

CORDOVA PALMS
Community Development District

APRIL 9, 2026

AGENDA

**Cordova Palms
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.CordovaPalmsCDD.com

April 2, 2026

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, April 9, 2026 at 10:00 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 March 12, 2026 Meeting
- IV. Consideration of Agreement with DCCM Infrastructure for Engineering Services
- V. Discussion of Pool Expansion Joint Repair
- VI. Staff Reports
 - A. Landscape Report
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Operations Manager – Amenity and Operations Report
 - F. Amenity Manager
- VII. Financial Reports
 - A. Financial Statements as of February 28, 2026

B. Check Register

VIII. Supervisor Requests and Audience Comments

IX. Next Scheduled Meeting – May 14, 2026 at 10:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

X. Adjournment

MINUTES

**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 Thursday, **March 12, 2026**, at 10:15 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:

| | |
|---------------------------|------------------------------|
| Daniel Laughlin | District Manager, GMS |
| Wes Haber <i>by phone</i> | District Counsel, Kutak Rock |
| Taylor Harvey | Amenity Manager, GMS |
| Jeff Johnson | Operations Manager, GMS |

The following is a summary of the discussions and actions taken at the March 12, 2026, 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 10:15 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There were no comments. The next item was taken out of order from the agenda.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Vending
Machine**

Griffin Kelly stated that he was a resident and owns a company called Tier One Vending that provides modern, cashless, vending machines. It was noted Mr. Kelly would be responsible

for stocking the machine, maintenance of the machine, and would take on the liability for any vandalism or theft that might occur with the machine.

Mr. Laughlin stated that staff would determine the best location in which the machine would be covered by a security camera and would be out of the direct sun.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, installation of a vending machine at the amenity center by Tier One Vending was approved.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 12, 2026 Meeting

A copy of the minutes from the February 12, 2026 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, the minutes of the February 12, 2026 meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Engineering Services

Copies of the proposals from six engineering firms were provided to the Board for their review.

Mr. Gullion presented the scores given to the firms. Alliant was given a total of 0 points, BGE 85 points, Gulfstream 0 points, Matthews DCCM 95 points, Taylor & White 80 points, and Yuro & Associates 70 points.

On MOTION by Mr. Zaremba, seconded by Mr. Pinto, with all in favor, the rankings as provided by the Chair were approved with staff authorized to negotiate a contract with Matthews DCCM.

FIFTH ORDER OF BUSINESS

Consideration of Renewal of Agreement with Florida Waterways

Mr. Laughlin stated that the contract term with Florida Waterways has come to an end and they are doing a good job, so a renewal was recommended. The cost is \$685 per month.

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, renewing the agreement with Florida Waterways was approved.

SEVENTH ORDER OF BUSINESS

**Acceptance of the Draft Fiscal Year 2025
Audit Report**

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

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the fiscal year 2025 audit report was accepted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

Mr. Johnson informed the Board that all the plantings would be installed by the following Friday.

B. District Counsel

There being nothing to report, the next item followed.

C. District Engineer

Mr. Johnson stated that the pond bank washouts need to be inspected by the new engineering firm once they're under contract.

Mr. Laughlin stated that he would get with England Thims & Miller on any close out items or permits that need to be transferred as requested by Mr. Pinto.

D. District Manager

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

E. Operations Manager – Report

A copy of the amenity and operations report was included in the agenda package for the Board's review.

Mr. Johnson reported that there is a wooden handrail that needs to be changed to a stronger material in the gym. He also reported that there has been vandalism occurring in the bathrooms and suggested installing an additional security camera.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, adding an additional security camera for a total of \$475 was approved.

F. Amenity Manager

Ms. Harvey provided an overview of the latest community events and upcoming events. Next, she recommending raising the age for independent pool use to 16 years of age and up from 15 to try to curb some of the vandalism issues. Mr. Laughlin added that use of the fitness center is limited to ages 16 and up, so that would keep the ages for facility use consistent.

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, increasing the minimum age for pool access to 16 years of age was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of January 31, 2026

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 \$571,935 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.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 9, 2026, at 10:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

TWELFTH 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

FOURTH ORDER OF BUSINESS

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “Agreement”) is made and entered into this ____ day of _____ 2026, by and between:

Cordova Palms Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

DCCM Infrastructure, Inc., a foreign corporation, with a mailing address of 7 Waldo Street, St. Augustine, Florida 32084 (“**Engineer**”).

RECITALS

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

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors (the “**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, surveying, planning, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization(s); and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

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

ARTICLE 2. SCOPE OF SERVICES.

A. The Engineer will provide general engineering services for the District, including:

1. Preparation of any necessary reports and attendance at meetings of the Board.
 2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
 3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
 4. Any other items requested by the Board.
- B.** Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:
1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 2. Processing of contractors' pay estimates.
 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
 4. Final inspection and requested certificates for construction, including the final certificate of construction.
 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 6. Any other activity related to construction as authorized by the Board.
- C.** With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set forth in **Exhibit A** attached hereto and incorporated herein by this reference ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual

unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B.** The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not, upon payment of all outstanding balances due Engineer for Work Product. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or

portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

- A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:
 - 1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - 2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and

not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.

3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
 4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B.** All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an “occurrence” basis to the extent permitted by law, except with respect to the Professional Liability Insurance which shall be on a claims-made basis.
- C.** The District and the District’s officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance and Professionally Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.
- D.** If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 14. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds

under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 17. INDEMNIFICATION.

- A. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct or errors or omissions of the Engineer and persons employed or utilized by the Engineer in the performance of this Agreement.
- B. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other applicable law. The District agrees, to the extent permitted by Section 768.28, *Florida Statutes*, and other applicable law, to indemnify and hold the Engineer harmless from any damage, liability or cost to the extent caused by the District's negligence, recklessness, or intentionally wrongful conduct of the District and persons employed or utilized by the District in the performance of this Agreement.
- C. The following shall apply only to the extent a limitation on liability is required by Section 725.06, *Florida Statutes*, or other applicable law: liability under this section shall in no event exceed the sum of Two Million Dollars (\$2,000,000). Engineer shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement.
- D. Disclaimer of Consequential Damages - Notwithstanding anything to the contrary in this Agreement, the Parties shall have no liability to each other for indirect, consequential, or

special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup.

E. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

- F. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 18. EMPLOYMENT VERIFICATION; E-VERIFY. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes.

ARTICLE 19. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be St. Johns County, Florida.

ARTICLE 21. NOTICE. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Engineer:** DCCM Infrastructure, Inc.
7 Waldo Street

St. Augustine, Florida 32084
Attn: Rob A. Matthews III, P.E.

B. If to District:

Cordova Palms Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

ARTICLE 22. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Daniel McLaughlin ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS

RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, (904) 940-5850, AND E-MAIL DMCLAUGHLIN@GMSNF.COM.

ARTICLE 23. NO THIRD-PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 25. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 28. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 29. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 30. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 31. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 34. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

ARTICLE 35. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

ARTICLE 36. COMPLIANCE WITH SECTION 287.135, FLORIDA STATUTES. Engineer certifies it: (i) is not in violation of Section 287.135, Florida Statutes; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Engineer is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

(Signatures on Following Page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

DCCM INFRASTRUCTURE, INC.



Witness

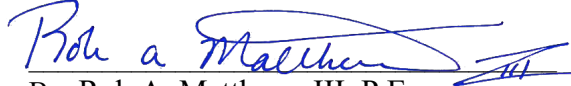

By: Rob A. Matthews III, P.E.
Its: President, NE Florida

EXHIBIT A: Form of Work Authorization

EXBHITI B: Schedule of Rates

Exhibit A
Form of Work Authorization

_____, 202__

Cordova Palms Community Development District
St. Johns County, Florida

Subject: **Work Authorization Number [__]**
 Cordova Palms Community Development District

Dear Chairman, Board of Supervisors:

DCCM Infrastructure, Inc., (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for the Cordova Palms Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated _____, 202__ (“**Engineering Agreement**”) as follows:

I. Scope of Work

[INSERT SCOPE OF WORK]

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Engineer. We look forward to working with you.

Sincerely,

DCCM Infrastructure, Inc.

Name: _____
Authorized Representative

| |
|--|
| APPROVED AND ACCEPTED |
| By: _____ Chair/Vice-Chair, Cordova Palms Community Development District |

Exhibit B
Schedule of Rates



| Personnel Classification | Rate Range |
|---|---------------------|
| PRINCIPAL/SENIOR LEADS | |
| Principal | \$365.00 |
| VP | \$275.00 - \$300.00 |
| Division Lead | \$260.00 - \$285.00 |
| Program Manager | \$240.00 - \$265.00 |
| SENIOR PROFESSIONAL | |
| Senior Professional Engineer | \$200.00 - \$270.00 |
| Senior Planner | \$210.00 - \$230.00 |
| Senior Landscape Architect | \$220.00 - \$260.00 |
| Senior Construction Inspector | \$195.00 - \$210.00 |
| PROFESSIONAL | |
| Professional Engineer | \$230.00 - \$240.00 |
| Project Engineer | \$160.00 - \$190.00 |
| Planner | \$160.00 - \$190.00 |
| Landscape Architect | \$170.00 - \$190.00 |
| Construction Inspector | \$170.00 - \$180.00 |
| DESIGNER | |
| Senior CAD Designer and Senior Engineering Tech | \$180.00 - \$200.00 |
| Senior Landscape Designer | \$180.00 - \$200.00 |
| CAD Designer and Engineering Tech | \$130.00 - \$170.00 |
| SUPPORT STAFF | |
| Controller | \$150.00 - \$200.00 |
| Graphic Designer | \$100.00 - \$140.00 |
| Senior Graphic Designer | \$140.00 - \$180.00 |
| Project Administrator and Project Coordinator | \$95.00 - \$120.00 |
| ARCHITECTURE | |
| Project Manager, Architect | \$200.00 - \$255.00 |
| Project Architect | \$170.00 - \$190.00 |
| Project Coordinator, Architect | \$140.00 - \$170.00 |
| Intern Architect | \$115.00 - \$140.00 |
| CA, Architect | \$220.00 - \$240.00 |
| Specifications Writer | \$220.00 - \$240.00 |



| SURVEYING | |
|-------------------------------------|-------------------|
| Project Director, Survey | \$215.00-\$245.00 |
| Senior Surveyor | \$170.00-\$200.00 |
| Senior GIS Enterprise Administrator | \$170.00-\$200.00 |
| Project Surveyor | \$155.00-\$185.00 |
| Project GIS Developer, Survey | \$155.00-\$185.00 |
| Staff Surveyor | \$135.00-\$165.00 |
| Staff GIS Analyst | \$135.00-\$165.00 |
| Four Man Field Crew | \$215.00-\$245.00 |
| Three Man Field Crew | \$195.00-\$215.00 |
| Two Man Field Crew | \$170.00-\$200.00 |
| One Man Field Crew | \$150.00-\$180.00 |
| One Man Crew (GPS/RTK) | \$200.00-\$230.00 |
| Two Man Crew (GPS/RTK) | \$215.00-\$245.00 |
| CADD Technician, Survey | \$115.00-\$145.00 |
| GIS Technician | \$115.00-\$145.00 |
| Field Technician, Survey | \$95.00-\$125.00 |

FIFTH ORDER OF BUSINESS

ESTIMATE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Cordova Palms CDD
1001 Bradford Way
Kingston, TN 37763

Estimate details

PO: Cordova Palms CDD

Estimate no.: 1694
Estimate date: 03/16/2026

| # | Product or service | Description | Qty | Rate | Amount |
|----|--------------------|---|-----|-------------|-------------|
| 1. | POOL REPAIR | <p>REPLACE EXPANSION JOINT COMPOUND & SEAL UP JOINT W/ NEW SIKA 1-A -TO REMOVE OLD EXPANSION JOINT COMPOUND & INSTALL NEW BACKER BOARD. APPLY SELF LEVELLER. ADD NEW SIKA 1-A FLUSH TO TOP OF ADJOINING TILE.</p> <p>PRICING INCLUDES: LABOR AND MATERIAL ONE-YEAR CONTRACTOR WARRANTY ON REPAIR</p> <p>Please note that expansion joint repair is considered a routine maintenance item. Due to normal wear and chemical exposure, this component may require reapplication every 2 to 3 years to maintain its integrity and prevent the pool from leaking. Pool Draining Disclaimer: Please note that the process will require the swimming pool to be fully drained and left empty for a period of approximately 4 to 7 days to allow the applied compound to cure properly. Draining a swimming pool for an extended period can present certain risks to the integrity of the pool's interior surface. Specifically, prolonged exposure to air and environmental conditions may cause the Interior Quartz Finish to experience spalling, discoloration, surface deterioration, or other</p> | 1 | \$11,500.00 | \$11,500.00 |

forms of structural or cosmetic damage. By proceeding with this service, the client acknowledges and understands the potential risks associated with draining the pool. C. Buss Enterprises will not be held liable for any damage to the pool shell, interior surface, or surrounding structure that may result from the draining process, curing time, or any conditions outside of our control.

All work will be performed in accordance with industry standards, and every effort will be made to minimize risk where possible

Total

\$11,500.00

Accepted date

Accepted by

SIXTH ORDER OF BUSINESS

E.

Cordova Palms

Community Development District

Field Operations & Amenity Management Report

April 9th, 2026



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

April 9th, 2026

To: Board of Supervisors

From: Jeff Johnson
Field Operations Manager

Taylor Harvey
Amenity Manager

RE: Cordova Palms Field Operations & Amenity Management Report – April 9th,
2026

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



Amenity Management Updates

- The Spring Fling event was very successful. We did an Easter Egg hunt, with 1,000 eggs. We also had a Face Painter, Balloon Artist and crafts for the kids.
- We are welcoming the Face Painter back to teach a guided painting glass on Friday April 17th. The class will take place on the Veranda, from 6-8pm. We will be providing light snacks and bottled water for attendants.
- The Tier One Vending Machine has been ordered and scheduled for install.
- Two Food Trucks have been scheduled for Saturday, May 23rd of Memorial Day weekend, “Hungry Joey’s” and “Tikiz Shaved Ice.”



Weekly Maintenance

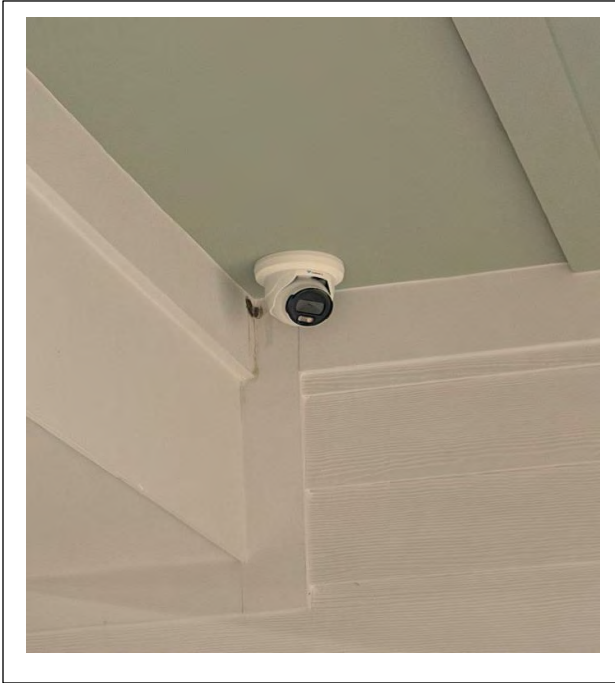
Listed below are weekly maintenance responsibilities:

- 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.

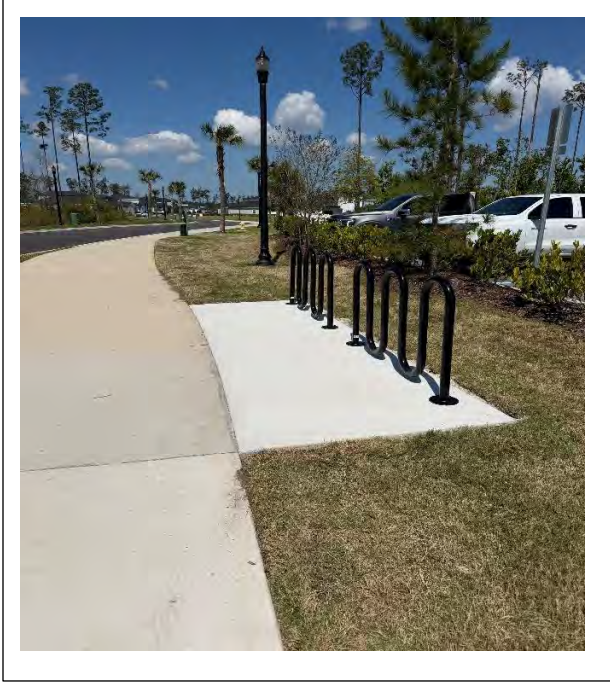
Completed Projects

- Camera facing bathrooms has been Installed.
- New Bike Rack Pad has been poured, and new Bike Racks have been installed.
- New Bushes Installed in the mulch islands next to the putting green has been completed.
- 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.
 - ✓ Photos of completed projects are displayed below. Please follow up with management for any questions.

Completed Projects



New Camera Installed



New Bike Racks

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
February 28, 2026



Cordova Palms
Community Development District
Combined Balance Sheet
February 28, 2026

| | General Fund | Debt Service Fund | Capital Project Fund | Totals Governmental Funds |
|---|-------------------|----------------------|-------------------------|------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 559,624 | \$ - | \$ - | \$ 559,624 |
| Due from General Fund | - | 28,731 | - | 28,731 |
| Investments: | | | | |
| State Board of Administration (SBA) | 4,471 | - | - | 4,471 |
| US Bank | 169 | - | - | 169 |
| Series 2021 | | | | |
| Reserve | - | 154,700 | - | 154,700 |
| Interest | - | 64 | - | 64 |
| Prepayment | - | 5 | - | 5 |
| Revenue | - | 370,070 | - | 370,070 |
| Sinking | - | 441 | - | 441 |
| Construction | - | - | 2,704 | 2,704 |
| Series 2022-1 | | | | |
| Reserve | - | 58,658 | - | 58,658 |
| Interest | - | 32 | - | 32 |
| Revenue | - | 174,542 | - | 174,542 |
| Construction | - | - | 9,802 | 9,802 |
| Series 2022-2 | | | | |
| Reserve | - | 243,335 | - | 243,335 |
| Interest | - | 132 | - | 132 |
| Prepayment | - | 25,432 | - | 25,432 |
| Revenue | - | 508,897 | - | 508,897 |
| Construction | - | - | 28,806 | 28,806 |
| Prepaid Expenses | 1,067 | - | - | 1,067 |
| Deposits | 3,837 | - | - | 3,837 |
| Total Assets | \$ 569,167 | \$ 1,565,038 | \$ 41,312 | \$ 2,175,517 |
| Liabilities: | | | | |
| Accounts Payable | \$ 2,315 | \$ - | \$ - | \$ 2,315 |
| Accrued Expenses | 1,468 | - | - | 1,468 |
| Due to DS SE 2021 | 12,925 | - | - | 12,925 |
| Due to DS SE 2022-1 | 4,832 | - | - | 4,832 |
| Due to DS SE 2022-2 | 10,975 | - | - | 10,975 |
| Total Liabilities | \$ 32,515 | \$ - | \$ - | \$ 32,515 |
| Fund Balance: | | | | |
| Nonspendable: | | | | |
| Prepaid Items | \$ 1,067 | \$ - | \$ - | \$ 1,067 |
| Deposits | 3,837 | - | - | 3,837 |
| Restricted for: | | | | |
| Debt Service - Series | - | 1,565,038 | - | 1,565,038 |
| Capital Project - Series | - | - | 41,312 | 41,312 |
| Unassigned | 531,749 | - | - | 531,749 |
| Total Fund Balances | \$ 536,652 | \$ 1,565,038 | \$ 41,312 | \$ 2,143,002 |
| Total Liabilities & Fund Balance | \$ 569,167 | \$ 1,565,038 | \$ 41,312 | \$ 2,175,517 |

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/28/26 | Thru 02/28/26 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 631,936 | \$ 592,707 | \$ 592,707 | \$ - |
| Special Assessments - Direct Bill | 117,593 | 117,593 | 117,593 | - |
| Interest Income | 1,000 | 417 | 242 | (174) |
| Other Income | - | - | 490 | 490 |
| Total Revenues | \$ 750,529 | \$ 710,717 | \$ 711,033 | \$ 316 |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisors Fees | \$ 6,000 | \$ 2,500 | \$ - | \$ 2,500 |
| FICA Expense | 459 | 191 | - | 191 |
| Engineering | 11,000 | 4,583 | - | 4,583 |
| Arbitrage | 1,800 | 1,800 | 4,500 | (2,700) |
| Attorney | 15,000 | 6,250 | 1,604 | 4,647 |
| Annual Audit | 7,500 | - | - | - |
| Assessment Administration | 5,899 | 5,899 | 5,899 | - |
| Trustee Fees | 12,500 | 12,150 | 12,150 | - |
| Dissemination | 8,848 | 3,687 | 3,887 | (200) |
| Management Fees | 55,745 | 23,227 | 23,227 | (0) |
| Website Maintenance | 1,769 | 737 | 737 | 0 |
| Information Technology | 2,654 | 1,106 | 1,106 | 0 |
| Telephone | 500 | 208 | 51 | 157 |
| Postage | 1,500 | 625 | 523 | 102 |
| Insurance | 6,729 | 6,340 | 6,340 | - |
| Printing & Binding | 500 | 208 | 78 | 130 |
| Legal Advertising | 2,000 | 833 | 710 | 123 |
| Other Current Charges | 300 | 125 | - | 125 |
| Office Supplies | 150 | 63 | 2 | 61 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total General & Administrative | \$ 141,028 | \$ 70,708 | \$ 60,988 | \$ 9,720 |
| <u>Operations & Maintenance</u> | | | | |
| Ground Maintenance: | | | | |
| Landscape - Maintenance | \$ 164,640 | \$ 68,600 | \$ 68,600 | \$ - |
| Landscape - Contingency | 27,700 | 11,542 | 1,250 | 10,292 |
| Operations Management | 26,500 | 11,042 | 11,042 | 0 |
| Lake Maintenance | 10,000 | 4,167 | 3,425 | 742 |
| Electric | 75,000 | 31,250 | 31,129 | 121 |
| Water/Sewer/Irrigation | 23,000 | 9,583 | 10,206 | (622) |
| Repairs & Maintenance | 10,000 | 4,167 | 3,152 | 1,015 |
| Irrigation Repairs | 13,000 | 5,417 | 1,826 | 3,590 |
| Pest Control | 1,800 | 750 | 849 | (99) |
| Total Ground Maintenance | \$ 351,640 | \$ 146,517 | \$ 131,479 | \$ 15,038 |

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/28/26 | Thru 02/28/26 | Variance |
| Amenity Center: | | | | |
| Amenity Manager | \$ 77,500 | \$ 32,292 | \$ 32,292 | \$ 0 |
| Amenity Attendant | 10,000 | 4,167 | 1,934 | 2,233 |
| Facility Maintenance | 37,440 | 15,600 | 13,897 | 1,703 |
| Insurance | 39,025 | 33,533 | 33,533 | - |
| Refuse | 4,560 | 1,900 | 2,047 | (147) |
| Gas | 1,000 | 417 | 378 | 38 |
| Janitorial Services | 12,000 | 5,000 | 5,000 | - |
| Access Cards | 5,000 | 2,083 | - | 2,083 |
| Pool Maintenance | 18,000 | 7,500 | 7,500 | - |
| Pool Chemicals | 13,000 | 5,417 | 5,417 | 0 |
| Special Events | 5,000 | 2,083 | 1,243 | 840 |
| Holiday Decoration | 10,000 | 7,821 | 7,821 | - |
| Water & Sewer | 5,000 | 2,083 | - | 2,083 |
| Licenses & Subscriptions | 500 | 208 | 486 | (277) |
| Fitness Equipment Leasing | 19,836 | 8,265 | 8,263 | 2 |
| Total Amenity Center | \$ 257,861 | \$ 128,369 | \$ 119,809 | \$ 8,560 |
| Total Operations & Maintenance | \$ 609,500 | \$ 274,885 | \$ 251,287 | \$ 23,598 |
| Total Expenditures | \$ 750,529 | \$ 345,593 | \$ 312,276 | \$ 33,318 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ 365,124 | \$ 398,757 | \$ 33,633 |
| Net Change in Fund Balance | \$ - | \$ 365,124 | \$ 398,757 | \$ 33,633 |
| Fund Balance - Beginning | \$ - | | \$ 137,895 | |
| Fund Balance - Ending | \$ - | | \$ 536,652 | |

Cordova Palms

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 02/28/26 | Thru 02/28/26 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 309,400 | \$ 288,535 | \$ 288,535 | \$ - |
| Interest Income | 5,000 | 2,083 | 4,254 | 2,170 |
| Total Revenues | \$ 314,400 | \$ 290,618 | \$ 292,788 | \$ 2,170 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 91,465 | \$ 91,465 | \$ 91,465 | \$ - |
| Principal Prepayment - 11/1 | - | - | 5,000 | (5,000) |
| Interest - 5/1 | 91,465 | - | - | - |
| Principal - 5/1 | 125,000 | - | - | - |
| Total Expenditures | \$ 307,930 | \$ 91,465 | \$ 96,465 | \$ (5,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 6,470 | \$ 199,153 | \$ 196,323 | \$ (2,830) |
| Net Change in Fund Balance | \$ 6,470 | \$ 199,153 | \$ 196,323 | \$ (2,830) |
| Fund Balance - Beginning | \$ 183,031 | | \$ 341,882 | |
| Fund Balance - Ending | \$ 189,501 | | \$ 538,205 | |

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 February 28, 2026

| | Adopted | Prorated Budget | Actual | Variance |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 02/28/26 | Thru 02/28/26 | |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 117,315 | \$ 107,858 | \$ 107,858 | \$ - |
| Interest Income | 5,000 | 2,083 | 1,863 | (221) |
| Total Revenues | \$ 122,315 | \$ 109,941 | \$ 109,721 | \$ (221) |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 45,400 | \$ 45,400 | \$ 45,400 | \$ - |
| Interest - 5/1 | 45,400 | - | - | - |
| Principal - 5/1 | 25,000 | - | - | - |
| Total Expenditures | \$ 115,800 | \$ 45,400 | \$ 45,400 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 6,515 | \$ 64,541 | \$ 64,321 | \$ (221) |
| Net Change in Fund Balance | \$ 6,515 | \$ 64,541 | \$ 64,321 | \$ (221) |
| Fund Balance - Beginning | \$ 114,146 | | \$ 173,742 | |
| Fund Balance - Ending | \$ 120,661 | | \$ 238,063 | |

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 February 28, 2026

| | Adopted Budget | Prorated Budget Thru 02/28/26 | Actual Thru 02/28/26 | Variance |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 266,780 | \$ 244,997 | \$ 244,997 | \$ - |
| Special Assessments - Direct Bill | 224,250 | 224,250 | 224,250 | - |
| Prepayments | - | - | 25,432 | 25,432 |
| Interest Income | 5,000 | 2,083 | 5,647 | 3,564 |
| Total Revenues | \$ 496,030 | \$ 471,331 | \$ 500,326 | \$ 28,995 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 188,115 | \$ 188,115 | \$ 188,115 | \$ - |
| Principal Expense Prepayment - 11/1 | - | - | 25,000 | (25,000) |
| Interest - 5/1 | 188,115 | - | - | - |
| Principal - 5/1 | 110,000 | - | - | - |
| Total Expenditures | \$ 486,230 | \$ 188,115 | \$ 213,115 | \$ (25,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 9,800 | \$ 283,216 | \$ 287,211 | \$ 3,995 |
| Net Change in Fund Balance | \$ 9,800 | \$ 283,216 | \$ 287,211 | \$ 3,995 |
| Fund Balance - Beginning | \$ 251,672 | | \$ 501,559 | |
| Fund Balance - Ending | \$ 261,472 | | \$ 788,770 | |

Cordova Palms
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending February 28, 2026

| Description | SE 2021 | SE 2022-1 | SE 2022-2 |
|-----------------------------------|-----------------|-----------------|------------------|
| Revenues | | | |
| Interest Income | \$ 40 | \$ 145 | \$ 426 |
| Cost of Issuance | - | - | - |
| Developer Contributions | - | - | - |
| Total Revenues | \$ 40 | \$ 145 | \$ 426 |
| Expenses | | | |
| Capital Outlay | \$ - | \$ - | \$ - |
| Total Expenses | \$ - | \$ - | \$ - |
| Excess Revenues (Expenses) | \$ 40 | \$ 145 | \$ 426 |
| Beginning Fund Balance | \$ 2,664 | \$ 9,657 | \$ 28,380 |
| Ending Fund Balance | \$ 2,704 | \$ 9,802 | \$ 28,806 |

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) |
| Less: November 1, 2025 (Prepayment) | (5,000) |
| Current Bonds Outstanding | \$ 5,255,000 |

| 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) |
| Less: November 1, 2025 (Prepayment) | (25,000) |
| Current Bonds Outstanding | \$ 6,870,000 |

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

| ASSESSED | # O&M UNITS ASSESSED | SERIES 2021 DEBT ASSESSED | SERIES 2022-1 DEBT ASSESSED | SERIES 2022-2 DEBT ASSESSED | O&M ASSESSED | TOTAL ASSESSED |
|----------------------------------|----------------------|---------------------------|-----------------------------|-----------------------------|-------------------|---------------------|
| DREAM FINDERS | 115 | - | - | 224,250.00 | 117,593.07 | 341,843.07 |
| TOTAL DIRECT INVOICES (1) | 115 | - | - | 224,250.00 | 117,593.07 | 341,843.07 |
| ASSESSED REVENUE TAX ROLL | 618 | 307,631.69 | 114,996.78 | 261,212.70 | 631,936.39 | 1,315,777.56 |
| TOTAL ASSESSED | 733 | 307,631.69 | 114,996.78 | 485,462.70 | 749,529.46 | 1,657,620.63 |

| 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 | 117,593.07 | 341,843.07 |
| TOTAL DIRECT RECEIVED | - | - | - | 224,250.00 | 117,593.07 | 341,843.07 |
| TAX ROLL DUE / RECEIVED | - | 288,534.59 | 107,858.03 | 244,997.18 | 592,707.16 | 1,234,096.96 |
| TOTAL DUE / RECEIVED | - | 288,534.59 | 107,858.03 | 469,247.18 | 710,300.23 | 1,575,940.03 |

(1) Direct Assessments are due: 35% due 12/1/25, 4/1/26 and 30% due 9/1/26

| 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 | 11/5/2025 | 311.28 | 116.36 | 264.31 | 639.45 | 1,331.40 |
| 2 | 11/18/2025 | 3,021.44 | 1,129.45 | 2,565.53 | 6,206.63 | 12,923.05 |
| 3 | 11/21/2025 | 4,105.23 | 1,534.59 | 3,485.78 | 8,432.95 | 17,558.55 |
| 4 | 12/16/2025 | 5,758.02 | 2,152.42 | 4,889.18 | 11,828.12 | 24,627.74 |
| 5 | 12/23/2025 | 23,671.07 | 8,848.56 | 20,099.31 | 48,625.05 | 101,243.99 |
| 6 | 1/14/2026 | 238,073.11 | 88,994.87 | 202,149.91 | 489,049.29 | 1,018,267.18 |
| INTEREST | 1/26/2026 | 669.44 | 250.25 | 568.43 | 1,375.17 | 2,863.29 |
| 7 | 2/20/2026 | 12,925.00 | 4,831.53 | 10,974.73 | 26,550.50 | 55,281.76 |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| TOTAL RECEIVED TAX ROLL | | 288,534.59 | 107,858.03 | 244,997.18 | 592,707.16 | 1,234,096.96 |

| 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 | 93.79% | 93.79% | 93.79% | 93.79% | 93.79% |
| TOTAL PERCENT COLLECTED | 93.79% | 93.79% | 96.66% | 94.77% | 95.07% |

B.

Cordova Palms

Community Development District

Check Run Summary

March 31, 2026

| Fund | Date | Check No. | Amount |
|---------------------|---------|-----------|---------------------|
| General Fund | | | |
| Accounts Payable | 3/3/26 | 603-606 | \$ 6,923.86 |
| | 3/10/26 | 607-613 | 33,304.56 |
| | 3/18/26 | 614-617 | 33,592.31 |
| | 3/24/26 | 618 | 700.00 |
| | 3/31/26 | 619-623 | 2,004.55 |
| Total | | | \$ 76,525.28 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|----------------------------------|--------|----------|--------------|---------|
| 3/03/26 | 00052 | 2/17/26 | BC02245 | 202602 | 320 | 57200 | 44000 | | PREVENTATIVE MAINT VIST | * | 245.00 | | |
| | | | | | | | | | COMMERCIAL FITNESS PRODUCTS INC | | | 245.00 | 000603 |
| 3/03/26 | 00010 | 3/02/26 | 28763 | 202603 | 310 | 51300 | 32200 | | AUDIT FYE 09/30/25 | * | 4,900.00 | | |
| | | | | | | | | | GRAU AND ASSOCIATES | | | 4,900.00 | 000604 |
| 3/03/26 | 00009 | 2/24/26 | 37027828 | 202511 | 310 | 51300 | 31500 | | NOV GENERAL COUNSEL | * | 333.00 | | |
| | | 2/27/26 | 3702728 | 202512 | 310 | 51300 | 31500 | | DEC GENERAL COUNSEL | * | 1,270.50 | | |
| | | | | | | | | | KUTAK ROCK LLP | | | 1,603.50 | 000605 |
| 3/03/26 | 00050 | 2/28/26 | 7596425 | 202602 | 310 | 51300 | 48000 | | NOTICE OF MEETING-2/12/26 | * | 87.68 | | |
| | | 2/28/26 | 7596425 | 202602 | 310 | 51300 | 48000 | | NOTICE OF MEETING-3/12/26 | * | 87.68 | | |
| | | | | | | | | | USA TODAY MEDIA CORP | | | 175.36 | 000606 |
| 3/10/26 | 00024 | 3/01/26 | 2603-CP | 202603 | 320 | 57200 | 44000 | | MAR TRASH SERVICES | * | 129.00 | | |
| | | 3/01/26 | 2603-CP | 202603 | 320 | 57200 | 44000 | | MAR PET WASTE SERVICES | * | 120.00 | | |
| | | | | | | | | | DOODY DADDY LLC | | | 249.00 | 000607 |
| 3/10/26 | 00004 | 1/16/26 | 31312 | 202603 | 320 | 57200 | 45000 | | POLICY CHG-DOG PK FENCE | * | 227.00 | | |
| | | | | | | | | | EGIS INSURANCE ADVISORS, LLC | | | 227.00 | 000608 |
| 3/10/26 | 00022 | 3/01/26 | 204038 | 202603 | 320 | 57200 | 44400 | | MAR LAKE MAINTENANCE | * | 685.00 | | |
| | | | | | | | | | FLORIDA WATERWAYS INC | | | 685.00 | 000609 |
| 3/10/26 | 00001 | 2/28/26 | 137 | 202602 | 320 | 57200 | 45110 | | FEB FACILITY ATTENDANT | * | 282.70 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 282.70 | 000610 |
| 3/10/26 | 00001 | 3/01/26 | 135 | 202603 | 320 | 57200 | 43500 | | MAR OPERATIONS MANAGER | * | 2,208.33 | | |
| | | 3/01/26 | 135 | 202603 | 320 | 57200 | 45100 | | MAR FACILITY MANAGEMENT | * | 6,458.33 | | |
| | | 3/01/26 | 135 | 202603 | 320 | 57200 | 44700 | | MAR POOL CHEMICALS | * | 1,083.33 | | |
| | | 3/01/26 | 135 | 202603 | 320 | 57200 | 44600 | | MAR POOL MAINTENANCE | * | 1,500.00 | | |

CORD CORDOVA PALMS TLEE

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # | |
|------------|-------|--------------|----------------------------------|------|-----|--------|-----------------|----------|-------------|--------|-----------|--------------|-----------|--------|
| | | 3/01/26 | 135 | | | 202603 | 320-57200-43400 | | | * | 1,000.00 | | | |
| | | | MAR JANITORIAL SVCS | | | | | | | | | | | |
| | | | GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | 12,249.99 | 000611 |
| 3/10/26 | 00001 | 3/01/26 | 136 | | | 202603 | 310-51300-34000 | | | * | 4,645.42 | | | |
| | | | MAR MANAGEMENT FEES | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202603 | 310-51300-35200 | | | * | 147.42 | | | |
| | | | MAR WEBSITE ADMIN | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202603 | 310-51300-35100 | | | * | 221.17 | | | |
| | | | MAR INFORMATION TECH | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202603 | 310-51300-31300 | | | * | 737.33 | | | |
| | | | MAR DISSEMINATION SVCS | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202603 | 310-51300-51000 | | | * | .33 | | | |
| | | | OFFICE SUPPLIES | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202603 | 310-51300-42000 | | | * | 111.55 | | | |
| | | | POSTAGE | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202603 | 310-51300-42500 | | | * | 10.65 | | | |
| | | | COPIES | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202603 | 310-51300-41000 | | | * | 8.60 | | | |
| | | | TELEPHONE | | | | | | | | | | | |
| | | 3/01/26 | 136 | | | 202601 | 320-57200-45400 | | | * | 8.40 | | | |
| | | | AMEX CHRГ-GOOGLE WRKSPACE | | | | | | | | | | | |
| | | | GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | 5,890.87 | 000612 |
| 3/10/26 | 00036 | 3/01/26 | 1123103 | | | 202603 | 320-57200-44200 | | | * | 13,720.00 | | | |
| | | | MAR LANDSCAPE MAINTENANCE | | | | | | | | | | | |
| | | | YELLOWSTONE LANDSCAPE INC | | | | | | | | | | 13,720.00 | 000613 |
| 3/18/26 | 00001 | 3/12/26 | 138 | | | 202602 | 320-57200-44000 | | | * | 4,861.05 | | | |
| | | | FEB GEN FACILITY MAINT | | | | | | | | | | | |
| | | | GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | 4,861.05 | 000614 |
| 3/18/26 | 00014 | 3/16/26 | 03162026 | | | 202603 | 300-20700-10100 | | | * | 12,925.00 | | | |
| | | | FY26 DEBT SVC ASSMNT SE21 | | | | | | | | | | | |
| | | | THE BANK OF NEW YORK MELLON | | | | | | | | | | 12,925.00 | 000615 |
| 3/18/26 | 00014 | 3/16/26 | 03162026 | | | 202603 | 300-20700-10400 | | | * | 4,831.53 | | | |
| | | | FY26 D SVC ASSMNT SE22-1 | | | | | | | | | | | |
| | | | THE BANK OF NEW YORK MELLON | | | | | | | | | | 4,831.53 | 000616 |
| 3/18/26 | 00014 | 3/16/26 | 03162026 | | | 202603 | 300-20700-10500 | | | * | 10,974.73 | | | |
| | | | FY26 D SVC ASSMNT SE22-2 | | | | | | | | | | | |
| | | | THE BANK OF NEW YORK MELLON | | | | | | | | | | 10,974.73 | 000617 |
| 3/24/26 | 00049 | 3/20/26 | 02 | | | 202603 | 320-57200-46400 | | | * | 700.00 | | | |
| | | | FNLPMТ-MARCH 21ST EVENT | | | | | | | | | | | |
| | | | JESSICA BRYCE | | | | | | | | | | 700.00 | 000618 |
| | | | CORD CORDOVA PALMS TLEE | | | | | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|--|--------|-----------|----------------------------|
| 3/31/26 | 00030 | 3/26/26 032626 | 202603 320-57200-46000 | RPLED SPRING WOUND TIMER ALFRED W GROVER | * | 385.00 | 385.00 000619 |
| 3/31/26 | 00034 | 2/02/26 26-65689 | 202602 320-57200-45600 | (50) KEY FOBS SECURITY ENGINEERING & DESIGNS, INC | * | 312.50 | 312.50 000620 |
| 3/31/26 | 00034 | 3/23/26 26-66274 | 202603 320-57200-46000 | ADD CAMERAS-RR/MAIN ENTRY SECURITY ENGINEERING & DESIGNS, INC | * | 475.00 | 475.00 000621 |
| 3/31/26 | 00027 | 3/23/26 62196022 | 202603 320-57200-45300 | MAR PEST CONTROL SERVICES TURNER PEST CONTROL, LLC | * | 144.55 | 144.55 000622 |
| 3/31/26 | 00028 | 3/25/26 407 | 202603 320-57200-46000 | 50%DEP-75SF/15X5 SLAB 2 MEN CONCRETE INC | * | 687.50 | 687.50 000623 |
| TOTAL FOR BANK A | | | | | | 76,525.28 | |
| TOTAL FOR REGISTER | | | | | | 76,525.28 | |

CORD CORDOVA PALMS TLEE

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

| | |
|-----------|-----------|
| Date | Invoice # |
| 2/17/2026 | BC02245 |

| | |
|---------|---------|
| Sold To | Ship To |
|---------|---------|

Cordova Palms
 320 Cordova Palms Parkway
 St. Augustine FL 32095

Cordova Palms
 320 Cordova Palms Parkway
 St. Augustine, FL 32095

| Rep | Account # | Sales Order No. | Ship Date | Purchase Order # | Terms | Due Date |
|---|--------------------------|--------------------------------|-----------|------------------|--------|-----------|
| EC | CP320 | WO#4600 | 2/17/2026 | Verbal | Net 30 | 3/19/2026 |
| Qty | Item Code | Description | | Price Each | Amount | |
| 1 | Preventative Maintenance | Preventative Maintenance Visit | | 245.00 | 245.00 | |
| Approved 2/24/26 Jeff Johnson General Facility Maintenance 001.320.57200.44000 | | | | | | |

| | | |
|--|-------------------------|-----------------|
| Thank you for your business! | Total | \$245.00 |
| | Payments/Credits | \$0.00 |
| www.commfitnessproducts.com | Balance Due | \$245.00 |

RECEIVED
 By Tara Lee at 12:45 pm, Feb 24, 2026

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28763
Date 03/02/2026

| SERVICE | AMOUNT |
|----------------------|--------------------|
| Audit FYE 09/30/2025 | \$ <u>4,900.00</u> |
| Current Amount Due | \$ <u>4,900.00</u> |

RECEIVED
By Tara Lee at 9:41 am, Mar 02, 2026

| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|----------|---------|---------|----------|----------|----------|
| 4,900.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,900.00 |

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

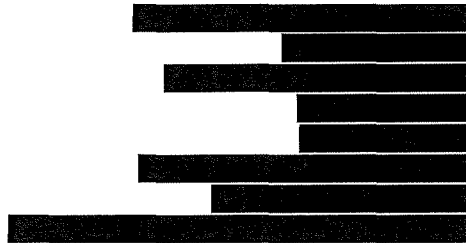
February 24, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3702728

4823-1

Re: General Counsel

For Professional Legal Services Rendered

| | | | | |
|----------|-------------|------|--------|---|
| 11/02/25 | P. O'Bryant | 0.20 | 53.00 | Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings |
| 11/06/25 | W. Haber | 0.20 | 70.00 | Review agenda for November meeting |
| 11/13/25 | W. Haber | 0.60 | 210.00 | Prepare for and participate in Board meeting |
| 12/13/25 | L. Whelan | 0.30 | 115.50 | Monitor legislative process relating to matters impacting special districts |
| 12/18/25 | K. Haber | 0.30 | 81.00 | Correspond with Harvey regarding suspension notices |
| 12/18/25 | W. Haber | 0.30 | 105.00 | Review correspondence regarding suspension letters; begin preparing same |
| 12/19/25 | K. Haber | 2.30 | 621.00 | Prepare six amenity privileges suspension notices; correspond with Harvey regarding same |
| 12/19/25 | W. Haber | 0.30 | 105.00 | Review correspondence and suspension letters regarding same |

KUTAK ROCK LLP

Cordova Palms CDD
February 24, 2026
Client Matter No. 4823-1
Invoice No. 3702728
Page 2

| | | | | |
|----------|----------|------|--------|--|
| 12/23/25 | K. Haber | 0.90 | 243.00 | Correspond with Laughlin regarding revision to interim suspension letter to minor; prepare suspension notice for Van Maanen and correspond with Laughlin and Sweeting regarding same |
|----------|----------|------|--------|--|

TOTAL HOURS 5.40

TOTAL FOR SERVICES RENDERED \$1,603.50

TOTAL CURRENT AMOUNT DUE \$1,603.50

UNPAID INVOICES:

| | | |
|-------------------|---------------------|----------|
| August 22, 2025 | Invoice No. 3612134 | 2,129.00 |
| October 24, 2025 | Invoice No. 3642547 | 1,107.00 |
| November 21, 2025 | Invoice No. 3657649 | 1,944.52 |
| November 21, 2025 | Invoice No. 3657648 | 369.00 |

TOTAL DUE \$7,153.02

RECEIVED
By Tara Lee at 11:01 am, Feb 26, 2026

USA TODAY CO.



| | | | |
|-----------------------------------|--|-----------------------------------|----------------------|
| ACCOUNT NAME Cordova Palms Cdd | | ACCOUNT # 762049 | INV DATE 02/28/26 |
| INVOICE # 0007596425 | INVOICE PERIOD Feb 1- Feb 28, 2026 | CURRENT INVOICE TOTAL \$175.36 | |
| PREPAY (Memo Info) \$0.00 | UNAPPLIED (included in amt due) \$0.00 | TOTAL CASH AMT DUE* \$175.36 | |

| | |
|--|--|
| BILLING ACCOUNT NAME AND ADDRESS Cordova Palms Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649 | PAYMENT DUE DATE: MARCH 31, 2026 Legal Entity: USA TODAY 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@usatodayco.com FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. 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 |
|---------|---------------------|-----------|
| 2/1/26 | Balance Forward | \$181.52 |
| 2/18/26 | PAYMENT - THANK YOU | -\$181.52 |

Package Advertising:

| Start-End Date | Order Number | Product | Description | PO Number | Package Cost |
|----------------|--------------|-------------------------|--------------------|-----------|--------------|
| 2/3/26 | 12014569 | SAG St Augustine Record | FEB 12 MEETING | | \$87.68 |
| 2/26/26 | 12107061 | SAG St Augustine Record | March 12th meeting | | \$87.68 |

RECEIVED
By Tara Lee at 3:17 pm, Mar 02, 2026

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 | \$175.36 |
| Service Fee 3.99% | \$7.00 |
| *Cash/Check/ACH Discount | -\$7.00 |
| *Payment Amount by Cash/Check/ACH | \$175.36 |
| Payment Amount by Credit Card | \$182.36 |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

| | | | | | | |
|---|----------------------------|----------------------------|----------------------------|--|------------------------------|---------------------------------------|
| ACCOUNT NAME Cordova Palms Cdd | | ACCOUNT NUMBER 762049 | | INVOICE NUMBER 0007596425 | | AMOUNT PAID |
| CURRENT DUE \$175.36 | 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* \$175.36 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244 | | | | TO PAY BY PHONE PLEASE CALL: 1-877-736-7612 | | TOTAL CREDIT CARD AMT DUE \$182.36 |
| To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/ | | | | | | |

0000762049000000000000000075964250001753667173

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge Cordova Palms CDD c/o GMS, LLC
Cordova Palms Cdd
475 W Town PL # 114
Saint Augustine FL 32092-3649


STATE OF WISCONSIN, COUNTY OF BROWN

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


SAG St Augustine Record 02/03/2026
SAG staugustine.com 02/03/2026

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 02/03/2026



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: 12014569 # of Copies:
Customer No: 762049 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Thursday, February 12, 2026 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@gmsnf.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida 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



AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 02/26/2026
SAG staugustine.com 02/26/2026

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 02/26/2026

D. Robert
Legal Clerk

Mariah Verhagen
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: 12107061 # of Copies:
Customer No: 762049 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

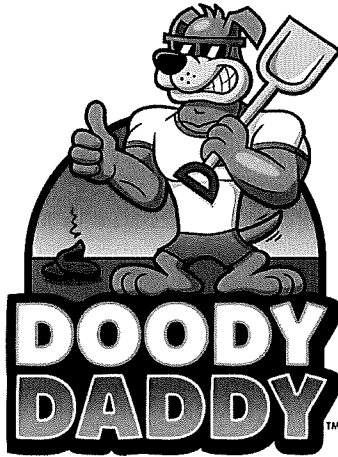
The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold a regular meeting on Thursday, March 12, 2026 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114 St. Augustine, Florida 32092. The purpose of the meeting 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@gmsnf.com ("District Manager's Office"), and is also available on the District's website, www.CordovaPalmsCDD.com.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida 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



March 01, 2026

Invoice No. 2603-CP

INVOICE

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

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

Approved 3/4/26
Jeff Johnson
General Facility Maintenance
001.320.57200.44000

RECEIVED

By Tara Lee at 3:45 pm, Mar 04, 2026

TOTAL \$249

PAID :

INVOICE



| | |
|-------------------------|--|
| Customer | Cordova Palms Community Development District |
| Acct # | 1090 |
| Date | 01/16/2026 |
| Customer Service | Kristina Rudez |
| Page | 1 of 1 |

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

| Payment Information | |
|------------------------|---------------|
| Invoice Summary | \$ 227.00 |
| Payment Amount | |
| Payment for: | Invoice#31312 |
| 100125796 | |

Thank You

Please detach and return with payment



Customer: Cordova Palms Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---------|------------|---------------|--|--------|
| 31312 | 01/01/2026 | Policy change | Policy #100125796 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Dog Park Fencing Added Due Date: 1/16/2026 | 227.00 |

| | |
|---|---------------------------|
| Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555 | Total \$ 227.00 |
|---|---------------------------|

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: [REDACTED]

| | | |
|--|-----------------------------|-------------|
| Remit Payment To: Egis Insurance Advisors | (321)233-9939 | Date |
| P.O. Box 748555 Atlanta, GA 30374-8555 | accounting@egisadvisors.com | 01/16/2026 |

Invoice

Florida Waterways, Inc.

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

Date: 03/01/2026
Invoice No.: 204038
Due Date: 03/31/2026

Approved 3/4/26
Jeff Johnson
Lake Maintenance
001.32057200.44400

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 |

RECEIVED
By Tara Lee at 10:46 am, Mar 04, 2026

Total \$685.00
Balance Due \$685.00

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

Thank You For Your Business!

Governmental Management Services, LLC

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

Invoice

Invoice #: 137
Invoice Date: 2/28/26
Due Date: 2/28/26
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 February 2026 | 10.28 | 27.50 | 282.70 |
| <i>Alison Moxing</i> 3-6-26 | | | |

Total \$282.70

Payments/Credits \$0.00

Balance Due \$282.70

RECEIVED
By Tara Lee at 11:25 am, Mar 06, 2026

CORDOVA PALMS CDD

FACILITY ATTENDANT

| <u>Qty./Hours</u> | <u>Description</u> | <u>Rate</u> | <u>Amount</u> |
|--------------------------|---------------------------|--------------------|----------------------|
| 10.28 | Facility Attendant | \$ 27.50 | \$ 282.70 |

Covers February 2026

TOTAL DUE: \$ 282.70

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS FOR FEBRUARY 2026

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|--------------------|--------------|-----------------|--|
| 2/2/26 | 5.15 | L.A. | Completed daily checklist, returned calls and emails |
| 2/11/26 | 5.13 | C.T. | Completed daily checklist, returned calls and emails |
| GRAND TOTAL | <u>10.28</u> | | |

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

Invoice

Invoice #: 135
Invoice Date: 3/1/26
Due Date: 3/1/26
Case:
P.O. Number:

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

| Description | Hours/Qty | Rate | Amount |
|--------------------------------------|-----------|----------|----------|
| Contract Administration - March 2026 | | 2,208.33 | 2,208.33 |
| Facility Management - March 2026 | | 6,458.33 | 6,458.33 |
| Pool Chemicals - March 2026 | | 1,083.33 | 1,083.33 |
| Pool Maintenance - March 2026 | | 1,500.00 | 1,500.00 |
| Janitorial - March 2026 | | 1,000.00 | 1,000.00 |
| <i>Alison Moring</i> 3-5-26 | | | |

RECEIVED
By Tara Lee at 8:12 am, Mar 06, 2026

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

Governmental Management Services, LLC

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

Invoice**Invoice #:** 136**Invoice Date:** 3/1/26**Due Date:** 3/1/26**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 - March 2026 | | 4,645.42 | 4,645.42 |
| Website Administration - March 2026 | | 147.42 | 147.42 |
| Information Technology - March 2026 | | 221.17 | 221.17 |
| Dissemination Agent Services - March 2026 | | 737.33 | 737.33 |
| Office Supplies | | 0.33 | 0.33 |
| Postage | | 111.55 | 111.55 |
| Copies | | 10.65 | 10.65 |
| Telephone | | 8.60 | 8.60 |
| AMEX Charge - Google Workspace - 1/1/26 | | 8.40 | 8.40 |

RECEIVED*By Tara Lee at 12:38 pm, Mar 05, 2026***Total** \$5,890.87**Payments/Credits** \$0.00**Balance Due** \$5,890.87



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1123103 | 3/1/2026 |
| 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: March 31, 2026

Invoice Amount: \$13,720.00

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance March 2026 | \$13,720.00 |

Approved 3/4/26
Jeff Johnson
Landscape Maintenance
001.320.57200.44200

Invoice Total \$13,720.00

RECEIVED

By Tara Lee at 8:46 am, Mar 04, 2026

IN COMMERCIAL LANDSCAPING

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

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

Invoice

Invoice #: 138
 Invoice Date: 3/12/26
 Due Date: 3/12/26
 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 February 1 - February 28, 2026 | 53.99 | 50.00 | 2,699.50 |
| Maintenance Supplies | | 532.25 | 532.25 |
| October - January Hourly Rate True Up | | 1,629.30 | 1,629.30 |

RECEIVED
 By Tara Lee at 2:11 pm, Mar 17, 2026

Approved 3/13/26
 Jeff Johnson
 General Facility Maintenance
 001.320.57200.44000

Alison Moring
 3-17-26

| | |
|-------------------------|------------|
| Total | \$4,861.05 |
| Payments/Credits | \$0.00 |
| Balance Due | \$4,861.05 |

**CORDOVA COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2026**

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|---|
| 2/2/26 | 7.7 | M.B. | Fixed windscreen on the pickleball courts, raked mulch at playground, straightened and organized pool deck and patio furniture, remove debris from amenity center, pool deck, courts, parking lot and roadways, checked and changed all trash receptacles |
| 2/9/26 | 7.83 | M.B. | Cleaned can lights in ceiling around the amenity center, checked all windscreens on courts, straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, removed debris around amenity center, pool deck, mailboxes, common areas and roadways, checked and changed all trash receptacles |
| 2/13/26 | 7.67 | M.B. | Checked and added zip ties to windscreens at the pickleball courts, raked mulch around the pickleball court, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, walkways, common areas, roadways, ponds and front entrance, checked and changed all trash receptacles |
| 2/16/26 | 7.75 | M.B. | Straightened and organized pool deck and patio furniture, remove debris from around amenity center, pool deck, courts, parking lot, roadways and ponds, checked and changed all trash receptacles |
| 2/20/26 | 7.63 | M.B. | Pressure washing all patio furniture pool side and at amenity center, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, mailboxes, common areas and roadways, checked and changed all trash receptacles |
| 2/23/26 | 7.63 | M.B. | Straightened and organized pool deck and patio furniture, remove debris from around amenity center, pool deck, courts, parking lot, roadways and ponds, checked and changed all trash receptacles |
| 2/27/26 | 7.78 | M.B. | Straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, removed debris around amenity center, pool deck, common areas, roadways and mailbox area, checked and changed all trash receptacles |

TOTAL 53.99

MILES 0

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/26

| <u>DISTRICT</u> | <u>DATE</u> | <u>SUPPLIES</u> | <u>PRICE</u> | <u>EMPLOYEE</u> |
|---------------------|-------------|------------------------------|------------------------|-----------------|
| CP Cordova Palms | | | | |
| | 1/26/26 | Gym Wipes 4pk (2) | 231.61 | J.J. |
| | 1/26/26 | Glade Plugins Refill 10pk | 24.84 | J.J. |
| | 1/28/26 | Constant Contact Monthly Fee | 55.41 | T.H. |
| | 2/2/26 | Sheet Protectors 200pk | 14.69 | T.H. |
| | 2/7/26 | Peloton Monthly Fee | 61.94 | R.G. |
| | 2/12/26 | 3* Binder | 11.01 | T.H. |
| | 2/23/26 | Wall Outlet | 5.62 | J.J. |
| | 2/27/26 | Microfiber Towels | 34.25 | J.J. |
| | 2/27/26 | Trash Bags | 36.71 | J.J. |
| | 2/27/26 | Deck Brush | 24.46 | J.J. |
| | 2/27/26 | Cleaner | 6.08 | J.J. |
| | 2/27/26 | Spray Paint | 25.65 | J.J. |
| | | TOTAL | <u>\$532.25</u> | |

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

| Date | Amount | Authorized By |
|----------------|-------------|---------------|
| March 16, 2026 | \$12,925.00 | Oksana Kuzmuk |

Payable to:

| |
|--------------------------------|
| The Bank of New York Melon #14 |
|--------------------------------|

Date Check Needed:

Budget Category:

| | |
|------|---------------------|
| ASAP | 001.300.20700.10100 |
|------|---------------------|

Intended Use of Funds Requested:

| |
|---|
| FY26 Debt Service Assessment SE 2021 |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| <i>(Attach supporting documentation for request.)</i> |

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

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

| Date | Amount | Authorized By |
|----------------|------------|---------------|
| March 16, 2026 | \$4,831.53 | Oksana Kuzmuk |

Payable to:

| |
|--------------------------------|
| The Bank of New York Melon #14 |
|--------------------------------|

Date Check Needed:

Budget Category:

| | |
|------|---------------------|
| ASAP | 001.300.20700.10400 |
|------|---------------------|

Intended Use of Funds Requested:

| |
|---|
| |
| FY26 Debt Service Assessment SE 2022-1 |
| |
| |
| |
| |
| |
| |
| <i>(Attach supporting documentation for request.)</i> |

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

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

| Date | Amount | Authorized By |
|----------------|-------------|---------------|
| March 16, 2026 | \$10,974.73 | 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:

| |
|---|
| FY26 Debt Service Assessment SE 2022-2 |
| |
| |
| |
| |
| |
| |
| |
| |
| <i>(Attach supporting documentation for request.)</i> |

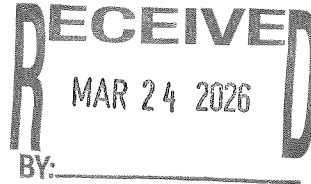
!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!



Bryce Brushworks

INVOICE

Jessica L. Bryce
Bryce Brushworks
398 Charlie Way
St Augustine FL 32095
Phone 202.590.6759 | jessica@brycebrushworks.com
<https://www.facebook.com/BryceBrushworks/>



INVOICE #02
DATE 03/20/2026

TO

Taylor Harvey
Amenity Manager
Cordova Palms CDD
320 Cordova Palms Parkway
St. Augustine, FL 32095
cordovapalmsmanager@gmsnf.com

EVENT

Saturday, March 21, 2026
320 Cordova Palms Parkway
St. Augustine, FL 32095

Set up 11:15 am, Event, 12-3 pm

| Description | Quantity | Rate | Amount |
|--|----------|-------|-----------------|
| Face Painting Artist (1 artists x 4 hours) | 3.0 | \$150 | \$450 |
| Balloon Twisters (1 artist x 4 hours) | 3.0 | \$150 | \$450 |
| Travel, Set-up & Clean-up Time | 2.0 | \$50 | \$100 |
| Sub total | | | \$1,000.00 |
| Deposit 30% received | | | -\$300.00 |
| Payment Due at Time of Completion | | | \$700.00 |

Electronic payments via Check, CashApp (\$jessbryce) or Venmo(@jessbryce)
Paypal and Square invoicing also accepted with a 3.5% transaction fee

If you have any questions concerning this invoice, contact Jessica Bryce | 202.590.6759

Thank you for your business!

TERMS

Payment

Payment is due upon completion of service in form of e-payment, check, or cash. There is a \$75 charge for returned checks.

Cancellations

There is no charge for cancellations 10 days prior to event date. If the event is cancelled without notice we require a \$100 cancellation fee. Should it be necessary to cancel a booking, re-booking may be subject to date/time availability.

Travel

Bryce Brushworks services mainly St. John's County and parts of Duval County. A travel fee may be charged for booking beyond service area. If total driving time exceeds 25 minutes, artist may require a minimum 2 hr booking. Travel and parking charges will be discussed and agreed on by both parties prior to booking.

Age

Face painting and glitter tattoos is not recommended for children under two years old due to skin sensitivity and irritation from cosmetics. The artist is not responsible if parents insist on their child being painted.

Safety First

For sanitary reasons, I reserve the right not to paint anyone with a bad cold, runny nose cuts or open sores. Brushes and sponges are cleaned and sanitized before each use. I use FDA approved paints and cosmetic grade glitters that wash off with soap and water. I reserve the right to wear a mask, and my clients are also allowed that choice.

Stop Time

Artists are only obligated to paint for duration indicated on contract. The client may request a continuation of services beyond duration of contract at pro-rated hourly rate.

Photography

The artist may desire to take photographs of artwork she produces for her portfolio, website or other social media. If you would like to grant artist permission to do this at your event, please initial _____.

Lines

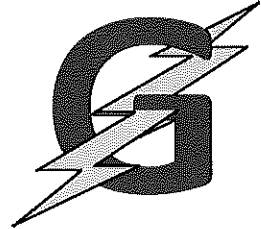
If there is a line, I will paint numbers on hands or hand out numbers and give an approx. wait time so children can do other activities. Any requests touch-ups or additional services will be asked to go to end of line.

INVOICE

Alfred W. Grover
Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com
FL License: EC 13010167

DATE: 3/26/2026
INVOICE # 032626



Bill To:

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

Job Location: Cordova Palms

| DESCRIPTION OF WORK | AMOUNT |
|---|------------------|
| 1) Replaced 1 Intermatic spring wound timer on fire pit control | |
| 2) Checked for power at GFCI outlet under firepit Note: Outlet only has power when firepit is turned on. | |
| Approved 3/26/26 Jeff Johnson Repairs and Maintenance 001.320.57200.46000 | |
| Material: | 145.00 |
| Labor: 1 electrician 3 hrs @ \$80 per hr | 240.00 |
| Work ordered by Jeff Johnson | |
| TOTAL | \$ 385.00 |

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

RECEIVED

By Tara Lee at 4:07 pm, Mar 28, 2026

Invoice

Invoice Number
26-65689

Invoice Date
2/3/26

Page
1

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

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 | HANK AUCOIN | 2/13/26 |

| Description | Amount |
|--|--------|
| (50) ACCESS CONTROL FOBS @ \$6.25 EACH | 312.50 |

Approved 3/23/26
Jeff Johnson
Access Cards
001.320.57200.45600

RECEIVED

By Tara Lee at 3:43 pm, Mar 28, 2026

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

Please include invoice number on payment

26-65689

| | |
|----------------------|---------------|
| Subtotal | 312.50 |
| Sales Tax | |
| Total Invoice Amount | 312.50 |
| Payment Received | 0.00 |
| TOTAL | 312.50 |

Invoice

Invoice Number
26-66274

Invoice Date
3/23/26

Page
1

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

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 | | 4/2/26 |

Description

Amount

ADD (1) 4 MP IP CAMERA VIEWING OUTSIDE OF RESTROOMS AND MAIN ENTRY.

475.00

RECEIVED

By Tara Lee at 3:53 pm, Mar 28, 2026

Approved 3/23/26
Jeff Johnson
Repairs and Maintenance
001.320.57200.46000

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

Please include invoice number on payment

26-66274

| | |
|----------------------|---------------|
| Subtotal | 475.00 |
| Sales Tax | |
| Total Invoice Amount | 475.00 |
| Payment Received | 0.00 |
| TOTAL | 475.00 |



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-6300 • Toll Free: 800-225-6305 • turnerpest.com

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

Service Slip/Invoice

| | |
|----------|------------|
| INVOICE: | 621960228 |
| DATE: | 03/23/2026 |
| ORDER: | 621960228 |

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 |
|----------------|----------|--------------|------------|----------|
| 03/23/2026 | 11:11 AM | | | 11:11 AM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 03/23/2026 | | 11:26 AM |

| Service | Description | Price |
|---|---|----------------------------|
| CPCM | Commercial Pest Control - Monthly Service | \$144.55 |
| | | SUBTOTAL \$144.55 |
| | | TAX \$0.00 |
| | | AMT. PAID \$0.00 |
| | | TOTAL \$144.55 |
| Approved 3/24/26 Jeff Johnson Pest Control 1-320-57200-45300 | | AMOUNT DUE \$144.55 |

RECEIVED
 By Tara Lee at 4:10 pm, Mar 28, 2026

TECHNICIAN SIGNATURE

Tayler
 CUSTOMER SIGNATURE

Balances 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 specified above.

INVOICE



Approved 3/25/26
Jeff Johnson
Repairs and Maintenance
001.320.57200.46000

Bill To

Cordova Palms CDD
302 Cordova Palms Pkwy
St Augustine, Florida 32095
(904) 660-3669

2 Men Concrete

11001 old Saint Augustine Rd, Apartment 2110
Jacksonville, Florida 32257
Phone: (904) 404-6889
Email: 2menconcretejax@gmail.com

Payment terms Due upon receipt

Invoice # 407

Date 03/25/2026

RECEIVED
By Tara Lee at 3:59 pm, Mar 28, 2026

Description

Concrete Slab

Level and prep area, pour new concrete(2" Concrete base, 4" concrete Slab, +3000PSI) , broom finish and clean.

Measurements: 15'x5'

Total Area: 75 sf

Warranty Concrete

1-year guarantee for concrete services, this guarantee can be used for any signs that the durability of the work has been affected. The date begins after the last receipt of the final payment that must be collected at the end of the service.

Total Prices

The total price includes, materials, labor and transportation of disposals.

The deposit is collected when the job is already started, 50% and the rest when is finish.

Insurances and licenses from the company is attached with this document you will find scrolling down the estimate.

| | |
|--------------------|-------------------|
| Subtotal | \$1,375.00 |
| <hr/> | |
| Total | \$1,375.00 |
| <hr/> | |
| Deposit Due | \$687.50 |

By signing this document, the customer agrees to the services and conditions outlined in this document.

Jeff Johnson

Signed on: 02/18/2026

Cordova Palms CDD