

CORDOVA PALMS
Community Development District

MAY 14, 2026

AGENDA

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

May 7, 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, May 14, 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 April 9, 2026 Meeting
- IV. Discussion of Pond Bank Erosion
- V. Discussion of the Fiscal Year 2027 Budget
- 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 March 31, 2026

B. Check Register

VIII. Supervisor Requests and Audience Comments

IX. Next Scheduled Meeting – June 11, 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, **April 9, 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
Elizabeth Newgard	Supervisor
Agnes Albertie	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
Christy Buganski	GMS

The following is a summary of the discussions and actions taken at the April 9, 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 10:02 a.m.

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 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. Pinto, with all in favor, the minutes of the March 12, 2026 meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with DCCM Infrastructure for Engineering Services

Mr. Laughlin reminded the Board Matthews DCCM was ranked as the top respondent during the request for qualifications process for engineering services. A copy of the fee schedule was attached to the agreement for the Board's review.

On MOTION by Ms. Newgard, seconded by Mr. Gullion, with all in favor, the agreement with Matthews DCCM for engineering services was approved.

FIFTH ORDER OF BUSINESS

Discussion of Pool Expansion Joint Repair

A proposal from C Buss Enterprises totaling \$8,750 to replace the expansion joints in the pool was presented to the Board. It was noted the previous repair is out of warranty.

Staff was directed to question the length of the previous warranty prior to proceeding with the repair.

Mr. Haber added that he wants to ensure the District is not waiving any claim against the original contractor for failure to fulfill contractual obligations, should they exist.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the proposal from C Buss Enterprises totaling \$8,750 was approved contingent on warranty work not being valid. Additionally, if the District proceeds with the repairs, it will not waive warranty rights

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

Mr. Johnson provided an overview of landscape projects performed since the last meeting.

B. District Counsel

Mr. Haber reported that the legislative session ended recently and a few bills passed that would affect special districts, including one that increase sovereign immunity limits moderately and one that allows resident board members to be recalled if certain parameters are met.

C. District Engineer

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

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.

On MOTION by Ms. Newgard, seconded by Mr. Pinto, with all in favor, amending the agenda to include discussion of an amenity suspension was approved.

Mr. Laughlin informed the Board that there was an incident in which a minor jumped the fence to access the pool. This would be the minor’s second official suspension. Mr. Laughlin asked the Board if they would like to lift the suspension or extend it.

On MOTION by Ms. Newgard, seconded by Mr. Gullion, with all in favor, extending the suspension for a period of 60 days from April 9, 2026 was approved.

F. Amenity Manager

Ms. Harvey provided an overview of the latest community events and upcoming events. Next, a resident request was relayed to have the gym opened at 4am.

There was no action taken on the request. Concern was expressed that if gym access is given, it also provides access to the pool.

Next, Ms. Harvey reported that she has been having issues with people bringing dogs to the pool and pickleball court and questioning why it is not included in the rules that are posted. She recommended installing signage prohibiting non-service animals onsite.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of February 28, 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 \$76,525.28 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.

EIGHTH ORDER OF BUSINESS Supervisor Requests and Audience Comments

Ms. Newgard asked if the District board is required to meet monthly.

Mr. Laughlin responded no, the meeting schedule is up to the board.

NINTH ORDER OF BUSINESS 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

TENTH 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



Project No. 26010	Project Name - Cordova Palms CDD	Date and Time 04/14/2026 2:00pm
Contractor N/A	Project Manager Patrick Ross Miller	Quality Control Monitor M.Silverstein
Temperature 80 High 65 Low	Weather sunny	Hours on Jobsite 1.25

JOB SITE OBSERVATION REPORT

DCCM was called to the district by the District Operations Manager and District Manager via email to investigate a pond bank erosion issue. Ponds 2 and 3 were walked, analyzed for potential cause, and a solution was discussed in the field as well as following steps to get the banks graded and stabilized. The District Operations Manager mentioned that the erosion has been present for some time and has not changed much. Grass was grown into the voids showing that recent erosion has not occurred and with the lack of rainfall over the past 6 + months, that is a reasonable conclusion to make.

The west bank of pond 2 and the north and east bank of pond 3 both had locations consisting of rill and gully erosion which presents a hazard for anyone or vehicle looking to traverse the pond banks. Refer to the photos included in this report for reference.

On occasions where rolls of fishnet mat sod are installed over uneven surfaces, in this case the pond banks, can be compromised during significant rain events. The storm water flowing down the banks can filter through those voids causing them to cut deeper and worsen. In this case large crevasses through the soil become the result.

The immediate recommended solution would be to backfill and grade out the pond banks to their designed slope, followed by compacting the soil, and stake sodding to finish the bank. This time of year would be optimal to perform the work prior to the beginning of the rainy season, providing the sod squares time to root into the bank. It is very important that the backfilled soil is well compacted and that the sod squares are staked into the ground.

There were no other visible causes coming from adjacent properties or pond bank vicinity that could cause the erosion experienced at the time of the site visit, and we believe this solution to be the fastest, least expensive route to remedying the situation.



Photo 6875



Photo 6876



Photo 6877



Photo 6878



Photo 6879



Photo 6880

FIFTH ORDER OF BUSINESS

Cordova Palms

Community Development District

*Proposed Budget
FY 2027*

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6-7	<u>Debt Service Fund Series 2021</u>
8-9	<u>Debt Service Fund Series 2022-1</u>
10-11	<u>Debt Service Fund Series 2022-2</u>
12	<u>Assessment Schedule</u>

Cordova Palms
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
-------------	---------------------------	-------------------------	----------------------------	---------------------------	----------------------------

REVENUES:

Special Assessments	\$ 749,529	\$ 726,910	\$ 22,620	\$ 749,529	\$ 796,652
Interest Income	1,000	257	80	337	1,000
Other Income	-	580	250	830	1,000

TOTAL REVENUES	\$ 750,529	\$ 727,747	\$ 22,950	\$ 750,697	\$ 798,652
-----------------------	-------------------	-------------------	------------------	-------------------	-------------------

EXPENDITURES:

Administrative

Supervisors Fees	\$ 6,000	\$ -	\$ 1,000	\$ 1,000	\$ 6,000
FICA Expense	459	-	77	77	459
Engineering	11,000	-	5,000	5,000	11,000
Arbitrage	1,800	4,500	-	4,500	1,350
Attorney	15,000	9,792	9,500	19,292	20,000
Annual Audit	7,500	4,900	-	4,900	5,000
Assessment Roll Administration	5,899	5,899	-	5,899	6,253
Trustee Fees	12,500	12,150	-	12,150	13,750
Dissemination Agent	8,848	4,624	4,212	8,836	11,860
Management Fees	55,745	27,873	27,872	55,745	59,089
Website Maintenance	1,769	885	885	1,769	1,875
Information Technology	2,654	1,327	1,327	2,654	2,814
Telephone	500	60	440	500	500
Postage & Delivery	1,500	635	865	1,500	1,500
Insurance General Liability	6,729	6,340	-	6,340	6,974
Printing & Binding	500	89	412	500	500
Legal Advertising	2,000	798	1,202	2,000	2,000
Other Current Charges	300	-	300	300	300
Office Supplies	150	2	148	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 141,028	\$ 80,047	\$ 53,240	\$ 133,287	\$ 151,549
-----------------------------	-------------------	------------------	------------------	-------------------	-------------------

Operations & Maintenance

Grounds Maintenance

Landscape - Maintenance	\$ 164,640	\$ 82,320	\$ 82,320	\$ 164,640	\$ 164,640
Landscape - Contingency	27,700	1,535	26,165	27,700	27,700
Operations Management	26,500	13,250	13,250	26,500	28,090
Lake Maintenance	10,000	4,110	5,890	10,000	10,000
Electric	75,000	34,498	40,501	75,000	75,000
Irrigation Water	23,000	11,479	11,521	23,000	24,000
Repairs & Maintenance	10,000	5,387	4,613	10,000	10,000
Irrigation Repairs	13,000	1,826	11,174	13,000	13,000
Pest Control	1,800	994	806	1,800	1,800

TOTAL GROUNDS MAINTENANCE	\$ 351,640	\$ 155,399	\$ 196,240	\$ 351,640	\$ 354,230
----------------------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Cordova Palms
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Amenity Center					
Amenity Manager	\$ 77,500	\$ 38,750	\$ 38,750	\$ 77,500	\$ 82,150
Amenity Attendant	10,000	1,934	8,066	10,000	10,000
Facility Maintenance	37,440	23,567	13,873	37,440	62,400
Insurance	39,025	33,760	-	33,760	32,263
Refuse	4,560	2,458	2,460	4,918	5,040
Gas	1,000	464	535	1,000	1,044
Janitorial Services	12,000	6,000	6,000	12,000	13,080
Access Cards	5,000	625	4,375	5,000	5,000
Pool Maintenance	18,000	9,000	9,000	18,000	19,080
Pool Chemicals	13,000	6,500	6,500	13,000	13,780
Special Events	5,000	1,943	3,057	5,000	5,000
Holiday Decoration	10,000	7,821	2,179	10,000	10,000
Electric	-	2,985	4,215	7,200	7,200
Water & Sewer	5,000	-	5,000	5,000	6,000
Licenses & Subscriptions	500	579	400	979	1,000
Fitness Equipment Leasing	19,836	9,915	9,921	19,836	19,836
TOTAL AMENITY CENTER	\$ 257,861	\$ 146,302	\$ 114,331	\$ 260,633	\$ 292,873
TOTAL EXPENDITURES	\$ 750,529	\$ 381,748	\$ 363,811	\$ 745,560	\$ 798,652
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 345,999	\$ (340,861)	\$ 5,137	\$ -

Cordova Palms
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

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

Interest Income

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

Other Income

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

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

Engineering

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

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2021, 2022-1 and 2022-2 Special Assessment Revenue Bonds. American Municipal Tax-Exempt Compliance Corp.(AMTEC) serves as the District's tax compliance agent.

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Trustee Fees

The amount of the trustee fees is based on the agreement between The Bank of New York Mellon and the District for the Special Assessment Bond Series 2021, 2022-1, and 2022-2, and also includes the custody account fee charged by US Bank.

Dissemination Agent

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS	Dissemination Agent	\$ 780	\$ 9,360
Disclosure Services	Revised Amortization Schedules		<u>2,500</u>
Total			\$ 11,860

Management Fees

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

Website Maintenance

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

Information Technology

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

Telephone

Internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Cordova Palms
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Operations & Maintenance

Landscape - Maintenance

The District has contracted with Brightview Landscaping Services to maintain the common areas of the District.

Landscape - Contingency

Estimated costs for other landscape maintenance incurred by the District.

Operations Management

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Operations Management	\$ 2,341	\$ 28,090

Lake Maintenance

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

Electric

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

<u>Meter #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
8188230067	77 Cordova Palms Pkwy	\$ 370	\$ 4,440
6277411382	327 Onate Cir, Pump	150	1,800
4378731287	100 Cordova Palms Pkwy, SL	5,000	60,000
1665506505	30 Bermudez Way, Dog Park	55	660
1582847560	320 Cordova Palms Pkwy, Bldg	525	6,300
	Contingency for Phase 4	150	1,800
	Total	\$ 6,250	\$ 75,000

Irrigation Water

The costs for irrigation water for the district provided by City of St. Augustine Water.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
55487	65 Onate Cir	\$ 2,000	\$ 24,000

Repairs & Maintenance

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

Irrigation Repairs

Estimated cost of miscellaneous irrigation repairs and maintenance incurred.

Pest Control

Estimated costs for pest control service incurred by the District.

Cordova Palms
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Amenity Center

Amenity Manager

Estimated costs for management services for the Amenity Center.

Amenity Attendant

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

Facility Maintenance

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

Insurance

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

Refuse Service

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

Vendor	Description	Monthly	Annual
Waste Management	Refuse	\$ 420	\$ 5,040

Gas

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

Vendor	Description	Monthly	Annual
TECO	Natural Gas	\$ 73	\$ 880
Gas South	Natural Gas	5	64
	Contingency		100
Total		\$ 79	\$ 1,044

Janitorial Services

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

Vendor	Description	Monthly	Annual
GMS LLC	Janitorial Services	\$ 1,090	\$ 13,080

Access Cards

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

Pool Maintenance

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

Pool Chemicals

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

Special Events

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

Holiday Decoration

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

Electric

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

Meter #	Location	Monthly	Annual
6670347563	320 Cordova Palms Pkwy, Unit A	550	6,600
	Contingency	50	600
Total		\$ 600	\$ 7,200

Water & Sewer

Estimated costs for water and sewer for the amenity center billed to the District by City of St. Augustine Water.

Account #	Location	Monthly	Annual
55512	320 Cordova Palms Pkwy	\$ 500	\$ 6,000

License & Subscriptions

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

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment

Vendor	Description	Monthly	Annual
Macrolease	Fitness Equipment Lease	\$ 1,653	\$ 19,836

Cordova Palms
Community Development District
Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 309,400	\$ 296,620	\$ 11,012	\$ 307,632	\$ 307,632
Interest Earnings	5,000	5,362	2,500	7,862	5,000
Carry Forward Surplus ⁽¹⁾	183,031	187,182	-	187,182	184,746
TOTAL REVENUES	\$ 497,431	\$ 489,165	\$ 13,512	\$ 502,676	\$ 497,378
EXPENDITURES:					
Interest - 11/1	\$ 91,465	\$ 91,465	-	\$ 91,465	\$ 89,790
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	91,465	-	91,465	91,465	89,790
Principal - 5/1	125,000	-	125,000	125,000	130,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 307,930	\$ 96,465	\$ 221,465	\$ 317,930	\$ 309,580
EXCESS REVENUES (EXPENDITURES)	\$ 189,501	\$ 392,700	\$ (207,953)	\$ 184,746	\$ 187,798

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$ 87,970

Cordova Palms
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	5,125,000	2.400%		89,790	89,790
05/01/27	5,125,000	2.800%	130,000	89,790	
11/01/27	4,995,000	2.800%		87,970	307,760
05/01/28	4,995,000	2.800%	135,000	87,970	
11/01/28	4,860,000	2.800%		86,080	309,050
05/01/29	4,860,000	2.800%	135,000	86,080	
11/01/29	4,725,000	2.800%		84,190	305,270
05/01/30	4,725,000	2.800%	140,000	84,190	
11/01/30	4,585,000	2.800%		82,230	306,420
05/01/31	4,585,000	2.800%	145,000	82,230	
11/01/31	4,440,000	2.800%		80,200	307,430
05/01/32	4,440,000	3.000%	150,000	80,200	
11/01/32	4,290,000	3.000%		77,950	308,150
05/01/33	4,290,000	3.000%	155,000	77,950	
11/01/33	4,135,000	3.000%		75,625	308,575
05/01/34	4,135,000	3.000%	160,000	75,625	
11/01/34	3,975,000	3.000%		73,225	308,850
05/01/35	3,975,000	3.000%	165,000	73,225	
11/01/35	3,810,000	3.000%		70,750	308,975
05/01/36	3,810,000	3.000%	165,000	70,750	
11/01/36	3,645,000	3.000%		68,275	304,025
05/01/37	3,645,000	3.000%	175,000	68,275	
11/01/37	3,470,000	3.000%		65,650	308,925
05/01/38	3,470,000	3.000%	180,000	65,650	
11/01/38	3,290,000	3.000%		62,950	308,600
05/01/39	3,290,000	3.000%	185,000	62,950	
11/01/39	3,105,000	3.000%		60,175	308,125
05/01/40	3,105,000	3.000%	190,000	60,175	
11/01/40	2,915,000	3.000%		57,325	307,500
05/01/41	2,915,000	3.000%	195,000	57,325	
11/01/41	2,720,000	3.000%		54,400	306,725
05/01/42	2,720,000	4.000%	200,000	54,400	
11/01/42	2,520,000	4.000%		50,400	304,800
05/01/43	2,520,000	4.000%	210,000	50,400	
11/01/43	2,310,000	4.000%		46,200	306,600
05/01/44	2,310,000	4.000%	220,000	46,200	
11/01/44	2,090,000	4.000%		41,800	308,000
05/01/45	2,090,000	4.000%	225,000	41,800	
11/01/45	1,865,000	4.000%		37,300	304,100
05/01/46	1,865,000	4.000%	235,000	37,300	
11/01/46	1,630,000	4.000%		32,600	304,900
05/01/47	1,630,000	4.000%	245,000	32,600	
11/01/47	1,385,000	4.000%		27,700	305,300
05/01/48	1,385,000	4.000%	255,000	27,700	
11/01/48	1,130,000	4.000%		22,600	305,300
05/01/49	1,130,000	4.000%	265,000	22,600	
11/01/49	865,000	4.000%		17,300	304,900
05/01/50	865,000	4.000%	275,000	17,300	
11/01/50	590,000	4.000%		11,800	304,100
05/01/51	590,000	4.000%	290,000	11,800	
11/01/51	300,000	4.000%		6,000	307,800
05/01/52	300,000	4.000%	300,000	6,000	306,000
Total			\$ 5,125,000	\$ 2,940,970	\$ 8,065,970

Cordova Palms
Community Development District
Proposed Budget
Debt Service Series 2022-1 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 117,315	\$ 110,881	\$ 4,116	\$ 114,997	\$ 114,997
Interest Earnings	5,000	2,709	1,000	3,709	3,000
Carry Forward Surplus ⁽¹⁾	114,146	116,197	-	116,197	94,102
TOTAL REVENUES	\$ 236,461	\$ 229,786	\$ 5,116	\$ 234,902	\$ 212,099
EXPENDITURES:					
Interest - 11/1	\$ 45,400	\$ 45,400	\$ -	\$ 45,400	\$ 44,078
Interest - 5/1	45,400	-	45,400	45,400	44,078
Principal - 5/1	25,000	-	25,000	25,000	25,000
Principal Prepayment - 5/1	-	-	25,000	25,000	-
TOTAL EXPENDITURES	\$ 115,800	\$ 45,400	\$ 95,400	\$ 140,800	\$ 113,155
EXCESS REVENUES (EXPENDITURES)	\$ 120,661	\$ 184,386	\$ (90,284)	\$ 94,102	\$ 98,944
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/27		<u>\$ 43,478</u>

Cordova Palms
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,545,000			44,078	44,078
05/01/27	1,545,000	4.800%	25,000	44,078	
11/01/27	1,520,000			43,478	112,555
05/01/28	1,520,000	5.300%	25,000	43,478	
11/01/28	1,495,000			42,815	111,293
05/01/29	1,495,000	5.300%	30,000	42,815	
11/01/29	1,465,000			42,020	114,835
05/01/30	1,465,000	5.300%	30,000	42,020	
11/01/30	1,435,000			41,225	113,245
05/01/31	1,435,000	5.300%	30,000	41,225	
11/01/31	1,405,000			40,430	111,655
05/01/32	1,405,000	5.300%	35,000	40,430	
11/01/32	1,370,000			39,503	114,933
05/01/33	1,370,000	5.700%	35,000	39,503	
11/01/33	1,335,000			38,505	113,008
05/01/34	1,335,000	5.700%	35,000	38,505	
11/01/34	1,300,000			37,508	111,013
05/01/35	1,300,000	5.700%	40,000	37,508	
11/01/35	1,260,000			36,368	113,875
05/01/36	1,260,000	5.700%	40,000	36,368	
11/01/36	1,220,000			35,228	111,595
05/01/37	1,220,000	5.700%	45,000	35,228	
11/01/37	1,175,000			33,945	114,173
05/01/38	1,175,000	5.700%	45,000	33,945	
11/01/38	1,130,000			32,663	111,608
05/01/39	1,130,000	5.700%	50,000	32,663	
11/01/39	1,080,000			31,238	113,900
05/01/40	1,080,000	5.700%	50,000	31,238	
11/01/40	1,030,000			29,813	111,050
05/01/41	1,030,000	5.700%	55,000	29,813	
11/01/41	975,000			28,245	113,058
05/01/42	975,000	5.700%	60,000	28,245	
11/01/42	915,000			26,535	114,780
05/01/43	915,000	5.800%	60,000	26,535	
11/01/43	855,000			24,795	111,330
05/01/44	855,000	5.800%	65,000	24,795	
11/01/44	790,000			22,910	112,705
05/01/45	790,000	5.800%	70,000	22,910	
11/01/45	720,000			20,880	113,790
05/01/46	720,000	5.800%	75,000	20,880	
11/01/46	645,000			18,705	114,585
05/01/47	645,000	5.800%	80,000	18,705	
11/01/47	565,000			16,385	115,090
05/01/48	565,000	5.800%	80,000	16,385	
11/01/48	485,000			14,065	110,450
05/01/49	485,000	5.800%	85,000	14,065	
11/01/49	400,000			11,600	110,665
05/01/50	400,000	5.800%	90,000	11,600	
11/01/50	310,000			8,990	110,590
05/01/51	310,000	5.800%	95,000	8,990	
11/01/51	215,000			6,235	110,225
05/01/52	215,000	5.800%	105,000	6,235	
11/01/52	110,000			3,190	114,425
05/01/53	110,000	5.800%	110,000	3,190	113,190
Total			\$ 1,545,000	\$ 1,542,695	\$ 3,087,695

Cordova Palms
Community Development District
Proposed Budget
Debt Service Series 2022-2 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 491,030	\$ 251,863	\$ 9,350	\$ 261,213	\$ 485,463
Prepayments	-	25,432	-	25,432	-
Interest Earnings	5,000	8,831	5,000	13,831	10,000
Carry Forward Surplus ⁽¹⁾	233,944	259,361	-	259,361	28,606
TOTAL REVENUES	\$ 729,974	\$ 545,486	\$ 14,350	\$ 559,836	\$ 524,069
EXPENDITURES:					
Interest - 11/1	\$ 188,115	\$ 188,115	-	\$ 188,115	\$ 184,410
Principal Prepayment - 11/1	-	25,000	-	25,000	-
Interest - 5/1	188,115	-	188,115	188,115	184,410
Principal - 5/1	110,000	-	110,000	110,000	115,000
Principal Prepayment - 5/1	-	-	20,000	20,000	-
TOTAL EXPENDITURES	\$ 486,230	\$ 213,115	\$ 318,115	\$ 531,230	\$ 483,820
EXCESS REVENUES (EXPENDITURES)	\$ 243,744	\$ 332,371	\$ (303,765)	\$ 28,606	\$ 40,249

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$181,823

Cordova Palms
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022-2 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,740,000			184,410	184,410
05/01/27	6,740,000	4.500%	115,000	184,410	
11/01/27	6,625,000			181,823	481,233
05/01/28	6,625,000	5.100%	120,000	181,823	
11/01/28	6,505,000			178,763	480,585
05/01/29	6,505,000	5.100%	125,000	178,763	
11/01/29	6,380,000			175,575	479,338
05/01/30	6,380,000	5.100%	135,000	175,575	
11/01/30	6,245,000			172,133	482,708
05/01/31	6,245,000	5.100%	140,000	172,133	
11/01/31	6,105,000			168,563	480,695
05/01/32	6,105,000	5.100%	145,000	168,563	
11/01/32	5,960,000			164,865	478,428
05/01/33	5,960,000	5.400%	155,000	164,865	
11/01/33	5,805,000			160,680	480,545
05/01/34	5,805,000	5.400%	165,000	160,680	
11/01/34	5,640,000			156,225	481,905
05/01/35	5,640,000	5.400%	175,000	156,225	
11/01/35	5,465,000			151,500	482,725
05/01/36	5,465,000	5.400%	185,000	151,500	
11/01/36	5,280,000			146,505	483,005
05/01/37	5,280,000	5.400%	195,000	146,505	
11/01/37	5,085,000			141,240	482,745
05/01/38	5,085,000	5.400%	205,000	141,240	
11/01/38	4,880,000			135,705	481,945
05/01/39	4,880,000	5.400%	215,000	135,705	
11/01/39	4,665,000			129,900	480,605
05/01/40	4,665,000	5.400%	225,000	129,900	
11/01/40	4,440,000			123,825	478,725
05/01/41	4,440,000	5.400%	240,000	123,825	
11/01/41	4,200,000			117,345	481,170
05/01/42	4,200,000	5.400%	255,000	117,345	
11/01/42	3,945,000			110,460	482,805
05/01/43	3,945,000	5.600%	265,000	110,460	
11/01/43	3,680,000			103,040	478,500
05/01/44	3,680,000	5.600%	280,000	103,040	
11/01/44	3,400,000			95,200	478,240
05/01/45	3,400,000	5.600%	300,000	95,200	
11/01/45	3,100,000			86,800	482,000
05/01/46	3,100,000	5.600%	315,000	86,800	
11/01/46	2,785,000			77,980	479,780
05/01/47	2,785,000	5.600%	335,000	77,980	
11/01/47	2,450,000			68,600	481,580
05/01/48	2,450,000	5.600%	355,000	68,600	
11/01/48	2,095,000			58,660	482,260
05/01/49	2,095,000	5.600%	375,000	58,660	
11/01/49	1,720,000			48,160	481,820
05/01/50	1,720,000	5.600%	395,000	48,160	
11/01/50	1,325,000			37,100	480,260
05/01/51	1,325,000	5.600%	420,000	37,100	
11/01/51	905,000			25,340	482,440
05/01/52	905,000	5.600%	440,000	25,340	
11/01/52	465,000			13,020	478,360
05/01/53	465,000	5.600%	465,000	13,020	478,020
Total			\$ 6,740,000	\$ 6,426,830	\$ 13,166,830

Cordova Palms
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
43' SF	295	\$1,156.21	\$1,087.82	\$68.39	6.29%
53' SF	323	\$1,156.21	\$1,087.82	\$68.39	6.29%
Bulk	115	\$1,156.21	\$1,087.82	\$68.39	6.29%
Total	733				

Gross Assessments		\$ 847,501.74
Less: Discount	4.00%	(33,900.07)
Less: Commission fees	2.00%	(16,950.03)
Net Assessments		\$ 796,651.63

SIXTH ORDER OF BUSINESS

E.

Cordova Palms

Community Development District

Field Operations & Amenity Management Report

May 14, 2026



Jeff Johnson

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Christy Buganski

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Cordova Palms
Community Development District

Field Operations & Amenity Management Report

May 14, 2026

To: Board of Supervisors

From: Jeff Johnson
Field Operations Manager

Christy Buganski
Amenity Manager

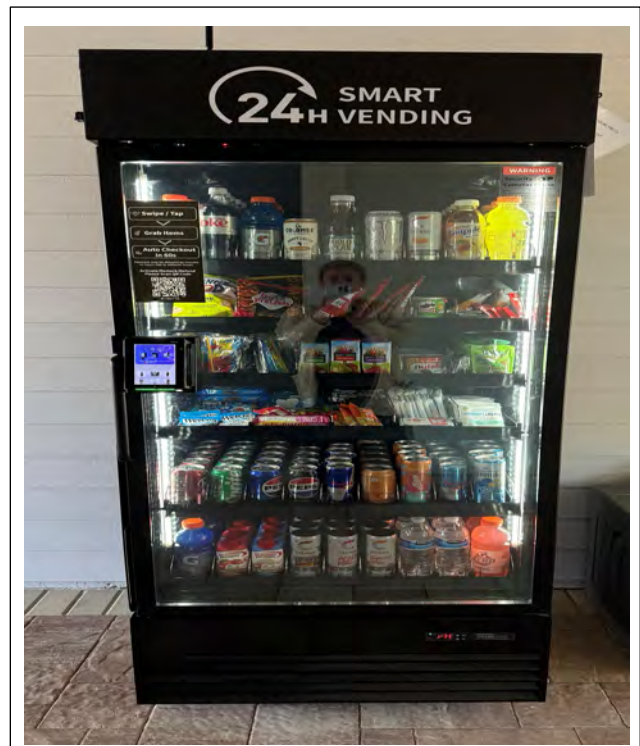
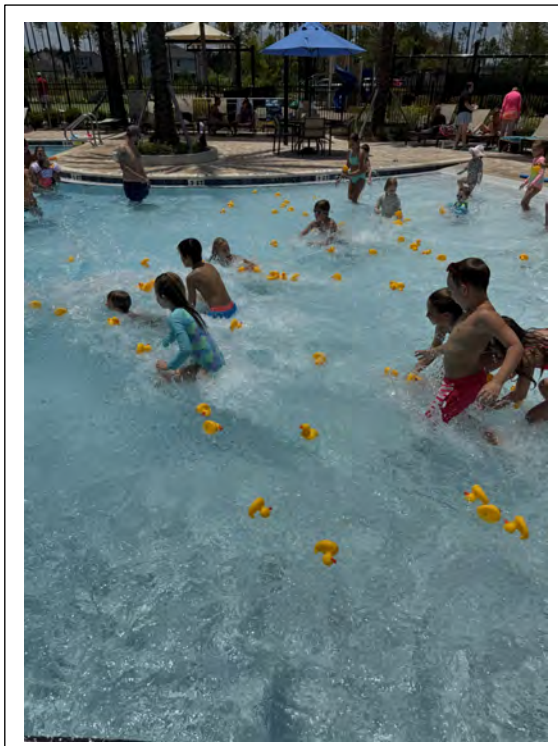
RE: Cordova Palms Field Operations & Amenity Management Report – May 14,
2026

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



Amenity Management Updates

- Summer Kick-Off Event scheduled for June 13 from 12:00 PM – 3:00 PM, featuring a live DJ (DJ Magnetix)
- Two food trucks, Hippie Chix Frozen Treats and Backwood Meat Smokerz will be on-site for the Summer Kick-Off Event
- Tier One vending machine has been installed and is now available at the Amenity Center
- “Coffee on the Veranda” continues monthly on the second Saturday at 10:00 AM
- Food Trucks are scheduled for May 7th and May 21st starting at 5:00pm.



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

- Fire pit ignitor has been replaced and now operational.
- Entry pool tile has been replaced
- GMS pressure washed pool chairs/tables
- Yellowstone completed irrigation pump repair
- 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



Fire Pit Repair



Irrigation Pump Repair



GMS Pressure Washed Table and Chairs



Entry Pool Tile Replaced

Conclusion

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

SEVENTH ORDER OF BUSINESS

A.

Cordova Palms
Community Development District

Unaudited Financial Reporting
March 31, 2026



Cordova Palms
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 507,794	\$ -	\$ -	\$ 507,794
Due from General Fund	-	17,974	-	17,974
Investments:				
State Board of Administration (SBA)	4,485	-	-	4,485
US Bank	169	-	-	169
Series 2021				
Reserve	-	154,700	-	154,700
Interest	-	64	-	64
Prepayment	-	5	-	5
Revenue	-	384,103	-	384,103
Sinking	-	442	-	442
Construction	-	-	2,711	2,711
Series 2022-1				
Reserve	-	57,545	-	57,545
Interest	-	32	-	32
Prepayment	-	20,121	-	20,121
Revenue	-	161,211	-	161,211
Construction	-	-	9,827	9,827
Series 2022-2				
Reserve	-	242,198	-	242,198
Interest	-	132	-	132
Prepayment	-	25,432	-	25,432
Revenue	-	524,193	-	524,193
Construction	-	-	28,879	28,879
Prepaid Expenses	1,072	-	-	1,072
Deposits	3,837	-	-	3,837
Total Assets	\$ 517,357	\$ 1,588,150	\$ 41,416	\$ 2,146,923
Liabilities:				
Accounts Payable	\$ 14,216	\$ -	\$ -	\$ 14,216
Accrued Expenses	1,273	-	-	1,273
Due to DS SE 2021	8,086	-	-	8,086
Due to DS SE 2022-1	3,022	-	-	3,022
Due to DS SE 2022-2	6,866	-	-	6,866
Total Liabilities	\$ 33,463	\$ -	\$ -	\$ 33,463
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,072	\$ -	\$ -	\$ 1,072
Deposits	3,837	-	-	3,837
Restricted for:				
Debt Service - Series	-	1,588,150	-	1,588,150
Capital Project - Series	-	-	41,416	41,416
Unassigned	478,985	-	-	478,985
Total Fund Balances	\$ 483,894	\$ 1,588,150	\$ 41,416	\$ 2,113,461
Total Liabilities & Fund Balance	\$ 517,357	\$ 1,588,150	\$ 41,416	\$ 2,146,923

Cordova Palms
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 631,936	\$ 609,317	\$ 609,317	\$ -
Special Assessments - Direct Bill	117,593	117,593	117,593	-
Interest Income	1,000	500	257	(243)
Other Income	-	-	580	580
Total Revenues	\$ 750,529	\$ 727,410	\$ 727,747	\$ 337
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
FICA Expense	459	230	-	230
Engineering	11,000	5,500	-	5,500
Arbitrage	1,800	1,800	4,500	(2,700)
Attorney	15,000	7,500	9,792	(2,292)
Annual Audit	7,500	4,900	4,900	-
Assessment Administration	5,899	5,899	5,899	-
Trustee Fees	12,500	12,150	12,150	-
Dissemination	8,848	4,424	4,624	(200)
Management Fees	55,745	27,872	27,873	-
Website Maintenance	1,769	885	885	-
Information Technology	2,654	1,327	1,327	-
Telephone	500	250	60	190
Postage	1,500	750	635	115
Insurance	6,729	6,340	6,340	-
Printing & Binding	500	250	89	162
Legal Advertising	2,000	1,000	798	202
Other Current Charges	300	150	-	150
Office Supplies	150	75	2	73
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 141,028	\$ 84,477	\$ 80,047	\$ 4,430
<u>Operations & Maintenance</u>				
Ground Maintenance:				
Landscape - Maintenance	\$ 164,640	\$ 82,320	\$ 82,320	\$ -
Landscape - Contingency	27,700	13,850	1,535	12,315
Operations Management	26,500	13,250	13,250	-
Lake Maintenance	10,000	5,000	4,110	890
Electric	75,000	37,500	34,498	3,001
Irrigation Water	23,000	11,500	11,369	131
Repairs & Maintenance	10,000	5,000	5,387	(387)
Irrigation Repairs	13,000	6,500	1,826	4,674
Pest Control	1,800	900	994	(94)
Total Ground Maintenance	\$ 351,640	\$ 175,820	\$ 155,289	\$ 20,531

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Amenity Center:				
Amenity Manager	\$ 77,500	\$ 38,750	\$ 38,750	\$ -
Amenity Attendant	10,000	5,000	1,934	3,066
Facility Maintenance	37,440	18,720	23,567	(4,847)
Insurance	39,025	33,760	33,760	-
Refuse	4,560	2,280	2,458	(178)
Gas	1,000	500	464	35
Janitorial Services	12,000	6,000	6,000	-
Access Cards	5,000	2,500	625	1,875
Pool Maintenance	18,000	9,000	9,000	-
Pool Chemicals	13,000	6,500	6,500	-
Special Events	5,000	2,500	1,943	557
Holiday Decoration	10,000	7,821	7,821	-
Electric	-	-	2,985	(2,985)
Water & Sewer	5,000	2,500	110	2,390
Licenses & Subscriptions	500	500	579	(79)
Fitness Equipment Leasing	19,836	9,918	9,915	3
Total Amenity Center	\$ 257,861	\$ 146,249	\$ 146,412	\$ (163)
Total Operations & Maintenance	\$ 609,500	\$ 322,069	\$ 301,701	\$ 20,367
Total Expenditures	\$ 750,529	\$ 406,545	\$ 381,748	\$ 24,797
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 320,864	\$ 345,999	\$ 25,134
Net Change in Fund Balance	\$ -	\$ 320,864	\$ 345,999	\$ 25,134
Fund Balance - Beginning	\$ -		\$ 137,895	
Fund Balance - Ending	\$ -		\$ 483,894	

Cordova Palms
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 309,400	\$ 296,620	\$ 296,620	\$ -
Interest Income	5,000	5,000	5,362	362
Total Revenues	\$ 314,400	\$ 301,620	\$ 301,983	\$ 362
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	\$ 210,155	\$ 205,518	\$ (4,638)
Net Change in Fund Balance	\$ 6,470	\$ 210,155	\$ 205,518	\$ (4,638)
Fund Balance - Beginning	\$ 183,031		\$ 341,882	
Fund Balance - Ending	\$ 189,501		\$ 547,400	

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 March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,315	\$ 110,881	\$ 110,881	\$ -
Interest Income	5,000	2,500	2,709	209
Total Revenues	\$ 122,315	\$ 113,381	\$ 113,589	\$ 209
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	\$ 67,981	\$ 68,189	\$ 209
Net Change in Fund Balance	\$ 6,515	\$ 67,981	\$ 68,189	\$ 209
Fund Balance - Beginning	\$ 114,146		\$ 173,742	
Fund Balance - Ending	\$ 120,661		\$ 241,931	

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 March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 266,780	\$ 251,863	\$ 251,863	\$ -
Special Assessments - Direct Bill	224,250	224,250	224,250	-
Prepayments	-	-	25,432	25,432
Interest Income	5,000	5,000	8,831	3,831
Total Revenues	\$ 496,030	\$ 481,113	\$ 510,375	\$ 29,263
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	\$ 292,998	\$ 297,260	\$ 4,263
Net Change in Fund Balance	\$ 9,800	\$ 292,998	\$ 297,260	\$ 4,263
Fund Balance - Beginning	\$ 251,672		\$ 501,559	
Fund Balance - Ending	\$ 261,472		\$ 798,820	

Cordova Palms
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending March 31, 2026

Description	SE 2021	SE 2022-1	SE 2022-2
Revenues			
Interest Income	\$ 47	\$ 170	\$ 499
Cost of Issuance	-	-	-
Developer Contributions	-	-	-
Total Revenues	\$ 47	\$ 170	\$ 499
Expenses			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -
Excess Revenues (Expenses)	\$ 47	\$ 170	\$ 499
Beginning Fund Balance	\$ 2,664	\$ 9,657	\$ 28,380
Ending Fund Balance	\$ 2,711	\$ 9,827	\$ 28,879

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	\$ 57,545
Reserve Fund Balance	57,545
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	\$ 242,198
Reserve Fund Balance	242,198
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	-	296,620.15	110,880.52	251,862.70	609,316.50	1,268,679.87
TOTAL DUE / RECEIVED	-	296,620.15	110,880.52	476,112.70	726,909.57	1,610,522.94

(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
8	3/6/2026	8,085.56	3,022.49	6,865.52	16,609.34	34,582.91
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL RECEIVED TAX ROLL		296,620.15	110,880.52	251,862.70	609,316.50	1,268,679.87

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	96.42%	96.42%	96.42%	96.42%	96.42%
TOTAL PERCENT COLLECTED	96.42%	96.42%	98.07%	96.98%	97.16%

B.

Cordova Palms

Community Development District

Check Run Summary
April 30, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	4/7/26	624-631	\$ 21,816.93
	4/14/26	632-641	24,540.02
	4/21/26	642	4,420.81
Total			\$ 50,777.76

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/07/26	00022	4/01/26	204189	202604	320-57200-44400				APR LAKE MAINTENANCE FLORIDA WATERWAYS INC	*	685.00	685.00	000624
4/07/26	00001	4/01/26	139	202604	320-57200-43500				APR OPERATIONS MANAGER	*	2,208.33		
		4/01/26	139	202604	320-57200-45100				APR FACILITY MANAGEMENT	*	6,458.33		
		4/01/26	139	202604	320-57200-44700				APR POOL CHEMICALS	*	1,083.33		
		4/01/26	139	202604	320-57200-44600				APR POOL MAINTENANCE	*	1,500.00		
		4/01/26	139	202604	320-57200-43400				APR JANITORIAL SVCS	*	1,000.00		
									GOVERNMENTAL MANAGEMENT SERVICES			12,249.99	000625
4/07/26	00001	4/01/26	140	202604	310-51300-34000				APR MANAGEMENT FEES	*	4,645.42		
		4/01/26	140	202604	310-51300-35200				APR WEBSITE ADMIN	*	147.42		
		4/01/26	140	202604	310-51300-35100				APR INFORMATION TECH	*	221.17		
		4/01/26	140	202604	310-51300-31300				APR DISSEMINATION SVCS	*	737.33		
		4/01/26	140	202604	310-51300-51000				OFFICE SUPPLIES	*	.54		
		4/01/26	140	202604	310-51300-42000				POSTAGE	*	129.87		
		4/01/26	140	202604	310-51300-42500				COPIES	*	10.35		
		4/01/26	140	202604	310-51300-41000				TELEPHONE	*	15.43		
		4/01/26	140	202604	320-57200-46000				POOL REPAIR-INSTALL VALVE	*	98.91		
		4/01/26	140	202604	320-57200-46000				POOL REP-FLOAT ASSEMBLY	*	429.57		
		4/01/26	140	202604	320-57200-46000				POOL REP-RPLED LIFE RINGS	*	385.00		
		4/01/26	140	202601	320-57200-45400				YOUTUBE SUBSCRIPTION-JAN	*	93.75		
									GOVERNMENTAL MANAGEMENT SERVICES			6,914.76	000626
4/07/26	00054	4/01/26	1667	202604	320-57200-46000				ELEC PILOT ASM - FIREPIT	*	1,142.00		
									PROTECH GAS SERVICES LLC			1,142.00	000627

CORD CORDOVA PALMS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/07/26	00034	3/31/26	26-66320 (50) KEY FOBS	202603	320-57200-45600			SECURITY ENGINEERING & DESIGNS, INC	*	312.50	312.50	000628
4/07/26	00044	3/31/26	16479 FIRE EXTINGUISHER INSP	202603	320-57200-44000			ST JOHNS FIRE EQUIPMENT INC	*	140.00	140.00	000629
4/07/26	00050	3/31/26	7644950 NOTICE OF MEETING-4/9/26	202603	310-51300-48000			USA TODAY MEDIA CORP	*	87.68	87.68	000630
4/07/26	00036	3/30/26	1138153 TREE CARE SVCS-PINE TREE	202603	320-57200-44300			YELLOWSTONE LANDSCAPE INC	*	285.00	285.00	000631
4/14/26	00051	4/01/26	2604-CP APR TRASH SERVICES	202604	320-57200-44000			DOODYCALLS OF JACKSONVILLE	*	129.00	.00	000632
		4/01/26	2604-CP APR PET WASTE SERVICES	202604	320-57200-44000				*	120.00		
		4/01/26	2604-CP APR TRASH SERVICES	202604	320-57200-44000				V	129.00-		
		4/01/26	2604-CP APR PET WASTE SERVICES	202604	320-57200-44000				V	120.00-		
4/14/26	00009	8/22/25	3612134 MAY25 GENERAL COUNSEL	202510	310-51300-31500			KUTAK ROCK LLP	*	686.50	2,129.00	000633
		8/22/25	3612134 JUN25 GENERAL COUNSEL	202510	310-51300-31500				*	1,442.50		
4/14/26	00009	10/24/25	3642547 JUL25 GENERAL COUNSEL	202510	310-51300-31500				*	1,107.00		
4/14/26	00009	11/21/25	3657648 OCT25 GENERAL COUNSEL	202510	310-51300-31500			KUTAK ROCK LLP	*	369.00	369.00	000635
4/14/26	00009	11/21/25	3657649 AUG25 GENERAL COUNSEL	202510	310-51300-31500			KUTAK ROCK LLP	*	1,365.00	1,944.52	000636
		11/21/25	3657649 SEP25 GENERAL COUNSEL	202510	310-51300-31500				*	579.52		

CORD CORDOVA PALMS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/26	00009	4/13/26	3730248	202601	310	51300	31500		JAN GENERAL COUNSEL	*	1,277.50		
		4/13/26	3730248	202602	310	51300	31500		FEB GENERAL COUNSEL	*	1,361.50		
KUTAK ROCK LLP											2,639.00	000637	
4/14/26	00036	4/01/26	1146657	202604	320	57200	44200		APR LANDSCAPE MAINTENANCE	*	13,720.00		
YELLOWSTONE LANDSCAPE INC											13,720.00	000638	
4/14/26	00036	4/13/26	1151082	202604	320	57200	44300		AMENITIES PLANTS INSTALL	*	1,695.00		
YELLOWSTONE LANDSCAPE INC											1,695.00	000639	
4/14/26	00028	3/25/26	407.A	202603	320	57200	46000		FNL PMT-75SF/15X5 SLAB	*	687.50		
2 MEN CONCRETE INC											687.50	000640	
4/14/26	00024	4/01/26	2604-CP	202604	320	57200	44000		APR TRASH SERVICES	*	129.00		
		4/01/26	2604-CP	202604	320	57200	44000		MAR PET WASTE SERVICES	*	120.00		
DOODY DADDY LLC											249.00	000641	
4/21/26	00001	4/14/26	141	202603	320	57200	44000		MAR GEN FACILITY MAINT	*	4,420.81		
GOVERNMENTAL MANAGEMENT SERVICES											4,420.81	000642	
TOTAL FOR BANK A											50,777.76		
TOTAL FOR REGISTER											50,777.76		

Invoice

Florida Waterways, Inc.

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

Date: 04/01/2026
Invoice No.: 204189
Due Date: 05/01/2026

RECEIVED
By Tara Lee at 3:08 pm, Apr 06, 2026

Approved 4/6/26
Jeff Johnson
Lake Maintenance
001.320.57200.44400

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

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 #: 139
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		2,208.33	2,208.33
Facility Management - April 2026		6,458.33	6,458.33
Pool Chemicals - April 2026		1,083.33	1,083.33
Pool Maintenance - April 2026		1,500.00	1,500.00
Janitorial - April 2026		1,000.00	1,000.00

Alison Moring
4-3-26

RECEIVED
By Tara Lee at 11:17 am, Apr 03, 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 #: 140
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		4,645.42	4,645.42
Website Administration - April 2026		147.42	147.42
Information Technology - April 2026		221.17	221.17
Dissemination Agent Services - April 2026		737.33	737.33
Office Supplies		0.54	0.54
Postage		129.87	129.87
Copies		10.35	10.35
Telephone		15.43	15.43
AMEX Charge 1/30/26 - Youtube TV		93.75	93.75
Pool Repair - Install new Toro Valve		98.91	98.91
Pool Repair - Install Water Level Control Float Assembly		429.57	429.57
Pool Repair - Replace (2) 24" USCG Approved White Foam Life Rings		385.00	385.00

RECEIVED
By Tara Lee at 8:37 am, Apr 03, 2026

Total	\$6,914.76
Payments/Credits	\$0.00
Balance Due	\$6,914.76

Pro Tech Gas Services , LLC

386-559-7466

INVOICE

P.O. Box 311
Barberville, Fl 32105

386 559-7466

gastechpro@gmail.com

License # LI34772

Date	Invoice #
4/1/2026	1667

Bill To
Cordova Palms 320 Palms Parkway St. Augustine, Fl 32095

Job Address

protechgasservices.com

Item	Quantity	Description	Rate	Amount
Parts and Fitt... labor	1	Electronic Pilot Assembly for firepit	872.00	872.00
	2	2 hours labor to install	135.00	270.00
		Deposit of 50% required for order	\$600.00	
<p>Approved 4/3/26 Jeff Johnson Repairs and Maintenance 001.320.57200.46000</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>RECEIVED By Tara Lee at 8:50 am, Apr 03, 2026</p> </div>				
			Payments/Credits	\$0.00
			Sales Tax (6.5%)	\$0.00
			Total	\$1,142.00

Vist our web site @
www.protechgasservices.com

Balance Due **\$1,142.00**

Invoice

Invoice Number
26-66320

Invoice Date
3/31/26

Page
1

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

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	4/10/26

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

Approved 4/1/26
Jeff Johnson
Access Cards
001.320.57200.45600

RECEIVED

By Tara Lee at 9:04 am, Apr 01, 2026

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

Please include invoice number on payment

26-66320

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

St. John's Fire Equipment, Inc.
50 Muller Dr Unit 3
Saint Augustine, FL 32084 US
+19043259010
ar.sjfe@gmail.com
www.stjohnsfireequipment.com

Approved 4/2/26
Jeff Johnson
General Facility Maintenance
001.320.57200.44000



INVOICE

BILL TO

Jeff Johnson
Cordova Palms CDD
360 Cordova Palms Pkwy
St. Augustine, FL 32095

SHIP TO

Jeff Johnson
Cordova Palms CDD
360 Cordova Palms Pkwy
St. Augustine, FL 32095

INVOICE # 16479

DATE 03/31/2026

DUE DATE 04/07/2026

TERMS Payment Terms

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/31/2026	Extinguisher:F EX INSP Fire Extinguisher Inspection	3	15.00	45.00
03/31/2026	Service:SC Service Charge	1	95.00	95.00

Preferred Payment Options:

- 1) Credit or Debit Card, Please process via:
<https://stjohnsfire.securepayments.cardpointe.com/pay>
- 2) ACH E-Check: Please click on the "Review & Pay" box in the invoice email.
- 3) PHONE: Please call 904-325-9010 extension 1.

SUBTOTAL	140.00
TAX	0.00
TOTAL	140.00
BALANCE DUE	\$140.00

Ways to pay

BANK

View and pay

RECEIVED

By Tara Lee at 2:02 pm, Apr 02, 2026

ALL SALES ARE FINAL

Thank you for your business!
License # FED24-000037
License # FED16-000036

USA TODAY CO.



ACCOUNT NAME Cordova Palms Cdd		ACCOUNT # 762049	INV DATE 03/31/26
INVOICE # 0007644950	INVOICE PERIOD Mar 1- Mar 31, 2026	CURRENT INVOICE TOTAL \$87.68	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$87.68	

BILLING ACCOUNT NAME AND ADDRESS Cordova Palms Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649
--

PAYMENT DUE DATE: APRIL 30, 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
3/1/26	Balance Forward	\$175.36
3/9/26	PAYMENT - THANK YOU	-\$175.36

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/31/26	12176393	SAG St Augustine Record	April Meeting		\$87.68

RECEIVED
By Tara Lee at 2:17 pm, Apr 06, 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	\$87.68
Service Fee 3.99%	\$3.50
*Cash/Check/ACH Discount	-\$3.50
*Payment Amount by Cash/Check/ACH	\$87.68
Payment Amount by Credit Card	\$91.18

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER			INVOICE NUMBER		AMOUNT PAID
Cordova Palms Cdd		762049			0007644950		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*	
\$87.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87.68	
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612			\$91.18
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/			

0000762049000000000000000076449500000876867172

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 03/31/2026
SAG staugustine.com 03/31/2026

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 03/31/2026

D. Roberts
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: 12176393 # 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, April 9, 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



INVOICE

INVOICE #	INVOICE DATE
1138153	3/30/2026
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: April 29, 2026

Invoice Amount: \$285.00

Description	Current Amount
Pine Tree Felling	
Tree Care Services	\$285.00

Approved 3/31/26
Jeff Johnson
Landscape Contingency
001.320.57200.44300

Invoice Total \$285.00

IN COMMERCIAL LANDSCAPING

RECEIVED

By Tara Lee at 8:03 am, Mar 31, 2026

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 22, 2025

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



Notification

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

RECEIVED
By Tara Lee at 12:20 pm, Apr 09, 2026

Invoice No. 3612134
4823-1

Re: General Counsel

For Professional Legal Services Rendered

05/04/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/14/25	W. Haber	0.60	210.00	Prepare for and participate in Board meeting
05/16/25	W. Haber	0.60	210.00	Review audit and confer with Kuzmuk regarding same
05/26/25	W. Haber	0.20	70.00	Respond to auditor inquiry
05/27/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
06/04/25	W. Haber	0.30	105.00	Prepare for and participate in workshop
06/10/25	W. Haber	0.30	105.00	Prepare for Board meeting
06/11/25	W. Haber	1.40	490.00	Prepare for and participate in Board meeting
06/13/25	W. Haber	0.80	280.00	Review and respond to inquiry regarding contract termination; review public records request; review and revise budget and assessment notices
06/13/25	K. Jusevitch	0.50	72.50	Prepare budget and assessment hearing documents and confer with

KUTAK ROCK LLP

Cordova Palms CDD

August 22, 2025

Client Matter No. 4823-1

Invoice No. 3612134

Page 2

06/16/25	W. Haber	0.30	105.00	Haber Confer with Laughlin and Sigmon regarding public records request
06/24/25	W. Haber	0.40	140.00	Review and revise agreement for landscape maintenance
06/24/25	K. Jusevitch	1.00	145.00	Prepare landscape agreement; confer with Haber and correspond with district manager
TOTAL HOURS		7.30		
TOTAL FOR SERVICES RENDERED				\$2,129.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,129.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

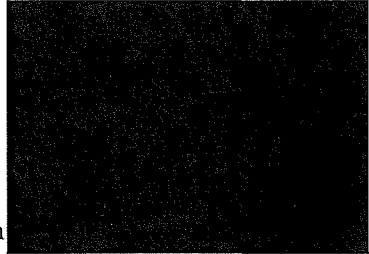
Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

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

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

Notification 

RECEIVED

By Tara Lee at 12:18 pm, Apr 09, 2026

Invoice No. 3642547
4823-1

Re: General Counsel

For Professional Legal Services Rendered

07/06/25	W. Haber	0.20	70.00	Review and respond to inquiry from Gray regarding maintenance
07/09/25	W. Haber	0.80	280.00	Prepare for and participate in Board meeting
07/16/25	W. Haber	0.30	105.00	Begin preparation of addendum to Ring Central agreement
07/17/25	A. Cox	1.00	145.00	Review Ring Central Agreement for Internet phone services, prepare addendum and confer with Haber regarding same
07/25/25	A. Cox	0.10	14.50	Follow-up on addendum to Ring Central service agreement
07/28/25	W. Haber	0.90	315.00	Review correspondence regarding rental and violations; prepare letter regarding same; review and revise addendum to Ring Central agreement
07/30/25	A. Cox	0.20	29.00	Confer with Haber regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
07/30/25	W. Haber	0.30	105.00	Review and revise budget and O&M assessment resolutions

KUTAK ROCK LLP

Cordova Palms CDD
October 24, 2025
Client Matter No. 4823-1
Invoice No. 3642547
Page 2

07/31/25	A. Cox	0.30	43.50	Forward resolution adopting FY 2026 budget and FY 2026 annual assessment resolution to district manager
----------	--------	------	-------	---

TOTAL HOURS 4.10

TOTAL FOR SERVICES RENDERED \$1,107.00

TOTAL CURRENT AMOUNT DUE \$1,107.00

UNPAID INVOICES:

August 22, 2025	Invoice No. 3612134	2,129.00
-----------------	---------------------	----------

TOTAL DUE \$3,236.00

KUTAK ROCK LLP

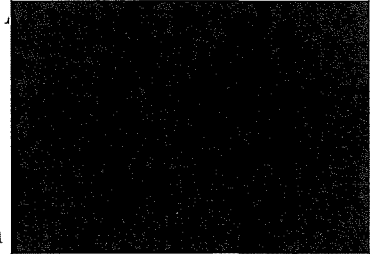
TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

November 21, 2025

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



Notification

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

RECEIVED
By Tara Lee at 12:17 pm, Apr 09, 2026

Invoice No. 3657648
4823-1

Re: General Counsel

For Professional Legal Services Rendered

10/09/25	M. Eckert	0.40	180.00	Prepare for and attend board meeting; follow up
10/09/25	W. Haber	0.20	70.00	Prepare for Board meeting
10/10/25	M. Eckert	0.20	90.00	Review draft minutes and provide comments; meeting follow up
10/22/25	A. Cox	0.20	29.00	Research website address; verify information on Florida Commerce Invoice
TOTAL HOURS		1.00		

KUTAK ROCK LLP

Cordova Palms CDD
November 21, 2025
Client Matter No. 4823-1
Invoice No. 3657648
Page 2

TOTAL FOR SERVICES RENDERED \$369.00

TOTAL CURRENT AMOUNT DUE \$369.00

UNPAID INVOICES:

August 22, 2025	Invoice No. 3612134	2,129.00
October 24, 2025	Invoice No. 3642547	1,107.00

TOTAL DUE \$3,605.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

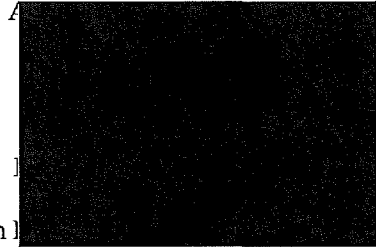
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 2025

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



Notification

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

RECEIVED
By Tara Lee at 12:16 pm, Apr 09, 2026

Invoice No. 3657649
4823-1

Re: General Counsel

For Professional Legal Services Rendered

08/07/25	W. Haber	0.20	70.00	Review resident correspondence regarding suspension
08/12/25	W. Haber	0.40	140.00	Confer with Hogge regarding meeting notice; prepare for Board meeting
08/13/25	W. Haber	2.90	1,015.00	Prepare for and participate in Board meeting
08/18/25	K. Haber	0.50	135.00	Prepare cease and desist letter regarding property intrusion
08/20/25	W. Haber	0.40	140.00	Confer with Laughlin regarding application of amenity policies; review same
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/10/25	W. Haber	0.60	210.00	Prepare for and participate in Board meeting
09/17/25	W. Haber	0.30	105.00	Review and revise demand letter regarding trespass; confer with

KUTAK ROCK LLP

Cordova Palms CDD
November 21, 2025
Client Matter No. 4823-1
Invoice No. 3657649
Page 2

Laughlin regarding same

TOTAL HOURS	5.40	
TOTAL FOR SERVICES RENDERED		\$1,853.50
DISBURSEMENTS		
Meals	15.14	
Travel Expenses	75.88	
TOTAL DISBURSEMENTS		<u>91.02</u>
TOTAL CURRENT AMOUNT DUE		\$1,944.52
UNPAID INVOICES:		
August 22, 2025	Invoice No. 3612134	2,129.00
October 24, 2025	Invoice No. 3642547	1,107.00
TOTAL DUE		<u>\$5,180.52</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 13, 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

RECEIVED
By Tara Lee at 12:42 pm, Apr 13, 2026

Invoice No. 3730248
4823-1

Re: General Counsel

For Professional Legal Services Rendered

01/03/26	G. Lovett	0.50	140.00	Monitor legislative process relating to matters impacting special districts
01/08/26	K. Buchanan	0.80	296.00	Prepare for and attend board meeting
01/08/26	W. Haber	1.10	385.00	Prepare for Board meeting; confer with Laughlin regarding amenity center suspensions; begin preparation of agreement for AC service; confer with Hogge regarding RFQ for engineering services and revisions to same
01/14/26	A. Cox	0.90	130.50	Review and prepare agreement for HVAC systems maintenance with Accu-Air Cooling Services, Inc and confer with Haber regarding same
01/21/26	W. Haber	0.40	140.00	Review and revise agreement for HVAC services
01/22/26	A. Cox	0.80	116.00	Confer with Haber regarding agreement for HVAC systems maintenance with Accu-Air and disseminate same to Laughlin

KUTAK ROCK LLP

Cordova Palms CDD

April 13, 2026

Client Matter No. 4823-1

Invoice No. 3730248

Page 2

01/28/26	W. Haber	0.20	70.00	Confer with Laughlin regarding waiver form for resident program
02/07/26	L. Whelan	0.50	200.00	Monitor legislative process relating to matters impacting special districts
02/12/26	K. Buchanan	1.50	555.00	Prepare for and attend board meeting
02/12/26	W. Haber	0.50	175.00	Prepare for Board meeting; begin preparation of agreement for resident sewing class; prepare agreement for fitness equipment maintenance
02/13/26	A. Cox	1.10	159.50	Prepare independent contractor agreement for sit and stitch classes, confer with amenity manager and Haber regarding same
02/13/26	W. Haber	0.20	70.00	Review and revise agreement for resident class
02/16/26	A. Cox	0.40	58.00	Disseminate independent contractor agreement for sit and stitch to Laughlin and amenity manager
02/18/26	K. Buchanan	0.20	74.00	Review meeting minutes
02/26/26	W. Haber	0.20	70.00	Review agenda for March meeting

TOTAL HOURS 9.30

TOTAL FOR SERVICES RENDERED \$2,639.00

TOTAL CURRENT AMOUNT DUE \$2,639.00

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 \$8,188.52



INVOICE

INVOICE #	INVOICE DATE
1146657	4/1/2026
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: May 1, 2026

Invoice Amount: \$13,720.00

Description	Current Amount
Monthly Landscape Maintenance April 2026	\$13,720.00

RECEIVED

By Tara Lee at 2:55 pm, Apr 06, 2026

Invoice Total **\$13,720.00**

Approved 4/6/26
Jeff Johnson
Landscape Maintenance
001.320.57200.44200

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1151082	4/13/2026
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: May 13, 2026

Invoice Amount: \$1,695.00

Description	Current Amount
Amenities Plant Installation	
Landscape Enhancement	\$1,695.00

Approved 4/13/26
 Jeff Johnson
 Landscape Contingency
 001.320.57200.44300

RECEIVED
 By Tara Lee at 1:59 pm, Apr 13, 2026

Invoice Total \$1,695.00

IN COMMERCIAL LANDSCAPING

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

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.A
Date 03/25/2026

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

Total **\$1,375.00**

Deposit Due **\$687.50**

\$687.50 was paid on March 31st; check #623
Remaining balance \$687.50 is now due - April 9th

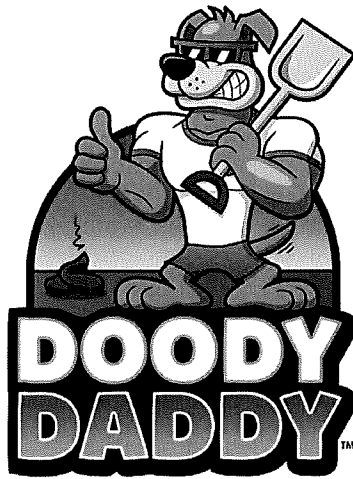
RECEIVED
By Tara Lee at 8:23 am, Apr 09, 2026

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



April 01, 2026

Invoice No. 2604-CP

INVOICE

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

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

Approved 4/8/26
Jeff Johnson
General Facility Maintenance
001.320.57200.44000

RECEIVED

By Tara Lee at 1:09 pm, Apr 08, 2026

TOTAL \$249

PAID :

Governmental Management Services, LLC

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

Invoice

Invoice #: 141
Invoice Date: 4/14/26
Due Date: 4/14/26
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 March 1 - March 31, 2026	61.67	50.00	3,083.50
Maintenance Supplies		1,337.31	1,337.31

Approved 4/20/26
Jeff Johnson
General Facility Maintenance
001.320.57200.44000

Alison Moring
4-20-26

RECEIVED
By Tara Lee at 8:02 am, Apr 21, 2026

Total	\$4,420.81
Payments/Credits	\$0.00
Balance Due	\$4,420.81

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/2/26	7.58	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
3/9/26	7.98	M.B.	Removed rust from walkways pavement, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, pickleball courts and walkways, removed debris from pool deck, around amenity center, courts, playground, walkways, roadways, parking lot and ponds, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/12/26	7.58	M.B.	Fixed windscreen on pickleball court, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, pickleball courts and walkways, removed debris from around amenity center, pool deck, parking lot and roadways, checked and changed all trash receptacles, emptied lost and found container
3/16/26	7.48	M.B.	Fixed windscreen on pickleball court, blew leaves and debris off pool deck, pickleball courts and walkways, straightened and organized pool deck and patio furniture, removed debris from around amenity center, pool deck, parking lot, roadways and ponds, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/20/26	7.83	M.B.	Touch up painting the window ledges inside of the gym, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, playground, courts, parking lot and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/23/26	7.65	M.B.	Touch up painting the window ledges inside of the gym, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, playground, courts, parking lot and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/27/26	7.9	M.B.	Fixed some of the windscreens inside the pickleball courts, installed two bike racks, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, pickleball courts and walkways, removed debris around amenity center, pickleball courts, pool deck, mailbox area, front entrance, roadways and ponds, checked and changed all trash receptacles
3/30/26	7.67	M.B.	Repainted some of the window ledges and walls inside the gym, fixed windscreens on pickleball courts, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, courts, walkways and around amenity center, removed debris around amenity center, pool deck, playground, courts, parking lot and roadways, checked and changed all trash receptacles

TOTAL 61.67

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
CP				
Cordova Palms				
	1/7/26	1,000 Single Candy Filled Easter Eggs	197.80	T.H.
	2/4/26	Easter Gift Bags	7.35	T.H.
	2/5/26	Spring Table Cloths 12pc	24.48	T.H.
	2/5/26	Easter Candy	10.36	T.H.
	2/8/26	Easter Candy	18.23	T.H.
	2/13/26	Easter Candy	9.87	T.H.
	2/14/26	Spring Crafts	30.28	T.H.
	2/26/26	Clorox Wipes (2)	11.03	T.H.
	2/26/26	Purell	4.24	T.H.
	2/28/26	Constant Contact Monthly Fee	55.41	T.H.
	3/5/26	Multifold Towels 16pk	65.53	J.J.
	3/5/26	Toilet Paper 80 Rolls	66.33	J.J.
	3/5/26	Glade Plug Ins Refill 10ct (2)	49.68	J.J.
	3/5/26	Paper Towel Rolls 6ct	81.14	J.J.
	3/5/26	Gym Wipes 4pk (2)	231.61	J.J.
	3/5/26	50 Gal Trash Bags (2)	48.91	J.J.
	3/5/26	Ant Spray	24.43	J.J.
	3/5/26	13 Gallon Trash Bags	22.01	J.J.
	3/7/26	Peloton Monthly Fee	61.94	R.G.
	3/10/26	Spring Fling Prizes	34.90	T.H.
	3/18/26	Spring Signs	3.68	T.H.
	3/23/26	Sign and Lettering	261.30	J.J.
	3/25/26	Clamps	16.80	J.J.
		TOTAL	<u>\$1,337.31</u>	