CORDOVA PALMS
Community Development District

SEPTEMBER 10, 2026

AGENDA

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

September 3, 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, September 10, 2026 at 10:00 a.m. at the St. Augustine Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.**
Following is the agenda for the meeting:

I. Call to Order

II. Public Comment

III. Organizational Matters
 A. Acceptance of Resignation of Elizabeth Newgard

 B. Consideration of Appointing a New Supervisor to Fill the Vacancy

 C. Oath of Office for Newly Appointed Supervisor

 D. Consideration of Resolution 2026-06, Designating Officers

IV. Approval of Minutes of the June 11, 2026 Meeting

V. Discussion of Suspension of Amenity Privileges

VI. Consideration of Proposals for Pond Bank Erosion Repair

VII. Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

VIII. Consideration of Resolution 2026-07, Resetting the Public Hearing to Adopt Revised Rules of Procedure

IX. Consideration of Resolution 2026-08, Ratifying the District Manager's Actions in Rescheduling the Public Hearings to Adopt the Budget and Impose Special Assessments for Fiscal Year 2027

X. Public Hearings for the Purpose of Adopting the Budget and Imposing Operations & Maintenance Assessments for Fiscal Year 2027
   A. Consideration of Resolution 2026-09, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

   B. Consideration of Resolution 2026-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

XI. Consideration of Amenity Facility Usage Requests
   A. Yoga and Barre Classes

   B. Homeschool Pool Party

XII. Staff Reports
   A. Landscape Report

   B. District Counsel

   C. District Engineer

   D. District Manager
      1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

      2. Consideration of Goals & Objectives for Fiscal Year 2027

   E. Operations Manager – Amenity and Operations Report

   F. Amenity Manager

XIII. Financial Reports
   A. Financial Statements as of June 30, 2026

   B. Check Register

XIV. Supervisor Requests and Audience Comments

XV. Next Scheduled Meeting – October 8, 2026 at 10:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

XVI. Adjournment

THIRD ORDER OF BUSINESS

A.

From: **Courtney Hogge** chogge@gmsnf.com
Subject: Fwd: Cordova Palms CDD New Supervisor Appointment
Date: September 2, 2026 at 4:06 PM
To:

> On Sep 2, 2026, at 2:39 PM, Elizabeth Newgard <liznewgard111@gmail.com> wrote:
>
> Helen,
> Thank you for your email.
> I resign from the Cordova Palms CDD board of supervisors.
>
> Kind regards,
> Elizabeth Newgard

D.

RESOLUTION 2026-06

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

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

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

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

SECTION 1. ______________________________ is appointed Chairman.

SECTION 2. ______________________________ is appointed Vice Chairman.

SECTION 3. ______________________________ is appointed Secretary and Treasurer.

______________________________ is appointed Assistant Secretary.

______________________________ is appointed Assistant Secretary.

______________________________ is appointed Assistant Secretary.

______________________________ is appointed Assistant Treasurer.

______________________________ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 10TH DAY OF SETEMBER, 2026.

ATTEST

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on 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 *by phone*	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 officers 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.

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

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

HBNEXT www.hbnext.com

INSPECTIONS

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

1255 Lakes Parkway, Suite 385 • Lawrenceville, GA 30043
Office: 770.619.1669 • Fax: 678.336.1370

HEB Services, Inc.

P.O. Box 8430 | CUC 1225170 | Phone (904) 333-8064
Fleming Island, FL 32006 | DBE/MBE Certified | 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 áreas, 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: _______________________

Untitled Map
Legend
Work Area
Pond 3
X to X is 1500'
Access Here
Pond 2
Work Area
Access Here
Google Earth

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

TIGRIS
WHERE WATERS THRIVE.

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

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

SEVENTH ORDER OF BUSINESS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Cordova Palms Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cordova Palms Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850

Our fee for these services will not exceed $5,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cordova Palms Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cordova Palms Community Development District.

By: ____

Title: _______________________________________

Date: _______________________________________

FICPA Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT RESETTING THE PUBLIC HEARING ON THE DISTRICT'S ADOPTION OF RULES OF PROCEDURE; AMENDING RESOLUTION 2026-05 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cordova Palms Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-05, setting the public hearing to consider the District's adoption of rules of procedure, and set the hearing thereon for August 13, 2026, at 10:00 a.m. at the St. Augustine Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

WHEREAS, the Board desires to reset the public hearing to be held on November 12, 2026 at 10:00 a.m., at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-05 is hereby amended to reflect that the public hearing is reset to November 12, 2026 at 10:00 a.m., at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

SECTION 2. AUTHORIZED TO PUBLISH NOTICE. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. RESOLUTION 2026-05 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-05 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 10th day of September, 2026.

ATTEST:

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

NINTH ORDER OF BUSINESS

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2026-03 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2027, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cordova Palms Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-03, approving the proposed budget for Fiscal Year 2027 and setting a public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 13, 2026, at 10:00 a.m. at the St. Augustine Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095; and

WHEREAS, because the Board was unable to meet, the District Manager in consultation with the Chairman reset the public hearing to be held on September 10, 2026, at the same time and location as set forth in Resolution 2026-03, and the District Manager has caused the notice of the public hearing with the new date and time to be published consistent with the requirements of Chapter 190*, Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager and Chairman's actions in resetting and noticing for the amended public hearing date.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager and Chairman in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2026-03 is hereby amended to reflect that the public hearing as declared in Resolution 2026-03 is re-set to September 10, 2026, at 10:00 a.m. at the St. Augustine Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

SECTION 2. RESOLUTION 2026-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-03 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 10th day of September 2026.

ATTEST:	**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary	Chair/Vice Chair, Board of Supervisors

TENTH ORDER OF BUSINESS

Cordova Palms

Community Development District

Approved Budget
FY 2027

Presented by:

Table of Contents

Cordova Palms

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	$ 749,529	$ 740,799	$ 8,731	$ 749,529	$ 827,493
Interest Income	1,000	3,350	500	3,850	1,000
Other Income	-	1,050	150	1,200	1,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	**$ 750,529**	**$ 745,199**	**$ 9,381**	**$ 754,580**	**$ 829,493**
EXPENDITURES:					
Administrative					
Supervisors Fees	$ 6,000	$ -	$ -	$ -	$ -
FICA Expense	459	-	-	-	-
Engineering	11,000	2,036	5,000	7,036	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	7,136	2,106	9,242	11,860
Management Fees	55,745	41,809	13,936	55,745	59,089
Website Maintenance	1,769	1,327	442	1,769	1,875
Information Technology	2,654	1,991	664	2,654	2,814
Telephone	500	96	405	500	500
Postage & Delivery	1,500	873	627	1,500	1,500
Insurance General Liability	6,729	6,340	-	6,340	6,974
Printing & Binding	500	122	378	500	500
Legal Advertising	2,000	1,162	838	2,000	2,000
Other Current Charges	300	185	115	300	300
Office Supplies	150	3	147	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 141,028**	**$ 100,495**	**$ 29,157**	**$ 129,652**	**$ 140,090**
Operations & Maintenance					
Grounds Maintenance					
Landscape - Maintenance	$ 164,640	$ 123,480	$ 41,160	$ 164,640	$ 164,640
Landscape - Contingency	27,700	3,230	24,470	27,700	25,000
Operations Management	26,500	19,875	6,625	26,500	28,090
Lake Maintenance	10,000	6,165	3,835	10,000	10,000
Electric	75,000	52,272	22,727	75,000	75,000
Irrigation Water	23,000	16,614	6,386	23,000	24,000
Repairs & Maintenance	10,000	7,760	2,240	10,000	10,000
Irrigation Repairs	13,000	3,476	7,500	10,976	10,000
Pest Control	1,800	1,427	373	1,800	1,800
TOTAL GROUNDS MAINTENANCE	**$ 351,640**	**$ 234,299**	**$ 115,316**	**$ 349,616**	**$ 348,530**

Cordova Palms

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Amenity Center					
Amenity Manager	$ 77,500	$ 58,125	$ 19,375	$ 77,500	$ 82,150
Amenity Attendant	10,000	2,966	7,034	10,000	10,000
Facility Maintenance	37,440	31,863	5,577	37,440	62,400
Insurance	39,025	33,760	-	33,760	32,263
Refuse	4,560	3,769	1,230	4,999	5,040
Gas	1,000	729	271	1,000	1,044
Janitorial Services	12,000	9,000	3,000	12,000	13,080
Access Cards	5,000	938	3,200	4,138	4,000
Pool Maintenance	18,000	13,500	4,500	18,000	19,080
Pool Chemicals	13,000	9,750	3,250	13,000	13,780
Special Events	5,000	2,943	2,057	5,000	5,000
Holiday Decoration	10,000	7,821	900	8,721	9,000
Electric	-	4,376	2,824	7,200	7,200
Water & Sewer	5,000	657	4,343	5,000	6,000
Licenses & Subscriptions	500	954	400	1,354	1,000
Fitness Equipment Leasing	19,836	14,873	4,963	19,836	19,836
Capital Reserve Funding	-	-	-	-	50,000
TOTAL AMENITY CENTER	**$ 257,861**	**$ 196,024**	**$ 62,924**	**$ 258,947**	**$ 340,873**
TOTAL EXPENDITURES	**$ 750,529**	**$ 530,818**	**$ 207,397**	**$ 738,215**	**$ 829,493**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 214,380**	**$ (198,016)**	**$ 16,364**	**$ -**

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
REVENUES:					
Special Assessments	$ 471,872	$ 471,872	$ 749,529	$ 749,529	$ 827,493
Interest Income	86,889	86,889	1,000	3,850	1,000
Other Income	671	671	-	1,200	1,000
Carry Forward Surplus	2,140	2,140	-	-	-
TOTAL REVENUES	**$ 561,572**	**$ 561,572**	**$ 750,529**	**$ 754,580**	**$ 829,493**
EXPENDITURES:					
Administrative					
Supervisors Fees	$ -	$ -	$ 6,000	$ -	$ -
FICA Expense	-	-	459	-	-
Engineering	11,000	5,125	11,000	7,036	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	9,242	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**	**$ 129,652**	**$ 140,090**

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
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	10,976	10,000
Pest Control	2,000	1,540	1,800	1,800	1,800
TOTAL GROUNDS MAINTENANCE	**$ 371,973**	**$ 326,687**	**$ 351,640**	**$ 349,616**	**$ 348,530**
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	4,999	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	1,354	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**	**$ 258,947**	**$ 340,873**
TOTAL EXPENDITURES	**$ 702,403**	**$ 634,412**	**$ 750,529**	**$ 738,215**	**$ 829,493**

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.

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.

Vendor	Description	Monthly	Annual
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:

Meter #	Location	Monthly	Annual
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.

Account #	Location	Monthly	Annual
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 2021 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	$ 309,400	$ 303,381	$ 4,250	$ 307,632	$ 307,632
Interest Earnings	5,000	9,180	500	9,680	5,000
Carry Forward Surplus [1]	183,031	187,182	-	187,182	186,663
TOTAL REVENUES	**$ 497,431**	**$ 499,743**	**$ 4,750**	**$ 504,493**	**$ 499,295**
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**	**$ 181,913**	**$ 4,750**	**$ 186,663**	**$ 189,715**

[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

Approved Budget

Debt Service Series 2022-1 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	$ 117,315	$ 113,408	$ 1,589	$ 114,997	$ 114,997
Interest Earnings	5,000	4,407	500	4,907	3,000
Carry Forward Surplus [(1)]	114,146	116,197	-	116,197	95,301
TOTAL REVENUES	**$ 236,461**	**$ 234,012**	**$ 2,089**	**$ 236,101**	**$ 213,298**
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**	**$ 93,212**	**$ 2,089**	**$ 95,301**	**$ 100,143**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 43,478

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	$ 491,030	$ 481,854	$ 3,609	$ 485,463	$ 485,463
Prepayments	-	25,432	-	25,432	-
Interest Earnings	5,000	14,470	1,000	15,470	10,000
Carry Forward Surplus [1]	233,944	259,361	-	259,361	255,178
TOTAL REVENUES	**$ 729,974**	**$ 781,117**	**$ 4,609**	**$ 785,726**	**$ 750,641**
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**	**$ 250,569**	**$ 4,609**	**$ 255,178**	**$ 266,821**

[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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	$ -	$ -	$ -	$ -	$ -
Capital Reserve Funding - Transfer In	-		-	-	50,000
Carry Forward Balance	-	-	-	-	-
TOTAL REVENUES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
EXPENDITURES:					
Capital Outlay	$ -	$ -	$ -	$ -	$ -
Repair & Replacements					
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)					
Transfer in/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**

A.

RESOLUTION 2026-09
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Cordova Palms Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cordova Palms Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF SEPTEMBER, 2026.

ATTEST:	**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

B.

RESOLUTION 2026-10
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cordova Palms Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. Direct Bill Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 10th day of September, 2026.

ATTEST:

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:_______________________________________

Its:_______________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

ELEVENTH ORDER OF BUSINESS

A.

From: **Courtney Hogge** chogge@gmsnf.com
Subject: Fwd: Cordova Palms Resident Yoga + Barre Classes
Date: August 20, 2026 at 3:20 PM
To:

From: Alyson <healwithalysonjune@gmail.com>
Sent: Thursday, August 20, 2026 12:27 PM
To: cordovapalmsmanager@gmsnf.com <cordovapalmsmanager@gmsnf.com>
Subject: Cordova Palms Resident Yoga + Barre Classes

Hi Christy,

It was so nice speaking with you today. Thank you for taking the time to talk with me about the possibility of offering classes here at Cordova Palms.

As I mentioned, I am a 500-hour Experienced Registered Yoga Teacher (500-ERYT) with more than 15 years of experience as a yoga studio owner and instructor. I also led 200-hour yoga teacher training programs for six years and have taught yoga, barre and wellness classes in a variety of studio, outdoor and community settings.

I would love to begin offering **Yoga and Barre classes exclusively for residents of Cordova Palms** this fall.

My proposed schedule would be:

Monday Evening Yoga — 6:30 PM

An all-levels evening flow designed to help residents move, stretch, unwind and reset after the day.

Thursday Morning Yoga + Barre — 8:00 AM

An energizing all-levels class combining yoga, barre-inspired movement, strength and stretching—a great way to start the morning while enjoying some fresh air and community.

Ideally, I would love to use the **pool area or another suitable outdoor community space** that you feel would work best for the classes.

My goal is to make both classes welcoming and accessible regardless of experience or fitness level, while creating another opportunity for residents to move, connect and enjoy our community.

I have also included a copy of my liability insurance for your records.

Thank you again for speaking with me today. I'm excited about the possibility of bringing this to Cordova Palms and would be happy to provide any additional information you need.

Warmly,

Alyson

500-ERYT | Reiki Master | Former Yoga Studio Owner

B.

From: **Courtney Hogge** chogge@gmsnf.com
Subject: Fwd: Homeschool Pool Party
Date: August 25, 2026 at 1:53 PM
To:

From: allison hardy <allisontpittman123@gmail.com>
Sent: Friday, August 14, 2026 7:30 AM
To: Cordovapalmsmanager@gmsnf.com <Cordovapalmsmanager@gmsnf.com>
Subject: Homeschool Pool Party

Happy Friday Christy!

I wanted to see if it would be possible to include this graphic in the Cordova Palms newsletter. A few homeschool families in the neighborhood have connected and are working on starting a homeschool group so our kids can meet up, make friends, and enjoy activities together. We would love to reach more homeschool families in the community who may be interested in joining us!

Let me know if you have any questions,
Allison Hardy

PS: Thank you SO much for the clock at the pool!! It has been more helpful than you can imagine this summer.

TWELFTH ORDER OF BUSINESS

D.

1.

BOARD OF SUPERVISORS REVISED MEETING DATES
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026-2027

The Board of Supervisors of the Cordova Palms Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the second Thursday of each month unless otherwise indicated as follows:

October 8, 2026
November 12, 2026 (Regular Board Meeting @10am and Landowner's Meeting @11am)
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Daniel Laughlin
District Manager

2.

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:________________________ Date:______________
Print Name:_____________________________
Cordova Palms Community Development District

District Manager:________________________ Date:______________
Print Name:_____________________________
Cordova Palms Community Development District

E.

Cordova Palms

Community Development District

Field Operations & Amenity Management Report

September 10, 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

September 10, 2026

To: Board of Supervisors

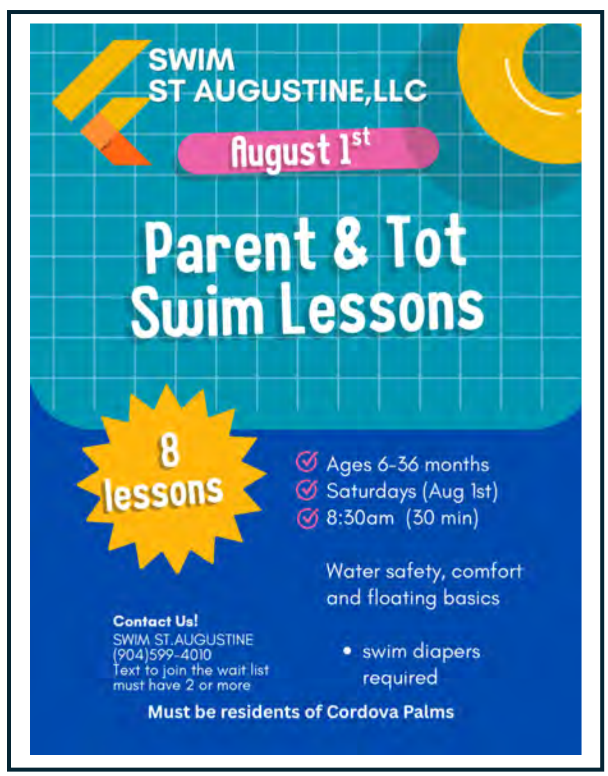
From: Jeff Johnson
Field Operations Manager
Christy Buganski
Amenity Manager

RE: Cordova Palms Field Operations & Amenity Management Report – September 10, 2026

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

Amenity Management Updates

- 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.
- Both swim vendors are running specials through September.
- “Coffee on the Veranda” continues monthly on the second Saturday at 10:00 AM
- Food Trucks are scheduled for September 3rd and September 17th starting at 5:00pm. Chick-fil-A Food Truck September 30th 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

- GMS installed no swimming signs around ponds
- GMS installed new wall lights in men's bathroom
- Firepit timer was replaced
- 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.
- GMS pressure washed pool chairs/Tables

    - ✓ Photos of completed projects are displayed below. Please follow up with management for any questions.

Completed Projects

New Signage around ponds

Firepit timer was replaced

New Men’s Bathroom Lights

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

THIRTEENTH ORDER OF BUSINESS

A.

Cordova Palms

Community Development District

Unaudited Financial Reporting

July 31, 2026

Cordova Palms

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 119,001	$ -	$ -	$ 119,001
Due from General Fund	-	14,720	-	14,720
Investments:				
State Board of Administration (SBA)	208,326	-	-	208,326
US Bank	171	-	-	171
Series 2021				
Reserve	-	154,525	-	154,525
Interest	-	38	-	38
Prepayment	-	5,000	-	5,000
Revenue	-	177,868	-	177,868
Sinking	-	46	-	46
Construction	-	-	2,740	2,740
Series 2022-1				
Reserve	-	57,545	-	57,545
Interest	-	73	-	73
Prepayment	-	5,000	-	5,000
Revenue	-	88,374	-	88,374
Construction	-	-	9,934	9,934
Series 2022-2				
Reserve	-	241,503	-	241,503
Interest	-	138	-	138
Prepayment	-	62,377	-	62,377
Revenue	-	241,764	-	241,764
Construction	-	-	29,196	29,196
Prepaid Expenses	5,567	-	-	5,567
Deposits	3,837	-	-	3,837
Total Assets	**$ 336,902**	**$ 1,048,969**	**$ 41,870**	**$ 1,427,741**
Liabilities:				
Accounts Payable	$ 17,386	$ -	$ -	$ 17,386
Due to DS SE 2021	6,622	-	-	6,622
Due to DS SE 2022-1	2,475	-	-	2,475
Due to DS SE 2022-2	5,623	-	-	5,623
Total Liabilites	**$ 32,106**	**$ -**	**$ -**	**$ 32,106**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 5,567	$ -	$ -	$ 5,567
Deposits	3,837	-	-	3,837
Restricted for:				
Debt Service - Series	-	1,048,969	-	1,048,969
Capital Project - Series	-	-	41,870	41,870
Unassigned	295,392	-	-	295,392
Total Fund Balances	**$ 304,796**	**$ 1,048,969**	**$ 41,870**	**$ 1,395,636**
Total Liabilities & Fund Balance	$ 336,902	$ 1,048,969	$ 41,870	$ 1,427,741

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 631,936	$ 631,936	$ 636,808	$ 4,873
Special Assessments - Direct Bill	117,593	117,593	117,593	-
Interest Income	1,000	1,000	4,101	3,101
Other Income	-	-	1,390	1,390
Total Revenues	**$ 750,529**	**$ 750,529**	**$ 759,892**	**$ 9,364**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 6,000	$ 5,000	$ -	$ 5,000
FICA Expense	459	383	-	383
Engineering	11,000	9,167	3,206	5,960
Arbitrage	1,800	1,800	4,500	(2,700)
Attorney	15,000	12,500	9,792	2,708
Annual Audit	7,500	6,250	4,900	1,350
Assessment Administration	5,899	5,899	5,899	(0)
Trustee Fees	12,500	12,500	13,650	(1,150)
Dissemination	8,848	7,374	7,873	(500)
Management Fees	55,745	46,454	46,454	-
Website Maintenance	1,769	1,474	1,474	-
Information Technology	2,654	2,212	2,212	-
Telephone	500	417	106	311
Postage	1,500	1,250	1,197	53
Insurance	6,729	6,340	6,340	-
Printing & Binding	500	500	543	(43)
Legal Advertising	2,000	2,000	2,084	(84)
Other Current Charges	300	250	249	1
Office Supplies	150	125	3	122
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 141,028**	**$ 122,068**	**$ 110,657**	**$ 11,411**
Operations & Maintenance				
Ground Maintenance:				
Landscape - Maintenance	$ 164,640	$ 137,200	$ 137,200	$ -
Landscape - Contingency	27,700	23,083	3,230	19,853
Operations Management	26,500	22,083	22,083	-
Lake Maintenance	10,000	8,333	6,850	1,483
Electric	75,000	62,500	58,324	4,175
Irrigation Water	23,000	19,167	18,597	569
Repairs & Maintenance	10,000	8,333	8,809	(476)
Irrigation Repairs	13,000	10,833	7,013	3,820
Pest Control	1,800	1,500	1,572	(72)
Total Ground Maintenance	**$ 351,640**	**$ 293,033**	**$ 263,679**	**$ 29,354**

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenity Center:				
Amenity Manager	$ 77,500	$ 64,583	$ 64,583	$ -
Amenity Attendant	10,000	8,333	5,738	2,595
Facility Maintenance	37,440	37,440	38,168	(728)
Insurance	39,025	33,760	33,760	-
Refuse	4,560	3,800	4,196	(396)
Gas	1,000	833	796	37
Janitorial Services	12,000	10,000	10,000	-
Access Cards	5,000	4,167	1,406	2,760
Pool Maintenance	18,000	15,000	15,000	-
Pool Chemicals	13,000	10,833	10,833	-
Special Events	5,000	4,167	2,943	1,224
Holiday Decoration	10,000	8,333	7,821	512
Electric	-	-	4,973	(4,973)
Water & Sewer	5,000	4,167	864	3,303
Licenses & Subscriptions	500	500	1,048	(548)
Fitness Equipment Leasing	19,836	16,530	16,525	5
Total Amenity Center	**$ 257,861**	**$ 222,446**	**$ 218,655**	**$ 3,791**
Total Operations & Maintenance	**$ 609,500**	**$ 515,479**	**$ 482,335**	**$ 33,145**
Total Expenditures	**$ 750,529**	**$ 637,548**	**$ 592,992**	**$ 44,556**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 112,981	$ 166,901	$ 53,920
Net Change in Fund Balance	**$ -**	**$ 112,981**	**$ 166,901**	**$ 53,920**
Fund Balance - Beginning	$ -		$ 137,895	
Fund Balance - Ending	$ -		$ 304,796	

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	$ -	$ 2,916	$ 13,603	$ -	$ -	$ 636,808
Special Assessments - Direct Bill	117,593	-	-	-	-	-	-	-	-	-	-	-	117,593
Interest Income	16	18	15	170	23	15	898	1,151	1,044	751	-	-	4,101
Other Income	150	150	-	130	60	90	30	240	200	340	-	-	1,390
Total Revenues	**$ 133,038**	**$ 60,621**	**$ 490,439**	**$ 300**	**$ 26,634**	**$ 16,714**	**$ 11,901**	**$ 1,391**	**$ 4,160**	**$ 14,693**	**$ -**	**$ -**	**$ 759,892**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	1,728	309	1,170	-	-	-	3,206
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	-	-	-	-	-	-	1,500	-	-	13,650
Dissemination	937	737	737	737	737	737	1,037	737	737	737	-	-	7,873
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	-	-	46,454
Website Maintenance	147	147	147	147	147	147	147	147	147	147	-	-	1,474
Information Technology	221	221	221	221	221	221	221	221	221	221	-	-	2,212
Telephone	25	15	3	8	-	9	15	9	11	11	-	-	106
Postage	78	206	104	91	45	112	130	72	37	324	-	-	1,197
Insurance	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing & Binding	14	7	30	9	17	11	10	15	8	420	-	-	543
Legal Advertising	89	89	175	182	175	88	-	88	277	921	-	-	2,084
Other Current Charges	-	-	-	-	-	-	-	18	167	64	-	-	249
Office Supplies	0	0	0	0	0	0	1	0	0	0	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 30,938**	**$ 6,402**	**$ 12,668**	**$ 11,819**	**$ 7,351**	**$ 10,870**	**$ 7,935**	**$ 6,263**	**$ 7,421**	**$ 8,992**	**$ -**	**$ -**	**$ 110,657**
Operations & Maintenance													
Ground Maintenance:													
Landscape - Maintenance	$ 13,720	$ 13,720	$ 13,720	$ 13,720	$ 13,720	$ 13,720	$ 13,720	$ 13,720	$ 13,720	$ 13,720	$ -	$ -	$ 137,200
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	2,208	2,208	-	-	22,083
Lake Maintenance	685	685	685	685	685	685	685	685	685	685	-	-	6,850
Electric	5,751	5,454	5,558	5,965	5,916	5,855	5,963	5,911	5,900	6,052	-	-	58,324
Irrigation Water	2,811	1,530	-	4,477	1,387	1,163	1,403	1,471	2,371	1,984	-	-	18,597
Repairs & Maintenance	280	-	658	2,214	-	2,235	2,055	66	252	1,049	-	-	8,809
Irrigation Repairs	-	1,564	-	263	-	-	-	1,091	558	3,537	-	-	7,013
Pest Control	140	140	140	145	285	145	145	145	145	145	-	-	1,572
Total Ground Maintenance	**$ 25,595**	**$ 26,117**	**$ 23,405**	**$ 29,677**	**$ 24,201**	**$ 26,296**	**$ 27,874**	**$ 25,297**	**$ 25,838**	**$ 29,380**	**$ -**	**$ -**	**$ 263,679**

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	$ 6,458	$ 6,458	$ -	$ -	$ 64,583
Amenity Attendant	234	124	714	579	283	-	420	613	-	2,772	-	-	5,738
Facility Maintenance	1,657	4,017	3,218	2,739	2,266	9,671	3,921	249	4,126	6,305	-	-	38,168
Insurance	33,163	-	-	227	143	227	-	-	-	-	-	-	33,760
Refuse	410	408	413	410	406	411	436	436	439	427	-	-	4,196
Gas	71	71	71	78	86	86	92	86	86	67	-	-	796
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	10,000
Access Cards	-	-	-	-	-	625	-	313	-	469	-	-	1,406
Pool Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	-	15,000
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	-	10,833
Special Events	459	-	484	300	-	700	-	-	1,000	-	-	-	2,943
Holiday Decoration	7,821	-	-	-	-	-	-	-	-	-	-	-	7,821
Electric	585	439	453	525	482	499	499	507	386	597	-	-	4,973
Water & Sewer	-	-	-	-	-	110	169	189	189	207	-	-	864
Licenses & Subscriptions	-	188	98	192	8	94	188	94	94	94	-	-	1,048
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	-	16,525
Total Amenity Center	**$ 56,095**	**$ 16,942**	**$ 17,146**	**$ 16,743**	**$ 15,369**	**$ 24,118**	**$ 17,418**	**$ 14,181**	**$ 18,013**	**$ 22,632**	**$ -**	**$ -**	**$ 218,655**
Total Operations & Maintenance	**$ 81,689**	**$ 43,059**	**$ 40,550**	**$ 46,419**	**$ 39,570**	**$ 50,414**	**$ 45,293**	**$ 39,478**	**$ 43,851**	**$ 52,012**	**$ -**	**$ -**	**$ 482,335**
Total Expenditures	**$ 112,627**	**$ 49,461**	**$ 53,219**	**$ 58,238**	**$ 46,920**	**$ 61,284**	**$ 53,228**	**$ 45,741**	**$ 51,272**	**$ 61,003**	**$ -**	**$ -**	**$ 592,992**
Excess (Deficiency) of Revenues over Expenditures	$ 20,411	$ 11,160	$ 437,221	$ (57,938)	$ (20,287)	$ (44,570)	$ (41,327)	$ (44,350)	$ (47,111)	$ (46,310)	$ -	$ -	$ 166,901
Net Change in Fund Balance	**$ 20,411**	**$ 11,160**	**$ 437,221**	**$ (57,938)**	**$ (20,287)**	**$ (44,570)**	**$ (41,327)**	**$ (44,350)**	**$ (47,111)**	**$ (46,310)**	**$ -**	**$ -**	**$ 166,901**

Cordova Palms

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 309,400	$ 309,400	$ 310,003	$ 603
Interest Income	5,000	5,000	10,043	5,043
Total Revenues	**$ 314,400**	**$ 314,400**	**$ 320,046**	**$ 5,646**
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	$ 2,216	$ (4,254)
Net Change in Fund Balance	**$ 6,470**	**$ 6,470**	**$ 2,216**	**$ (4,254)**
Fund Balance - Beginning	$ 183,031		$ 341,882	
Fund Balance - Ending	$ 189,501		$ 344,098	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 117,315	$ 117,315	$ 115,883	$ (1,432)
Interest Income	5,000	4,167	4,642	475
Total Revenues	**$ 122,315**	**$ 121,482**	**$ 120,525**	**$ (956)**
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	$ 5,682	$ (20,275)	$ (25,956)
Net Change in Fund Balance	**$ 6,515**	**$ 5,682**	**$ (20,275)**	**$ (25,956)**
Fund Balance - Beginning	$ 114,146		$ 173,742	
Fund Balance - Ending	$ 120,661		$ 153,467	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 266,780	$ 266,780	$ 263,227	$ (3,553)
Special Assessments - Direct Bill	224,250	224,250	224,250	-
Prepayments	-	-	77,808	77,808
Interest Income	5,000	5,000	15,107	10,107
Total Revenues	**$ 496,030**	**$ 496,030**	**$ 580,392**	**$ 84,362**
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	$ 49,844	$ 40,044
Net Change in Fund Balance	**$ 9,800**	**$ 9,800**	**$ 49,844**	**$ 40,044**
Fund Balance - Beginning	$ 251,672		$ 501,559	
Fund Balance - Ending	$ 261,472		$ 551,404	

Cordova Palms

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending July 31, 2026

Description	SE 2021	SE 2022-1	SE 2022-2
Revenues			
Interest Income	$ 76	$ 277	$ 816
Cost of Issuance	-	-	-
Developer Contributions	-	-	-
Total Revenues	$ 76	$ 277	$ 816
Expenses			
Capital Outlay	$ -	$ -	$ -
Total Expenses	$ -	$ -	$ -
Excess Revenues (Expenses)	$ 76	$ 277	$ 816
Beginning Fund Balance	$ 2,664	$ 9,657	$ 28,380
Ending Fund Balance	$ 2,740	$ 9,934	$ 29,196

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	$ 154,525	
Reserve Fund Balance	154,525	
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	$ 241,503	
Reserve Fund Balance	241,503	
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	**-**	310,003.46	115,883.38	263,226.58	636,808.48	1,325,921.90
TOTAL DUE / RECEIVED	**-**	**310,003.46**	**115,883.38**	**487,476.58**	**754,401.55**	**1,667,764.97**

(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	12/24/2025	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	2/19/2026	12,925.00	4,831.53	10,974.73	26,550.50	55,281.76
8	3/13/2026	8,085.56	3,022.49	6,865.52	16,609.34	34,582.91
INTEREST	4/8/2026	269.99	100.92	229.25	554.61	1,154.77
9	4/26/2026	5,071.67	1,895.86	4,306.40	10,418.23	21,692.16
TAX CERTIFICATE	6/22/2026	1,419.66	530.69	1,205.44	2,916.26	6,072.05
10	7/2/2026	6,621.99	2,475.39	5,622.79	13,602.88	28,323.05
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL RECEIVED TAX ROLL		**310,003.46**	**115,883.38**	**263,226.58**	**636,808.48**	**1,325,921.90**

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	**100.77%**	**100.77%**	**100.77%**	**100.77%**	**100.77%**
TOTAL PERCENT COLLECTED	**100.77%**	**100.77%**	**100.41%**	**100.65%**	**100.61%**

B.

Cordova Palms
Community Development District

Check Run Summary
August 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	8/5/26	690-695	$ 9,981.70
	8/11/26	696-701	34,451.03
	8/18/26	702-704	2,752.83
	8/25/26	705	3,744.00
Total			**$ 50,929.56**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00030	7/29/26	072926	202607	320-57200-46000			*	300.00		
						INSTALLED TIMER-FIRE PIT					
							ALFRED W GROVER			300.00	000690
8/05/26	00013	7/15/26	00252-26	202607	310-51300-32300			*	1,000.00		
						FY26 TRUSTEE FEE SE2022-1					
		7/15/26	00252-26	202607	300-15500-10000			*	3,000.00		
						FY27 TRUSTEE FEE SE2022-1					
							THE BANK OF NEW YORK MELLON			4,000.00	000691
8/05/26	00013	7/15/26	00252-26	202607	310-51300-32300			*	500.00		
						FY26 TRUSTEE FEE SE2022-2					
		7/15/26	00252-26	202607	300-15500-10000			*	1,500.00		
						FY27 TRUSTEE FEE SE2022-2					
							THE BANK OF NEW YORK MELLON			2,000.00	000692
8/05/26	00027	7/29/26	62248497	202607	320-57200-45300			*	144.55		
						JUL PEST CONTROL SERVICES					
							TURNER PEST CONTROL, LLC			144.55	000693
8/05/26	00036	7/27/26	1225895	202607	320-57200-44500			*	2,804.25		
						INSTL 2WIRE-RESTORE IRRIG					
							YELLOWSTONE LANDSCAPE INC			2,804.25	000694
8/05/26	00036	7/27/26	1225896	202607	320-57200-44500			*	732.90		
						JUL26 IRRIGATION REPAIRS					
							YELLOWSTONE LANDSCAPE INC			732.90	000695
8/11/26	00057	8/09/26	68663	202608	310-51300-42500			*	399.50		
						CORDOVA PALMS CDD INSERT					
		8/09/26	68663	202608	310-51300-42000			*	288.60		
						POSTAGE					
							CHEROKEE PRINTING INC			688.10	000696
8/11/26	00022	8/01/26	20775	202608	320-57200-44400			*	685.00		
						AUG26 LAKE MAINTENANCE					
							FLORIDA WATERWAYS INC			685.00	000697
8/11/26	00001	8/01/26	154	202608	320-57200-43500			*	2,208.33		
						AUG OPERATIONS MANAGER					
		8/01/26	154	202608	320-57200-45100			*	6,458.33		
						AUG FACILITY MANAGEMENT					
		8/01/26	154	202608	320-57200-44700			*	1,083.33		
						AUG POOL CHEMICALS					
		8/01/26	154	202608	320-57200-44600			*	1,500.00		
						AUG POOL MAINTENANCE					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	154	202608	320-57200-43400		*	1,000.00		
			AUG JANITORIAL SVCS							
		8/01/26	154	202608	320-57200-46000		*	253.29		
			POOL REPAIR-ROLLER HEAD							
						GOVERNMENTAL MANAGEMENT SERVICES			12,503.28	000698
8/11/26	00001	8/01/26	155	202608	310-51300-34000		*	4,645.42		
			AUG MANAGEMENT FEES							
		8/01/26	155	202608	310-51300-35200		*	147.42		
			AUG WEBSITE ADMIN							
		8/01/26	155	202608	310-51300-35100		*	221.17		
			AUG INFORMATION TECH							
		8/01/26	155	202608	310-51300-31300		*	737.33		
			AUG DISSEMINATION SVCS							
		8/01/26	155	202608	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		8/01/26	155	202608	310-51300-42000		*	55.30		
			POSTAGE							
		8/01/26	155	202608	310-51300-42500		*	9.75		
			COPIES							
		8/01/26	155	202608	310-51300-41000		*	23.02		
			TELEPHONE							
		8/01/26	155.AMEX	202606	320-57200-45400		*	93.75		
			YOUTUBE SUBSCRIPTION-JUN							
						GOVERNMENTAL MANAGEMENT SERVICES			5,933.37	000699
8/11/26	00050	7/31/26	7821933	202607	310-51300-48000		*	654.80		
			BUDGET NOTICE - 1ST RUN							
		7/31/26	7821933	202607	310-51300-48000		*	157.04		
			NOTICE - RULEMAKING							
		7/31/26	7821933	202607	310-51300-48000		*	109.44		
			BUDGET NOTICE - 2ND RUN							
						USA TODAY MEDIA CORP			921.28	000700
8/11/26	00036	8/01/26	1237054	202608	320-57200-44200		*	13,720.00		
			AUG LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE INC			13,720.00	000701
8/18/26	00055	8/07/26	195513	202607	310-51300-31100		*	1,170.00		
			JUL ENGINEERING SERVICES							
						DCCM INFRASTRUCTURE INC			1,170.00	000702
8/18/26	00051	8/13/26	100365	202608	320-57200-44000		*	108.00		
			PET WASTE BAGS/LINERS							
						DOODYCALLS OF JACKSONVILLE			108.00	000703

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00001	7/31/26	156	202607	320-57200-45110		*	1,474.83		
			JUL26 FACILITY ATTENDANT							
						GOVERNMENTAL MANAGEMENT SERVICES			1,474.83	000704
8/25/26	00001	8/14/26	157	202607	320-57200-44000		*	3,744.00		
			JUL26 GEN FACILITY MAINT							
						GOVERNMENTAL MANAGEMENT SERVICES			3,744.00	000705

TOTAL FOR BANK A 50,929.56

TOTAL FOR REGISTER 50,929.56

INVOICE

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

Approved 7/30/26
Jeff Johnson
Repairs and Maintenance
001.320.57200.46000

DATE: 7/29/2026
INVOICE # 072926

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

Job Location: Cordova Palms

DESCRIPTION OF WORK	AMOUNT
1) Installed 1 Intermatic 60 minute spring wound timer for fire pit control	
Material:	100.00
Labor: 1 electrician 2.5 hrs @ $80 per hr	200.00
Work ordered by Jeff Johnson	
TOTAL	$ 300.00

Accepted methods of payment:
Check payable to: Alfred W. Grover

RECEIVED
By Tara Lee at 10:54 am, Jul 30, 2026

THANK YOU FOR YOUR BUSINESS!

BNY

INVOICE

For:	CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE 114 ST AUGUSTINE, FL 32092 United States	Invoice Number:	00252-26-0144244
		Invoice Date:	Jul 15, 2026
		Due Date:	Aug 14, 2026
From:	The Bank of New York Mellon Trust Company, National Association 333 South Hope Street Los Angeles, CA, 90071 United States	Account Number:	[redacted]
		Cycle Date:	Jul 1, 2026
		Legacy Ref#:	TXN2231449
		Currency:	USD

INVOICE

RECEIVED
By Tara Lee at 2:10 pm, Jul 28, 2026

Total Payable Amount:	4,000.00 USD
Current Period Subtotal:	4,000.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	4,000.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	4,000.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

[redacted]

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

BNY

Details for Cordova Palms Community Development District Special Assessment Revenue Bonds, Series 2022-1

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,000.00
For the period: Jul 1, 2026 to Jun 30, 2027					
Flat Fee		4,000.00		4,000.00	
Total					4,000.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

BNY

INVOICE

For: CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE 114
ST AUGUSTINE, FL 32092
United States

From: The Bank of New York Mellon Trust Company, National Association
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number:	00252-26-0144514
Invoice Date:	Jul 15, 2026
Due Date:	Aug 14, 2026
Account Number:	[redacted]
Cycle Date:	Jul 15, 2026
Legacy Ref#:	TXN2233890
Currency:	USD

INVOICE

Total Payable Amount: 2,000.00 USD

RECEIVED
By Tara Lee at 2:05 pm, Jul 28, 2026

Current Period Subtotal:	2,000.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	2,000.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	2,000.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

[redacted]

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

BNY

Details for Cordova Palms Community Development District Special Assessment Revenue Bonds, Series 2022-2

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					2,000.00
For the period: Jul 15, 2026 to Jul 14, 2027					
Flat Fee		2,000.00		2,000.00	
Total					2,000.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Turner Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE:	622484972
DATE:	07/29/2026
ORDER:	622484972

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

Approved 7/30/26
Jeff Johnson
Pest Control
001.320.57200.45300

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

Work Date	Time	Target Pest	Technician		Time In
07/29/2026	07:51 AM				07:51 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/29/2026			08:18 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$144.55

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

RECEIVED
By Tara Lee at 10:54 am, Jul 30, 2026

AMOUNT DUE **$144.55**

TECHNICIAN SIGNATURE

Christy
CUSTOMER SIGNATURE

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

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1225895	7/27/2026
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: August 26, 2026

Invoice Amount: $2,804.25

Description	Current Amount
Install 2-wire to restore irrigation	
Irrigation Repairs	$2,804.25
Invoice Total	**$2,804.25**

Approved 7/27/26
Jeff Johnson
Irrigation Repairs
001.320.57200.44500

RECEIVED
By Tara Lee at 9:18 am, Jul 28, 2026

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

INVOICE

INVOICE #	INVOICE DATE
1225896	7/27/2026
TERMS	**PO NUMBER**
Net 30	

YELLOWSTONE LANDSCAPE

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 26, 2026

Invoice Amount: $732.90

Description	Current Amount
July irrigation repairs-2026	
Irrigation Repairs	$732.90
Invoice Total	**$732.90**

Approved 7/27/26
Jeff Johnson
Irrigation Repairs
001.320.57200.44500

RECEIVED
By Tara Lee at 9:18 am, Jul 28, 2026

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

CHEROKEE PRINTING, INC.
3733 Adirolf Rd
Jacksonville, FL 32207
(904)398-2852

Invoice

Date	Invoice #
8/9/2026	68663

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

Job No	P.O. Number	Terms	Ship	Via
		Due on receipt	8/9/2026	

Quantity	Item Code	Description	Amount
		Cordova Palms CDD***NEW DATE***	
370	CASS Certify	Load, read, convert files, CASS Certify addresses to enable automation based postage rates: Create automation based sack/tray tags & postal documents: format for inkjet addressing	75.00
1	Form Layout	Form layout & preparation	37.50
370	Printing	Laser 1 sheet front & back	129.50
370	Fold	Fold Materials	23.84
370	Insert	Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	33.38
390	Printing	#10 Window envelope printed one color black ink	100.28
370	Postage	Postage	288.60

Total $688.10

RECEIVED

Invoice

Florida Waterways, Inc.

3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32257
Melissa Schwartz
melissa@floridapond.com
(904) 801 - 5253 ext. 2

Date:	08/01/2026
Invoice No.:	20775
Due Date:	08/31/2026

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

Approved 8/5/26
Jeff Johnson
Lake Maintenance
001.320.57200.44400

Qty	Item	Description	Unit Price	Total
1	Recuring Monthly Service	Aquatic Weed and Algae Control	$685.00	$685.00

RECEIVED
By Tara Lee at 12:10 pm, Aug 05, 2026

Total	**$685.00**
Balance Due	**$685.00**

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

Thank You For Your Business!

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

Invoice

Invoice #: 154
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		2,208.33	2,208.33
Facility Management - August 2026		6,458.33	6,458.33
Pool Chemicals - August 2026		1,083.33	1,083.33
Pool Maintenance - August 2026		1,500.00	1,500.00
Janitorial - August 2026		1,000.00	1,000.00
Pool Repair - Replace Stenner Pump Roller Head		253.29	253.29

Alison Mossing
8-6-26

Total	$12,503.28
Payments/Credits	$0.00
Balance Due	$12,503.28

RECEIVED
By Tara Lee at 11:30 am, Aug 06, 2026

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

Invoice

Invoice #: 155
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		4,645.42	4,645.42
Website Administration - August 2026		147.42	147.42
Information Technology - August 2026		221.17	221.17
Dissemination Agent Services - August 2026		737.33	737.33
Office Supplies		0.21	0.21
Postage		55.30	55.30
Copies		9.75	9.75
Telephone		23.02	23.02
AMEX Charge 6/28 - Youtube TV Subscription		93.75	93.75

Total	$5,933.37
Payments/Credits	$0.00
Balance Due	$5,933.37

RECEIVED
By Tara Lee at 11:35 am, Aug 06, 2026

USA TODAY CO.

LocaliQ

ACCOUNT NAME	ACCOUNT #	INV DATE
Cordova Palms Cdd	762049	07/31/26

INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007821933	Jul 1- Jul 31, 2026	$921.28

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$921.28**

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: AUGUST 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$276.64
7/15/26	PAYMENT - THANK YOU	-$276.64

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/17/26	SAG St Augustine Record	12485609	Cordova Palms Budget Notice 1st Run		1	2.0000 x 20 in	$654.80

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/7/26	12410101	SAG St Augustine Record	Cordova Palms Rulemaking		$157.04
7/24/26	12486639	SAG St Augustine Record	Budget Notice 2nd Run		$109.44

RECEIVED
By Tara Lee at 12:11 pm, Aug 05, 2026

USA TODAY CO.
LocaliQ

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
Cordova Palms Cdd	762049	Jul 1- Jul 31, 2026	07/31/26

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	$921.28
Service Fee 3.99%	$36.76
*Cash/Check/ACH Discount	-$36.76
*Payment Amount by Cash/Check/ACH	$921.28
Payment Amount by Credit Card	$958.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Cordova Palms Cdd	762049	0007821933	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$921.28	$0.00	$0.00	$0.00	$0.00	$0.00	**$921.28**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:
1-877-736-7612

TOTAL CREDIT CARD AMT DUE
$958.04

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

0000762049000000000000007821933000921286717 7

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , 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 07/17/2026

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 07/17/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$654.80		
Tax Amount:	$0.00		
Payment Cost:	$654.80		
Order No:	12485609	# 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

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Cordova Palms Community Development District ("District") will hold the following public hearings and regular meeting:

DATE:	August 13, 2026
TIME:	10:00 a.m.
LOCATION:	St. Augustine Airport Authority 4730 Casa Cola Way St. Augustine, Florida 32095

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

<u>Description of Assessments</u>

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M Assessment Per Unit (including collection costs / early payment discounts)
Residential Unit	733	$1,200.97

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

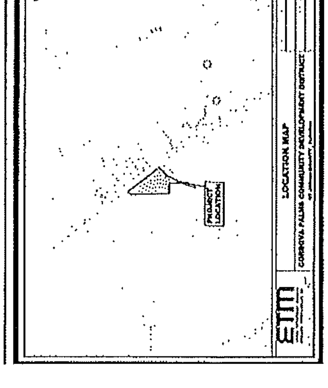
<u>Additional Provisions</u>

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://cordovapalmscdd.com. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin, District Manager



USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/07/2026
SAG staugustine.com 07/07/2026

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 07/07/2026

Legal Clerk

Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost: $157.04
Tax Amount: $0.00
Payment Cost: $157.04
Order No: 12410101
Customer No: 762049
PO #:

# of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Cordova Palms Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the St. Augustine Record on June 30, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on August 13, 2026, at 11:00 a.m. at the St. Augustine Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, dlaughlin@gmsnf.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Daniel Laughlin, District Manager
Cordova Palms Community Development District
Run Date: July 7, 2026

USA TODAY CO.
LocaliQ
PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a 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 07/24/2026
SAG staugustine.com 07/24/2026

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 07/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8·25·26

My commission expires

Publication Cost:	$109.44
Tax Amount:	$0.00
Payment Cost:	$109.44
Order No:	12486639
Customer No:	762049
PO #:	

\# of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cordova Palms Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2026
TIME: 10:00 a.m.
LOCATION: St. Augustine Airport Authority
4730 Casa Cola Way
St. Augustine, Florida 32095

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://cordovapalmscdd.com.

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

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

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

Daniel Laughlin, District Manager

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1237054	8/1/2026
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: August 31, 2026

Invoice Amount: $13,720.00

Description	Current Amount
Monthly Landscape Maintenance August 2026	$13,720.00

Invoice Total **$13,720.00**

Approved 8/5/26
Jeff Johnson
Landscape Maintenance
001.320.57200.44200

RECEIVED
By Tara Lee at 12:10 pm, Aug 05, 2026

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

DCCM

INVOICE

Remit to: DCCM Infrastructure, Inc.
7 Waldo Street
St. Augustine, FL 32084
904.826.1334, Option 2

Cordova Palms CDD
Daniel Laughlin
C/O Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Project Manager	Patrick Miller
August 07, 2026	
Project No:	0000074748.0000
Invoice #	195513

Project 0000074748.0000 26010.00 - Cordova Palms CDD

This invoice includes charges for tasks performed for your project, including:

- District manager coordination
- Site inspection

Please call Patrick Miller if you have any questions or concerns regarding your project.
For billing inquiries, please contact our Accounting Department.

Professional Services through July 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Sr. Project Manager 1	4.50	260.00	1,170.00	
Total Labor				**1,170.00**
			Total Due Upon Receipt:	**1,170.00**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,170.00	3,547.50	4,717.50
Expense	0.00	21.68	21.68
Totals	**1,170.00**	**3,569.18**	**4,739.18**

RECEIVED
By Tara Lee at 11:52 am, Aug 11, 2026

Approved 8/13/26
Jeff Johnson
General Facility Maintenance
001.320.57200.44000

DoodyCalls of Jacksonville
3948 3rd Street S, #442
Jacksonville Beach, FL 32250
904-832-4549

DoodyCalls

INVOICE 100365 **8/13/2026**

BILL TO

Cordova Palms CDD
320 Cordova Palms Parkway
Saint Augustine, FL 32095

INSTRUCTIONS

Email: jjohnson@rmsnf.com
CC:

Qty	Date	Description	Unit Price	Total
1	8/12/2026	Roll Bags - case - 2000ct.	$43.00	$43.00
1	8/12/2026	Cannister Liner Bags - case - 200ct	$65.00	$65.00
		Exempt		

SUBTOTAL		$108.00
SALES TAX	0.0%	$0.00
SHIPPING & HANDLING		
TOTAL DUE		$108.00

Thank you for your business!

RECEIVED
By Tara Lee at 9:45 am, Aug 13, 2026

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

Invoice

Invoice #: 156
Invoice Date: 7/31/26
Due Date: 7/31/26
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 July 2026	53.63	27.50	1,474.83

Alison Mossing
8-11-26

RECEIVED
By Tara Lee at 12:41 pm, Aug 11, 2026

Total	$1,474.83
Payments/Credits	$0.00
Balance Due	$1,474.83

CORDOVA PALMS CDD

GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ATTENDANT

Qty./Hours	Description	Rate	Amount
53.63	Facility Attendant	$ 27.50	$ 1,474.83
	Covers July 2026		
	TOTAL DUE:		$ 1,474.83

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

Date	Hours	Employee	Description
7/3/26	6	A.A.	Completed daily checklist, returned calls and emails
7/4/26	5.75	A.A.	Completed daily checklist, returned calls and emails
7/5/26	3.55	A.A.	Completed daily checklist, returned calls and emails
7/18/26	6.5	L.A.	Completed daily checklist, returned calls and emails
7/19/26	6.15	L.A.	Completed daily checklist, returned calls and emails
7/24/26	7.3	A.A.	Completed daily checklist, returned calls and emails
7/25/26	5.79	A.A.	Completed daily checklist, returned calls and emails
7/26/26	5.65	A.A.	Completed daily checklist, returned calls and emails
7/27/26	6.94	A.A.	Completed daily checklist, returned calls and emails
GRAND TOTAL	53.63		

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

Invoice

Invoice #: 157
Invoice Date: 8/14/26
Due Date: 8/14/26
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 July 1 - July 30, 2026	43.25	50.00	2,162.50
Maintenance Supplies		1,581.50	1,581.50

Approved 8/18/26
Jeff Johnson
General Facility Maintenance
001.320.57200.44000

Alison Mossing
8-19-26

Total	$3,744.00
Payments/Credits	$0.00
Balance Due	$3,744.00

RECEIVED
By Tara Lee at 10:30 am, Aug 20, 2026

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

Date	Hours	Employee	Description
7/15/26	1	T.W.	Blew leaves and debris off pool deck, patio, walkways and courts, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles
7/16/26	1	T.W.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, removed debris around amenity center and pool, emptied and restocked dog waste receptacles
7/17/26	1	T.W.	Blew leaves and debris off pool deck, patio, walkways and courts, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/20/26	8.25	M.B.	Raked playground area, straightened and organized pool deck and patio furniture, blew leaves and debris off sidewalks, pickleball courts and pool deck, removed debris along Cordova Parkway and lakes one and two, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/22/26	4	M.B.	Removed spiderwebs from building, blew leaves and debris off pool deck and sidewalks, removed debris around lakes two and three, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/24/26	8	M.B.	Blew leaves and debris off pool deck, pickleball courts and sidewalks, straightened and organized pool deck and patio furniture, fixed drain in men's restroom sink, removed debris along Cordova Parkway and lakes four and five, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/27/26	8	M.B.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio and walkways, removed debris around lakes three, four and six, removed debris around amenity center, pool deck and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/29/26	4	M.B.	Raked playground area, cleaned all windows, removed debris around amenity center, pool deck and courts, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/31/26	8	M.B.	Put up signs at lakes, blew leaves and debris off pool deck, pickleball courts and sidewalks, removed debris around amenity center, pool deck, common areas and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
TOTAL	43.25		
MILES	0		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
CP				
Cordova Palms				
	6/26/26	24" Nautical Wall Clock	67.34	C.B.
	6/28/26	Constant Contact Monthly Fee	55.41	C.B.
	6/29/26	Gym Wipes 4pk (2)	231.61	J.J.
	7/7/26	Peloton Monthly Fee	61.94	R.G.
	7/10/26	3 Reams Printer Paper	24.48	C.B.
	7/15/26	Laminating Sheets 100pk	25.70	C.B.
	7/16/26	Microfiber Towels 24pk (3)	51.37	J.J.
	7/16/26	42 Gallon Trash Bags 50ct (2)	73.42	J.J.
	7/16/26	6x50 SS Pan PH Screw (2)	9.72	J.J.
	7/16/26	6x60 SS Pan PH Screw (2)	9.72	J.J.
	7/21/26	18x18 Signs for Ponds (8)	646.36	J.J.
	7/29/26	Clamps (10)	12.01	J.J.
	7/29/26	Knife	12.21	J.J.
	7/29/26	Simple Green (2)	13.42	J.J.
	7/29/26	13 Gal Trash Bags 200ct	23.23	J.J.
	7/29/26	Paper Towels	27.52	J.J.
	7/31/26	Concrete	25.67	J.J.
	7/31/26	4x4	96.81	J.J.
	7/31/26	Washers	3.84	J.J.
	8/5/26	Prizes for Back to School Pool Party Event	109.73	C.B.
		TOTAL	$1,581.50	