

CORDOVA PALMS
Community Development District

NOVEMBER 13, 2025

AGENDA

**Cordova Palms
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.CordovaPalmsCDD.com

November 6, 2025

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

Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled to be held **Thursday, November 13, 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. Organizational Matters
 - A. Acceptance of Resignation from Jacquelyn Heflin
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2026-01, Designating Officers
- IV. Approval of Minutes of the October 9, 2025 Meeting
- V. Consideration of Resolution 2026-02, Amending the Fiscal Year 2025 Budget
- VI. Staff Reports
 - A. Landscape Report
 - B. District Counsel
 - C. District Engineer
 - D. District Manager – Update on the Fiscal Year 2025 Goals & Objectives

E. Operations Manager – Report

F. Amenity Manager

VII. Financial Reports

A. Financial Statements as of September 30, 2025

B. Check Register

VIII. Supervisor Requests and Audience Comments

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

X. Adjournment

THIRD ORDER OF BUSINESS

D.

RESOLUTION 2026-01

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF NOVEMBER, 2025.

ATTEST

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**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, **October 9, 2025**, at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Don Gullion	Chairman
Daniel Zaremba	Vice Chairman
Alex Pinto	Supervisor

Also present were:

Matt Biagetti	District Manager, GMS
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Taylor Harvey	Amenity Manager, GMS
Jeff Johnson	Operations Manager, GMS
Alison Mossing	GMS

The following is a summary of the discussions and actions taken at the October 9, 2025, regular meeting of the Board of Supervisors of the Cordova Palms Community Development District.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 10,
2025 Meeting**

A copy of the minutes from the September 10, 2025 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the minutes of the September 10, 2025 meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

Mr. Johnson reported that new sod was installed on Cordova Palms Parkway and it is being monitored for warranty purposes.

B. District Counsel

There being nothing to report, the next item followed.

C. District Engineer – Consideration of Work Authorization No. 16 for Fiscal Year 2026 General Consulting Engineering Services

Mr. Laughlin presented work authorization number 16, noting the estimated annual fee is \$11,000, which matches the budgeted amount.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, work authorization number 16 was approved.

D. District Manager – Update on the Fiscal Year 2025 Goals & Objectives

Mr. Laughlin reported that the fiscal year 2025 goals and objectives were completed. A copy of the document will be posted to the District's website.

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 informed the Board that the Peloton subscription cost would be going up to \$49.99 from \$44.99 as of October 1, 2026.

Mr. Pinto stated that the final asphalt lift would be going in the week following the meeting.

F. Amenity Manager

Ms. Harvey provided an overview of the latest community events and upcoming events.

Ms. Mossing stated that there are no gym hours set in the amenity policies, so staff has set the hours for 7:00 a.m. to 9:00 p.m. She asked if the hours could be added to the policies and if the Board is okay with the set hours. Ms. Harvey added that there are a few residents who have tried getting into the gym as early as 4:30 a.m., however she noted since there is no bathroom in the gym, the main entrance door that also leads to the pool would need to be left open during the set hours.

Mr. Eckert recommending sending a notice out to the community to remind the residents that the pool is only open during the hours permitted by the health department.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, setting the gym hours for 5:00 a.m. to 9:00 p.m. was approved.

FIFTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of August 31, 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 \$77,930.14 was included in the agenda package for the Board's review.

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

SIXTH ORDER OF BUSINESS**Supervisor Requests and Audience Comments**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

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

EIGHTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Cordova Palms Community Development District, hereinafter referred to as “District”, adopted General Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 13th day of November, 2025 and be reflected in the monthly and Fiscal Year End 9/30/25 Financial Statements and Audit Report of the District.

*Cordova Palms
Community Development District*

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

CORDOVA PALMS CDD
RESOLUTION 2026-02

EXHIBIT A

Cordova Palms
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
<u>Revenues</u>				
Special Assessments - Tax Roll	\$ 466,938	\$ 4,934	\$ 471,872	\$ 471,872
Special Assessments - Direct Bill	86,889	-	86,889	86,889
Interest Income	-	671	671	671
Other Income	-	2,140	2,140	2,140
Total Revenues	\$ 553,827	\$ 7,745	\$ 561,572	\$ 561,572
<u>Expenditures</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 6,000	\$ (6,000)	\$ -	\$ -
FICA Expense	459	(459)	-	-
Engineering	11,000	-	11,000	5,125
Arbitrage	1,800	-	1,800	-
Attorney	20,000	-	20,000	6,144
Annual Audit	7,500	(2,700)	4,800	4,800
Assessment Administration	5,618	-	5,618	5,618
Trustee Fees	12,500	(100)	12,400	12,400
Dissemination	8,427	2,750	11,177	11,177
Management Fees	53,090	-	53,090	53,090
Website Maintenance	1,685	-	1,685	1,685
Information Technology	2,528	-	2,528	2,528
Telephone	500	-	500	171
Postage	1,500	-	1,500	949
Insurance	5,590	391	5,981	5,981
Printing & Binding	500	277	777	777
Legal Advertising	2,000	571	2,571	2,571
Other Current Charges	300	-	300	154
Office Supplies	150	-	150	4
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	\$ 141,323	\$ (5,270)	\$ 136,053	\$ 113,349
<u>Operations & Maintenance</u>				
Ground Maintenance:				
Landscape - Maintenance	\$ 145,978	\$ 4,666	\$ 150,643	\$ 150,643
Landscape - Contingency	27,700	2,398	30,098	30,098
Mulch	22,766	-	22,766	-
Operations Management	25,000	(18,750)	6,250	6,250
Lake Maintenance	10,000	-	10,000	7,940
Electric	50,000	20,622	70,622	70,622
Water/Sewer/Irrigation	20,000	-	20,000	-
Repairs & Maintenance	10,000	33,461	43,461	43,461
Irrigation Repairs	13,000	3,132	16,132	16,132
Pest Control	2,000	-	2,000	1,540
Total Ground Maintenance	\$ 326,444	\$ 45,529	\$ 371,973	\$ 326,687
Amenity Center:				
Amenity Manager	\$ 20,000	\$ 34,899	\$ 54,899	\$ 54,899
Insurance	13,300	22,626	35,926	35,926

Cordova Palms
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Refuse	4,261	(199)	4,062	4,062
Gas	3,000	(2,149)	851	851
Janitorial Services	12,000	-	12,000	12,000
Access Cards	2,500	1,719	4,219	4,219
Pool Maintenance	18,000	168	18,168	18,168
Pool Chemicals	13,000	-	13,000	13,000
Special Events	-	1,000	1,000	1,000
Holiday Decoration	-	6,416	6,416	6,416
Water & Sewer	-	23,245	23,245	23,245
Licenses & Subscriptions	-	761	761	761
Fitness Equipment Leasing	-	19,830	19,830	19,830
Total Amenity Center	\$ 86,061	\$ 108,316	\$ 194,377	\$ 194,377
Total Expenses	\$ 553,827	\$ 148,575	\$ 702,403	\$ 634,412
Excess Revenues (Expenditures)	\$ -	\$ (140,830)	\$ (140,830)	\$ (72,840)
Fund Balance - Beginning	\$ -	\$ 140,830	\$ 140,830	\$ 208,888
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 136,048

SIXTH ORDER OF BUSINESS

D.

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

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

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

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

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

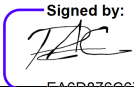
Goal 3.3: Annual Financial Audit

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

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

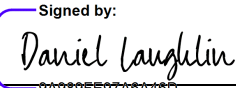
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Signed by:


Chair/Vice Chair: _____
Print Name: Don Gullion
Cordova Palms Community Development District

Date: 2025-10-10

Signed by:


District Manager: _____
Print Name: Daniel Laughlin
Cordova Palms Community Development District

Date: 2025-10-10

E.

Cordova Palms

Community Development District

Field Operations & Amenity Management Report

November 13th 2025



Jeff Johnson

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Taylor Harvey

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Cordova Palms
Community Development District

Field Operations & Amenity Management Report

November 13th, 2025

To: Board of Supervisors

From: Jeff Johnson
Field Operations Manager

Taylor Harvey
Amenity Manager

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

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



Amenity Management Updates

- On Halloween I decorated the Amenity Center office and handed out candy from 5-6pm.
- Moon Tide Bar Car is coming out twice in November on the 5th and 12th, from 1:15-3:30, to sell fun, fall specialty drinks. She seems to be a big hit on early release days with the kids and parents.
- Fall Festival is well underway, for November 15th. We'll have a fun mix of food trucks and a coffee truck on site, along with children's crafts to keep the little ones entertained, DJ Magnetix and a bounce house.
- I am planning a Christmas Party and Vendor Market in collaboration with Coffee on the Veranda, which will take place on December 13th. The event will kick off at 10:00 a.m. with Coffee on the Veranda, followed by the Vendor Market beginning at 11:00 a.m. The Christmas Party will start at 12:00 p.m., featuring festive activities and community fun. We're also excited to announce that Santa will be making a special appearance from 1:30 p.m. to 3:00 p.m.
 - Festive Activities include food trucks, coffee truck, letter to Santa station, Christmas sweater contest and more.
- The new 5:00 a.m. to 9:00 p.m. gym hours have been running smoothly with no major issues reported. There have been a few instances of residents attempting to access the facility around 4:30 a.m., including one resident who inquired about the possibility of opening earlier, before he attends work. We wanted to see if the board would be okay with updating the hours to 4:30am.



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

- Christmas Lights were installed on the Amenity Center, Monument and palm trees surrounding the putting green.
- 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.
- Fire Extinguishers were all inspected
 - ✓ Photos of completed projects are displayed below. Please follow up with management for any questions.

Completed Projects



Christmas Lights

Conclusion

For any questions or comments regarding the above Information, contact Jeff Johnson, Manager of Operations, at jjohnson@rmsnf.com or Taylor Harvey, Amenity Manager, at cordovapalmsmanager@gmsnf.com

SEVENTH ORDER OF BUSINESS

A.

Cordova Palms
Community Development District

Unaudited Financial Reporting
September 30, 2025



Cordova Palms
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 462,982	\$ -	\$ -	\$ 462,982
Due from DS SE 2022-1	-	427	-	427
Investments:				
State Board of Administration (SBA)	4,397	-	-	4,397
Series 2021				
Reserve	-	154,700	-	154,700
Interest	-	62	-	62
Prepayment	-	561	-	561
Revenue	-	182,552	-	182,552
Sinking	-	434	-	434
Construction	-	-	2,664	2,664
Series 2022-1				
Reserve	-	58,658	-	58,658
Interest	-	30	-	30
Revenue	-	114,141	-	114,141
Construction	-	-	9,657	9,657
Series 2022-2				
Reserve	-	243,335	-	243,335
Interest	-	125	-	125
Prepayment	-	22,666	-	22,666
Revenue	-	232,111	-	232,111
Construction	-	-	28,380	28,380
Prepaid Expenses	14,257	-	-	14,257
Deposits	3,837	-	-	3,837
Total Assets	\$ 485,472	\$ 1,009,802	\$ 40,701	\$ 1,535,975
Liabilities:				
Accounts Payable	\$ 335,342	\$ -	\$ -	\$ 335,342
Accrued Expenses	2,472	-	-	2,472
Due to DS SE 2022-2	-	427	-	427
Due to Developer	11,610	-	-	11,610
Total Liabilities	\$ 349,424	\$ 427	\$ -	\$ 349,851
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 14,257	\$ -	\$ -	\$ 14,257
Deposits	3,837	-	-	3,837
Restricted for:				
Debt Service - Series	-	1,009,375	-	1,009,375
Capital Project - Series	-	-	40,701	40,701
Unassigned	117,955	-	-	117,955
Total Fund Balances	\$ 136,048	\$ 1,009,375	\$ 40,701	\$ 1,186,124
Total Liabilities & Fund Balance	\$ 485,472	\$ 1,009,802	\$ 40,701	\$ 1,535,975

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 466,938	\$ 466,938	\$ 471,872	\$ 4,934
Special Assessments - Direct Bill	86,889	86,889	86,889	-
Interest Income	-	-	671	671
Other Income	-	-	2,140	2,140
Total Revenues	\$ 553,827	\$ 553,827	\$ 561,572	\$ 7,745

Expenditures:

General & Administrative:

Supervisors Fees	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
FICA Expense	459	459	-	459
Engineering	11,000	11,000	5,125	5,875
Arbitrage	1,800	1,800	-	1,800
Attorney	20,000	20,000	6,144	13,856
Annual Audit	7,500	7,500	4,800	2,700
Assessment Administration	5,618	5,618	5,618	-
Trustee Fees	12,500	12,500	12,400	100
Dissemination	8,427	8,427	11,177	(2,750)
Management Fees	53,090	53,090	53,090	0
Website Maintenance	1,685	1,685	1,685	0
Information Technology	2,528	2,528	2,528	0
Telephone	500	500	171	329
Postage	1,500	1,500	949	551
Insurance	5,590	5,590	5,981	(391)
Printing & Binding	500	500	777	(277)
Legal Advertising	2,000	2,000	2,571	(571)
Other Current Charges	300	300	154	146
Office Supplies	150	150	4	146
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 141,323	\$ 141,323	\$ 113,349	\$ 27,974

Operations & Maintenance

Ground Maintenance:

Landscape - Maintenance	\$ 145,978	\$ 145,978	\$ 150,643	\$ (4,666)
Landscape - Contingency	27,700	27,700	30,098	(2,398)
Mulch	22,766	22,766	-	22,766
Operations Management	25,000	25,000	6,250	18,750
Lake Maintenance	10,000	10,000	7,940	2,060
Electric	50,000	50,000	70,622	(20,622)
Water/Sewer/Irrigation	20,000	20,000	-	20,000
Repairs & Maintenance	10,000	10,000	43,461	(33,461)
Irrigation Repairs	13,000	13,000	16,132	(3,132)
Pest Control	2,000	2,000	1,540	460
Total Ground Maintenance	\$ 326,444	\$ 326,444	\$ 326,687	\$ (243)

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Amenity Center:				
Amenity Manager	\$ 20,000	\$ 20,000	\$ 54,899	\$ (34,899)
Insurance	13,300	13,300	35,926	(22,626)
Refuse	4,261	4,261	4,062	199
Gas	3,000	3,000	851	2,149
Janitorial Services	12,000	12,000	12,000	-
Access Cards	2,500	2,500	4,219	(1,719)
Pool Maintenance	18,000	18,000	18,168	(168)
Pool Chemicals	13,000	13,000	13,000	0
Special Events	-	-	1,000	(1,000)
Holiday Decoration	-	-	6,416	(6,416)
Water & Sewer	-	-	23,245	(23,245)
Licenses & Subscriptions	-	-	761	(761)
Fitness Equipment Leasing	-	-	19,830	(19,830)
Total Amenity Center	\$ 86,061	\$ 86,061	\$ 194,377	\$ (108,316)
Total Operations & Maintenance	\$ 412,505	\$ 412,505	\$ 521,063	\$ (108,559)
Total Expenditures	\$ 553,827	\$ 553,827	\$ 634,412	\$ (80,585)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (72,840)	\$ (72,840)
Net Change in Fund Balance	\$ -	\$ -	\$ (72,840)	\$ (72,840)
Fund Balance - Beginning	\$ -		\$ 208,888	
Fund Balance - Ending	\$ -		\$ 136,048	

Cordova Palms
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	16	16	671
Other Income	-	-	-	-	-	100	-	350	450	540	300	400	2,140
Total Revenues	\$ 333	\$ 2,491	\$ 332,715	\$ 56,867	\$ 15	\$ 148,931	\$ 16	\$ 686	\$ 18,230	\$ 556	\$ 316	\$ 416	\$ 561,572

Expenditures:

General & Administrative:

Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	569	322	1,178	884	840	358	-	-	-	255	28	693	5,125
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	702	11,177
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	53,090
Website Maintenance	140	140	140	140	140	140	140	140	140	140	140	140	1,685
Information Technology	211	211	211	211	211	211	211	211	211	211	211	211	2,528
Telephone	6	30	-	16	7	10	36	9	-	11	27	18	171
Postage	52	164	30	98	51	80	5	38	6	377	42	6	949
Insurance	5,981	-	-	-	-	-	-	-	-	-	-	-	5,981
Printing & Binding	54	29	59	4	12	29	7	0	80	425	11	68	777
Legal Advertising	-	645	271	-	88	173	-	173	86	849	100	186	2,571
Other Current Charges	-	-	29	-	-	-	-	125	-	-	-	-	154
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	0	4
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	\$ 6,449	\$ 113,349

Operations & Maintenance

Ground Maintenance:

Landscape - Maintenance	\$ 12,165	\$ 12,165	\$ 12,165	\$ 12,165	\$ 12,165	\$ 12,165	\$ 12,165	\$ 12,165	\$ 12,165	\$ 13,720	\$ 13,720	\$ 13,720	150,643
Landscape - Contingency	2,689	-	336	997	-	-	-	-	9,421	-	8,955	7,700	30,098
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations Management	2,083	2,083	2,083	-	-	-	-	-	-	-	-	-	6,250
Lake Maintenance	615	615	615	615	685	685	685	685	685	685	685	685	7,940
Electric	4,592	5,499	5,497	5,801	7,848	5,264	5,362	5,401	5,919	6,410	6,555	6,475	70,622
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	3,552	43,461
Irrigation Repairs	-	-	-	-	1,233	3,233	356	1,350	-	-	-	9,960	16,132
Pest Control	-	280	140	-	140	140	140	140	140	140	140	140	1,540
Total Ground Maintenance	\$ 28,297	\$ 21,546	\$ 26,121	\$ 21,291	\$ 23,367	\$ 27,899	\$ 18,957	\$ 26,757	\$ 31,945	\$ 24,073	\$ 34,201	\$ 42,232	\$ 326,687

Cordova Palms
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	\$ 6,097	\$ 5,731	\$ 54,899
Insurance	35,926	-	-	-	-	-	-	-	-	-	-	-	35,926
Refuse	317	317	317	323	330	329	327	326	326	328	411	409	4,062
Gas	71	-	137	71	71	71	71	71	77	71	71	66	851
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Access Cards	-	-	-	1,563	625	-	-	-	-	-	1,406	625	4,219
Pool Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,668	1,500	1,500	1,500	1,500	1,500	18,168
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000
Special Events	-	-	-	-	-	-	-	-	-	500	-	500	1,000
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	2,472	23,245
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	1,653	19,830
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	\$ 15,040	\$ 194,377
Total Operations & Maintenance	\$ 72,126	\$ 33,130	\$ 40,931	\$ 31,844	\$ 36,377	\$ 43,157	\$ 32,065	\$ 40,599	\$ 46,079	\$ 38,080	\$ 49,405	\$ 57,272	\$ 521,063
Total Expenditures	\$ 97,475	\$ 40,358	\$ 48,814	\$ 46,385	\$ 43,930	\$ 49,284	\$ 38,590	\$ 50,421	\$ 53,369	\$ 46,976	\$ 55,091	\$ 63,720	\$ 634,412
Excess (Deficiency) of Revenues over Expenditures	\$ (97,142)	\$ (37,867)	\$ 283,901	\$ 10,482	\$ (43,915)	\$ 99,647	\$ (38,574)	\$ (49,735)	\$ (35,139)	\$ (46,419)	\$ (54,774)	\$ (63,304)	\$ (72,840)
Net Change in Fund Balance	\$ (97,142)	\$ (37,867)	\$ 283,901	\$ 10,482	\$ (43,915)	\$ 99,647	\$ (38,574)	\$ (49,735)	\$ (35,139)	\$ (46,419)	\$ (54,774)	\$ (63,304)	\$ (72,840)

Cordova Palms
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 408,828	\$ 408,828	\$ 332,565	\$ (76,263)
Prepayments	-	-	329,356	329,356
Interest Income	5,000	5,000	18,998	13,998
Total Revenues	\$ 413,828	\$ 413,828	\$ 680,919	\$ 267,091
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	\$ (332,141)	\$ (396,299)
Net Change in Fund Balance	\$ 64,158	\$ 64,158	\$ (332,141)	\$ (396,299)
Fund Balance - Beginning	\$ 278,228		\$ 670,450	
Fund Balance - Ending	\$ 342,386		\$ 338,310	

Cordova Palms

Community Development District

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 123,497	\$ 123,497	\$ 124,801	\$ 1,305
Prepayments	-	-	102,424	102,424
Interest Income	5,000	5,000	8,458	3,458
Total Revenues	\$ 128,497	\$ 128,497	\$ 235,684	\$ 107,187
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)	\$ (105,122)	\$ (104,409)
Net Change in Fund Balance	\$ (713)	\$ (713)	\$ (105,122)	\$ (104,409)
Fund Balance - Beginning	\$ 168,660		\$ 277,524	
Fund Balance - Ending	\$ 167,946		\$ 172,401	

Cordova Palms

Community Development District

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
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	17,036	12,036
Total Revenues	\$ 496,023	\$ 496,023	\$ 585,260	\$ 89,237
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	\$ 41,280	\$ 89,237
Net Change in Fund Balance	\$ 7,043	\$ 7,043	\$ 41,280	\$ 89,237
Fund Balance - Beginning	\$ 209,238		\$ 457,384	
Fund Balance - Ending	\$ 216,281		\$ 498,664	

Cordova Palms
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending September 30, 2025

Description	SE 2021	SE 2022-1	SE 2022-2
<u>Revenues</u>			
Interest Income	\$ 106	\$ 386	\$ 1,134
Cost of Issuance	-	-	-
Developer Contributions	-	-	4,418
Total Revenues	\$ 106	\$ 386	\$ 5,552
<u>Expenses</u>			
Capital Outlay	\$ -	\$ -	\$ 4,418
Total Expenses	\$ -	\$ -	\$ 4,418
Excess Revenues (Expenses)	\$ 106	\$ 386	\$ 1,134
Beginning Fund Balance	\$ 2,557	\$ 9,271	\$ 27,246
Ending Fund Balance	\$ 2,664	\$ 9,657	\$ 28,380

Cordova Palms
Community Development District
Long Term Debt Report

Series 2021, Special Assessment Bonds	
Optional Redemption Date:	5/1/2031
Interest Rate:	2.4% - 4.0%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% MADS
Reserve Fund Requirement	\$ 154,700
Reserve Fund Balance	154,700
Excess funds in the revenue account as of November 2nd may be used for any lawful 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

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

DUE / RECEIVED	BALANCE DUE	SERIES 2021 DEBT RECEIVED	SERIES 2022-1 DEBT RECEIVED	SERIES 2022-2 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 TAX ROLL RECEIPTS						
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2021 DEBT RECEIVED	SERIES 2022-1 DEBT RECEIVED	SERIES 2022-2 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%

B.

Cordova Palms

Community Development District

Check Run Summary October 31, 2025

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	10/7/25	501-511	\$ 70,443.40
	10/15/25	512-514	55,400.98
	10/28/25	515-522	10,605.24
Total			\$ 136,449.62

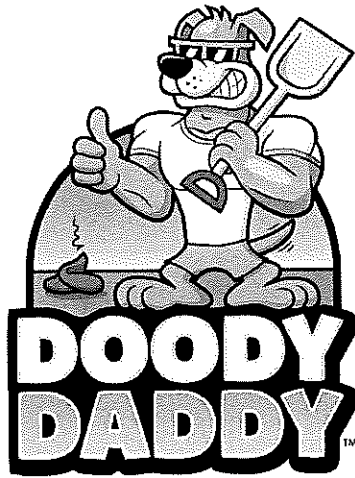
CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
10/07/25	00024	10/01/25	2510-CP 202510 320-57200-44000 OCT TRASH SERVICES		*	129.00		
		10/01/25	2510-CP 202510 320-57200-44000 OCT PEST WASTE SERVICES		*	120.00		
				DOODY DADDY LLC			249.00	000501
10/07/25	00022	10/01/25	203322 202510 320-57200-44400 OCT LAKE MAINTENANCE		*	685.00		
				FLORIDA WATERWAYS INC			685.00	000502
10/07/25	00011	9/30/25	7353009 202509 310-51300-48000 NOTICE OF MEETING-9/10/25		*	87.68		
		9/30/25	7353009 202509 310-51300-48000 NOTICE OF FY26 MEEITNGS		*	98.56		
				GANNETT MEDIA CORP DBA GANNETT FL			186.24	000503
10/07/25	00001	10/01/25	114 202510 310-51300-34000 OCT MANAGEMENT FEES		*	4,645.42		
		10/01/25	114 202510 310-51300-35200 OCT WEBSITE ADMIN		*	147.42		
		10/01/25	114 202510 310-51300-35100 OCT INFORMATION TECH		*	221.17		
		10/01/25	114 202510 310-51300-31300 OCT DISSEMINATION SVCS		*	737.33		
		10/01/25	114 202510 310-51300-51000 OFFICE SUPPLIES		*	.27		
		10/01/25	114 202510 310-51300-42000 POSTAGE		*	77.65		
		10/01/25	114 202510 310-51300-42500 COPIES		*	13.95		
		10/01/25	114 202510 310-51300-41000 TELEPHONE		*	25.17		
				GOVERNMENTAL MANAGEMENT SERVICES			5,868.38	000504
10/07/25	00029	9/01/25	11111790 202509 320-57200-44000 ANNUAL AED SERVICES		*	225.00		
				LIFESAFE SERVICES LLC			225.00	000505
10/07/25	00037	9/25/25	19842012 202509 320-57200-46000 BIKE RACK-7 BIKE CAPACITY		*	649.78		
				ULINE INC			649.78	000506
10/07/25	00036	10/01/25	1005831 202510 320-57200-44200 OCT LANDSCAPE MAINTENANCE		*	13,720.00		
				YELLOWSTONE LANDSCAPE INC			13,720.00	000507
				CORD CORDOVA PALMS OKUZMUK				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/07/25	00036	7/01/25 946720	202507 320-57200-44200	JUL LANDSCAPE MAINTENANCE	*	13,720.00	
				YELLOWSTONE LANDSCAPE INC			13,720.00 000508
10/07/25	00036	8/01/25 968698	202508 320-57200-44200	AUG LANDSCAPE MAINTENANCE	*	13,720.00	
				YELLOWSTONE LANDSCAPE INC			13,720.00 000509
10/07/25	00036	9/01/25 990995	202509 320-57200-44200	SEP LANDSCAPE MAINTENANCE	*	13,720.00	
				YELLOWSTONE LANDSCAPE INC			13,720.00 000510
10/07/25	00036	9/30/25 1004085	202509 320-57200-44300	SOD INSTALLATION	*	7,700.00	
				YELLOWSTONE LANDSCAPE INC			7,700.00 000511
10/15/25	00004	9/16/25 29352	202510 310-51300-45000	FY26 INSURANCE RENEWAL	*	6,340.00	
		9/16/25 29352	202510 320-57200-45000	FY26 INSURANCE RENEWAL	*	33,163.00	
				EGIS INSURANCE ADVISORS, LLC			39,503.00 000512
10/15/25	00001	10/01/25 113	202510 320-57200-43500	OCT CONTRACT ADMIN	*	2,208.33	
		10/01/25 113	202510 320-57200-45100	OCT FACILITY MANAGEMENT	*	6,458.33	
		10/01/25 113	202510 320-57200-44700	OCT POOL CHEMICALS	*	1,083.33	
		10/01/25 113	202510 320-57200-44600	OCT POOL MAINTENANCE	*	1,500.00	
		10/01/25 113	202510 320-57200-43400	OCT JANITORIAL	*	1,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			12,249.99 000513
10/15/25	00001	9/30/25 116	202509 320-57200-45110	SEP FACILITY ATTENDANT	*	3,647.99	
				GOVERNMENTAL MANAGEMENT SERVICES			3,647.99 000514
10/28/25	00021	10/23/25 7	202510 310-51300-31300	AMORT SE2021 PREPAY \$5K	*	100.00	
		10/23/25 7	202510 310-51300-31300	AMORT SE2022-2 P.PAY \$25K	*	100.00	
				DISCLOSURE SERVICES LLC			200.00 000515
10/28/25	00007	10/02/25 222028	202509 310-51300-31100	SEP ENGINEERING SERVICES	*	692.50	
				ENGLAND THIMS & MILLER INC			692.50 000516

CORD CORDOVA PALMS OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/28/25	00001	9/15/25 115	202510 310-51300-31000		*	5,899.00	
		FY26 ASSESSMENT ROLL CERT		GOVERNMENTAL MANAGEMENT SERVICES			5,899.00 000517
10/28/25	00001	10/16/25 117	202510 320-57200-44000		*	1,299.00	
		PRESSURE WASHING SVCS-OCT		GOVERNMENTAL MANAGEMENT SERVICES			1,299.00 000518
10/28/25	00001	10/16/25 118	202509 320-57200-46000		*	1,415.74	
		SEP REPAIRS & MAINTENANCE		GOVERNMENTAL MANAGEMENT SERVICES			1,415.74 000519
10/28/25	00026	9/01/25 303	202509 320-57200-46400		*	500.00	
		DJ FOR FALL EVENT-11/15		MAGNETIX DJ SERVICES			500.00 000520
10/28/25	00043	10/14/25 12810671	202510 320-57200-46400		*	459.00	
		FALL EVENT - 11/15/25		PROGRESSIVE ENTERTAINMENT			459.00 000521
10/28/25	00027	10/15/25 62125607	202510 320-57200-45300		*	140.00	
		OCT PEST CONTROL SERVICES		TURNER PEST CONTROL, LLC			140.00 000522
TOTAL FOR BANK A						136,449.62	
TOTAL FOR REGISTER						136,449.62	

CORD CORDOVA PALMS OKUZMUK



October 01, 2025

Invoice No. 2510-CP

INVOICE

Prepared for Cardova Palma
101 Bermudez Way SE - Augusta, GA 30606

DESCRIPTION OF WORK

STATIONS

VISITS

TOTAL

Servicing for - October

- Trash Can Maintenance

3 trash cans

1 x week

\$129

- Pet Waste Stations

2 Stations

1 x week

\$120

Approved 10/6/25
Jeff Johnson
General Facility Maintenance
001.320.57200.44000

RECEIVED

By Tara Lee at 1:52 pm, Oct 06, 2025

TOTAL

\$249

PAID :

Invoice

Florida Waterways, Inc.

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

Date: 10/01/2025
Invoice No.: 203322
Due Date: 10/31/2025

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

Qty	Item	Description	Unit Price	Total
1	Recurring Monthly Service	Aquatic Weed and Algae Control	\$685.00	\$685.00
Approved 10/2/25 Jeff Johnson Lake Maintenance 001.320.57200.44400				
RECEIVED By Tara Lee at 8:43 am, Oct 02, 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!



ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	INV DATE 09/30/25
INVOICE # 0007353009	INVOICE PERIOD Sep 1- Sep 30, 2025	CURRENT INVOICE TOTAL \$186.24	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$186.24	

BILLING ACCOUNT NAME AND ADDRESS Cordova Palms Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: OCTOBER 31, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be 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
9/1/25	Balance Forward	\$99.92
9/17/25	PAYMENT - THANK YOU	-\$99.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/25	11606662	SAG St Augustine Record	BOS Meeting Sept. 10, 2025		\$87.68
9/17/25	11661606	SAG St Augustine Record	Meeting dates		\$98.56

RECEIVED

By Tara Lee at 8:45 am, Oct 06, 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	\$186.24
Service Fee 3.99%	\$7.43
*Cash/Check/ACH Discount	-\$7.43
*Payment Amount by Cash/Check/ACH	\$186.24
Payment Amount by Credit Card	\$193.67

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Cordova Palms Cdd		ACCOUNT NUMBER 762049		INVOICE NUMBER 0007353009		AMOUNT PAID
CURRENT DUE \$186.24	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$186.24
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$193.67
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000076204900000000000000073530090001862467174

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/03/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/03/2025

Legal Clerk

Notary. State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$87.68

Tax Amount: \$0.00

Payment Cost: \$87.68

Order No: 11606662

Customer No: 762049

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

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

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

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

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

Daniel Laughlin
District Manager

LOCALiQ[®]

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 09/17/2025
SAG staugustine.com 09/17/2025

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 09/17/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$98.56

Tax Amount: \$0.00

Payment Cost: \$98.56

Order No: 11661606

Customer No: 762049

PO #:

of Copies:

1

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 Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the second Thursday of each month unless otherwise indicated as follows:

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

Governmental Management Services, LLC

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

Invoice**Invoice #:** 114**Invoice Date:** 10/1/25**Due Date:** 10/1/25**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 - October 2025		4,645.42	4,645.42
Website Administration - October 2025		147.42	147.42
Information Technology - October 2025		221.17	221.17
Dissemination Agent Services - October 2025		737.33	737.33
Office Supplies		0.27	0.27
Postage		77.65	77.65
Copies		13.95	13.95
Telephone		25.17	25.17

Total \$5,868.38**Payments/Credits** \$0.00**Balance Due** \$5,868.38**RECEIVED***By Tara Lee at 8:48 am, Oct 06, 2025*

LifeSafe Services LLC

+18887670050

acctsrec@lifesafeservices.com

www.lifesafeservices.com



INVOICE

BILL TO

025-10622

Cordova Palms CDD

320 Cordova Palms Pkwy

St Augustine, FL 32092

SHIP TO

025-10622

Cordova Palms CDD

320 Cordova Palms Pkwy

St Augustine, FL 32092

INVOICE # 111117902

DATE 09/01/2025

DUE DATE 10/01/2025

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Basic Service for Client-Owned Automated External
Defibrillator (AED)
Annual Billing

QTY	RATE	AMOUNT
1	225.00	225.00

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, Ste108
Jacksonville, FL 32217

SUBTOTAL	225.00
TAX	0.00
TOTAL	225.00
BALANCE DUE	\$225.00

For invoices, please contact Clair at 888-767-0050
x113.

Please disregard this invoice if you have already
submitted payment.

Approved 10/2/25
Jeff Johnson
General facility Maintenance
001.320.57200.44000

RECEIVED

By Tara Lee at 1:39 pm, Oct 02, 2025



1-800-295-5510

uline.com

PO Box 88741 • Chicago, IL 60680-1741

DUPLICATE
INVOICE

ULINE FED ID#: 36-3684738

INVOICE #: 198420127

ORDER #: 37322495

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2025

SOLD TO: CORDOVA PALMS CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

SHIP TO: CORDOVA PALMS CDD
320 CORDOVA PALMS PKWY
SAINT AUGUSTINE FL 32095-0059

CUSTOMER NO.		PURCHASE ORDER NO.		SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
33234323		JEFF		AVERITT EXP	09/25/25	09/25/25	NET 30 DAYS	09/25/25
QTY ORDERED	U/M	BACK ORDERED	ITEM NUMBER	DESCRIPTION		UNIT PRICE		EXTENDED PRICE
1	EA		H-2544BL	5-LOOP WAVE STYLE BIKE RACK - 7 BIKE CAPACITY, BLACK		515.00		515.00
1	EA		S-25624	BOGG® BAG COOLER THIS ITEM AT NO CHARGE		.00		.00
Approved 9/30/25 Jeff Johnson Repairs and Maintenance 001.320.57200.46000								
RECEIVED By Tara Lee at 10:55 am, Sep 30, 2025								

ORDER PLACED BY: JEFF JOHNSON
INTERNET PRO #: 0418776362

SUB-TOTAL	SALES TAX	SHIPPING/HANDLING	AMOUNT DUE
515.00	.00	134.78	\$ 649.78

PLEASE PAY FROM
THIS INVOICE
REFER TO THIS
INVOICE NUMBER
WHEN CONTACTING
US REGARDING
THIS TRANSACTION

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
CORDOVA PALMS CDD	33234323	198420127	09/25/25	649.78

AMOUNT ENCLOSED IF DIFFERENT THAN AMOUNT DUE \$ _____
EXPLAIN DIFFERENCES ON REVERSE SIDE

MAKE CHECK
PAYABLE AND
MAIL TO:

ULINE
ATTN: ACCOUNTS RECEIVABLE
PO Box 88741
Chicago IL 60680-1741

IMPORTANT – PLEASE DETACH AND RETURN THIS
PORTION TO ENSURE PROPER CREDIT

3323432301984201272509250000649785



INVOICE

INVOICE #	INVOICE DATE
1005831	10/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cordova Palms CDD

Address: Cordova Palms Parkway
St. Augustine, FL 32095

Invoice Due Date: October 31, 2025

Invoice Amount: \$13,720.00

Description	Current Amount
Monthly Landscape Maintenance October 2025	\$13,720.00

Invoice Total **\$13,720.00**

Approved 10/1/25
Jeff Johnson
Landscape Maintenance
001.320.57200.44200

RECEIVED

By Tara Lee at 1:19 pm, Oct 01, 2025

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



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
946720	7/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cordova Palms CDD

Address: Cordova Palms Parkway
St. Augustine, FL 32095

Invoice Due Date: July 31, 2025

Invoice Amount: \$13,720.00

Description	Current Amount
Monthly Landscape Maintenance July 2025	\$13,720.00

Approved
Landscape Maintenance
001.320.53800.44200
Rich Gray

Invoice Total **\$13,720.00**

001.320.57200.44200

TRL

RECEIVED

By Tara Lee at 10:10 am, Oct 01, 2025

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
968698	8/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cordova Palms CDD

Address: Cordova Palms Parkway
St. Augustine, FL 32095

Invoice Due Date: August 31, 2025

Invoice Amount: \$13,720.00

Description	Current Amount
Monthly Landscape Maintenance August 2025	\$13,720.00

Approved
Landscape Maintenance
001.320.53800.44200
Rich Gray

Invoice Total **\$13,720.00**

001.320.57200.44200
TRL

RECEIVED

By Tara Lee at 10:11 am, Oct 01, 2025

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



INVOICE

INVOICE #	INVOICE DATE
990995	9/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cordova Palms CDD

Address: Cordova Palms Parkway
St. Augustine, FL 32095

Invoice Due Date: October 1, 2025

Invoice Amount: \$13,720.00

Description	Current Amount
Monthly Landscape Maintenance September 2025	\$13,720.00

Approved
Landscape Maintenance
001.320.53800.44200
Rich Gray

Invoice Total **\$13,720.00**

001.320.57200.44200

TRL

RECEIVED

By Tara Lee at 10:13 am, Oct 01, 2025

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



INVOICE

INVOICE #	INVOICE DATE
1004085	9/30/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cordova Palms CDD

Address: Cordova Palms Parkway
St. Augustine, FL 32095

Invoice Due Date: October 30, 2025

Invoice Amount: \$7,700.00

Description	Current Amount
St. Augustine Turf Installation	
Sod Installation	\$7,700.00

Approved
Landscape Contingency
001.320.52800.44300
Rich Gray

Invoice Total **\$7,700.00**

001.320.57200.44300

TRL

RECEIVED

By Tara Lee at 10:14 am, Oct 01, 2025

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



Insurance & Risk Advisors

Cordova Palms Community Development District
c/o Government Management Services NF
475 West Town Place, Suite 114
St. Augustine, FL 32092

Customer	Cordova Palms Community Development District
Acct #	1090
Date	09/16/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 39,503.00
Payment Amount	
Payment for:	Invoice#29352
100125796	



Customer: Cordova Palms Community Development District

Invoice	Effective	Transaction	Description	Amount
29352	10/01/2025	Renew policy	Policy #100125796 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	39,503.00
				Total
				\$ 39,503.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED

By Tara Lee at 11:00 am, Oct 13, 2025

Atlanta, GA 30374-8555 6000 Feltwood Rd, College Park, GA 30349

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/16/2025

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

Invoice #: 113
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

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

Total	\$12,249.99
Payments/Credits	\$0.00
Balance Due	\$12,249.99

Alison Moring

By Tara Lee at 2:25 pm, Oct 07, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 116
Invoice Date: 9/30/25
Due Date: 9/30/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through September 2025	137.66	26.50	3,647.99
<i>Alison Mossing</i> 10-8-25			

Total \$3,647.99

Payments/Credits \$0.00

Balance Due \$3,647.99

RECEIVED

By Tara Lee at 10:57 am, Oct 08, 2025

CORDOVA PALMS CDD

FACILITY ATTENDANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
137.66	Facility Attendant	\$ 26.50	\$ 3,647.99

Covers September 2025

TOTAL DUE:

\$ 3,647.99

**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS FOR SEPTEMBER 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/25	6.17	L.A.	Completed daily checklist, returned calls and emails
9/2/25	4	T.H.	Completed daily checklist, returned calls and emails
9/3/25	4	T.H.	Completed daily checklist, returned calls and emails
9/4/25	4	T.H.	Completed daily checklist, returned calls and emails
9/5/25	4.22	L.A.	Completed daily checklist, returned calls and emails
9/6/25	6.13	C.T.	Completed daily checklist, returned calls and emails
9/7/25	5.97	L.A.	Completed daily checklist, returned calls and emails
9/8/25	4.12	C.T.	Completed daily checklist, returned calls and emails
9/9/25	4	T.H.	Completed daily checklist, returned calls and emails
9/10/25	4	T.H.	Completed daily checklist, returned calls and emails
9/11/25	4	T.H.	Completed daily checklist, returned calls and emails
9/12/25	4	T.H.	Completed daily checklist, returned calls and emails
9/13/25	6.12	C.T.	Completed daily checklist, returned calls and emails
9/14/25	6.27	L.A.	Completed daily checklist, returned calls and emails
9/15/25	4	T.H.	Completed daily checklist, returned calls and emails
9/16/25	4	T.H.	Completed daily checklist, returned calls and emails
9/17/25	4	T.H.	Completed daily checklist, returned calls and emails
9/18/25	4	T.H.	Completed daily checklist, returned calls and emails
9/19/25	4	T.H.	Completed daily checklist, returned calls and emails
9/20/25	6.13	C.T.	Completed daily checklist, returned calls and emails
9/21/25	4	T.H.	Completed daily checklist, returned calls and emails
9/22/25	4	T.H.	Completed daily checklist, returned calls and emails
9/23/25	4	C.T.	Completed daily checklist, returned calls and emails
9/24/25	4	L.A.	Completed daily checklist, returned calls and emails
9/25/25	4	T.H.	Completed daily checklist, returned calls and emails
9/26/25	4.13	C.T.	Completed daily checklist, returned calls and emails
9/27/25	6.13	C.T.	Completed daily checklist, returned calls and emails
9/28/25	6.27	L.A.	Completed daily checklist, returned calls and emails
9/29/25	4	T.H.	Completed daily checklist, returned calls and emails
9/30/25	4	T.H.	Completed daily checklist, returned calls and emails
GRAND TOTAL	<u><u>137.66</u></u>		

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	7

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

Terms	Due Date
	10/23/2025

Description	Amount
Amortization Schedule Series 2021 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2022-2 11-1-25 Prepay \$25,000	100.00
RECEIVED By Tara Lee at 9:25 am, Oct 27, 2025	

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

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

October 02, 2025

Invoice No: 222028

Total This Invoice \$692.50

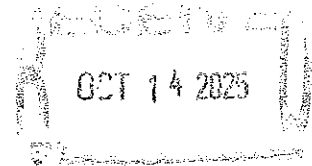
Project 22395.02000 Cordova Palms CDD - 2024/2025 General Consulting Engineering Services
(WA#15)

Professional Services rendered through September 27, 2025**Labor**

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Wild, Scott	8/30/2025	1.00	255.00	255.00
misc. coordination with Daniel				
Wild, Scott	9/13/2025	.50	255.00	127.50
BOS meeting				
Wild, Scott	9/20/2025	1.00	255.00	255.00
coordination with Daniel on park fill				
Administrative Support				
Blair, Shelley	9/13/2025	.50	110.00	55.00
Create and distribute Work Authorization for 2025-2026 General Consulting Services				
Totals		3.00		692.50
Total Labor				692.50

Billing Limits

	Current	Prior	To-Date
Labor	692.50	4,432.50	5,125.00
Limit			11,000.00
Remaining			5,875.00

Total This Invoice \$692.50**RECEIVED****By Tara Lee at 3:25 pm, Oct 15, 2025**

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

Invoice

Invoice #: 115
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,899.00	5,899.00
Total			\$5,899.00
Payments/Credits			\$0.00
Balance Due			\$5,899.00

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

Invoice

Invoice #: 117
Invoice Date: 10/16/25
Due Date: 10/16/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - October 2025		1,299.00	1,299.00
Approved 10/17/25 Jeff Johnson General Facility Maintenance 001.320.57200.44000			
RECEIVED By Tara Lee at 9:18 am, Oct 27, 2025			
Total			\$1,299.00
Payments/Credits			\$0.00
Balance Due			\$1,299.00

Alison Moxing
10-21-25

Governmental Management Services, Inc.

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

Service Detail

Bill To: Cordova Palms CDD

Invoice Date: 10/1/25

Due Date: Upon Receipt

Amount Due: \$ 1,299.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed amenity center main building, pool deck, furniture and sidewalk	\$1,299.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$1,299.00

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

Remit Payment

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

Invoice

Invoice #: 118
Invoice Date: 10/16/25
Due Date: 10/16/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2025	12.8	40.00	512.00
Maintenance Supplies		903.74	903.74
Approved 10/17/25 Jeff Johnson Repairs and Maintenance 001.320.57200.46000 RECEIVED By Tara Lee at 9:17 am, Oct 27, 2025			

Alison Moring
10-21-25

Total	\$1,415.74
Payments/Credits	\$0.00
Balance Due	\$1,415.74

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/3/25	2.4	J.W.	Assisted to hang hook for broom on pickleball courts, wiped mold off the wall in between men's and women's bathroom, brushed off spiderwebs off the front entrance area, straightened and organized pool deck furniture, blew leaves and debris off pool deck, removed debris around amenity center, checked and changed trash receptacles around amenity center
9/5/25	2.4	J.W.	Brushed spiderwebs off front entrance, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, walkways and parking lot, blew leaves and debris off pool deck and walkways, replaced glad plug ins in the gym, checked and changed trash receptacles around amenity center and mailboxes
9/15/25	4	T.W.	Blew leaves and debris off pool deck, patio, walkways and courts, raked playground, checked supplies in bathrooms, straightened and organized pool deck and patio furniture, removed debris in roadways, checked and changed trash receptacles
9/29/25	4	T.W.	Installed parking lot bike rack, washed all outside windows, checked supplies in fitness center and bathrooms, straightened and organized pool and patio furniture, blew leaves and debris off pool deck and patio, checked and changed trash receptacles

TOTAL	<u>12.8</u>
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MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 10/05/25

[illegible]

MAGNETIX

DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

INVOICE

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

Date: 09/01/2025
INVOICE #303

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

Contact	Order Description	Date
Taylor Harvey	MC/DJ Cordova Palms Member Event	11/15/2025

	Description	Unit Price	Line Total
12pm -3pm	MC & DJ Member Fall Festival Amenity Center Cordova Palms		\$500.00
Total			\$500.00

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

RECEIVED

By Tara Lee at 9:13 am, Oct 15, 2025



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 10/14/2025

Invoice #12810671

Terms: Due before event date **PO#**

Customer name: Cordova Palms Amenity Center

Event type: Fall

Billing address: 475 West Twon Place #114 Saint Augustine, FL 32092-3649

Original contact person: Taylor Harvey

Cell: 954-242-4576

E-mail/ fax: cordovapalmsmanager@gmsnf.com

At event contacts with cell:

W:

Event date: Saturday November 15, 2025

Hours of event: 12:00 pm to 3:00 pm **Hours of service:** 3hrs

Approximate set up time: 11:00 AM

Location name and address: 320 Cordova Palms Pkwy, St. Augustine, FL 32095

Where to set up at location: Amenity center

Power within 75':

Set up-grass or pavement: grass

Water within 75':

Covered area for equipment:

Notes:

SERVICES NEEDED:

* Bounce House Party Castle

* Bounce House Safety Attendant w/travel

* Delivery

Reg. Rate \$ 259.00

Reg. Rate \$ 225.00

Reg. Rate \$ 59.00

Regular Total \$ 543.00

Your Cost \$ 225.00

Your Cost \$ 175.00

Your Cost \$ 59.00

Your Total \$ 459.00

Your Total Savings \$ 84.00

Sub Total: \$ 459.00

Sales Tax:

Invoice Total: \$ 459.00

50 % Deposit required \$ 229.50

Balance due before day of event \$ 229.50

Payments received \$ -

Current Balance \$ 459.00

*Balance due before day of event to avoid a \$50.00 late fee

Deposit due within 10 days of receiving of invoice

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ Date: _____

RECEIVED

By Tara Lee at 9:13 am, Oct 15, 2025



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 621256075
DATE: 10/15/2025
ORDER: 621256075

Bill To: [935218]
Cordova Palms CDD
475 W Town Pl
Suite 114
St Augustine, FL 32092-3648

Work Location: [935218] 904-759-8890
Cordova Palms CDD
Rich Gray
320 Cordova Palms Pkwy
St Augustine, FL 32095-0059

Work Date	Time	Target Pest	Technician	Time In
10/15/2025	09:44 AM			09:44 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/15/2025		10:18 AM

Service	Description	Price
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CPCM Commercial Pest Control - Monthly Service

\$140.00

SUBTOTAL	\$140.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$140.00

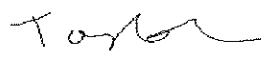
RECEIVED

By Tara Lee at 9:16 am, Oct 27, 2025

AMOUNT DUE \$140.00

Approved 10/22/25
Jeff Johnson
001.320.57200.45300


TECHNICIAN SIGNATURE


Taylor
CUSTOMER SIGNATURE

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

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as provided above.

PLEASE PAY FROM THIS INVOICE