,930 \$	49,284 \$	38,590 \$	50,421 \$	53,369 \$	45,421 \$	53,535 \$	- \$	567,582
Excess (Deficiency) of Revenues over Expenditures	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(49,735) \$	(35,139) \$	(44,864) \$	(53,219) \$	- \$	(6,425)
Net Change in Fund Balance	\$ (97,142) \$	(37,867) \$	283,901 \$	10,482 \$	(43,915) \$	99,647 \$	(38,574) \$	(49,735) \$	(35,139) \$	(44,864) \$	(53,219) \$	- \$	(6,425)

# **Community Development District**

# **Debt Service Fund Series 2021**

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

	Adopted		Pror	Prorated Budget Actual		Actual	
		Budget	Thr	u 08/31/25	Th	ru 08/31/25	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		17,929	12,929
Total Revenues	\$	413,828	\$	413,828	\$	679,850	\$ 266,022
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	\$	(333,210)	\$ (397,368)
Net Change in Fund Balance	\$	64,158	\$	64,158	\$	(333,210)	\$ (397,368)
Fund Balance - Beginning	\$	278,228			\$	670,450	
Fund Balance - Ending	\$	342,386			\$	337,240	

# **Community Development District**

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

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

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 08/31/25	Thi	ru 08/31/25		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		7,526		2,526
Total Revenues	\$	128,497	\$	128,497	\$	234,752	\$	106,256
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)	\$	(106,054)	\$	(105,341)
Net Change in Fund Balance	\$	(713)	\$	(713)	\$	(106,054)	\$	(105,341)
Fund Balance - Beginning	\$	168,660			\$	277,524		
Fund Balance - Ending	\$	167,946			\$	171,469		

# **Community Development District**

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

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

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 08/31/25	Thr	ru 08/31/25	1	/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		13,861		8,861
Total Revenues	\$	496,023	\$	496,023	\$	582,086	\$	86,063
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	\$	38,106	\$	86,063
Net Change in Fund Balance	\$	7,043	\$	7,043	\$	38,106	\$	86,063
Fund Balance - Beginning	\$	209,238			\$	457,384		
Fund Balance - Ending	\$	216,281			\$	495,489		

# **Community Development District**

# **Statement of Revenues and Expenditures**

# **Capital Projects Funds**

Description	SE 2021		SE	E 2022-1	SE 2022-2	
Revenues						
Interest Income	\$	98	\$	354	\$	1,041
Cost of Issuance		-		-		-
Developer Contributions		-		-		4,418
Unavailable Revenue		-		-		-
Transfer In		-		-		-
Total Revenues	\$	98	\$	354	\$	5,459
<u>Expenses</u>						
Capital Outlay	\$	-	\$	-	\$	4,418
Cost of Issuance		-		-		-
Transfer Out		-		-		-
Total Expenses	\$	-	\$	-	\$	4,418
Excess Revenues (Expenses)	\$	98	\$	354	\$	1,041
Beginning Fund Balance	\$	2,557	\$	9,271	\$	27,246
Ending Fund Balance	\$	2,655	\$	9,625	\$	28,287

# **Community Development District**

# Long Term Debt Report

Series 2021, Special	Assessment Bonds		
Optional Redemption Date:	5	5/1/2031	
Interest Rate:	2.4	1% - 4.0%	
Maturity Date:	5	5/1/2052	
Reserve Fund Definition	5	0% MADS	
Reserve Fund Requirement	\$	154,700	
Reserve Fund Balance		154,700	
Excess funds in the revenue account as of November 2nd	may be used for any lawfu	l purpose	
Bonds outstanding - 2/17/2021		\$	7,980,000
Less: May 1, 2023 (Mandatory)			(165,000)
Less: November 1, 2023 (Prepayment)			(645,000)
Less: May 1, 2024 (Mandatory)			(155,000)
Less: May 1, 2024 (Prepayment)			(595,000)
Less: August 1, 2024 (Prepayment)			(350,000)
Less: November 1, 2024 (Prepayment)			(190,000)
Less: February 1, 2025 (Prepayment)			(390,000)
Less: May 1, 2025 (Mandatory)			(125,000)
Less: May 1, 2025 (Prepayment)			(105,000)
Current Bonds Outstanding		\$	5,260,000

Series 2022-1, Special	Assessment Bonds		
Interest Rate:		4.8% - 5.8%	
Maturity Date:		5/1/2053	
Reserve Fund Definition		50% MADS	
Reserve Fund Requirement	\$	58,658	
Reserve Fund Balance		58,658	
Bonds outstanding - 7/15/2022			\$ 2,325,000
Less: November 1, 2023 (Prepayment)			(185,000)
Less: May 1, 2024 (Mandatory)			(30,000)
Less: May 1, 2024 (Prepayment)			(165,000)
Less: August 1, 2024 (Prepayment)			(110,000)
Less: November 1, 2024 (Prepayment)			(60,000)
Less: February 1, 2025 (Prepayment)			(120,000)
Less: May 1, 2025 (Mandatory)			(25,000)
Less: May 1, 2025 (Prepayment)			(35,000)
Current Bonds Outstanding			\$ 1.595.000

Series 2022-2, Special Assessment Bonds								
Interest Rate:	4.5	% - 5.6%						
Maturity Date:	5,	/1/2053						
Reserve Fund Definition	50	% MADS						
Reserve Fund Requirement	\$ 2	243,335						
Reserve Fund Balance	2	243,335						
Bonds outstanding - 7/15/2022		\$	7,155,000					
Less: May 1, 2024 (Mandatory)			(100,000)					
Less: May 1, 2025 (Mandatory)			(105,000)					
Less: May 1, 2025 (Prepayment)			(55,000)					
Current Bonds Outstanding		\$	6,895,000					

# CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2025 Assessments Receipts Summary

	# O&M UNITS	SERIES 2021	<b>SERIES 2022-1</b>	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	<b>TOTAL RECEIVED</b>
DREAM FINDERS		-	-	224,250.00	86,889.48	311,139.48
TOTAL DIRECT RECEIVED	-	-	-	224,250.00	86,889.48	311,139.48
TAX ROLL DUE / RECEIVED	-	332,564.88	124,801.45	269,591.36	471,871.52	1,198,829.21
TOTAL DUE / RECEIVED	-	332,564.88	124,801.45	493,841.36	558,761.00	1,509,968.69

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

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

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



# **Cordova Palms**

## Community Development District

# **Check Run Summary September 30, 2025**

Fund	Date	Check No.	Amount	
General Fund				
Accounts Payable	9/3/25	480-482	\$	27,858.32
	9/10/25	483-487		16,152.51
	9/16/25	488-491		19,191.50
	9/23/25	492-497		13,677.48
	9/30/25	498-450		1,050.33
Total			\$	77,930.14

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/01/25 PAGE 1
\*\*\* CHECK DATES 09/01/2025 - 09/30/2025 \*\*\* CORDOVA PALMS - GENERAL
BANK A CORDOVA - GENERAL

	BANK A CORDOVA - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	8/31/25 08312025 202508 300-20700-10100	*	12,744.49	
	FY25 D.S ASSMT SE2021  THE BANK OF NEW YORK MELLON			12,744.49 000480
9/03/25 00014	8/31/25 08312025 202508 300-20700-10400	*	4,782.61	
	FY25 D S ASSMT SE2022-1			
0/03/35 00014	THE BANK OF NEW YORK MELLON  8/31/25 08312025 202508 300-20700-10500		10,331.22	
	FY25 D.S ASSMT SE2022-2		·	
	THE BANK OF NEW YORK MELLON			10,331.22 000482
9/10/25 00022	9/01/25 202180 202509 320-57200-44400 SEP LAKE MAINTENANCE	*	685.00	
	FLORIDA WATERWAYS INC			685.00 000483
9/10/25 00011	8/31/25 7301288 202508 310-51300-48000	*	99.92	
	NOTICE OF FY26 MEETINGS  GANNETT MEDIA CORP DBA GANNETT FL			99.92 000484
9/10/25 00001	8/31/25 111 202508 320-57200-45110	*	4,013.96	
	AUG FACILITY ATTENDANT GOVERNMENTAL MANAGEMENT SERVICES			4.013.96 000485
	GOVERNMENTAL MANAGEMENT SERVICES			
9/10/25 00001	SEP CONTRACT ADMIN		2,083.33	
	9/01/25 109 202509 320-57200-44700 SEP POOL CHEMICALS	*	1,083.33	
	9/01/25 109 202509 320-57200-44600 SEP POOL MAINTENANCE	*	1,500.00	
	9/01/25 109 202509 320-57200-43400	*	1,000.00	
	SEP JANITORIAL  GOVERNMENTAL MANAGEMENT SERVICES			5,666.66 000486
9/10/25 00001	9/01/25 110 202509 310-51300-34000	*	4,424.17	
., _,, _,	SEP MANAGEMENT FEES 9/01/25 110 202509 310-51300-35200	*	140.42	
	SEP WEBSITE ADMIN			
	9/01/25 110 202509 310-51300-35100 SEP INFORMATION TECH	*	210.67	
	9/01/25 110 202509 310-51300-31300 SEP DISSEMINATION SVCS	*	702.25	
	9/01/25 110 202509 310-51300-51000 OFFICE SUPPLIES	*	.24	
	9/01/25 110 202509 310-51300-42000	*	5.92	
	POSTAGE			

CORD CORDOVA PALMS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/01/25 PAGE 2

\*\*\* CHECK DATES 09/01/2025 - 09/30/2025 \*\*\* CORDOVA PALMS - GENERAL BANK A CORDOVA - GENERAL

		BA	ANK A CORDOVA - GENERAL			
CHECK VEND# DATE	INV DATE	OICE EXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	9/01/25	110 202509 310-51300-4	12500	*	67.95	
	9/01/25	110 202509 310-51300-4	1000	*	18.22	
	9/01/25	TELEPHONE 110 202509 320-57200-4	16000	*	117.13	
		STENNER TUBE REPLACEMENT	GOVERNMENTAL MANAGEMENT SER	RVICES		5,686.97 000487
9/16/25 00024	9/01/25	2509-CP 202509 320-57200-4	14000	*	129.00	
		SEP TRASH SERVICES 2509-CP 202509 320-57200-4	14000	*	120.00	
		SEP PEST WASTE SERVICES	DOODY DADDY LLC			249.00 000488
9/16/25 00007	9/29/25	221550 202508 310-51300-3	31100	*	27.50	
		AUG ENGINEERING SERVICES	ENGLAND THIMS & MILLER INC			27.50 000489
9/16/25 00036	9/08/25	993493 202507 320-57200-4	14300	*	8,955.00	
		JUL PINE TREE FELLING SVC	YELLOWSTONE LANDSCAPE INC			8,955.00 000490
9/16/25 00036	9/11/25	994746 202509 320-57200-4	14500	*	9,960.00	
		MAINLINE IRRIGATION REPRS	YELLOWSTONE LANDSCAPE INC			9,960.00 000491
9/23/25 00001	9/11/25	112 202508 320-57200-4 AUG REPAIRS & MAINTENANCE	 16000	*	2,966.23	
		AUG REPAIRS & MAINTENANCE	GOVERNMENTAL MANAGEMENT SER	RVICES		2,966.23 000492
9/23/25 00032	9/17/25	I3500347 202509 300-15500-1 FY26 HOLIDAY LIGHTING		*	8,690.00	
		F120 HOLIDAY LIGHTING	HUMBUG HOLIDAY LIGHTING			8,690.00 000493
9/23/25 00034	4/29/25	25-60956 202504 320-57200-4 (125) KEY FOBS		*	781.25	
		(125) REY FOBS	SECURITY ENGINEERING & DESI	IGNS, INC		781.25 000494
9/23/25 00034		25-62060 202507 320-57200-4 (100) KEY FOBS		*	625.00	
		(IOO) VEI LODS	SECURITY ENGINEERING & DESI	IGNS, INC		625.00 000495
9/23/25 00034	9/18/25	25-63155 202509 320-57200-4 CAMERA ADDED-SITTING AREA	6000	*	475.00	
				GNS, INC		475.00 000496

CORD CORDOVA PALMS OKUZMUK

*** CHECK DATES 09/01/2025 - 09/30/2025 *** CORDON	JNTS PAYABLE PREPAID/COMPUTER ( /A PALMS - GENERAL A CORDOVA - GENERAL	CHECK REGISTER	RUN 10/01/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/23/25 00027 9/15/25 62112995 202509 320-57200-45300		*	140.00	
SEP PEST CONTROL SERVICES TUP	RNER PEST CONTROL, LLC			140.00 000497
9/30/25 00030 9/23/25 92325 202509 320-57200-46000	)	*	420.00	
REPL 2 GFCI OUTLETS/LIGHT ALE	FRED W GROVER			420.00 000498
9/30/25 00031 9/09/25 28644241 202508 320-57200-45200		*	5.33	
AUG GAS SERVICES/FIRE PIT GAS	S SOUTH			5.33 000499
9/30/25 00034 9/22/25 25-63160 202509 320-57200-45600		*	625.00	
(100) KEY FOBS	CURITY ENGINEERING & DESIGNS, I	INC		625.00 000500
	MOMAL HOD DANK		77 020 14	
	TOTAL FOR BANK	A A	77,930.14	

CORD CORDOVA PALMS OKUZMUK

# Cordova Palms COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

## **Check Request**

Date	Amount	Authorized By						
August 31, 2025	August 31, 2025 \$12,744.49							
	Payable to:							
	The Bank of New York Melon #14							
Date Check Needed:	Budget Category:							
ASAP	001,300,20700,10100							
	Intended Use of Funds Requested:							
	FY25 Debt Service Assessment SE 202	) 1						
	F 1 23 Deot Service Assessment SE 202	.1						
(Attach supporting documentation for request.)								

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

# Cordova Palms COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

## **Check Request**

Date	Amount	Authorized By						
August 31, 2025	\$4,782.61	Oksana Kuzmuk						
	Payable to:							
	The Bank of New York Melon #	14						
Date Check Needed:	Budget Category:							
ASAP	001.300.20700.10	400						
	Intended Use of Funds Requeste	d:						
	FY25 Debt Service Assessment SE 2	022-1						
		- Administrative						
***************************************								
(Attach supporting documentation for request.)								

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

# Cordova Palms COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

## **Check Request**

Date	Amount	Authorized By						
August 31, 2025	\$10,331.22	Oksana Kuzmuk						
	Payable to:							
	The Bank of New York Melon #14							
Date Check Needed:	Budget Category:							
ASAP	001.300.20700.10500							
	Intended Use of Funds Requested:							
	FY25 Debt Service Assessment SE 2022	2						
111111111111111111111111111111111111111								
**************************************	Amount -							
(Attach supporting documentation for request.)								

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

Florida Waterways, Inc.

3832-010 Baymeadows Road PMB 379 Jacksonville, FL 32217 904.801.LAKE (5253) www.FloridaLake.com Date: Invoice No.: Due Date: 09/01/2025 202180 10/01/2025

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

= ally	Titan	Blesser Highlione	2014) Selfings	Tel(c)
1	Recuring Monthly Service	Aquatic Weed and Algae Control	\$685.00	\$685.00
		Approved 9/3/25 Jeff Johnson Lake Maintenance 001.320.57200.44400  RECEIVED By Tara Lee at 10:04 am, Sep 04, 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!



Γ	ACCOL	ACCOUNT #	INV DATE		
	Cordova	762049	08/31/25		
	INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL		
	0007301288	Aug 1- Aug 31, 2025 \$99.92			
	PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*		
	\$0.00	\$0.00	\$99.92		

#### **BILLING ACCOUNT NAME AND ADDRESS**

Cordova Palms Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649 **PAYMENT DUE DATE: SEPTEMBER 30, 2025** 

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be 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 going to https://gcil.my.site.com/financialservicesportal/s/.

Date	Description	Amount
8/1/25	Balance Forward	\$849.20
	PAYMENT - THANK YOU	-\$849.20
0/13/20	////WIEIT	

#### Package Advertising:

Start-End Date Order Number	Product	Description	PO Number	Package Cost
<b>8/21/25</b> 11584807	SAG St Augustine Record	Annual Mtg Schedule	Annual Mtg Schedule	\$99.92

## RECEIVED

By Tara Lee at 3:28 pm, Sep 05, 2025

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

Total Cash Amount Due Service Fee 3.99% \*Cash/Check/ACH Discount \*Payment Amount by Cash/Check/ACH Payment Amount by Credit Card \$99.92 \$3.99 -\$3.99 \$99.92 \$103.91

## PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUN	NT NAME	ACCOUNT	NUMBER	INVOICE NUMBER		AMOUNT PAID
Cordova l	Palms Cdd	762	:049	00073	301288	
CURRENT	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$99.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99.92
REMITTANCE AD	DRESS (Include Account	& Invoice# on check)	TO PA	AY BY PHONE PLEASE	CALL:	TOTAL CREDIT CARD AMT DUE
				1-877-736-7612		\$103.91
Ga	nnett Florida Loca	aliQ				

PO Box 631244 Cincinnati, OH 45263-1244

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

## LOCALIQ

#### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/21/2025

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 08/21/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$99.92

Tax Amount:

\$0.00

Payment Cost:

\$99.92

Order No:

11584807

# of Copies:

Customer No:

762049

PO#:

Annual Mtg Schedule

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

BOARD OF SUPERVISORS
REVISED MEETING DATES
CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT FOR
FISCAL YEAR 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 Governental Management Services, 475 mental Management Services, 475 West Town Place, Suite 114, St. Augustine, Fiorida 32092 at 10:00 a.m. on the second Wednesday of each month unless otherwise indicated as follows: October 8, 2025

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

April 8, 2026

Ayril 8, 2026

June 10, 2025

June 10, 2025

June 10, 2026

August 12, 2026

August 12, 2026

August 12, 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 22092 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 1-800-955-8770 (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 08/21/25 #11584807

## Governmental Management Services, LLC

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

## Invoice

Invoice #: 111 Invoice Date: 8/31/25

Due Date: 8/31/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
acility Attendant through August 2025	151.47	26.50	4,013.96
	THE THE CONTRACT OF THE CONTRA		
alison Mossing 9-5-25			
0000000			
9-5-25			
	Takal		\$4.012.06

## **RECEIVED**

By Tara Lee at 11:15 am, Sep 05, 2025

Total	\$4,013.96
Payments/Credits	\$0.00
Balance Due	\$4,013.96

#### CORDOVA PALMS CDD

#### POOL MONITOR

Qty./Hours	<u>Description</u>	ř	tate	Amount
151.47	Facility Attendant	\$	26.50	\$ 4,013.96
	Covers August 2025			
	TOTAL DUE:			\$ 4,013.96

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

<u>Date</u>	<u>Hours</u>	Employee	Description
8/1/25	4	T.H.	Completed daily checklist, returned calls and emails
8/2/25	6.13	C.T.	Completed daily checklist, returned calls and emails
8/3/25	6.27	L.A.	Completed daily checklist, returned calls and emails
8/4/25	4	T.H.	Completed daily checklist, returned calls and emails
8/5/25	4	T.H.	Completed daily checklist, returned calls and emails
8/5/25	5.52	L.A.	Completed daily checklist, returned calls and emails
8/6/25	4	T.H.	Completed daily checklist, returned calls and emails
8/7/25	4	т.н.	Completed daily checklist, returned calls and emails
8/8/25	4	T.H.	Completed daily checklist, returned calls and emails
8/9/25	6.13	C.T.	Completed daily checklist, returned calls and emails
8/10/25	6.23	L.A.	Completed daily checklist, returned calls and emails
8/11/25	4	T.H.	Completed daily checklist, returned calls and emails
8/12/25	4	T.H.	Completed daily checklist, returned calls and emails
8/13/25	4	T.H.	Completed daily checklist, returned calls and emails
8/14/25	4	T.H.	Completed daily checklist, returned calls and emails
8/15/25	4	T.H.	Completed daily checklist, returned calls and emails
8/16/25	6.08	C.T.	Completed daily checklist, returned calls and emails
8/17/25	6.3	L.A.	Completed daily checklist, returned calls and emails
8/18/25	4	T.H.	Completed daily checklist, returned calls and emails
8/19/25	4	T.H.	Completed daily checklist, returned calls and emails
8/20/25	4	T.H.	Completed daily checklist, returned calls and emails
8/21/25	4	T.H.	Completed daily checklist, returned calls and emails
8/22/25	4	T.H.	Completed daily checklist, returned calls and emails
8/23/25	6.13	C.T.	Completed daily checklist, returned calls and emails
8/24/25	6.28	L.A.	Completed daily checklist, returned calls and emails
8/25/25	4	T.H.	Completed daily checklist, returned calls and emails
8/26/25	4	T.H.	Completed daily checklist, returned calls and emails
8/27/25	4	T.H.	Completed daily checklist, returned calls and emails
8/28/25	4	C.T.	Completed daily checklist, returned calls and emails
8/29/25	4	C.T.	Completed daily checklist, returned calls and emails
8/30/25	6.13	C.T.	Completed daily checklist, returned calls and emails
8/31/25	6.27	L.A.	Completed daily checklist, returned calls and emails

GRAND TOTAL 151.47

## Governmental Management Services, LLC

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

## Invoice

Invoice #: 109

**Due Date: 9/1/25** 

Case:

Invoice Date: 9/1/25

P.O. Number:

Bill To:

Cordova Palms CDD 475 West Town Place Suite 114

St. Augustine, FL 32092

Contract Administration - September 2025 Pool Chemicals - September 2025 Pool Maintenance - September 2025 Janitorial - September 2025			The same of the sa	2,083.33 1,083.33 1,500.00 1,000.00	2,083.33 1,083.33 1,500,00 1,000.00
			_		
Mison M 9-3-2	owing 5				

RECEIVED

By Tara Lee at 10:09 am, Sep 04, 2025

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

## **Governmental Management Services, LLC**

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

## Invoice

Invoice #: 110
Invoice Date: 9/1/25

Due Date: 9/1/25

Case: P.O. Number:

#### Bill To:

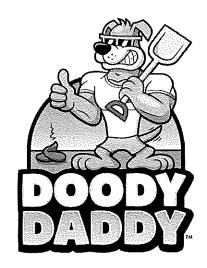
Cordova Palms CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - September 2025 Website Administration - September 2025 Information Technology - September 2025 Dissemination Agent Services - September 2025 Office Supplies Postage Copies Telephone Santoprene Stenner Tube Replacement	Hours/Qty	4,424.17 140.42 210.67 702.25 0.24 5.92 67.95 18.22 117.13	4,424.17 140.42 210.67 702.25 0.24 5.92 67.95 18.22 117.13

## **RECEIVED**

By Tara Lee at 10:05 am, Sep 04, 2025

Total	\$5,686.97		
Payments/Credits	\$0.00		
Balance Due	\$5,686.97		



September 01, 2025

Invoice No. 2509-CP

(Alvajasiras for Claideurs Pallias 184 Beamilias Way St. Augustina L. 127830

DESCRIPTION OF WORK	SPRINTARYS	VISITS	973794.
Servicing for - September			
<ul> <li>Trash Can Maintenance</li> </ul>	3 trash cans	1 x week	\$129
Pet Waste Stations	2 Stations	1 x week	\$120

## **RECEIVED**

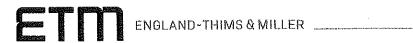
By Tara Lee at 9:59 am, Sep 10, 2025

Approved 9/10/25 Jeff Johnson General Facilty Maintenance 1.320.57200.44000

POTAL.

\$249

7840 i



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

August 29, 2025

Invoice No:

221550

Total This Invoice

\$27.50

Project

22395.02000

Cordova Palms CDD - 2024/2025 General Consulting Engineering Services

(WA#15)

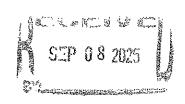
### Professional Services rendered through August 23, 2025

#### Labor

		Hours	Rate	Amount	
Adminstrative Support					
Blair, Shelley	7/26/2025	.25	110.00	27.50	
Create and distribut	e requisition for ETM Januar	y invoice			
Totals		.25		27.50	
Total Lab	or .				27.50
Billing Limits	Cur	rent	Prior	To-Date	
Labor	2	7.50	4,405.00	4,432.50	
Limit				11,000.00	
Remaining				6,567.50	
			Total This	Invoice	\$27.50

## **RECEIVED**

By Tara Lee at 9:59 am, Sep 10, 2025





#### Bill To:

Cordova Palms CDD c/o GMS-CF, LLC 475 West Town Place Stuite 114 St. Augustine, FL 32092

Property Name: Cordova Palms CDD

Address:

Cordova Palms Parkway

St. Augustine, FL 32095

#### INVOICE

INVOICE #	INVOICE DATE
993493	9/8/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 8, 2025

Invoice Amount: \$8,955.00

Description Current Amount	
July Pine Tree Felling Services	

Tree Care Services

\$8,955.00

Invoice Total

\$8,955.00

Approved 9/9/25 Jeff Johnson Landscape Contingency 001.320.57200.44300

## **RECEIVED**

By Tara Lee at 9:29 am, Sep 09, 2025

Should you have any questions or inquiries please call (386) 437-6211.



#### Bill To:

Cordova Palms CDD c/o GMS-CF, LLC 475 West Town Place Stuite 114 St. Augustine, FL 32092

Property Name: Cordova Palms CDD

Address:

Cordova Palms Parkway

St. Augustine, FL 32095

#### INVOICE

INVOICE#	INVOICE DATE
994746	9/11/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 11, 2025

Invoice Amount: \$9,960.00

<b>Description</b> Mainline resizing	Current Amount
Irrigation Repairs	\$9,960.00

## **RECEIVED**

By Tara Lee at 9:08 am, Sep 12, 2025

Invoice Total

\$9,960.00

Approved 9/12/25 Jeff Johnson Irrigation repairs 001,320,57200,44500

#### Governmental Management Services, LLC

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

## Invoice

Invoice #: 112

Invoice Date: 9/11/25

Due Date: 9/11/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025 Maintenance Supplies	52.79	40.00 854.63	2,111.60 854.63
		A CONTRACTOR OF THE CONTRACTOR	
Approved 9/16/25 Jeff Johnson Repairs and Maintenance 001.320.57200.46000		en de la constanta de la const	
		er hall was to be a second of the second of	
		A.C	

Wison Morsing
9-17-25

 Total
 \$2,966.23

 Payments/Credits
 \$0.00

 Balance Due
 \$2,966.23

**RECEIVED** 

By Tara Lee at 9:37 am, Sep 18, 2025

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

<u>Date</u>	<u>Hours</u>	Employee	Description
8/1/25	4	T.W.	Removed spiderwebs around amenity center, raked mulch in playground area, blew leaves and debris off golf area, tennis courts, pool deck and walkways, straightened and organized pool and patio furniture, removed debris from ponds, around amenity center and walkways, checked and changed trash receptacles
8/4/25	8	P.S.	checked supplies and restocked at fitness center and bathrooms  Pressure washed pool furniture, diagnosed electrical issues on pool deck, straightened and organized pool furniture, removed debris around amenity center and roadways, checked and changed trash receptacles, checked supplies and restocked fitness center and bathrooms
8/8/25	7.32	P.\$.	Removed metal stud from the ground, installed fencing around dog park, straightened and organized pool deck and patio fumiture, removed debris around amenity center, pool deck,
8/11/25	8	P.S.	parking lot and roadways, checked and changed trash receptacles Blew leaves and debris off pool deck, pickleball courts and common areas, straightened and organized pool deck furniture and patio furniture, removed debris from around pool deck, courts, playground, common areas and roadways, checked and changed trash receptacles, light inspection around amenity center, cleaned gym windows
8/15/25	7.82	P.S.	Straightened and organized pool deck and patio furniture, removed debris around amenity center, parking lot and roadways, checked and restocked supplies, checked and changed trash receptacles
8/18/25	3	J.W.	removed spider webs and discoloration from building, blew leaves and debris off pool deck, walkways and pickleball courts, checked and replaced Glade plugins as needed, cleaned lamp posts around amenity center of spider webs, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, walkways and roadways, checked and changed trash receptacles
8/20/25	2.5	J.W.	Moved mulch pallet to the left comer of the parking lot from the middle of the parking lot, straightened and organized pool deck and patio furniture, blew leaves and debris off walkways, parking lot and pool deck, walk ponds and removed debris, checked and changed trash receptacles
8/22/25	2.5	J.W.	Cleaned vents in men's and women's bathrooms, straightened and organized pool deck furniture, blew leaves and debris off pool deck, walkways and pickleball court, removed debris from around amenity center, parking lot and courts, checked and changed trash receptacles around amenity center and mailboxes
8/25/25	3.15	J.W.	Started to disperse of mulch gifted by Dreamfinders, raked playground mulch, used thirty second cleaner to clean the top of the pickleball courts of mold, blew leaves and debris off pickleball courts, pool deck and walkways, removed debris around amenity center, walkways and parking lot, checked and changed trash receptacles, checked fitness center wipes and plug ins, straightened and organized pool deck furniture
8/27/25	3	J.W.	Hung two signs for both of the dog park gates, raked mulch in playground, brushed off spider webs on front veranda, straightened and organized pool deck furniture, blew leaves and debris off pickleball courts, pool deck and walkways, removed debris around amenity center, checked and changed trash receptacles, checked fitness center gym wipes and plug ins
8/27/25	3.5	J.W.	Dispersed fifteen bags of mulch around amenity center, raked mulch on playground, checked and restocked fitness center gym wipes, glade plug ins and bathroom toilet paper, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, walkways and parking lot, checked and changed trash receptacles
TOTAL	52.79		
MILES	0.		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

#### MAINTENANCE BILLABLE PURCHASES

## Period Ending 9/05/25

DISTRICT	DATE	SUPPLIES	PRICE	<b>EMPLOYEE</b>
CP				
Cordova Palms				
	7/28/25	Constant Contact Monthly Fee	55.41	T.H.
	8/4/25	Sheet Protectors 100pk	8.56	T.H.
	8/7/25	Peloton Monthly Fee	54.51	R.G.
	8/7/25	Ring Central Monthly	41.53	R.G.
	8/8/25	4x8 Privacy Lattice	49.43	P.S.
	8/8/25	Black Spray Paint	7.45	P.S.
	8/8/25	Staples (2)	16.05	P.S.
	8/8/25	MAK Impact XPS Mag Boost	6.29	P.S.
	8/8/25	MAK Impact XPS 2" PH2 15pc	19.29	P.S.
	8/11/25	Gym Wipes 4pk (3)	347.42	R.G.
	8/12/25	Pool Noodles (20)	12.31	T.H.
	8/19/25	Designated Pet Area for Residents Only Please Clean Up Sign (2)	57.68	R.G.
	8/19/25	3" Binder	13.97	R.G.
	8/19/25	Commercial 36" Push Broom (2)	158.24	R.G.
	9/3/25	Screws	1.79	J.J.
	9/3/25	Hooks	4.72	J.J.
		TOTAL	\$854.63	

Humbug Holiday Lighting of 101 Marketside Avenue Unit 404, #181 Ponte Vedra Beach, FL 32081 https://humbugholidaylighting.c (904) 999-0110

Cordova Palms Community POC-Jeff Johnson 475 W Town PI Suite 114 St. Augustine, FL 32092



Invoice #	13500347
Invoice Date	9/17/2025
Amount Due	\$8,690.00

Item	Description	Price
HOA/CDD	Holiday Lighting for HOA/CDD	\$0.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	\$2,800.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$1,024.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$1,152.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	\$680.00
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit LED Wreath, Warm White	\$470.00
24" Red Bow-Commercial Grade	24" Red Bow w/Gold Trim	\$130.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$1,312.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$1,122.00

Approved 9/17/25 Hoilday Decoration 001.320.57200.45500

Subtotal	\$8,690.00
Tax	\$0.00
Total	\$8,690.00
Amount Paid	\$0.00
Amount Due	\$8,690.00

Terms

Due upon receipt. Finance charges may accrue.

## **RECEIVED**

By Tara Lee at 4:44 pm, Sep 17, 2025

Invoice Numbe

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

Invoice Date 4/29/25

Page

Voice:

904-371-4931

Fax:

Sold To:

CORDOVA PALMS, CCD. 14701 PHILIPS HWY, STE. 300 JACKSONVILLE, FL 32256 Site Address:

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

Customer ID. CORDOVA PALMS AMEN.

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		5/9/25
			1

Description	Amount
(125) ROSSLARE KEY FOBS @ \$6.25 EA.	781.25

## **RECEIVED**

By Tara Lee at 11:08 am, Sep 22, 2025

Approved 9/22/25 Jeff Johnson Access Cards 001.320.57200.45600

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

Please include invoice number on payment

Installation: 371-4931

Subtota Sales Ta Total Invoice Amou

781.25

781.25

781.25

Payment Receive
TOTAL

25-60956

Invoice Numbe 25-62060

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

Invoice Dat∈ 7/14/25

Page

625.00

625.00

0.00

Voice: 904-371-4931

Fax:

Sold To:

CORDOVA PALMS, CCD.

14701 PHILIPS HWY, STE. 300 JACKSONVILLE, FL 32256

Site Address:

CORDOVA PALMS, AMENITY 320 CORDOVA PALMS PKWY. ST.AUGUSTINE, FL

Sales Ta

**TOTAL** 

Total Invoice Amou

Payment Receive

Customer ID CORDOVA PALMS AMEN.

Please include invoice number on payment

25-62060

Customer PO	Payment Terms	Sales Rep	ID D	ue Date
	Net 10 Days		7/:	24/25
	escription			Amount
(100) ROSSALARE KEY FOBS @  RECEIVED  By Tara Lee at 11:08 a	\$6.25 EACH  A Je	pproved 9/22/25 eff Johnson ccess Cards 01.320.57200.45600		625.00
Service Department: 371-4931 Monitoring Center: 800-318-94 Installation: 371-4931	86		Subtota	625.00

Invoice Numbe 25-63155

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

Invoice Date 9/18/25

Page 1

475.00

**TOTAL** 

Voice: 904-371-4931

25-63155

Fax:

Sold To:

CORDOVA PALMS, CCD. 14701 PHILIPS HWY, STE. 300 JACKSONVILLE, FL 32256 Site Address:

CORDOVA PALMS AMENITY 320 CORDOVA PALMS PKWY. ST. AUGUSTINE, FL

Customer ID. CORDOVA PALMS AMEN.

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days	HANK AUCOIN	9/28/25
D	escription		Amount
OD ONE CAMERA IN SITTING A	AREA/ DRY BAR		475.0
	Approved 9/22/25 Jeff Johnson Repairs and Mainten 001.320.57200.4600	ance 0	
<b>RECEIVED</b> y Tara Lee at 11:08 am	, Sep 22, 2025		
Service Department: 371-4931 Monitoring Center: 800-318-946 Installation: 371-4931	36		
Please include invoice number o	n payment	Subtota Sales Ta Total Invoice Amou	475.0 475.0 0.0
25-63155		Payment Receive	0.

# Turner Pest Control

PAYMENT ADDRESS:
Turner Past Control LLC • P.O. Box 800323 • Jacksonville, Florida 32260-0323

Mod 255 5106 • Toll Scan Box 315 5105 • Honorand come, Florida 32260-0323

Bill For

[935218]

Cordova Palms CDD 475 W Town Pl Suite 114 St Augustine, FL 32092-3648 Etawine Eliphinyolds

INVOICE:

621129956

DATE: ORDER: 09/15/2025

621129956

Work

Locations

[935218] 904-759-8890

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

Workshee	viini)	anguarent	Territoria	inder	a amina in a
09/15/2025	10:48 AM		· . :		10:48 AM
Eurobese	Onitin	Torres	Jes Sen	rice - Map-Gode	Filmes ettle
· · · · · · · · · · · · · · · · · · ·		. NET 30	09/15/2	025	11:02 AM

CPCM -		Commercial Pest Control - Monthly S	Service .	. •	\$140.00
	•			SUBTOTAL	\$140,00
		· · · · · · · · · · · · · · · · · · ·		TAX	\$0.00
				AMT. PAID	\$0.00
:		,	-	TOTAL	\$140.00

Approved 9/18/25 Jeff Johnson Pest Control 57200.320.45300

Curr

TECHNICIAN SIGNATURE

\$140.00

AMOUNT DUE

Tupo

CUSTOMER SIGNATURE



9/23/2025

92325

### Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 215-847-5339

awg7422@gmail.com

FL License: EC 13010167

Bill To:

Cordova Palms 457 Cordova Palms Parkway St Augustine, FL 32095 jjohnson@rmsnf.com

Job Location:

Cordova Palms Amenity Center



DATE:

INVOICE #

DESCRIPTION OF \	AMOUNT	
<ol> <li>Repaired 1 pool area landscape light fixture</li> <li>Replaced 2 outdoor GFCI outlets</li> <li>Troubleshoot 2 outdoor GFCI outlets with no</li> </ol>	power	
Material: Labor: 1 electrician 4.0 hours @ \$80 per hour	Approved 9/24/25 Jeff Johnson Repaire and Maintenance 001.320.57200.46000	100.00 320.00
Work ordered by Jeff Johnson	TOTAL	\$ 420.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

**RECEIVED** 

By Tara Lee at 11:26 am, Sep 24, 2025



The Difference is Good

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

Bill Date:

09/09/25

Plan:

Florida Index Zone 3

Pay Online:

GasSouth.com/pay

Local Distributo

Message Center

Invoice Number: 286442410245

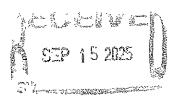
Please be sure to include your Gas South account number [2868149020] on your check.

South Bal	ance Forward	New Charges	New Charges	Total Amount Due	Water Program
The same of the sa		and the state of t	A CONTRACTOR OF THE CONTRACTOR	amental property and the second secon	
tor: Peoples Gas System	i Emergencies or Leaks:	877.832.6747 Gas South	Customer Care: 866.426.2491	BizHelations@GasSouth.com	
tor Poonice (ase Syctom	r Mondanniae vr Lagyer	9 87 / 832 8 //7 Gae South	Cuetomar Carai 966 478 7441 L	Hithelatione@lassalith.com	

Gas South	Balance Forward	New Charges	New Charges	Total Amount Due
Account Number		NAS TORINA LANDON CONTRACTOR CONT	Due Date	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
2868149020	\$0.00	\$5.33	Sep 29, 2025	\$5.33

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

Approved 9/29/25 Jeff Johnson Gas 001.320.57200.45200



## RECEIVED

By Tara Lee at 9:38 am, Sep 29, 2025

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

Meter Start	Meter End	Days of Service	Then Use		3
08/01/2025	08/30/2025	30	0.	0.5240	= 0.00

Copyright @ 2025 Gas South

GAS (1) SOUTH

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

Account Number:

2868149020 \$5,33 **Total Amount Due** Sep 29, 2025 **Due Date Amount Enclosed** 

SP 01 004179 05296 H 21 BSNGLP հոնգնոգուվորհիրդնկլին մոնիլբիուկյին ընկկներին ընկին ոինկվիլը[[ CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRIC 475 WEST TOWN PLACE STE 114 ST. AUGUSTINE FL 32092

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

լլվերդիկուլիներիների հերականի հերականի որոնդիկուլիների և հերական և հերականի հերականի հերականի հերականի հերական

Invoice Numbe 25-63160

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

Invoice Date 9/22/25

Page 1

625.00

TOTAL

Voice: 904-371-4931

Fax:

Sold To:

CORDOVA PALMS, CCD. 14701 PHILIPS HWY, STE. 300 JACKSONVILLE, FL 32256 Site Address:

CORDOVA PALMS, AMENITY 320 CORDOVA PALMS PKWY. ST.AUGUSTINE, FL

## Customer ID CORDOVA PALMS AMEN.

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		10/2/25
D	escription		Amount
00) ROSSALARE KEY FOBS @	\$6.25 EACH		625.00
<b>RECEIVED</b> By Tara Lee at 2:50 pr	n, Sep 23, 2025		
Approved 9/23/25 Jeff Johnson Access Cards 001.320.57200.45600			
Service Department: 371-4931 Monitoring Center: 800-318-94 Installation: 371-4931	86		
		Subtota	625.0
Please include invoice number o	n payment	Sales Ta Total Invoice Amou	625.0
25-63160		Payment Receive	0.0
20-03 100		·	C25 0