

CORDOVA PALMS
Community Development District

JULY 9, 2026

AGENDA

**Cordova Palms
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.CordovaPalmsCDD.com

July 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, July 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 June 11, 2026 Meeting
- IV. Consideration of Proposals for Pond Bank Erosion Repair
- 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 May 31, 2026

B. Check Register

VIII. Supervisor Requests and Audience Comments

IX. Next Scheduled Meeting – August 13, 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, **June 11, 2026**, at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Don Gullion	Chairman
Alex Pinto	Supervisor
Elizabeth Newgard	Supervisor

Also present were:

Daniel Laughlin	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Ross Miller	District Engineer, DCCM
Christy Buganski	Amenity Manager, GMS
Jeff Johnson	Operations Manager, GMS

The following is a summary of the discussions and actions taken at the May 14, 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 being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 14, 2026 Meeting

A copy of the minutes from the May 14, 2026 meeting was included in the agenda package for the Board's review.

On MOTION by Ms. Newgard, seconded by Mr. Gullion, with all in favor, the minutes of the May 14, 2026 meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for Pond Bank Erosion Repair**

Mr. Laughlin reminded the Board that the engineering firm completed an inspection of the pond banks and recommended that the dirt be compacted and sod be installed in the areas in which the erosion is occurring. Copies of proposals totaling around \$80,000 and \$100,000 were presented to the Board for their consideration.

Additional proposals will be sought. This item was tabled.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing**

Mr. Laughlin provided a detailed overview of the budget for fiscal year 2027. The consensus was to remove the supervisor fee line item and add in \$50,000 for capital reserve funding in preparation for the pond bank erosion repairs.

On MOTION by Mr. Gullion, seconded by Ms. Newgard, with all in favor, Resolution 2026-03, approving the proposed budget as revised and setting a public hearing for August 13, 2026 at 10:00 a.m. at the St. Augustine Airport Authority, 4230 Casa Cola Way was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-04, Designating a Date, Time and Place for a Landowner's Election**

Mr. Laughlin stated that there are three seats up for election in November: seats 1, 2 and 5.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-04, setting a landowner's election for November 12, 2026 at 11:00 a.m. at the offices of GMS, 475 West Town Place, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05,
Setting a Public Hearing to Adopt Revised
Rules of Procedure**

Mr. Laughlin stated that District Counsel revises the rules of procedure every few years to include any changes made in recent legislative sessions.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-05, setting a public hearing for August 13, 2026 at 10:00 a.m. at the St. Augustine Airport Authority to adopt revised rules of procedure was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Request for Swim Lessons

Ms. Buganski stated that the vendor making the request could provide swim lessons for six months old and up.

Mr. Laughlin noted the vendor would need to sign a license agreement for use of the facility and provide insurance documentation and any other necessary documentation.

On MOTION by Ms. Newgard, seconded by Mr. Pinto, with all in favor, the request to provide swim lessons for ages six months and up at the amenity center pool was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

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

B. District Counsel

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

C. District Engineer

There being nothing 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. Mr. Johnson

F. Amenity Manager

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

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 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 \$40,817.85 was included in the agenda package for the Board's review.

On MOTION by Ms. Newgard, seconded by Mr. Gullion, with all in favor, the Check Register was approved.
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ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Gullion stated that an email from a resident was received asking that a preserve area be restored as multiple trees have been removed.

Mr. Laughlin stated that the only reason the District would remove the trees is if the trees have died or are dying. Staff will confirm if the area is a preserve and if there is anything that can be done to restore the area.

Bob Costello commented that there are still issues with out of control teenagers at the pool that need to be addressed.

Mr. Laughlin stated that the best solution would be hiring security guards, however that can be expensive.

Bob Costello suggested creating ID cards with photos attached for each resident, including the minors. Next, Mr. Costello commented there are tractor trailers parked on the left of County Road 312 off the entrance to the community.

TWELFTH ORDER OF BUSINESS

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Newgard, seconded by Mr. Gullion with all in favor the meeting was adjourned
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



June 23, 2026

Cordova Palms CDD
320 Cordova Palms Pkwy
St. Augustine, FL 32095

RE: Cordova Pond Bank Restoration

Thank you for choosing HB NEXT for your Site Services.

Pricing – For Pond Bank Restoration

POND #3 -----1 Day to Complete	9 larger & 6 smaller washes repaired 3 loads of soil and 8 pallets of sod	\$ 8,960.00
POND #2 Opt. 1 entire side @ 900 FT. X 25 FT – 5 days to complete	Repair all rills and washes, sod entire slope with sod staples, and make all areas smooth. @ 60 pallets of sod.	\$ 35,800.00
POND #2 Opt. 2 lower portion of slope – 3 days to complete	Repair all rills and washes, sod lower slope with sod staples, and make all areas smooth. @ 40 pallets of sod.	\$ 26,850.00
Erosion Control	No silt fence or other BMPs were included in price. If required, will price per item per foot.	

HB NEXT is prepared to begin all services listed in this proposal upon your request.

1. HB NEXT will assign a dedicated project manager to coordinate directly with a designated Client resource to ensure project success.
2. Payment will be due the month following the month services have been rendered.

By signing below you agree to the pricing and terms listed above.

Print

Sign

Date

To learn more about HB NEXT you can visit us on the web at: www.HBNEXT.com

HEB Services, Inc.

P.O. Box 8430
Fleming Island, FL 32006

CUC 1225170
DBE/MBE Certified

Phone (904) 333-8064
hollybucci@yahoo.com

May 20, 2026

Cordova Palms CDD
Board and Staff
320 Cordova Palms Pkwy
St. Augustine, FL 32259
Attn: Jeff Johnson

RE: Cordova Palms Pond 2 & 3

Pond 2

Over 13 washout areas, totaling approximately 9000 SF, along the west side of the pond we will:

1. Use a tiller to mix existing material in place.
2. Pull dirt up from the pond to establish slope.
3. Run over the area with track equipment to pack it back in and grade.
4. Sod with bahia sod.

TOTAL PRICE: \$29,130.00

Pond 2 – Alternate Bid:

Over the west pond bank approximately 600'x 30' we will:

1. Use a tiller to mix existing material in place.
2. Pull dirt from the pond to establish slope.
3. Run over the bank with track equipment to pack it in and grade.
4. Sod with bahia sod.

TOTAL PRICE: \$36,300.00

Pond 3

Over 8 washout areas, totaling approximately 3000 SF, along the east side of the pond we will:

1. Use a tiller to mix existing material in place.
2. Pull dirt up from the pond to establish slope
3. Run over the bank with track equipment to pack it in and grade.
4. Sod with bahia sod.

TOTAL PRICE: \$16,435.00

Thank You,
Holly Bucci

ALL MATERIALS IS GUARANTEED TO BE SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL.

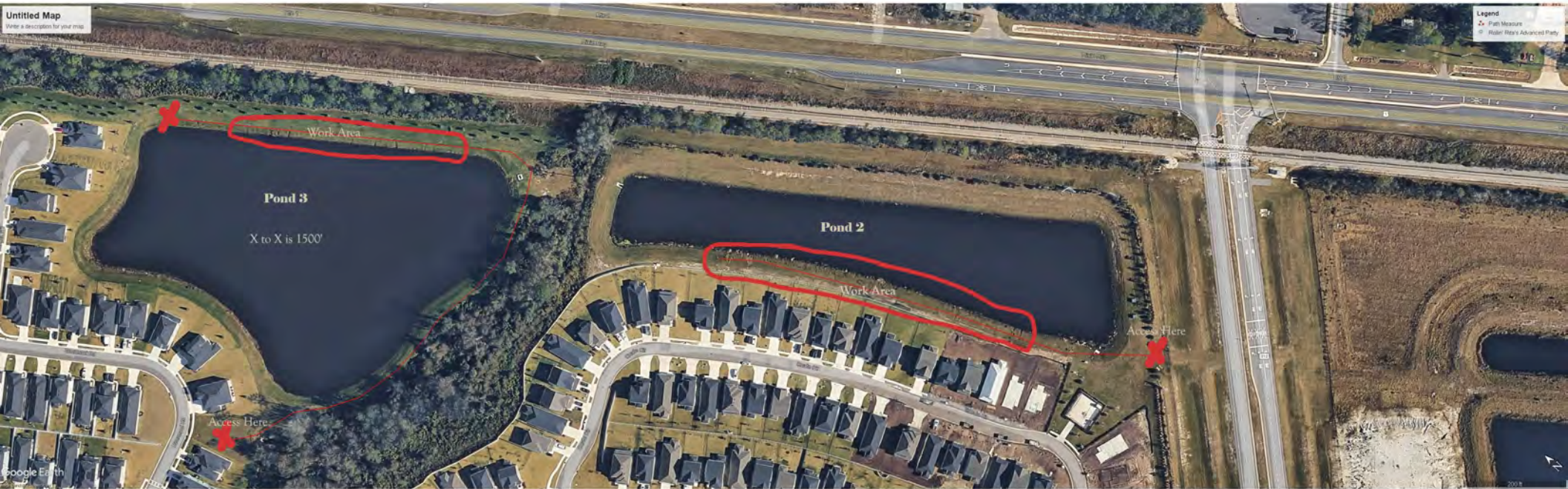
ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.

YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

.DATE OF ACCEPTANCE:

SIGNATURE: _____



Contact Us

TIGRIS Aquatic Services LLC
11232 Saint Johns Industrial Parkway
North
Ste 4
Jacksonville, Florida 32246
smetzger@tigrisusa.com
904-714-5815

**Quote: 347738**

Quote Date: 06/02/2026
Expiration Date: 08/31/2026

Bill To:

Cordova Palms CDD
320 Cordova Palms Parkway
St. Augustine, Florida 32092

Customer: Cordova Palms CDD

320 Cordova Palms Parkway
St. Augustine, Florida 32092

Description	Unit Price	Qty	Amount
Aquatic Services - As Requested Erosion Repair Pond 2: 900 LF across bank on fence side. Please see scope below.	\$108,000.00	1	\$108,000.00

Aquatic Services - As Requested Erosion Repair pond 3: Quoted per foot as there are multiple areas. Same scope as pond 2 without knowing the LF.	\$120.00	1	\$120.00
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Invoicing Details:
TIGRIS will invoice customer after the service has been completed. Invoices will be sent via email.

Scope of Work

The purpose of this project is to restore and stabilize existing eroded shoreline embankments through the installation of the ShoreSOX® shoreline stabilization system.

Contractor shall furnish and install approximately [900] linear feet (LF) of the ShoreSOX® system with the objective of stabilizing the referenced shoreline length and facilitating the reclamation of approximately [5,400] square feet of functional shoreline, subject to site conditions at [319 Onate Circle, St Augustine, FL 32095].

The ShoreSOX® system will be installed by tethering the system to approximately [720] anchoring points. Approximately [450] cubic yards of appropriate fill material (particle size greater than 150 microns) will be hydraulically washed into the system to promote compaction and embankment stabilization.

Upon completion of backfilling, approximately [5,400] square feet of sod or other mutually agreed-upon vegetation will be installed to establish a stabilized living shoreline.

All work shall be performed in accordance with the Field Service Agreement, applicable permits, and generally accepted industry practices.

SOX Erosion Solutions delivers a suite of patented erosion control systems designed to stabilize shorelines and hillsides, while improving water quality. SOX prioritizes the education, training, and ongoing support of its national network of service providers to deliver superior outcomes in diverse environments.

Deposit & Payment

Deposit Required: 50% (\$54,060.00)

Summary

Subtotal: \$108,120.00

Deposit Due: 50% (\$54,060.00)

Total: \$108,120.00

Terms & Conditions

TERMS: This agreement is for a one time service and pricing is listed above. An invoice for the full amount will be submitted upon completion of the service with terms Due Upon Receipt.

REGULATORY: TIGRIS will furnish all labor, equipment, materials, supervision and taxes. TIGRIS will be responsible for the proper instruction of all safety measures to its personnel.

PAYMENT: All payments for services rendered under this contract are Due Upon Receipt. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date

FIFTH ORDER OF BUSINESS

Cordova Palms

Community Development District

Approved Budget
FY 2027

Presented by:



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Cordova Palms
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments	\$ 749,529	\$ 737,882	\$ 11,647	\$ 749,529	\$ 827,493
Interest Income	1,000	2,306	500	2,806	1,000
Other Income	-	850	250	1,100	1,000
Carry Forward Surplus	-	-	-	-	-

TOTAL REVENUES	\$ 750,529	\$ 741,038	\$ 12,397	\$ 753,435	\$ 829,493
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EXPENDITURES:

Administrative

Supervisors Fees	\$ 6,000	\$ -	\$ -	\$ -	\$ -
FICA Expense	459	-	-	-	-
Engineering	11,000	1,728	5,000	6,728	11,000
Arbitrage	1,800	4,500	-	4,500	1,350
Attorney	15,000	9,792	4,500	14,292	15,000
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	6,399	2,808	9,207	11,860
Management Fees	55,745	37,163	18,581	55,745	59,089
Website Maintenance	1,769	1,179	590	1,769	1,875
Information Technology	2,654	1,769	885	2,654	2,814
Telephone	500	85	415	500	500
Postage & Delivery	1,500	836	664	1,500	1,500
Insurance General Liability	6,729	6,340	-	6,340	6,974
Printing & Binding	500	114	386	500	500
Legal Advertising	2,000	886	1,114	2,000	2,000
Other Current Charges	300	18	282	300	300
Office Supplies	150	3	147	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 141,028	\$ 93,936	\$ 35,372	\$ 129,308	\$ 140,090
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Operations & Maintenance

Grounds Maintenance

Landscape - Maintenance	\$ 164,640	\$ 109,760	\$ 54,880	\$ 164,640	\$ 164,640
Landscape - Contingency	27,700	3,230	24,470	27,700	25,000
Operations Management	26,500	17,667	8,833	26,500	28,090
Lake Maintenance	10,000	5,480	4,520	10,000	10,000
Electric	75,000	46,372	28,627	75,000	75,000
Irrigation Water	23,000	14,243	8,757	23,000	24,000
Repairs & Maintenance	10,000	7,508	2,492	10,000	10,000
Irrigation Repairs	13,000	2,918	7,500	10,418	10,000
Pest Control	1,800	1,283	517	1,800	1,800

TOTAL GROUNDS MAINTENANCE	\$ 351,640	\$ 208,461	\$ 140,596	\$ 349,058	\$ 348,530
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Cordova Palms
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Amenity Center					
Amenity Manager	\$ 77,500	\$ 51,667	\$ 25,833	\$ 77,500	\$ 82,150
Amenity Attendant	10,000	2,966	7,034	10,000	10,000
Facility Maintenance	37,440	27,738	9,702	37,440	62,400
Insurance	39,025	33,760	-	33,760	32,263
Refuse	4,560	3,330	1,640	4,970	5,040
Gas	1,000	642	357	1,000	1,044
Janitorial Services	12,000	8,000	4,000	12,000	13,080
Access Cards	5,000	938	3,200	4,138	4,000
Pool Maintenance	18,000	12,000	6,000	18,000	19,080
Pool Chemicals	13,000	8,667	4,333	13,000	13,780
Special Events	5,000	1,943	3,057	5,000	5,000
Holiday Decoration	10,000	7,821	900	8,721	9,000
Electric	-	3,991	3,209	7,200	7,200
Water & Sewer	5,000	468	4,532	5,000	6,000
Licenses & Subscriptions	500	861	400	1,261	1,000
Fitness Equipment Leasing	19,836	13,220	6,616	19,836	19,836
Capital Reserve Funding	-	-	-	-	50,000
TOTAL AMENITY CENTER	\$ 257,861	\$ 178,011	\$ 80,814	\$ 258,825	\$ 340,873
TOTAL EXPENDITURES	\$ 750,529	\$ 480,408	\$ 256,783	\$ 737,191	\$ 829,493
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 260,630	\$ (244,386)	\$ 16,245	\$ -

Cordova Palms
Community Development District
General Fund 2-Year Budget Summary

Description	Amended Budget FY 2025	Actuals FY 2025	Adopted Budget FY 2026	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments	\$ 471,872	\$ 471,872	\$ 749,529	\$ 749,529	\$ 827,493
Interest Income	86,889	86,889	1,000	2,806	1,000
Other Income	671	671	-	1,100	1,000
Carry Forward Surplus	2,140	2,140	-	-	-

TOTAL REVENUES	\$ 561,572	\$ 561,572	\$ 750,529	\$ 753,435	\$ 829,493
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EXPENDITURES:

Administrative

Supervisors Fees	\$ -	\$ -	\$ 6,000	\$ -	\$ -
FICA Expense	-	-	459	-	-
Engineering	11,000	5,125	11,000	6,728	11,000
Arbitrage	1,800	-	1,800	4,500	1,350
Attorney	20,000	6,144	15,000	14,292	15,000
Annual Audit	4,800	4,800	7,500	4,900	5,000
Assessment Roll Administration	5,618	5,618	5,899	5,899	6,253
Trustee Fees	12,400	12,400	12,500	12,150	13,750
Dissemination Agent	11,177	11,177	8,848	9,207	11,860
Management Fees	53,090	53,090	55,745	55,745	59,089
Website Maintenance	1,685	1,685	1,769	1,769	1,875
Information Technology	2,528	2,528	2,654	2,654	2,814
Telephone	500	171	500	500	500
Postage & Delivery	1,500	949	1,500	1,500	1,500
Insurance General Liability	5,981	5,981	6,729	6,340	6,974
Printing & Binding	777	777	500	500	500
Legal Advertising	2,571	2,571	2,000	2,000	2,000
Other Current Charges	300	154	300	300	300
Office Supplies	150	4	150	150	150
Dues, Licenses & Subscriptions	175	175	175	175	175

TOTAL ADMINISTRATIVE	\$ 136,053	\$ 113,349	\$ 141,028	\$ 129,308	\$ 140,090
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Cordova Palms
Community Development District
General Fund 2-Year Budget Summary

Description	Amended Budget FY 2025	Actuals FY 2025	Adopted Budget FY 2026	Projected Thru 9/30/26	Approved Budget FY 2027
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Operations & Maintenance

Grounds Maintenance

Landscape - Maintenance	\$ 150,643	\$ 150,643	\$ 164,640	\$ 164,640	\$ 164,640
Landscape - Contingency	30,098	30,098	27,700	27,700	25,000
Mulch	22,766	-	-	-	-
Operations Management	6,250	6,250	26,500	26,500	28,090
Lake Maintenance	10,000	7,940	10,000	10,000	10,000
Electric	70,622	70,622	75,000	75,000	75,000
Irrigation Water	20,000	-	23,000	23,000	24,000
Repairs & Maintenance	43,461	43,461	10,000	10,000	10,000
Irrigation Repairs	16,132	16,132	13,000	10,418	10,000
Pest Control	2,000	1,540	1,800	1,800	1,800

TOTAL GROUNDS MAINTENANCE	\$ 371,973	\$ 326,687	\$ 351,640	\$ 349,058	\$ 348,530
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Amenity Center

Amenity Manager	\$ 54,899	\$ 54,899	\$ 77,500	\$ 77,500	\$ 82,150
Amenity Attendant	-	-	10,000	10,000	10,000
Facility Maintenance	-	-	37,440	37,440	62,400
Insurance	35,926	35,926	39,025	33,760	32,263
Refuse	4,062	4,062	4,560	4,970	5,040
Gas	851	851	1,000	1,000	1,044
Janitorial Services	12,000	12,000	12,000	12,000	13,080
Access Cards	4,219	4,219	5,000	4,138	4,000
Pool Maintenance	18,168	18,168	18,000	18,000	19,080
Pool Chemicals	13,000	13,000	13,000	13,000	13,780
Special Events	1,000	1,000	5,000	5,000	5,000
Holiday Decoration	6,416	6,416	10,000	8,721	9,000
Electric	-	-	-	7,200	7,200
Water & Sewer	23,245	23,245	5,000	5,000	6,000
Licenses & Subscriptions	761	761	500	1,261	1,000
Fitness Equipment Leasing	19,830	19,830	19,836	19,836	19,836
Capital Reserve Funding	-	-	-	-	50,000

TOTAL AMENITY CENTER	\$ 194,377	\$ 194,377	\$ 257,861	\$ 258,825	\$ 340,873
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TOTAL EXPENDITURES	\$ 702,403	\$ 634,412	\$ 750,529	\$ 737,191	\$ 829,493
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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

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. DCCM Infrastructure, Inc. 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.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 780	\$ 9,360
Disclosure Services	Revised Amortization Schedules		2,500
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

Capital Reserve Funding

The District funds a capital reserve dedicated to future renewal, replacement, and unanticipated capital needs. These funds are transferred to the Capital Reserve Fund to support long-term financial stability and the ongoing upkeep of District infrastructure and facilities.

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

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 117,315	\$ 112,877	\$ 2,119	\$ 114,997	\$ 114,997
Interest Earnings	5,000	3,852	500	4,352	3,000
Carry Forward Surplus ⁽¹⁾	114,146	116,197	-	116,197	94,746
TOTAL REVENUES	\$ 236,461	\$ 232,927	\$ 2,619	\$ 235,546	\$ 212,743
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	\$ 140,800	\$ -	\$ 140,800	\$ 113,155
EXCESS REVENUES (EXPENDITURES)	\$ 120,661	\$ 92,127	\$ 2,619	\$ 94,746	\$ 99,588
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/27
					<u>\$ 43,478</u>

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

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 309,400	\$ 301,962	\$ 5,670	\$ 307,632	\$ 307,632
Interest Earnings	5,000	8,293	1,000	9,293	5,000
Carry Forward Surplus ⁽¹⁾	183,031	187,182	-	187,182	186,276
TOTAL REVENUES	\$ 497,431	\$ 497,436	\$ 6,670	\$ 504,106	\$ 498,908
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	91,365	-	91,365	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	\$ 317,830	\$ -	\$ 317,830	\$ 309,580
EXCESS REVENUES (EXPENDITURES)	\$ 189,501	\$ 179,606	\$ 6,670	\$ 186,276	\$ 189,328
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	<u>\$ 87,970</u>

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
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
Approved Budget
Debt Service Series 2022-2 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 491,030	\$ 480,648	\$ 4,814	\$ 485,463	\$ 485,463
Prepayments	-	25,432	-	25,432	-
Interest Earnings	5,000	12,495	2,000	14,495	10,000
Carry Forward Surplus ⁽¹⁾	233,944	259,361	-	259,361	254,203
TOTAL REVENUES	\$ 729,974	\$ 777,936	\$ 6,814	\$ 784,750	\$ 749,666
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	187,433	-	187,433	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	\$ 530,548	\$ -	\$ 530,548	\$ 483,820
EXCESS REVENUES (EXPENDITURES)	\$ 243,744	\$ 247,389	\$ 6,814	\$ 254,203	\$ 265,846

⁽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	\$1,200.97	\$1,087.82	\$113.15	10.40%
53' SF	323	\$1,200.97	\$1,087.82	\$113.15	10.40%
Bulk	115	\$1,200.97	\$1,087.82	\$113.15	10.40%
Total	733				

Gross Assessments		\$ 880,311.31
Less: Discount	4.00%	(35,212.45)
Less: Commission fees	2.00%	(17,606.23)
Net Assessments		\$ 827,492.63

Cordova Palms
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	-
Capital Reserve Funding - Transfer In	-	-	-	-	50,000
Carry Forward Balance	-	-	-	-	-
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<u>EXPENDITURES:</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	-
Repair & Replacements	-	-	-	-	-
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	-
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	-
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ 50,000

SIXTH ORDER OF BUSINESS

E.

Cordova Palms

Community Development District

Field Operations & Amenity Management Report

July 9, 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

July 9, 2026

To: Board of Supervisors

From: Jeff Johnson
Field Operations Manager

Christy Buganski
Amenity Manager

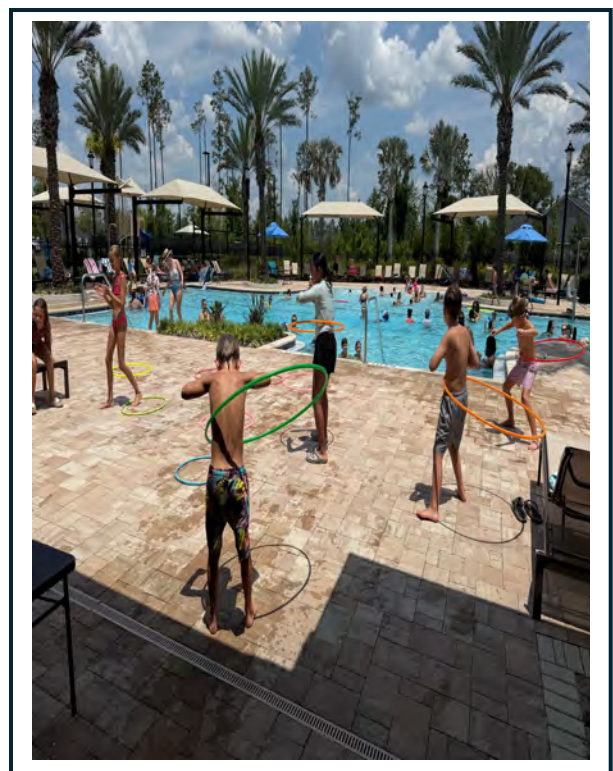
RE: Cordova Palms Field Operations & Amenity Management Report – July 9, 2026

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



Amenity Management Updates

- Back to School Pool Party August 8th from 12:00 PM – 3:00 PM, featuring a live DJ (DJ Magnetix)
- Two food trucks, Tikiz Shaved Ice and Ice Cream and Hungry Joey's will be on-site for the Back-to-School Pool Party Event
- Summer Swim Lessons are currently available through two instructors, offering classes for children ages 3 and up, as well as infant and toddler lessons for ages 6 months to 6 years.
- "Coffee on the Veranda" continues monthly on the second Saturday at 10:00 AM
- Food Trucks are scheduled for July 2nd and July 16th starting at 5:00pm. Chick-fil-A Food Truck July 22nd starting at 4:30



Weekly Maintenance

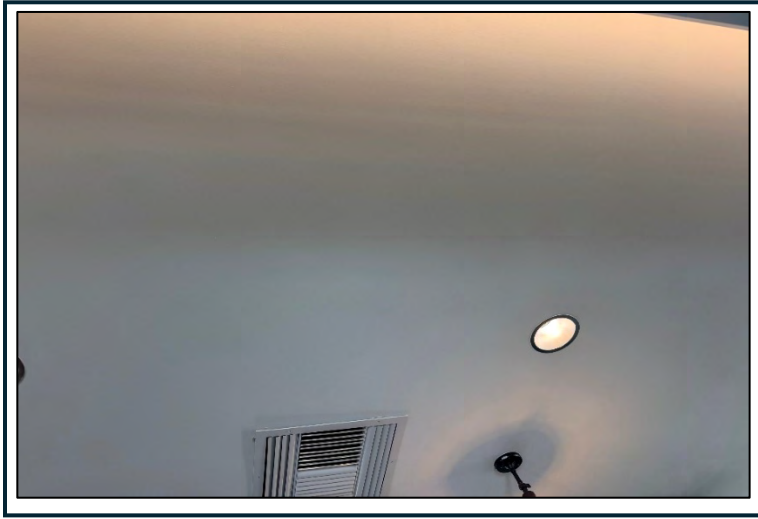
Listed below are weekly maintenance responsibilities:

- 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

- Fitness center ceiling repair has been completed
 - GMS pressure washed pool chairs/Tables
 - 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



Fitness Center Ceiling repair



Pressure washed Furniture

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
May 31, 2026



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

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 67,562	\$ -	\$ -	\$ 67,562
Due from General Fund	-	29,848	-	29,848
<u>Investments:</u>				
State Board of Administration (SBA)	356,533	-	-	356,533
US Bank	170	-	-	170
<u>Series 2021</u>				
Reserve	-	154,700	-	154,700
Interest	-	33	-	33
Prepayment	-	2	-	2
Revenue	-	166,098	-	166,098
Sinking	-	46	-	46
Construction	-	-	2,725	2,725
<u>Series 2022-1</u>				
Reserve	-	57,545	-	57,545
Interest	-	16	-	16
Revenue	-	62,091	-	62,091
Sinking	-	25,000	-	25,000
Construction	-	-	9,881	9,881
<u>Series 2022-2</u>				
Reserve	-	242,198	-	242,198
Interest	-	68	-	68
Prepayment	-	5,432	-	5,432
Revenue	-	230,489	-	230,489
Construction	-	-	29,038	29,038
Prepaid Expenses	1,067	-	-	1,067
Deposits	3,837	-	-	3,837
Total Assets	\$ 429,168	\$ 973,565	\$ 41,643	\$ 1,444,376
Liabilities:				
Accounts Payable	\$ 794	\$ -	\$ -	\$ 794
Due to DS SE 2021	13,427	-	-	13,427
Due to DS SE 2022-1	5,019	-	-	5,019
Due to DS SE 2022-2	11,401	-	-	11,401
Total Liabilities	\$ 30,642	\$ -	\$ -	\$ 30,642
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,067	\$ -	\$ -	\$ 1,067
Deposits	3,837	-	-	3,837
Restricted for:				
Debt Service - Series	-	973,565	-	973,565
Capital Project - Series	-	-	41,643	41,643
Unassigned	393,622	-	-	393,622
Total Fund Balances	\$ 398,526	\$ 973,565	\$ 41,643	\$ 1,413,734
Total Liabilities & Fund Balance	\$ 429,168	\$ 973,565	\$ 41,643	\$ 1,444,376

Cordova Palms
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 631,936	\$ 631,936	\$ 620,289	\$ (11,646)
Special Assessments - Direct Bill	117,593	117,593	117,593	-
Interest Income	1,000	1,000	2,306	1,306
Other Income	-	-	850	850
Total Revenues	\$ 750,529	\$ 750,529	\$ 741,038	\$ (9,490)

Expenditures:

General & Administrative:

Supervisors Fees	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
FICA Expense	459	306	-	306
Engineering	11,000	7,333	1,728	5,606
Arbitrage	1,800	1,800	4,500	(2,700)
Attorney	15,000	10,000	9,792	208
Annual Audit	7,500	7,500	4,900	2,600
Assessment Administration	5,899	5,899	5,899	-
Trustee Fees	12,500	12,500	12,150	350
Dissemination	8,848	5,899	6,399	(500)
Management Fees	55,745	37,163	37,163	-
Website Maintenance	1,769	1,180	1,179	-
Information Technology	2,654	1,770	1,769	-
Telephone	500	333	85	249
Postage	1,500	1,000	836	164
Insurance	6,729	6,340	6,340	-
Printing & Binding	500	333	114	219
Legal Advertising	2,000	1,333	886	448
Other Current Charges	300	200	18	182
Office Supplies	150	100	3	97
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 141,028	\$ 105,164	\$ 93,936	\$ 11,228

Operations & Maintenance

Ground Maintenance:

Landscape - Maintenance	\$ 164,640	\$ 109,760	\$ 109,760	\$ -
Landscape - Contingency	27,700	18,467	3,230	15,237
Operations Management	26,500	17,667	17,667	-
Lake Maintenance	10,000	6,667	5,480	1,187
Electric	75,000	50,000	46,372	3,627
Irrigation Water	23,000	15,333	14,243	1,090
Repairs & Maintenance	10,000	6,667	7,508	(842)
Irrigation Repairs	13,000	8,667	2,918	5,749
Pest Control	1,800	1,200	1,283	(83)
Total Ground Maintenance	\$ 351,640	\$ 234,426	\$ 208,461	\$ 25,965

Cordova Palms
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Amenity Center:				
Amenity Manager	\$ 77,500	\$ 51,667	\$ 51,667	\$ -
Amenity Attendant	10,000	6,667	2,966	3,701
Facility Maintenance	37,440	24,960	27,738	(2,778)
Insurance	39,025	33,760	33,760	-
Refuse	4,560	3,040	3,330	(290)
Gas	1,000	666	642	24
Janitorial Services	12,000	8,000	8,000	-
Access Cards	5,000	3,333	938	2,396
Pool Maintenance	18,000	12,000	12,000	-
Pool Chemicals	13,000	8,667	8,667	-
Special Events	5,000	3,333	1,943	1,390
Holiday Decoration	10,000	7,821	7,821	-
Electric	-	-	3,991	(3,991)
Water & Sewer	5,000	3,333	468	2,866
Licenses & Subscriptions	500	500	861	(361)
Fitness Equipment Leasing	19,836	13,224	13,220	4
Total Amenity Center	\$ 257,861	\$ 180,971	\$ 178,011	\$ 2,961
Total Operations & Maintenance	\$ 609,500	\$ 415,398	\$ 386,472	\$ 28,926
Total Expenditures	\$ 750,529	\$ 520,562	\$ 480,408	\$ 40,154
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 229,966	\$ 260,630	\$ 30,664
Net Change in Fund Balance	\$ -	\$ 229,966	\$ 260,630	\$ 30,664
Fund Balance - Beginning	\$ -		\$ 137,895	
Fund Balance - Ending	\$ -		\$ 398,526	

Cordova Palms
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 15,279	\$ 60,453	\$ 490,424	\$ -	\$ 26,551	\$ 16,609	\$ 10,973	\$ -	\$ -	\$ -	\$ -	\$ -	620,289
Special Assessments - Direct Bill	117,593	-	-	-	-	-	-	-	-	-	-	-	117,593
Interest Income	16	18	15	170	23	15	898	1,151	-	-	-	-	2,306
Other Income	150	150	-	130	60	90	30	240	-	-	-	-	850
Total Revenues	\$ 133,038	\$ 60,621	\$ 490,439	\$ 300	\$ 26,634	\$ 16,714	\$ 11,901	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ 741,038

Expenditures:

General & Administrative:

Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	1,728	-	-	-	-	-	1,728
Arbitrage	-	-	-	4,500	-	-	-	-	-	-	-	-	4,500
Attorney	5,550	333	1,271	1,278	1,362	-	-	-	-	-	-	-	9,792
Annual Audit	-	-	-	-	-	4,900	-	-	-	-	-	-	4,900
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Trustee Fees	6,817	-	5,333	-	-	-	-	-	-	-	-	-	12,150
Dissemination	937	737	737	737	737	737	1,037	737	-	-	-	-	6,399
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	-	-	-	-	37,163
Website Maintenance	147	147	147	147	147	147	147	147	-	-	-	-	1,179
Information Technology	221	221	221	221	221	221	221	221	-	-	-	-	1,769
Telephone	25	15	3	8	-	9	15	9	-	-	-	-	85
Postage	78	206	104	91	45	112	130	72	-	-	-	-	836
Insurance	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing & Binding	14	7	30	9	17	11	10	15	-	-	-	-	114
Legal Advertising	89	89	175	182	175	88	-	88	-	-	-	-	886
Other Current Charges	-	-	-	-	-	-	-	18	-	-	-	-	18
Office Supplies	0	0	0	0	0	0	1	0	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 30,938	\$ 6,402	\$ 12,668	\$ 11,819	\$ 7,351	\$ 10,870	\$ 7,935	\$ 5,954	\$ -	\$ -	\$ -	\$ -	\$ 93,936

Operations & Maintenance

Ground Maintenance:

Landscape - Maintenance	\$ 13,720	\$ 13,720	\$ 13,720	\$ 13,720	\$ 13,720	\$ 13,720	\$ 13,720	\$ 13,720	\$ -	\$ -	\$ -	\$ -	109,760
Landscape - Contingency	-	815	435	-	-	285	1,695	-	-	-	-	-	3,230
Operations Management	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	-	-	-	-	17,667
Lake Maintenance	685	685	685	685	685	685	685	685	-	-	-	-	5,480
Electric	5,751	5,454	5,558	5,965	5,916	5,855	5,963	5,911	-	-	-	-	46,372
Irrigation Water	2,811	1,530	-	4,477	1,387	1,163	1,403	1,471	-	-	-	-	14,243
Repairs & Maintenance	280	-	658	2,214	-	2,235	2,055	66	-	-	-	-	7,508
Irrigation Repairs	-	1,564	-	263	-	-	-	1,091	-	-	-	-	2,918
Pest Control	140	140	140	145	285	145	145	145	-	-	-	-	1,283
Total Ground Maintenance	\$ 25,595	\$ 26,117	\$ 23,405	\$ 29,677	\$ 24,201	\$ 26,296	\$ 27,874	\$ 25,297	\$ -	\$ -	\$ -	\$ -	\$ 208,461

Cordova Palms
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:													
Amenity Manager	\$ 6,458	\$ 6,458	\$ 6,458	\$ 6,458	\$ 6,458	\$ 6,458	\$ 6,458	\$ 6,458	- \$	- \$	- \$	- \$	51,667
Amenity Attendant	234	124	714	579	283	-	420	613	-	-	-	- \$	2,966
Facility Maintenance	1,657	4,017	3,218	2,739	2,266	9,671	3,921	249	-	-	-	-	27,738
Insurance	33,163	-	-	227	143	227	-	-	-	-	-	-	33,760
Refuse	410	408	413	410	406	411	436	436	-	-	-	-	3,330
Gas	71	71	71	78	86	86	92	86	-	-	-	-	642
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	8,000
Access Cards	-	-	-	-	-	625	-	313	-	-	-	-	938
Pool Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	-	-	-	12,000
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	-	-	-	8,667
Special Events	459	-	484	300	-	700	-	-	-	-	-	-	1,943
Holiday Decoration	7,821	-	-	-	-	-	-	-	-	-	-	-	7,821
Electric	585	439	453	525	482	499	499	507	-	-	-	-	3,991
Water & Sewer	-	-	-	-	-	110	169	189	-	-	-	-	468
Licenses & Subscriptions	-	188	98	192	8	94	188	94	-	-	-	-	861
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	-	-	-	13,220
Total Amenity Center	\$ 56,095	\$ 16,942	\$ 17,146	\$ 16,743	\$ 15,369	\$ 24,118	\$ 17,418	\$ 14,181	- \$	- \$	- \$	- \$	178,011
Total Operations & Maintenance	\$ 81,689	\$ 43,059	\$ 40,550	\$ 46,419	\$ 39,570	\$ 50,414	\$ 45,293	\$ 39,478	- \$	- \$	- \$	- \$	386,472
Total Expenditures	\$ 112,627	\$ 49,461	\$ 53,219	\$ 58,238	\$ 46,920	\$ 61,284	\$ 53,228	\$ 45,432	- \$	- \$	- \$	- \$	480,408
Excess (Deficiency) of Revenues over Expenditures	\$ 20,411	\$ 11,160	\$ 437,221	\$ (57,938)	\$ (20,287)	\$ (44,570)	\$ (41,327)	\$ (44,041)	- \$	- \$	- \$	- \$	260,630
Net Change in Fund Balance	\$ 20,411	\$ 11,160	\$ 437,221	\$ (57,938)	\$ (20,287)	\$ (44,570)	\$ (41,327)	\$ (44,041)	- \$	- \$	- \$	- \$	260,630

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 309,400	\$ 309,400	\$ 301,962	\$ (7,438)
Interest Income	5,000	5,000	8,293	3,293
Total Revenues	\$ 314,400	\$ 314,400	\$ 310,254	\$ (4,146)
Expenditures:				
Interest - 11/1	\$ 91,465	\$ 91,465	\$ 91,465	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	91,465	91,465	91,365	100
Principal - 5/1	125,000	125,000	125,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 307,930	\$ 307,930	\$ 317,830	\$ (9,900)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,470	\$ 6,470	\$ (7,576)	\$ (14,046)
Net Change in Fund Balance	\$ 6,470	\$ 6,470	\$ (7,576)	\$ (14,046)
Fund Balance - Beginning	\$ 183,031		\$ 341,882	
Fund Balance - Ending	\$ 189,501		\$ 334,306	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,315	\$ 117,315	\$ 112,877	\$ (4,438)
Interest Income	5,000	3,333	3,852	519
Total Revenues	\$ 122,315	\$ 120,648	\$ 116,730	\$ (3,919)
Expenditures:				
Interest - 11/1	\$ 45,400	\$ 45,400	\$ 45,400	\$ -
Interest - 5/1	45,400	45,400	45,400	-
Principal - 5/1	25,000	25,000	25,000	-
Principal Prepayment - 5/1	-	-	25,000	(25,000)
Total Expenditures	\$ 115,800	\$ 115,800	\$ 140,800	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,515	\$ 4,848	\$ (24,070)	\$ (28,919)
Net Change in Fund Balance	\$ 6,515	\$ 4,848	\$ (24,070)	\$ (28,919)
Fund Balance - Beginning	\$ 114,146		\$ 173,742	
Fund Balance - Ending	\$ 120,661		\$ 149,671	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 266,780	\$ 266,780	\$ 256,398	\$ (10,382)
Special Assessments - Direct Bill	224,250	224,250	224,250	-
Prepayments	-	-	25,432	25,432
Interest Income	5,000	5,000	12,495	7,495
Total Revenues	\$ 496,030	\$ 496,030	\$ 518,575	\$ 22,545
Expenditures:				
Interest - 11/1	\$ 188,115	\$ 188,115	\$ 188,115	\$ -
Principal Expense Prepayment - 11/1	-	-	25,000	(25,000)
Interest - 5/1	188,115	188,115	187,433	683
Principal - 5/1	110,000	110,000	110,000	-
Principal Prepayment - 5/1	-	-	20,000	(20,000)
Total Expenditures	\$ 486,230	\$ 486,230	\$ 530,548	\$ (44,318)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,800	\$ 9,800	\$ (11,972)	\$ (21,772)
Net Change in Fund Balance	\$ 9,800	\$ 9,800	\$ (11,972)	\$ (21,772)
Fund Balance - Beginning	\$ 251,672		\$ 501,559	
Fund Balance - Ending	\$ 261,472		\$ 489,587	

Cordova Palms
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending May 31, 2026

Description	SE 2021	SE 2022-1	SE 2022-2
<u>Revenues</u>			
Interest Income	\$ 61	\$ 224	\$ 657
Cost of Issuance	-	-	-
Developer Contributions	-	-	-
Total Revenues	\$ 61	\$ 224	\$ 657
<u>Expenses</u>			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -
Excess Revenues (Expenses)	\$ 61	\$ 224	\$ 657
Beginning Fund Balance	\$ 2,664	\$ 9,657	\$ 28,380
Ending Fund Balance	\$ 2,725	\$ 9,881	\$ 29,038

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)
Less: May 1, 2026 (Mandatory)	(125,000)
Less: May 1, 2026 (Prepayment)	(5,000)
Current Bonds Outstanding	\$ 5,125,000

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)
Less: May 1, 2026 (Mandatory)	(25,000)
Less: May 1, 2026 (Prepayment)	(25,000)
Current Bonds Outstanding	\$ 1,545,000

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)
Less: May 1, 2026 (Mandatory)	(110,000)
Less: May 1, 2026 (Prepayment)	(20,000)
Current Bonds Outstanding	\$ 6,740,000

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	-	301,961.81	112,877.30	256,398.35	620,289.34	1,291,526.80
TOTAL DUE / RECEIVED	-	301,961.81	112,877.30	480,648.35	737,882.41	1,633,369.87

(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
9	4/9/2026	269.99	100.92	229.25	554.61	1,154.77
10	4/24/2026	5,071.67	1,895.86	4,306.40	10,418.23	21,692.16
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL RECEIVED TAX ROLL		301,961.81	112,877.30	256,398.35	620,289.34	1,291,526.80

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	98.16%	98.16%	98.16%	98.16%	98.16%
TOTAL PERCENT COLLECTED	98.16%	98.16%	99.01%	98.45%	98.54%

B.

Cordova Palms

Community Development District

Check Run Summary

June 30, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	6/3/26	657-658	\$ 1,000.00
	6/11/26	659-665	21,345.50
	6/16/26	666-668	13,070.47
	6/24/26	669-672	29,955.66
	6/30/26	673-674	3,768.55
Total			\$ 69,140.18

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/03/26	00026	1/11/26 304	202606 320-57200-46400 CP MEMBER EVENT-6/13/26	MICHAEL GIBERTI	*	500.00	500.00 000657
6/03/26	00026	1/11/26 305	202606 320-57200-46400 CP MEMBER EVENT-8/8/26	MICHAEL GIBERTI	*	500.00	500.00 000658
6/11/26	00024	6/01/26 2606-CP	202606 320-57200-44000 JUN TRASH SERVICES	DOODY DADDY LLC	*	129.00	249.00 000659
		6/01/26 2606-CP	202606 320-57200-44000 JUN PET WASTE SERVICES		*	120.00	
6/11/26	00022	6/01/26 204457	202606 320-57200-44400 JUN LAKE MAINTENANCE	FLORIDA WATERWAYS INC	*	685.00	685.00 000660
6/11/26	00001	6/01/26 147	202606 310-51300-34000 JUN MANAGEMENT FEES		*	4,645.42	
		6/01/26 147	202606 310-51300-35200 JUN WEBSITE ADMIN		*	147.42	
		6/01/26 147	202606 310-51300-35100 JUN INFORMATION TECH		*	221.17	
		6/01/26 147	202606 310-51300-31300 JUN DISSEMINATION SVCS		*	737.33	
		6/01/26 147	202606 310-51300-51000 OFFICE SUPPLIES		*	.27	
		6/01/26 147	202606 310-51300-42000 POSTAGE		*	36.93	
		6/01/26 147	202606 310-51300-42500 COPIES		*	8.10	
		6/01/26 147	202606 310-51300-41000 TELEPHONE		*	10.88	
		6/01/26 147.AMEX	202604 320-57200-45400 YOUTUBE SUBSCRIPTION-APR		*	93.75	
			GOVERNMENTAL MANAGEMENT SERVICES				5,901.27 000661
6/11/26	00027	6/03/26 62235679	202606 320-57200-45300 JUN PEST CONTROL SERVICES	TURNER PEST CONTROL, LLC	*	144.55	144.55 000662
6/11/26	00050	5/31/26 7733810	202605 310-51300-48000 NOTICE OF MEETING-5/14/26	USA TODAY MEDIA CORP	*	87.68	87.68 000663

CORD CORDOVA PALMS TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/11/26	00036	6/01/26	1187200	202606	320-57200	-44200				*	13,720.00		
			JUN LANDSCAPE MAINTENANCE						YELLOWSTONE LANDSCAPE INC			13,720.00	000664
6/11/26	00036	6/03/26	1190301	202606	320-57200	-44500				*	558.00		
			IRRIGATION REPAIRS-VALVE						YELLOWSTONE LANDSCAPE INC			558.00	000665
6/16/26	00001	5/31/26	148	202605	320-57200	-45110				*	612.98		
			MAY26 FACILITY ATTENDANT						GOVERNMENTAL MANAGEMENT SERVICES			612.98	000666
6/16/26	00001	6/01/26	146	202606	320-57200	-43500				*	2,208.33		
			JUN OPERATIONS MANAGER										
		6/01/26	146	202606	320-57200	-45100				*	6,458.33		
			JUN FACILITY MANAGEMENT										
		6/01/26	146	202606	320-57200	-44700				*	1,083.33		
			JUN POOL CHEMICALS										
		6/01/26	146	202606	320-57200	-44600				*	1,500.00		
			JUN POOL MAINTENANCE										
		6/01/26	146	202606	320-57200	-43400				*	1,000.00		
			JUN JANITORIAL SVCS										
		6/01/26	146	202606	320-57200	-46000				*	82.50		
			POOL REPAIR-RPL TILE						GOVERNMENTAL MANAGEMENT SERVICES			12,332.49	000667
6/16/26	00023	6/12/26	06122026	202606	310-51300	-49000				*	125.00		
			BUDGET MEETING-8/13/26						ST JOHNS COUNTY AIRPORT AUTHORITY			125.00	000668
6/24/26	00051	6/22/26	100351	202606	320-57200	-44000				*	108.00		
			PET WASTE BAGS/LINERS						DOODYCALLS OF JACKSONVILLE			108.00	000669
6/24/26	00014	6/18/26	06182026	202606	300-20700	-10100				*	13,427.22		
			FY26 DEBT SVC ASSMT SE21						THE BANK OF NEW YORK MELLON			13,427.22	000670
6/24/26	00014	6/18/26	06182026	202606	300-20700	-10400				*	5,019.27		
			FY26 D SVC ASSMT SE2022-1						THE BANK OF NEW YORK MELLON			5,019.27	000671
6/24/26	00014	6/18/26	06182026	202606	300-20700	-10500				*	11,401.17		
			FY26 D SVC ASSMT SE2022-2						THE BANK OF NEW YORK MELLON			11,401.17	000672
									CORD CORDOVA PALMS TLEE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00052	6/24/26 BC06246	202606 320-57200-44000	PRE MAINT VIST - JUN26	*	245.00	
				COMMERCIAL FITNESS PRODUCTS INC			245.00 000673
6/30/26	00001	6/17/26 149	202605 320-57200-44000	MAY26 GEN FACILITY MAINT	*	3,523.55	
				GOVERNMENTAL MANAGEMENT SERVICES			3,523.55 000674
						TOTAL FOR BANK A	69,140.18
						TOTAL FOR REGISTER	69,140.18

CORD CORDOVA PALMS TLEE

INVOICE

Date: 01/11/2026
INVOICE #304

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

[illegible]

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

By Tara Lee at 8:55 am, May 26, 2026

INVOICE

Date: 01/11/2026
INVOICE #305

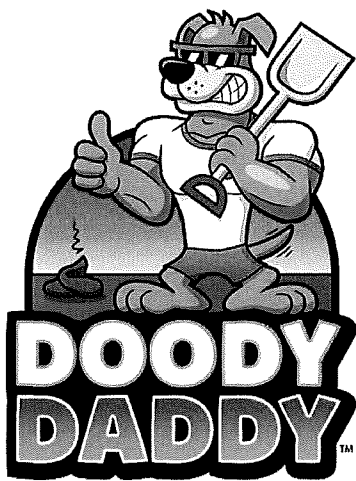
To Cordova Palms CDD
42 Sandoval Ln.
St. Augustine, FL. 32095

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

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

By Tara Lee at 8:55 am, May 26, 2026

Approved 6/4/26
Jeff Johnson
General Facility Maintenance
001.320.57200.44000



June 01, 2026
Invoice No. 2606-CP

INVOICE

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

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

RECEIVED
By Tara Lee at 12:51 pm, Jun 04, 2026

TOTAL \$249
PAID :

Date: 06/01/2026
Invoice No.: 204457
Due Date: 07/01/2026

Qty	Item	Description	Unit Price	Total
1	Recurring Monthly Service	Aquatic Weed and Algae Control Approved 6/2/26 Jeff Johnson Lake Maintenance 001.320.57200.44400 RECEIVED <i>By Tara Lee at 11:34 am, Jun 02, 2026</i>	\$685.00	\$685.00

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

Invoice #: 147
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Balance Due	\$5,901.27
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By Tara Lee at 10:29 am, Jun 09, 2026



Turner Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622356798
DATE: 06/03/2026
ORDER: 622356798

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

Approved 6/5/26
Jeff Johnson
Pest Control
57200.320.45300

Work Date	Time	Target Pest	Technician	Time In
06/03/2026	11:48 AM			11:48 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/03/2026		12:05 PM

Service

Description

Price

CPCM

Commercial Pest Control - Monthly Service

\$144.55

SUBTOTAL	\$144.55
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$144.55

RECEIVED

By Tara Lee at 9:47 am, Jun 05, 2026

AMOUNT DUE \$144.55

TECHNICIAN SIGNATURE

C
CUSTOMER SIGNATURE

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Cordova Palms Cdd		762049	05/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007733810	May 1- May 31, 2026	\$87.68	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$87.68	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2026
Cordova Palms Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	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
5/1/26	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/5/26	12267632	SAG St Augustine Record	May Meeting	May Meeting	\$87.68

RECEIVED

By Tara Lee at 11:03 am, Jun 03, 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		0007733810		
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/		

00007620490000000000000077338100000876867173

AFFIDAVIT OF PUBLICATION

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

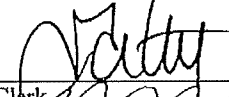
STATE OF WISCONSIN, COUNTY OF BROWN

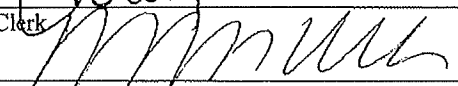
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

SAG St Augustine Record 05/05/2026
SAG staugustine.com 05/05/2026

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 05/05/2026



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:	12267632	# of Copies:
Customer No:	762049	1
PO #:	May Meeting	

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, May 14, 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

**Bill To:**

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

Property Name: Cordova Palms CDD**Address:** Cordova Palms Parkway
St. Augustine, FL 32095**INVOICE**

INVOICE #	INVOICE DATE
1187200	6/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2026**Invoice Amount:** \$13,720.00

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

Approved 6/2/26
Jeff Johnson
Landscape Maintenance
001.320.57200.44200

Invoice Total **\$13,720.00****RECEIVED****By Tara Lee at 3:13 pm, Jun 02, 2026**

IN COMMERCIAL LANDSCAPE MAINTENANCE

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

**Bill To:**

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

Property Name: Cordova Palms CDD**Address:** Cordova Palms Parkway
St. Augustine, FL 32095**INVOICE**

INVOICE #	INVOICE DATE
1190301	6/3/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2026**Invoice Amount:** \$558.00

Description	Current Amount
Locate and troubleshoot valve failure	
Irrigation Repairs	\$558.00

Approved 6/3/26
Jeff Johnson
Irrigation Repairs
001.320.57200.44500

Invoice Total **\$558.00****RECEIVED****By Tara Lee at 1:06 pm, Jun 03, 2026**

IN COMMERCIAL LANDING

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 #: 148

Invoice Date: 5/31/26

Due Date: 5/31/26

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 May 2026	22.29	27.50	612.98
<i>Alison Moring</i> <i>6-15-26</i>			

RECEIVED*By Tara Lee at 10:05 am, Jun 15, 2026***Total** \$612.98**Payments/Credits** \$0.00**Balance Due** \$612.98

CORDOVA PALMS CDD

**GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ATTENDANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
22.29	Facility Attendant	\$ 27.50	\$ 612.98

Covers May 2026

TOTAL DUE:

\$ 612.98

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ATTENDANT BILLABLE HOURS FOR MAY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/9/26	7.38	A.A.	Party Attendant for rental
5/19/26	2.98	A.A.	Completed daily checklist, returned calls and emails
5/30/26	6.03	A.A.	Completed daily checklist, returned calls and emails
5/31/26	5.9	A.A.	Completed daily checklist, returned calls and emails
GRAND TOTAL	<u>22.29</u>		

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

Invoice #: 146
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Alison Moring
6-9-26

By Tara Lee at 9:56 am, Jun 10, 2026

Balance Due	\$12,332.49
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On Jun 11, 2026, at 4:49 PM, Courtney Hogge <chogge@gmsnf.com> wrote:

Todd,

Please cut and mail a check to the St. Johns County Airport Authority for \$125. Cordova Palms is renting a room in August for their budget hearing. The mailing address is under Roxanne's signature.

Thank you!

Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 660-7335
chogge@gmsnf.com

RECEIVED

By Tara Lee at 8:27 am, Jun 12, 2026

Begin forwarded message:

From: Roxanne Buonsanto <rlb@sgj-airport.com>

Subject: RE: Cordova Palms Meeting Room Reservation 08.13.26 Signed.pdf

Date: June 11, 2026 at 4:45:52 PM EDT

To: Courtney Hogge <chogge@gmsnf.com>

Cc: Janice Freer <jlf@sgj-airport.com>

Hello,

Yes, the fee is still \$125/3 hours. I have attached the executed form, above.

Sincerely,

Roxanne Buonsanto

Office Manager/Airport Security Coordinator

St. Johns County Airport Authority

4796 US 1 N, St. Augustine, FL 32095

O 904.209-0090

rlb@sgj-airport.com

Badging Hours:

Walk-in: Monday-Thursday 9-12p

Appointment Only: Mon.-Thurs. 1-3pm

AIRPORT MEETING ROOM RESERVATION REQUEST

Name of Event: Cordova Palms Community Development District Board MeetingName of Responsible Organization or Individual: Daniel LaughlinMailing Address: 475 W. Town Place, Suite 114, St. Augustine, FL 32092Phone Number: 904-940-5850 Fax Number: 904-940-5899Email Address: dlaughlin@gmsnf.comEvent Date: 8/13/26 Event Time: 9:30 a.m. - 12:30 p.m.

Start Time – End Time

Meeting Room Requested:

Expected attendance at this event: 50 Refreshments being served: Yes ☒ NoTables & Chairs ☒ Yes 3 No If so, how many of each: 3 Table 50 ChairsDo you require the use of AV or Phone Equipment: Yes ☒ No Detail Need: _____Do you require setup assistance from the Airport: ☒ Yes 3 No If yes, please detail: _____

Room set up "board room style" with the three tables at the front of the room for board and staff and 8 chairs at those tables; remaining chairs facing the table;

Does your event require Airside Access: Yes ☒ No (If yes, attached detailed security plan.)

Fee: \$ _____ Deposit: \$ _____

Reservation Cancellation

When necessary, confirmed meeting room users are encouraged to cancel reservations as far in advance as possible to facilitate other uses. **The Airport Authority reserves the right to cancel reservations for meeting rooms if the space is needed for Official Airport Business.** Whenever possible, a minimum of twenty-four (24) notice will be given.

ACKNOWLEDGEMENT:

The undersigned agrees to protect, defend, reimburse, indemnify and hold harmless the Airport Authority, its agents, employees and officers and each of them, free and harmless at all times from and against any and all claims, liability, expense, loss, cost, fine, and damages (including reasonable attorneys fees) and causes of action of every kind and character to the fullest extent allowed by law by reason of any damage to property or the environment, including any contamination of Airport property, or bodily injury (including death) incurred or sustained by any party hereto, any agent or employee of any party hereto, or any other person whomsoever, arising out of or incident to any acts, omissions or operations related to the use of the Airport Authority's room(s) and other areas, and the undersigned expressly recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant.

The undersigned acknowledges that the facility is located on property where an active airport is operated and there may be vibrations, noise or other airport related interruptions, intrusions, and hazards.

I hereby acknowledge and certify that the information provided is a true representation of the size, scope and activities planned for my event and that I understand and agree to the policy and regulations pertaining to this event promulgated by the Airport Authority.

Signed by:
Daniel Laughlin2026-06-11

Signature of Authorized Individual or Event Sponsor

Date

Office Use Only

☒ Approved 06/11/2026 ☐ DeniedBy: [Signature]
SASJCAA

Date

RECEIVED

By: [Signature] at 8:22 am Jun 10, 2026

By Tara Lee at 12:56 pm, Jun 22, 2026

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 18, 2026	\$13,427.22	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
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Intended Use of Funds Requested:

FY26 Debt Service Assessment SE 2021
(Attach supporting documentation for request.)

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

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 18, 2026	\$5,019.27	Oksana Kuzmuk

Payable to:

The Bank of New York Melon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10400
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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
June 18, 2026	\$11,401.17	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10500
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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 !!!

CommercialFitnessProducts

Invoice

Commercial Fitness Products, Inc

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

Date	Invoice #
6/24/2026	BC06246

Sold To	Ship To
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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
JL	CP320	WO#6402	6/23/2026	Verbal	Net 30	7/24/2026
Qty	Item Code	Description			Price Each	Amount
1	Preventative Maintenance	Preventative Maintenance Visit			245.00	245.00
Approved 6/25/26 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 1:20 pm, Jun 25, 2026

Governmental Management Services, LLC

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

Invoice**Bill To:**

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

Invoice #: 149

Invoice Date: 6/17/26

Due Date: 6/17/26

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2026	59.88	50.00	2,994.00
Maintenance Supplies		529.55	529.55
Approved 6/22/26 Jeff Johnson General Facility Maintenance 001.320.57200.44000			
Alison Mossing 6-24-26			

Total \$3,523.55**Payments/Credits** \$0.00**Balance Due** \$3,523.55**RECEIVED****By Tara Lee at 12:18 pm, Jun 24, 2026**

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/26	7.5	M.B.	Cleaned gym windows and vents, 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
5/4/26	7.52	M.B.	Straightened and organized pool deck and patio furniture, remove debris from amenity center, pool deck, parking lot, roadways, pickleball courts, mailboxes and ponds, blew leaves and debris off pool deck, pickleball courts and around amenity center, checked and changed all trash receptacles
5/8/26	7.93	M.B.	Pressure washed pool chairs, walls and main entrance to amenity center, 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
5/11/26	7.62	M.B.	Straightened and organized pool deck and patio furniture, remove debris from amenity center, pool deck, parking lot, roadways, pickleball courts, mailboxes and ponds, cleaned front windows at amenity center, checked and changed all trash receptacles
5/15/26	7.53	M.B.	Pressure washed all patio furniture and lounge chairs on pool deck, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck parking lot, roadways and ponds, checked and changed all trash receptacles
5/18/26	7.03	M.B.	Straightened and organized pool deck and patio furniture, remove debris from amenity center, pool deck, parking lot, roadways, pickleball courts, mailboxes and ponds, blew leaves and debris off pool deck, pickleball courts and around amenity center, checked and changed all trash receptacles
5/22/26	7.42	M.B.	Emptied and restocked dog waste receptacles, straightened and organized pool deck and patio furniture, remove debris from amenity center, pool deck, parking lot, roadways, pickleball courts, mailboxes and ponds, blew leaves and debris off pool deck, pickleball courts and around amenity center, checked and changed all trash receptacles
5/29/26	7.33	M.B.	Repaint gym walls and window ledges, removed spider webs from light fixtures around amenity center, cleaned front entrance windows, straightened and organized all pool deck and patio furniture, cleaned and removed candy from walkways and putting greens, removed debris around amenity center, pool, walkways, courts and common areas, checked and changed trash receptacles

TOTAL 59.88

MILES 0

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

Period Ending 6/05/26

[illegible]