

CORDOVA PALMS
Community Development District

OCTOBER 8, 2026

AGENDA

**Cordova Palms
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.CordovaPalmsCDD.com

October 1, 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, October 8, 2026 at 10:00 a.m. at the offices of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the September 10, 2026 Meeting
- IV. Discussion of Tow Policy; Resolution 2027-01, Setting Public Hearing to Adopt Towing Policies
- V. Consideration of Real Estate Purchase and Sale Agreement with St. Marks Pond Borrow Pit LLC
- VI. Ratification of Agreement with CALM III, LLC for Amenity Management and Field Operations & Maintenance Services
- VII. Consideration of Resident Event Requests
 - A. October Fall Festival
 - B. November Community Market
- VIII. Staff Reports
 - A. Landscape Report
 - B. District Counsel
 - C. District Engineer

- D. District Manager
 - 1. Update on Fiscal Year 2026 Goals & Objectives
 - 2. Consideration of Revised Fiscal Year 2027 Goals & Objectives

- E. Operations Manager
 - 1. Amenity and Operations Report
 - 2. Proposal for Gate Replacement

- F. Amenity Manager

IX. Financial Reports

- A. Financial Statements as of August 31, 2026
- B. Check Register

X. Supervisor Requests and Audience Comments

XI. Next Scheduled Meetings – Regular Board Meeting at 10:00 a.m., and Landowner’s Election/Meeting at 11:00 a.m. on November 12, 2026 at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

XII. Adjournment

MINUTES

**MINUTES OF MEETING
CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on Thursday, **September 10, 2026**, at 10:00 a.m. at the St. Augustine Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Don Gullion	Chairman
Daniel Zarembo	Vice Chairman
Alex Pinto	Supervisor
Agnes Albertie	Supervisor
Daniel Dominguez	Supervisor

Also present were:

Daniel Laughlin	District Manager, GMS
Katie Buchanan <i>by phone</i>	District Counsel, Kutak Rock
Carl Allen	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 September 10, 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 10:00 a.m.

SECOND ORDER OF BUSINESS

Public Comment

Claudia Costello commented that she does not feel her CDD assessments should be paid to maintain the ponds since she has no access to the ponds. It should only apply to the homeowners who live around the ponds. Next, Ms. Costello comments that some residents have been fined for dying grass, and the CDD's lawn maintenance vendor cutting the grass too short is causing the grass to die.

A resident asked why the CDD is paying to mow a section of 312.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Elizabeth Newgard

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Elizabeth Newgard's resignation was accepted.

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

Mr. Laughlin stated that Daniel Dominguez from AMH was interested in filling the vacancy.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, appointing Daniel Dominguez was approved

C. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin, being a notary public for the State of Florida, administered an oath of office to Mr. Dominguez.

D. Consideration of Resolution 2026-06, Designating Officers

Mr. Dominguez was appointed as an Assistant Secretary. The remaining slate of officers stayed the same.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-06, designating officers with Mr. Dominguez to serve as Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 11, 2026 Meeting

A copy of the minutes from the June 11, 2026 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the minutes of the June 11, 2026 meeting, were approved.

FIFTH ORDER OF BUSINESS

Discussion of Suspension of Amenity Privileges

Mr. Laughlin stated that there was incident over a weekend in which a resident threw a party without renting the pavilion and did not clean the mess up afterward. Due to the last meeting's cancellation, the resident had been suspended for close to two months.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, considering the suspension time served and lifting the suspension as of September 10, 2026 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Pond Bank Erosion Repair

Mr. Johnson presented three proposals for repairing pond bank erosion.

Mr. Laughlin stated that the budget is tight for fiscal year 2026, so should the repair be approved, it could be held off until after October 1st and the capital reserve funds set aside in the FY27 budget could be used to fund the repair.

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, the proposal from HB Next totaling \$35,810 for option 2 on Pond 2 was approved.

SEVENTH ORDER OF BUSINESS

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

Mr. Laughlin stated that the engagement letter authorizes Grau to begin the auditing process for fiscal year 2026.

On MOTION by Mr. Gullion, seconded by Mr. Zaremba, with all in favor, the engagement letter with Grau & Associates for fiscal year 2026 was accepted.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-07,
Resetting a Public Hearing to Adopt
Revised Rules of Procedure**

Mr. Laughlin stated that the public hearing on the adoption of the revised rules of procedure was canceled due to the lack of quorum for the previous meeting. It was proposed to reschedule the public hearing for the November 12th meeting.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-07 resetting the public hearing on the adoption of revised rules of procedure for November 12, 2026 at 10:00 a.m. at the offices of GMS was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2026-08,
Ratifying the District's Managers Actions in
Rescheduling the Public Hearings to Adopt
the Budget and Impose Special Assessments
for Fiscal Year 2027**

Mr. Laughlin stated that the public hearings were originally scheduled for August and were canceled due to lack of quorum, therefore the public hearings were noticed again.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-08, ratifying the District Manager's actions in reschedule the public hearings was approved.

TENTH ORDER OF BUSINESS**Public Hearings for the Purpose of Adopting
the Budget and Imposing Operations and
Maintenance Assessments for Fiscal Year
2027**

Mr. Laughlin provided an overview of the budget, noting the main drivers for the assessment increase are moving from a part-time to full-time facility maintenance technician, and adding \$50,000 to capital reserves for the pond bank erosion repair.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the public hearings were opened.

Bob Costello asked for clarification on what the full-time maintenance tech is for.

Mr. Johnson responded that the daily duties are resetting furniture, blowing off the walkways, making any necessary repairs, and emptying trash cans.

Bob Costello stated that he was alarmed by the large increase in the amenity manager line item from the prior year.

Mr. Laughlin stated that the amenity manager role increased to full-time.

Claudia Costello stated that she does not see the amenity manager unless she goes into the office to report a problem. She suggested the amenity manager check in on the pool every 20 minutes or so. Next, she commented that the gates are still being popped open, so the gates need to be made higher. She also suggested amenity access passes that have pictures attached so any vandals can be identified. Mr. Costello added that requiring residents go through the amenity center to access the pool is another option.

Robert Kinsley recommended moving one of the trash cans out to the bike rack area. Next, he recommended moving the large fountain from the pond off 312, to the larger pond as a lot of water is being evaporated out of the smaller pond. Next, he commented that there is a palm tree near the pond of 312 that is dead and needs to be replaced. Next, he commented that irrigation is running at 2:00 in the afternoon. Next, he commented on the dead plant material at the mailboxes. Next, he commented on the high curbing not being ADA compliant. Lastly, he asked why the budget is increasing 10% versus closer to 4% for inflation.

Claudia Costello asked what the lake maintenance is for.

Mr. Laughlin responded for monthly treatment of the ponds for algae. He also added that the ponds benefit everyone, not just those residing around the ponds as their purpose is to keep the neighborhood from flooding.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the public hearings were closed.
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A. Consideration of Resolution 2026-09, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-09, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.
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B. Consideration of Resolution 2026-10, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Laughlin stated that the purpose of this resolution is to impose the assessments necessary to fund the budget

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the public hearings were opened.

Claudia Costello asked if there is a fee for the county to put the assessments on the tax bills.

Mr. Laughlin responded there is a 3% collection fee.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the public hearings were closed.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-10, imposing special assessments and certifying an assessment roll.

ELEVENTH ORDER OF BUSINESS

Consideration of Amenity Facility Usage Requests

A. Yoga and Barre Classes

Ms. Buganski informed the Board that the proposed yoga class would be held in the common area next the putting green on Monday evenings and open to residents only for a fee. The resident would also like hold yoga and barre classes on Thursday mornings outside. Proof of insurance has been provided.

On MOTION by Mr. Gullion, seconded by Ms. Albertie, with all in favor, the request for yoga and barre classes to be held on the amenity center grounds was approved.

B. Homeschool Pool Party

Allison Hardy stated that she would like to start doing get togethers for home school kids once a month at the amenity center for residents only.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the request for the home school group to meet at the amenity center once per month was approved.

TWELFTH 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

Mr. Laughlin stated that staff has been monitoring parking issues at the amenity center and dog park and there have been multiple complaints and reported issues with cars parking overnight. Staff recommends getting a towing policy and agreement with a towing company in place. A proposed policy will be brought to the next meeting.

Next, Mr. Laughlin stated that GMS is looking to split the administrative / district management services and onsite maintenance / management services into two different companies for insurance purposes. There will be no changes to the services or pricing. If the Board is amenable, an agreement with CALM would be needed for the onsite maintenance and management services.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, transferring amenity management and operations management from GMS, LLC to Community Associations Lifestyle Management, LLC was approved in substantial form subject to District Counsel and Chairman's review, with the Chairman authorized to sign the final agreement.

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

Mr. Laughlin presented a proposed meeting schedule including meetings on the second Thursday of each month at 10:00 a.m.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the fiscal year 2027 meeting schedule was approved.

2. Consideration of Goals and Objectives for Fiscal Year 2027

Mr. Laughlin presented proposed goals and objectives, noting they are the same as what was approved the previous year.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the fiscal year 2027 goals and objectives were approved.

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 stated that Humbug has indicated the holiday lights would be the same cost as the previous year, \$8,690. He asked if the Board would like to continue using Humbug or seek other proposals.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the proposal from Humbug was approved.

F. Amenity Manager

Ms. Buganski provided an overview of the latest community events and upcoming events and informed the Board the new amenity manager will be starting in October.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of July 31, 2026

Copies of the financial statements were included in the agenda package for the Board's review.

B. Check Register

A copy of the check register totaling \$50,929.56 was included in the agenda package for the Board's review.

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

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

Patrick Gallaher asked if speed humps could be installed.

Mr. Laughlin responded that the roads are owned by the county, but there is a process that can be undertaken to request that they be installed, however the District would most likely have to fund them.

Patrick Gallaher asked if parking on the street is allowed.

Bob Costello responded that if you have a two-car garage, two cars can be parked on the driveway, however the HOA does not allow on street parking unless it's temporary.

Robert Kinsley proposed putting a four-way stop in at the amenity center.

Mr. Laughlin stated that when it was previously requested, the District Engineer determined the area did not meet the criteria for a new stop sign at the time.

Robert Kinsley commented on where the school bus is stopping.

Mr. Laughlin responded that the school board determines the bus stop.

Bob Costello asked if the mailboxes could be covered.

Allison Hardy agreed with the request to cover the mailboxes and asked why the gym is not 24 hours.

Mr. Laughlin responded that the pool would be accessible if the gym were open and the pool must be closed from sunset to sunrise.

Robert Kinsley commented that after some houses were graded on Bermuda, water has been running off into other properties and causing issues.

Mr. Laughlin responded that the issue would need to be taken up with the homebuilder.

Bob Costello asked the Board to consider doing something about the entrances to the pool and raise the gates.

The Board directed Mr. Johnson to look into pricing for raising the height of the gates.

Allison Hardy commended Ms. Buganski and Mr. Johnson on their efforts in the community.

FIFTEENTH ORDER OF BUSINESS

**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**

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; 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*; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders for the conduct of District business pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to set a public hearing to adopt the *Rules Relating to Parking and Parking Enforcement* (“Rules”) attached hereto as **Exhibit A**; and

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Rules.

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

Section 1. The Board intends to adopt the Rules, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on the Rules at a meeting of the Board to be held on _____, 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. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF OCTOBER, 2026.

ATTEST:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2026-__
RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on October 8, 2026 at a duly noticed public meeting, the Board of Supervisors of the Cordova Palms Community Development District (the “District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” 24 hours per day for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein (“**Tow Away Zone**”).

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

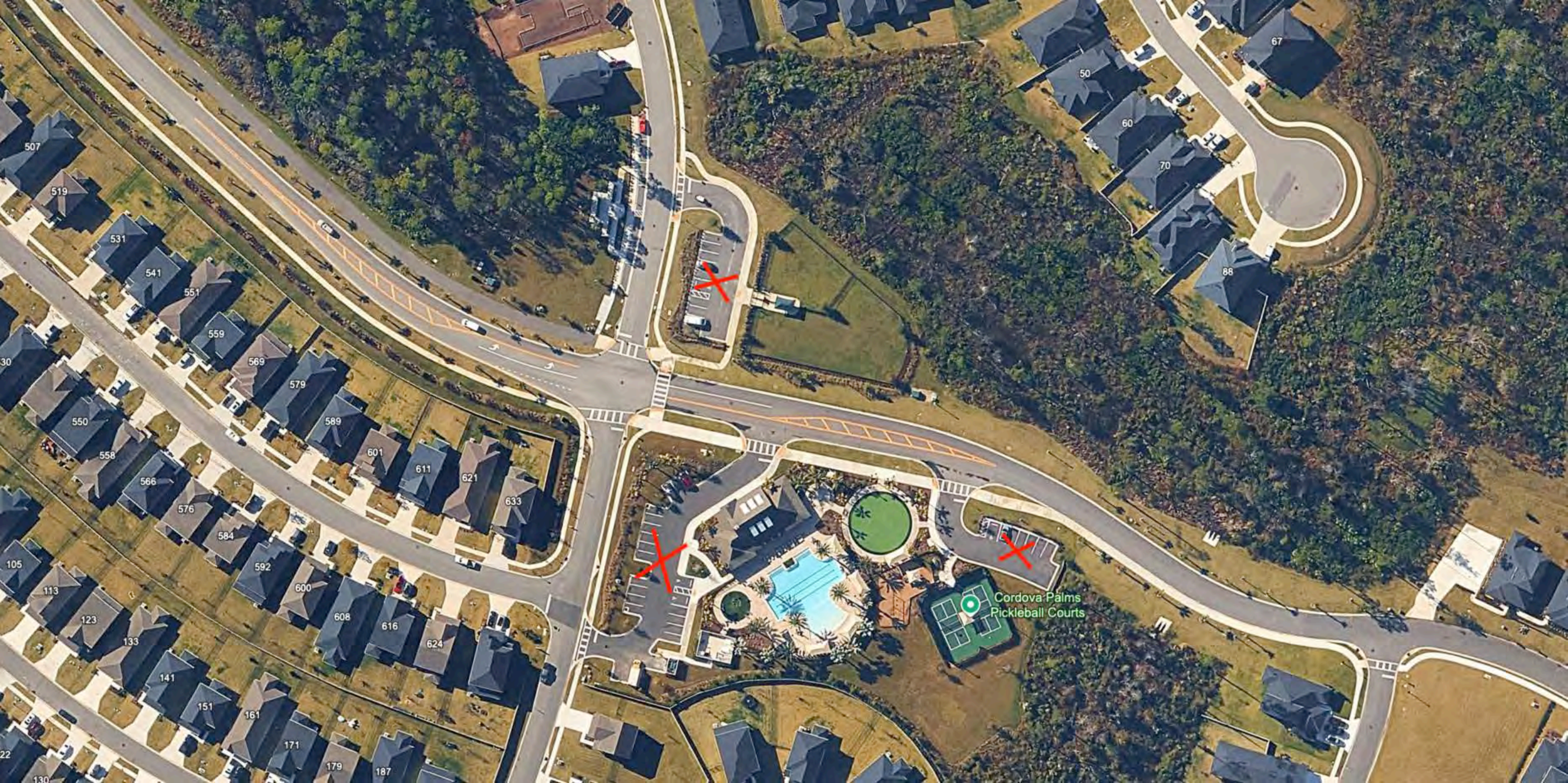
- B. PARKING PASSES.** The Facility Manager, as such term is defined in the District's Amenity Facility Policies, shall have the right, in their sole discretion, to issue a Parking Pass, which passes shall be visibly displayed in the parked cars. Cars that have been issued and visibly display an Overnight Parking Pass shall be entitled to park in the Tow Away Zone.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: October 8, 2026



Cordova Palms
Pickleball Courts

FIFTH ORDER OF BUSINESS

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this "Agreement"), is made and entered into by and between **CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT** ("Seller"), and **ST. MARKS POND BORROW PIT LLC** ("Purchaser") as of the Effective Date.

RECITALS:

- A. Seller is the owner of real property located in St. Johns County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein ("Parcel A").
- B. Seller is the owner of real property located in St. Johns County, Florida as more particularly described on Exhibit B attached hereto and incorporated herein ("Parcel B", and collectively with Parcel A, the "Property").
- C. Seller wishes to sell to Purchaser, and Purchaser wishes to purchase from Seller, Property as-is and where-is upon the terms, covenants and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Seller and Purchaser (each a "Party" and collectively the "Parties") covenant and agree as follows:

- 1. **Recitals.** The parties agree that the recitals are true and correct and by this reference incorporated and made a part of this Agreement.
- 2. **Property.** Subject to the terms and conditions hereinafter set forth, Seller agrees to sell the Property to Purchaser, and Purchaser agrees to purchase the Property from Seller.
- 3. **Purchase Price.** With respect to Parcel A, the purchase price shall be Two Hundred Sixty-Five Thousand Dollars (\$265,000.00) (the "Parcel A Purchase Price"). With respect to Parcel B, the purchase price shall be One Hundred Sixty Thousand Dollars (\$160,000.00) (the "Parcel B Purchase Price") and collectively with the Parcel A Purchase Price, the "Purchase Price").
- 4. **Deposit.** By not later than three (3) business days after the Effective Date of this Agreement, Purchaser shall furnish to DF Title, LLC ("Escrow Agent") an earnest money deposit in the amount of Twenty-Five Thousand Dollars (\$25,000.00) to be paid by wire transfer of immediately available funds (the "Deposit") and which shall be placed in a non-interest bearing account. In the event of any dispute regarding the Deposit, the Escrow Agent shall not disburse the Deposit except upon receipt of joint written instructions from both Seller and Purchaser, a final non-appealable court order, or pursuant to an interpleader action filed by the Escrow Agent. The Deposit shall be non-refundable to Purchaser after the expiration of the Inspection Period except in the event of a Seller default or unless otherwise expressly provided herein. The Deposit shall be applicable toward the Parcel B Purchase Price at the Parcel B Closing (hereinafter defined).
- 5. **Closing Date.** Closing on Parcel A shall occur no later than December 15, 2026 (the "Parcel A Closing Date"). Closing on Parcel B shall occur no later than June 15, 2027 (the "Parcel B Closing Date") and collectively with the Parcel A Closing Date, each a "Closing"). At each Closing, the Parties shall close the purchase and sale on the Property associated therewith. Each Closing will occur by delivery of money and documents into escrow with Escrow Agent, whereby Seller, Purchaser and their attorneys need not be physically present and may deliver documents by overnight air courier or other

means. As used herein, "Closing" means and refers to the act of settlement and purchase and sale of the Property pursuant to this Agreement.

6. **Inspection Period.** Commencing as of the Effective Date and for ninety (90) days after the Effective Date (the "Inspection Period"), Purchaser shall be entitled, at its sole expense, to enter onto and inspect, analyze, review, study, test and survey the Property at all reasonable times and following reasonable (but not less than twenty-four (24) hours) notice and to conduct such inspections on the Property for whatever purposes as Purchaser deems necessary, in its sole discretion; provided, however, Purchaser shall not conduct any activities on the Property which shall unreasonably interfere with the operation of the Property as it is currently operated or that are invasive (it being agreed and understood that a Phase I Site Assessment and geotech soil borings shall not be deemed invasive). Purchaser shall not be permitted to conduct any Phase II environmental test without Seller's prior written consent, which may be withheld in Seller's sole and absolute discretion, provided if Seller withholds such consent, Purchaser shall have the right to terminate the Agreement and receive a refund of the Deposit. Seller shall permit Purchaser and Purchaser's representatives, at Purchaser's cost and expense, to enter the Property (including any improvements located thereon) and to inspect the Property for the purposes set forth herein. Purchaser shall indemnify and hold harmless Seller against and from any and all claims, demands, damages, losses, costs, expenses and liability caused by the negligence or willful misconduct of Purchaser or its agents in connection with the exercise of Purchaser's inspection rights under this Agreement (including attorneys' fees in all trial, appellate and post-judgment proceedings), but expressly excluding any claims arising from pre-existing conditions of the Property merely discovered by Purchaser during such inspections. Purchaser shall immediately repair any damage to the Property resulting from any inspection by Purchaser or an agent of Purchaser. If Purchaser determines within the Inspection Period that the Property is not suitable for any reason in Purchaser's sole and absolute discretion, Purchaser shall deliver to Seller and Escrow Agent before expiration of the Inspection Period, a written notice terminating this Agreement (the "Termination Notice"). Notwithstanding other provisions herein, the indemnity obligations of Purchaser created by this Section shall survive termination of this Agreement or any closing hereunder.

(a) **Insurance.** Prior to any entry on the Property pursuant to this Section 6, Purchaser or any third party entering the property at Purchaser's direction shall obtain and thereafter maintain until the end of the Inspection Period or earlier termination of this Agreement (a) commercial general liability insurance with coverages of not less than \$1,000,000.00 for injury or death to any one person and \$2,000,000.00 for injury or death to more than one person and \$1,000,000.00 with respect to property damage, and (b) worker's compensation insurance for all of their respective employees as required by applicable law. The insurance to be carried pursuant to this section must be on an occurrence basis. Prior to any entry onto the Property by Purchaser or any agent of Purchaser, Purchaser shall provide current certificates of insurance evidencing such insurance coverage and naming Seller as an additional insured.

(b) **Termination Notice.** If Purchaser does not deliver a Termination Notice, Purchaser shall be deemed to have waived its right to terminate this Agreement under this Section. Notwithstanding anything in this Agreement to the contrary, if Purchaser delivers the Termination Notice to Seller and Escrow Agent on or before the last day of the Inspection Period, this Agreement shall immediately terminate and Escrow Agent shall immediately deliver the Deposit held by Escrow Agent to Purchaser and neither party shall have any further obligations hereunder, except for those obligations that expressly survive the termination of this Agreement.

7. **AS IS.** PURCHASER ACKNOWLEDGES AND AGREES WITH SELLER THAT EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS EXPRESSLY

PROVIDED IN THIS AGREEMENT AND ANY CLOSING DOCUMENTS DELIVERED UNDER THIS AGREEMENT, SELLER WILL DELIVER THE PROPERTY, AND PURCHASER IS PURCHASING THE PROPERTY, IN ITS "AS IS" CONDITION "WITH ALL FAULTS". EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS EXPRESSLY PROVIDED IN THIS AGREEMENT AND ANY CLOSING DOCUMENTS DELIVERED UNDER THIS AGREEMENT, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES. BY ACCEPTING THE PORTION OF THE PROPERTY IN ITS "AS IS" CONDITION ACQUIRED AT A PARTICULAR CLOSING, AS OF THE CLOSING DATE OF SUCH CLOSING PURCHASER WAIVES ANY AND ALL CLAIMS AGAINST SELLER FOR ANY DEFECTS IN THE PORTION OF THE PROPERTY ACQUIRED AT SUCH CLOSING, AND AS OF SUCH CLOSING DATE RELEASES SELLER FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM ITS OWNERSHIP OF THE PORTION OF THE PROPERTY ACQUIRED AT CLOSING, KNOWN OR UNKNOWN, EXCEPT AS OTHERWISE PROVIDED IN THIS AGREEMENT OR IN SUCH CLOSING DOCUMENTS TO THE CONTRARY. PURCHASER ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS OF THIS SECTION 7 SHALL EXPRESSLY SURVIVE THE TERMINATION OF THIS AGREEMENT AND/OR THE RECORDATION OF SPECIAL WARRANTY DEED(S) FOR THE PROPERTY.

8. Title Insurance and Phase I Environmental Audit.

(a) Within fifteen (15) days after the Effective Date, Seller, at its sole cost and expense, shall obtain through Escrow Agent as agent for Alliant National Title Insurance Company ("Title Company") an A.L.T.A. title commitment for the Property ("Title Commitment"), accompanied by one copy of all documents which constitute exceptions to the Title Commitment. No later than twenty (20) days after Purchaser's receipt of the Title Commitment, Purchaser shall have the right to deliver to Seller a written objection notice of those exceptions reflected in the Title Commitment that are not acceptable to Purchaser. Seller shall deliver to Purchaser within five (5) business days after receipt of such notice from Purchaser a written notice that states whether or not Seller elects to eliminate any exceptions as set forth in Purchaser's objection notice (the "Seller Title Notice"). Seller shall have no obligation to eliminate any matters objected to by Purchaser reflected in the Title Commitment; provided, however, that Seller shall be obligated to cure and remove at or prior to Closing any mortgages, deeds of trust, judgment liens, or other monetary liens or encumbrances against the Property created by, through, or under Seller. If Seller elects to satisfy any or all of Purchaser's other objections, Seller shall, at its sole cost and expense, promptly undertake and use commercially reasonable efforts to eliminate or modify such unacceptable matters to the satisfaction of Purchaser prior to Closing. In the event that Seller either (i) elects not to eliminate such objections, (ii) fails to deliver Seller's Title Notice within such five (5) business day period, or (iii) elects to eliminate such objections but thereafter fails to eliminate such exceptions from title to the Property prior to Closing, then Purchaser shall have the right to terminate this Agreement by delivering written notice thereof to Seller and Escrow Agent and this Agreement shall immediately terminate and Escrow Agent shall immediately deliver the Deposit held by Escrow Agent to Purchaser and neither party shall have any further obligations hereunder except those that expressly survive the termination of this Agreement.

(b) It is expressly understood and agreed by the Parties that at Closing the Property shall be conveyed to Purchaser subject to: (i) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (ii) all current real estate taxes assessed against the Property, together with operations and maintenance assessments levied by the Cordova Palms Community Development District ("District"), that are not due and payable as of Closing, subject to prorations for the current year; (iii) any and all title exceptions and Survey matters not objected

to by Purchaser pursuant to this Section; and (iv) any title and/or Survey objections provided by Purchaser pursuant to this Section but where Seller either (x) elects not to eliminate such objections or (y) fails to deliver Seller's Title Notice within such five (5) business day period (collectively, "Permitted Exceptions"). Seller shall satisfy any requirements set forth in the Title Commitment and the standard exceptions (as provided in Section 8(c) below), none of which shall be Permitted Exceptions.

(c) At Closing, Purchaser may obtain from Title Company an update to the Title Commitment no later than three (3) days prior to the date of the Closing. In the event that any such update discloses any defect to the Property, which was not caused by Purchaser, and such defect is not already a Permitted Exception, Purchaser shall have the right to object to any new defect as outlined in Section 8(a) above and Seller shall have the same curative rights provided in Section 7(a) above. If Seller is unsuccessful in curing or eliminating a new defect prior to Closing, Purchaser shall have the rights provided in Section 7(a) above.

9. **Survey.** Prior to the end of the Inspection Period, Purchaser, at Purchaser's sole cost and expense, shall obtain a current survey of the Property prepared by a duly licensed land surveyor ("Survey"). In the event the Survey shows any encroachments upon, from, or onto the Property or on or between any building setback line, property line, or any easement, which in Purchaser's reasonable discretion determines that same affects the marketability or developability of the Property, such encroachment shall be treated in the same manner as a title defect under the procedure set forth in Section 8. The Survey shall be certified to Seller, Purchaser, Title Company and any other parties identified by Purchaser.

10. **Possession of Property.** Sole and exclusive possession of the Property, subject only to the Permitted Exceptions, shall be delivered to Purchaser at Closing.

11. **Prorations.** Non-delinquent real estate taxes, homeowner's association assessments, fees and dues and operations and maintenance assessments levied by the District shall be prorated as of midnight of the day of Closing with the day of Closing being Purchaser's day. Any proration shall make due allowances for the maximum allowable discount and other exemptions for the year of Closing. In the event the amount of the taxes or assessments for the year of Closing is unknown, the proration will be based upon the best information available for such taxes and assessments and shall be re-prorated within sixty (60) days following receipt of the actual bills or invoices. Any delinquent real estate taxes, homeowner's association assessments, fees and dues, if any, shall be paid by Seller at Closing.

12. **Expenses.** At each Closing, Purchaser shall pay the cost of any Survey, the recording fee for special warranty deed (each, a "Special Warranty Deed") and any mortgage, the costs relating to Purchaser's financing of the Property including documentary stamp taxes and intangible taxes on any mortgage, the costs incurred by Purchaser with its inspection of the Property, and Purchaser's attorneys' fees. Seller shall select the title agent and title underwriter for the title policy and pay the cost of the title search, the cost of any tax and lien searches to be performed on the Property, the cost of the Owner's Title Policy, the cost of any escrow fees, the cost of the documentary stamps to be affixed to the Special Warranty Deed, the cost of obtaining and recording any corrective instruments and Seller's attorneys' fees.

13. **Seller's Warranties and Representations.** Seller hereby makes the following warranties, representations and covenants to Purchaser:

(a) **Authority.** Seller is a community development district, duly organized and validly existing under the laws of the State of Florida. The execution and delivery of this Agreement, and the consummation of the transaction contemplated hereby will not violate or result in a breach of or

constitute a default under any provision of any contract, lien, instrument, order, judgment, decree, ordinance, regulation or other restriction of any kind to which Seller or the Property is or may be bound and affected. Seller has the power and has (or has obtained from its Board of Supervisors by resolution duly adopted) authority to enter into, deliver and perform this Agreement, to execute and deliver all documents required hereby, to convey all of its right, title and interest in and to the Property, and to otherwise take all steps necessary in the performance of the duties and obligations of Seller hereunder.

(b) **Contracts**. To Seller's actual knowledge, without any duty of inquiry, except for this Agreement, and the contracts and leases provided to Purchaser or made available to Purchaser in the due diligence documents (meaning all documents, records, contracts, reports, and other materials relating to the Property that Seller has provided or made available to Purchaser for review during the Inspection Period, the "Due Diligence Documents") and disclosed in the Title Commitment, there are no leases, options, contracts, franchises or rights of any third parties affecting the Property in any manner whatsoever, nor shall there be any such leases, options, contracts, franchises or rights of third parties granted by Seller during the term of this Agreement.

(c) **Pre-Closing Covenants**. Seller shall, from and after the date of execution of this Agreement and to and including the Closing Date, at Seller's sole cost and expense, maintain the Property in the same condition and to the same standard of maintenance as heretofore performed by or on behalf of Seller in respect of the Property. Seller shall not make any alterations to the Property (including any development approvals) or enter into any new leases, licenses, management agreements or other service contracts, which are not terminable on or before Closing at no cost to Purchaser, without first obtaining Purchaser's prior written consent thereto.

(d) **OFAC**. Neither Seller nor, to Seller's actual knowledge, without any duty of inquiry, any of its members, nor to Seller's actual knowledge, without any duty of inquiry, any of their members, shareholders or other equity owners, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action. Seller shall promptly notify Purchaser in writing if Seller becomes aware of any fact or condition that makes any of Seller's representations or warranties untrue in any material respect. In addition, Seller shall promptly notify Purchaser in writing if Seller receives written notice from any person, entity or governmental agency of any claim, violation, loss or damage asserted against Seller and/or related to any portion of the Property, and shall provide Purchaser with a copy of such notice of violation or claim. Furthermore, if Seller satisfies its obligations under this section and Purchaser elects to close notwithstanding the Purchaser's knowledge of a material change, breach or non-satisfaction of any representation or warranty in this Section, there shall be no liability on the part of the Seller for such matters.

Seller's representations and warranties in this Section shall survive each closing for one hundred eighty (180) days.

14. **Purchaser's Warranties and Representations**. Purchaser hereby makes the following warranties, representations and covenants to Seller:

(a) **Authority**. Purchaser is a limited liability company duly organized and validly existing under the laws of the State of Florida, and has authority to transact business in the State of Florida. The execution and delivery of this Agreement, and the consummation of the transaction contemplated hereby will not violate or result in a breach of or constitute a default under any provision of

any contract, lien, instrument, order, judgment, decree, ordinance, regulation or other restriction of any kind to which Purchaser is or may be bound and affected. Purchaser has the power and has authority to enter into, deliver and perform this Agreement, to execute and deliver all documents required hereby, to acquire all of right, title and interest in and to the Property, and to otherwise take all steps necessary in the performance of the duties and obligations of Purchaser hereunder.

Purchaser's representation and warranties in this Section shall survive each closing for one hundred eighty (180) days.

15. **Transaction Documents.** At each Closing, the Seller and Purchaser, as applicable, shall execute or provide the following documents to the Escrow Agent (the "Transaction Documents"):

(a) Special Warranty Deed from Seller to Purchaser conveying the Property subject only to the Permitted Title Exceptions.

(b) A duly executed Closing Statement executed by Seller and Purchaser.

(c) An affidavit from Seller to Purchaser and Title Company setting forth adequate representations to enable Title Company to delete the standard exceptions in the Title Policy including, without limitation, those with respect to contractor's liens, parties in possession, and the gap but expressly excluding taxes for the year of conveyance.

(d) An affidavit to be executed by Seller stating that Seller is not a "foreign person" as defined in the Federal Foreign Investment in Real Property Tax Act of 1980 and the 1984 Tax Reform Act.

(e) Assignment and Bill of Sale of Personal Property (in such form and content as is reasonably acceptable to the parties), from Seller to Purchaser transferring all of Seller's right and interest in and to any tangible personal property owned by Seller and located on or used in connection with the Property (the "Personal Property"), if any, free and clear of all encumbrances, liens, and obligations.

(f) Appropriate evidence of Seller's formation, existence and authority to sell and convey the Property as may be reasonably required by the Title Company.

(g) A deed restriction included in each Special Warranty Deed or a separate recorded restricted covenant running with the land for the Property prohibiting the uses of the Property **Exhibit C** attached hereto and incorporated herein.

(h) Such other documents duly executed by Purchaser and/or Seller, as applicable, as are contemplated herein or reasonably required to consummate the transaction anticipated by this Agreement, including, without limitation, documentation of good standing and authority to consummate the transaction contemplated by this Agreement.

16. **Brokers.** Each Party warrants and represents to the other that no real estate broker or agent was involved in the sale and purchase transaction contemplated in this Agreement, and neither Party is responsible for any brokerage fees in connection with this transaction. Each Party agrees to indemnify, defend and hold the other Party harmless from and against any and all claims or demands made with respect to any brokerage fees or commissions or other form of compensation asserted by any person, firm or corporation, and arising from the acts of the indemnifying Party in connection with this Agreement or the

transaction contemplated hereby. This warranty, representation and indemnification shall survive delivery of the Deed and Closing.

17. **Default by Seller.** If Seller shall default in the performance of any of its obligations under this Agreement, Purchaser may, in Purchaser's sole and absolute discretion, elect to either (i) terminate this Agreement by giving written notice to Seller, upon which the parties hereto shall be relieved of all further obligations under this Agreement (except for those provisions of this Agreement which specifically survive termination) and Escrow Agent shall within three (3) days thereafter return the Deposit to Purchaser, and Seller shall pay to Purchaser an amount equal to Purchaser's reasonable out-of-pocket expenses incurred in connection with the negotiation of this Agreement and due diligence with respect to the Property, including but not limited to the costs of surveys, title searches, environmental assessments, legal fees, and inspection costs up to Twenty-Five Thousand Dollars (\$25,000.00), or (ii) enforce specific performance of this Agreement.

18. **Default by Purchaser.** If Purchaser shall default in the performance of its obligations under this Agreement, Seller may terminate this Agreement by giving written notice to Purchaser, upon which the parties hereto shall be relieved of all further obligations under this Agreement (except for those provisions of this Agreement which specifically survive termination) and Seller shall retain the Deposit paid as of the date of default as liquidated damages and as an estimate of Seller's actual damages, as Seller's sole and exclusive remedy. Purchaser and Seller agree that Seller's actual damages in the event of default by Purchaser, would be difficult to ascertain, because of the uncertainties of the real estate market and fluctuating property values between the Effective Date and the date of breach; the parties have thus agreed upon the liquidated damages provided in this Agreement. Except for those rights, remedies or obligations that herein specifically survive the Closings or termination of this Agreement, the above shall be Seller's sole and exclusive remedy. The parties agree that such liquidated damages do not constitute a penalty.

19. **Excluded Remedies; Notice and Cure.** In no event shall Purchaser or Seller be responsible for any consequential, special, exemplary, or punitive damages with respect to this Agreement or the transaction or activities contemplated herein. Prior to a Party exercising their respective remedies above, the non-defaulting Party shall provide the defaulting Party with written notice describing the default and ten (10) days to cure the default prior to the non-defaulting Party enforcing its remedies set forth in this Agreement, provided, however that the foregoing cure period shall not apply to any default by Purchaser for failing to timely close on the Property; rather, Purchaser shall have three (3) business days to cure any such failure to timely close after receipt of written notice from Seller.

Notice. All notices to be given or to be served upon any Party hereto in connection with this Agreement must be in writing, and shall be (i) hand delivered, (ii) sent by facsimile transmission or email, or (iii) sent by an overnight delivery service. Notice shall be deemed to have been given and received when personally served, on the day sent when notice is given by facsimile transmission or email, and upon delivery when notice is given by overnight delivery service. Notices shall be given to Seller and Purchaser at the addresses set forth in this Agreement. Any Party hereto may, at any time, by giving written notice to the other Party, designate a substitute address to which such notice shall be given. Notices delivered on Saturday, Sunday or a national holiday shall be deemed delivered on the next business day. The initial addresses of the Parties shall be set forth below:

As to Seller:	Cordova Palms Community Development District c/o Dream Finders Homes LLC 14701 Philips Highway, Suite 300 Jacksonville, Florida 32256 Attn: Brian Ferlin – VP of Land Acquisition
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brian.ferlin@dreamfindershomes.com

With a copy to: Dream Finders Homes LLC
Attn: Robert E. Riva, Esq., General Counsel
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
robert.riva@dreamfindershomes.com

As to Purchaser: St Marks Pond Borrow Pit, LLC
303 Anastasia Blvd.
Suite B.
St. Augustine, FL 32080
Attn: James Hill
202-549-6630
james.hill@notredameinvestors.com

With a copy to: St. Augustine Law Group, PA
c/o Richard Brooks II, Esq.
2740 US HWY 1 S.
St. Augustine, FL 32086
(904) 990-7777
rich@staugustinelawgroup.com

As to Escrow Agent:.

20. **Miscellaneous.**

(a) **Further Assurances.** The Parties hereto, at the time and from time to time at or after any closing, upon request of Purchaser or of the Seller, as the case may be, agree to do, execute, acknowledge and deliver all such further deeds, assignments, transfers, conveyances, authorizations, filings and consents, as may be reasonably required for: (i) the better assigning, transferring, granting, conveying, assuring and confirming unto the Purchaser all of Seller's right, title and interest in and to the Property to be conveyed hereunder, and (ii) the effective consummation of any other transactions referred to in this Agreement.

(b) **Exhibits.** The exhibits referred to in and attached to this Agreement are hereby incorporated in full in this Agreement by reference.

(c) **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the respective successors and assigns and, as applicable, to heirs and legal representatives of the Parties hereto.

(d) **Florida Contract.** This Agreement shall be deemed a Florida contract and construed according to the laws of such state, regardless of whether this Agreement is being executed by any of the parties hereto in other states or otherwise. The proper and exclusive venue for any action concerning this Agreement shall be the Circuit Court in and for St. Johns County, Florida.

(e) **Attorneys' Fees and Costs.** In connection with any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including reasonable

attorneys' fees, including, without limitation, those incurred before trial, at trial, and during appellate, and bankruptcy proceedings.

(f) **Waiver of Jury Trial.** EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION (INCLUDING BUT NOT LIMITED TO ANY COUNTERCLAIMS, CROSS CLAIMS OR THIRD PARTY CLAIMS), WHETHER NOW EXISTING OR HEREAFTER ARISING, AND WHETHER SOUNDING IN CONTRACT, TORT, EQUITY OR OTHERWISE, REGARDLESS OF THE CAUSE OR CAUSES OF ACTION, DEFENSES OR COUNTERCLAIMS ALLEGED OR THE RELIEF SOUGHT BY ANY PARTY, AND REGARDLESS OF WHETHER SUCH CAUSES OF ACTION, DEFENSES OR COUNTERCLAIMS ARE BASED ON, OR ARISE OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ITS SUBJECT MATTER, OUT OF ANY ALLEGED CONDUCT OR COURSE OF CONDUCT, DEALING OR COURSE OF DEALING, STATEMENT (WHETHER VERBAL OR WRITTEN), OR OTHERWISE. ANY PARTY HERETO MAY FILE A COPY OF THIS AGREEMENT WITH ANY COURT AS CONCLUSIVE EVIDENCE OF THE CONSENT OF THE PARTIES HERETO TO THE WAIVER OF ANY RIGHT THEY MAY HAVE TO TRIAL BY JURY.

(g) **Counterparts.** This Agreement may be executed by the Parties in multiple counterparts, each of which shall be deemed an original, and all of which together shall have the full force and effect of a fully executed agreement between the Parties. Copies of executed agreements and other instruments transmitted by email (in pdf format) may be relied upon by the parties hereto.

(h) **Assignment.** Purchaser's financial condition and business reputation constitute a significant inducement for Seller's willingness to enter into this Agreement. As a result, Purchaser's rights and obligations under this Agreement may not be assigned, conveyed, or transferred to any other person or entity in any manner whatsoever without the written consent of Seller having first been obtained, which consent may be withheld or conditioned in Seller's sole discretion. In no event may Purchaser assign less than all of Purchaser's rights and obligations under this Agreement as to all of the Property remaining to be purchased hereunder. Upon assignment to a permitted assignee, the assignee shall agree to specifically assume all obligations of Purchaser under this Agreement, but Purchaser shall not be released from this Agreement upon such assignment.

(i) **Construction.** The Section headings, captions or abbreviations are used for convenience only and shall not be resorted to for interpretation of this Agreement. Whenever the context so requires, the masculine shall refer to the feminine, the singular shall refer to the plural, and vice versa. Whenever the word "including" is used herein, it shall be deemed to mean "without limitation."

(j) **Severability.** In case any one or more provisions contained in this Agreement shall, for any reason, be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

(k) **Extension of Time Periods.** In the event that the last day of any period of time on any date specified in this Agreement shall fall on a weekend or legal holiday, or any day when Seller's or Purchaser's banks or other governmental offices in St. Johns County are closed, such period of time shall be extended through the end of the next work day following, or the next date during which such governmental offices and banks are open.

(l) **Waiver.** No waiver hereunder of any condition or breach shall be deemed to be a continuing waiver or a waiver of any subsequent breach.

(m) **Time of the Essence.** Time is of the essence in respect to this Agreement.

(n) **Legal Representation.** Each Party to this Agreement has been represented by counsel in the negotiation and drafting of this Agreement and accordingly, no provision of this Agreement shall be construed against a Party due to the fact that it or its counsel drafted, dictated or modified a provision of this Agreement.

(o) **Survival.** Seller and Purchaser agree that any and all provisions, terms and conditions of this Agreement which require or provide for the performance or liability of either Party hereto shall survive Closing and delivery of the deed.

(p) **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the Parties with respect to the subject matter and there are no other agreements, warranties, or representations other than as set forth herein. This Agreement may not be changed, modified, or supplemented except by an instrument in writing signed by the Party against whom enforcement of such change is sought. This Agreement shall be binding upon the Parties and their respective successors and permitted assigns. This Agreement is made for the sole benefit of Seller and Purchaser and no other persons shall have any right of action hereunder.

(q) **Effective Date.** The term "Effective Date", as used herein, shall mean the latter of the date on which this Agreement is executed by Seller or Purchaser.

21. **Radon Disclosure.** Florida law requires the following disclosure to be given to the purchaser of property in this State. Seller has made no independent inspection of the Property to determine the presence of conditions that may result in radon gas; however, Seller is not aware of any such condition. Certain building methods and materials have been proven to reduce the possibility of radon gas entering the building:

"RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

22. **Condemnation.** In the event that the Property or any material portion thereof is taken by eminent domain prior to a closing, Purchaser shall have the option of either: (i) canceling this Agreement whereupon the Deposit shall be returned to Purchaser and both parties shall be relieved of all further obligations under this Agreement; or (ii) proceed with Closing without reduction of the Purchase Price, and Purchaser shall be entitled to all condemnation awards and settlements, if any. In the event only a nonmaterial portion of the Property is taken by eminent domain, Closing shall proceed without reduction of the Purchase Price, and Purchaser shall be entitled to all condemnation awards and settlements, if any.

23. **Risk of Loss.** In the event of damage or destruction prior to Closing to any immaterial or insubstantial portion of the Property to be acquired at Closing, the Parties hereto shall consummate the sale of the Property pursuant to this Agreement, provided that Seller shall assign to Purchaser its right under any insurance policy covering such damage or destruction to the proceeds payable on account of

such damage or destruction and the amount of any deductible under the insurance policy shall be credited against the Purchase Price at Closing. In the event of damage or destruction prior to Closing to the Property or any material or substantial portion thereof, Purchaser shall have the option to be exercised within ten (10) business days from Purchaser's receipt of notice of such event: (i) to terminate this Agreement by giving written notice thereof to Seller, in which event the Deposit shall be delivered to Purchaser, and all rights and obligations of the parties under this Agreement shall expire and this Agreement shall become null and void; or (ii) to close the transaction contemplated by this Agreement, in which event the Purchase Price shall be reduced by the total of any insurance proceeds received by Seller by reason of such damage or destruction and by the amount of any deductible applicable to the policy of insurance, and Seller shall assign to Purchaser all insurance proceeds to be paid or to become payable by reason of such damage or destruction.

24. **PROPERTY TAX DISCLOSURE SUMMARY.** PURCHASER SHOULD NOT RELY ON SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE PURCHASER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE IN OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

25. **Community Development District Disclosure.** The following disclosure is made pursuant to Section 190.048, *Florida Statutes*:

THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the Effective Date.

SELLER:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print Name: _____

Title: _____

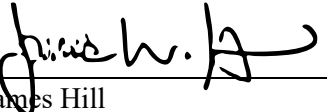
Date: _____

PURCHASER:

ST. MARKS POND BORROW PIT LLC
a Florida limited liability company

By:  _____
Its Manager

Notre Dame Investors Inc.
An Arizona for profit corporation

 _____
By: James Hill
Its: President

Date: 10 August 2026 _____

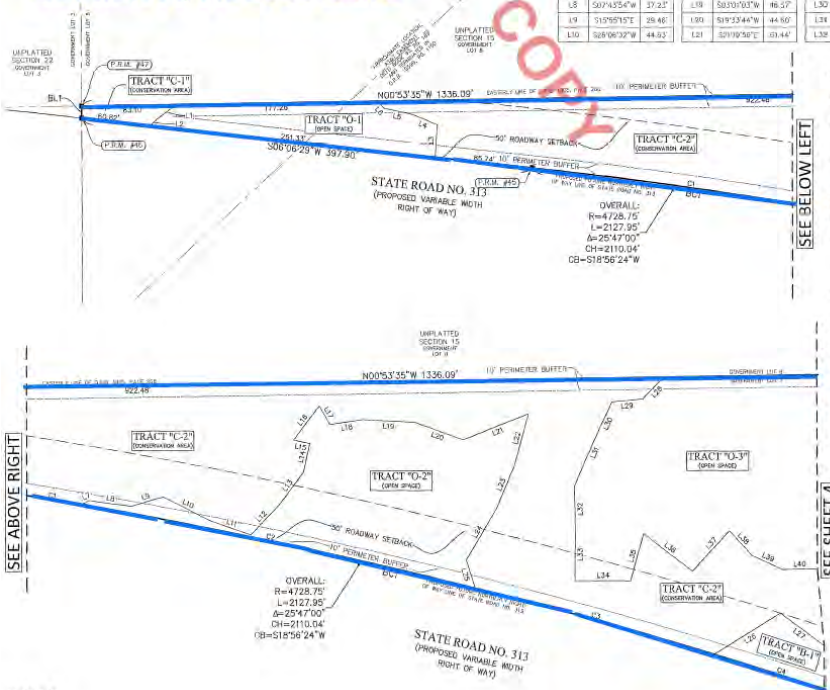
EXHIBIT A

Parcel A

CORDOVA PALMS PHASE ONE

A PART OF GOVERNMENT LOTS 1, 2, 3, 5 AND 7 OF SECTION 15, TOGETHER WITH THAT PORTION OF THE PALM SABATE GRANT, SECTION 50, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY.

Section A, Access Land



LEGEND:

MAP BOOK 115 PAGE 27
SHEET 3 OF 17 SHEETS
SEE SHEET 2 FOR ADDITIONAL NOTES



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 - STATE PLANE COORDINATES - FLORIDA EAST ZONE U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE NORTHWEST CORNER OF WAY LINE OF STATE ROAD NO. 313, NORTH 100°11'11\"
- THE REFERENCED USE OF THE COORDINATES SHOWN HEREON IS FOR GIS DATA PURPOSES ONLY. THE GEODETIC CONTROL, BASED UPON THESE VALUES AND NATIONAL GEODETIC SURVEY NETWORK CONTROL, STATION CUMBER 3 AND CUMBER 4, FORMERLY ARE BASED ON NORTH AMERICAN DATUM 1983 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT.
- SOURCE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL VERSION OF THE SHOWN LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE UNPLATTED CURVE TABLES SHOWN ON THIS PLAT ARE APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THIS SHEET.
- ALL LINES AND TOPS OF BANK SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT ACTUAL "AS-BUILT" SITUATIONS. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, INCLUDING REMOVAL OF TREES, CUTTING OF TREES OR OTHER PLANTS, SHALL TAKE PLACE WITHIN THE WETLANDS OF THE JURISDICTIONAL WETLAND LINES AS SHOWN ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT CORNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REVISED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
- ONLY QUALIFIED FLORIDA POWER AND LIGHT (FPL) ENGINEERS (P.E.) WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WITHIN THE WETLANDS, BUT NOT THE USE OF SAND EXCAVATIONS IN FPL. THE INSTALLATION OF TREES, SHRUBS, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY FPL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH TREES.
- UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS SPECIFICALLY IDENTIFIED:
 - DRB 3559, PG. 662 EASEMENT AGREEMENT SHOWN HEREON (SHEET 28 OF 31)
 - DRB 4297, PG. 1475 ACCESS AGREEMENT BLANKETS - EASEMENT LOCATION NOT DEFINED
 - DRB 5142, PG. 1477 TEMPORARY FILL DIRT EASEMENT AGREEMENT CRYSTAL RIVER SHOWN HEREON (SHEET 20 OF 21 PAGES)
 - DRB 5134, PG. 1504 TEMPORARY FILL DIRT EASEMENT AGREEMENT CRYSTAL RIVER SHOWN HEREON (SHEET 20 OF 21 PAGES)
 - DRB 5155, PG. 1562 ACCESS EASEMENT AGREEMENT BLANKETS - EASEMENT LOCATION NOT DEFINED
 - DRB 5674, PG. 640 DEED OF CONVEYANCE EASEMENT 20 KNOX HERRON (SHEETS 8, 10, 12 & 13 OF 13)

A PART OF GOVERNMENT LOTS 1, 2, 3, 5 AND 7 OF SECTION 15, TOGETHER WITH THAT PORTION OF THE PABLO SABATE GRANT, SECTION 50, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT OF WAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY.

[illegible]

EXHIBIT C

Deed Restrictions

Prohibited uses at the Property (for a period of thirty (30) years from the date of recording, subject to the right of the Cordova Palms Community Development District to release or modify these restrictions upon written request by the then-current owner of the Property):

Businesses open after 10PM or prior to 6AM
Landfill or Dumping Facility
Salvage Yard
Manufacturing Facility
Cemetery or Mausoleum
Funeral Home or Mortuary
Animal Shelter or Commercial Kennel
Auto/Engine Repair Facility for Large Farm Equipment, Commercial or Industrial Vehicles
Welding Shop
Facility for Storage or Overnight Parking of Commercial or Industrial Vehicles
Facility for Storage of Building Materials
Adult Entertainment and/or Service Facility
Wholesale or Retail Adult Novelty Facility
Liquor Store
Bar/Tavern, Lounge, or Night Club
Facilities for the Keeping of Horses, Cows, Swine, Sheep, Goats, or Poultry
Mobile Home Park
Card room, Gaming, or Video Poker Establishment
Electric Distribution or Transmission Substation
Massage Establishment
Recycling/Collection Center
Legal Marijuana Distribution Facility
Police, Fire, or Ambulance Station
Cell Phone Tower

SIXTH ORDER OF BUSINESS

**AGREEMENT BETWEEN
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
AND
COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
FOR
AMENITY MANAGEMENT, AMENITY ATTENDANT, FIELD OPERATIONS
MANAGEMENT, FACILITY MAINTENANCE, POOL MAINTENANCE, POOL
CHEMICALS, AND JANITORIAL SERVICES**

This Agreement (“Agreement”) is made and entered into on September 10th, 2026 (“Execution Date”), to be effective as of October 1st, 2026 (“Effective Date”), by and between:

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 (“Contractor” or “CALM III”) and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, and other recreation facilities (collectively, the “Amenities”), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the “Facilities”); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the “Services”).

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

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this

Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. The Agreement shall be for a one-year period, renewable or terminable pursuant to the provisions herein. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement.

A. Fees and Expenses:

- i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A** and **Exhibit B**:
 - Amenity Management Services: Eighty-Two Thousand One Hundred Fifty Dollars and No Cents (\$82,150.00) per year.
 - Field Operations Management Services: Twenty-Eight Thousand Ninety Dollars and No Cents (\$28,090.00) per year.
 - Facility Maintenance and Repair Services: Sixty-Two Thousand Four Hundred Dollars and No Cents (\$62,400.00) per year.
 - Pool Maintenance Services: Nineteen Thousand Eighty Dollars and No Cents (\$19,080.00) per year.
 - Pool Chemicals: Thirteen Thousand Seven Hundred Eighty Dollars and No Cents (\$13,780.00) per year.
 - Janitorial Services: Thirteen Thousand Eighty Dollars and No Cents (\$13,080.00) per year.

The total annual fee for the foregoing fixed Services is Two Hundred Eighteen Thousand Five Hundred Eighty Dollars and No Cents (\$218,580.00), which shall be invoiced and paid in equal monthly installments during the Fiscal Year.

Amenity Attendant Services shall be compensated on an hourly basis for actual hours worked, up to a budgeted maximum of 333 hours annually as set forth in **Exhibit A** and **Exhibit B**, at the rate of Thirty Dollars and Three Cents (\$30.03) per hour, and shall be invoiced monthly in arrears based on actual hours performed.

General Maintenance (Overflow) services requested by the District beyond the scope of the Facility Maintenance and Repair Services described above, and pressure washing services, shall be compensated at the hourly rates set forth in **Exhibit A** or **Exhibit B**, plus reimbursable expenses, and shall be invoiced monthly in arrears. General Maintenance (Overflow) services shall be invoiced at Fifty Dollars and No Cents (\$50.00) per hour, and pressure

washing services shall be invoiced at Fifty-Five Dollars and No Cents (\$55.00) per hour, together with any approved reimbursable expenses.

- ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.
 - iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature may be invoiced in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
 - iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees must comply with the amendment procedure in this Agreement.
 - v. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- B.** Services will be billed monthly pursuant to the fee schedule shown in **Exhibit B**. Additional work or services, as such terms are used in Section 4.D, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor

has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- D. Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.
- F. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

- A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.
- B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.
- D. At all times during operation of the Facilities and Amenities, Contractor shall

ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

- E. In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.
- F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).
- G. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.
- H. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.
- I. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein,

travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

- J. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.
- K. Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District's Amenities*) prior to use of the Amenities and/or Facilities.
- L. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities or Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.
- M. Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.

6. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless

the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;
- B. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and
- C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

- A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:
 - i. Workers Compensation - statutory limits
 - ii. General liability insurance with the following limits:

\$2,000,000	General Aggregate
\$1,000,000	Products/Completed Operations
\$1,000,000	Personal & Advertising Injury
\$1,000,000	Each Occurrence
 - iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
 - iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$1,000,000.

- B.** Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

11. INDEMNIFICATION.

- A. Contractor Indemnification.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. District Indemnification.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.
- C.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees,

paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

- D. For purposes of this Section, “acts or omissions” on the part of Contractor’s officers, directors, agents, assigns, invitees, contractors, subcontractors or employees includes, but is not limited to, the operation and management of the Amenities and Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.
- E. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Indemnification Section shall survive the termination or expiration of this Agreement.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this **Section 9 shall survive termination of this Agreement.**

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

- A. If to District:** Cordova Palms Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager, Daniel Laughlin
DLaughlin@gmsnf.com
- With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Wesley Haber
Wesley.Haber@kutakrock.com
- B. If to the Contractor:** Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: President, Darrin Mossing
DMossing@gmstnn.com
- With a copy to:** Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Chief Operating Officer, Keith Nelson
KNelson@calmfla.com
- And:** Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Vice President, Alison Mossing
AMossing@gmstnn.com
- And:** Community Association And Lifestyle Management III, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

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

the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective as of the Effective Date and extend through September 30, 2027.

22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, L.L.C.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor 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 Contractor 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 Contractor'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 Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE

APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO DLAUGHLIN@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

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

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

27. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

28. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. TERM. The term of this Agreement shall be from the Execution Date, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms, unless

terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

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

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“**Prohibited Criteria**”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(14), *Florida Statutes*.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print: _____

Its: _____

Chairperson/Vice Chairperson,
Board of Supervisors

**COMMUNITY ASSOCIATION AND
LIFESTYLE MANAGEMENT III, LLC**

By: _____

Print: _____

Its: _____

Exhibit A: Scope of Services

Exhibit B: Fee Schedule

Exhibit C: Proposal

Exhibit D: Certificates Of Insurance

Exhibit E: Anti-Human Trafficking Affidavit

**ACKNOWLEDGEMENT OF CESSATION OF
FIELD OPERATIONS MANAGEMENT AND FACILITY MAINTENANCE SERVICES**

Date: September 10th, 2026

To: Cordova Palms Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Field Operations Management and Facility Maintenance Services

Governmental Management Services, L.L.C. (“GMS-NF”) provides District Management Services to Cordova Palms Community Development District (the “District”) under that certain Agreement for District Management Services between the District and GMS-NF, effective May 20, 2021 (the “District Management Agreement”). In addition, GMS-NF has provided Field Operations Management and Facility Maintenance services to the District under that certain Agreement between Governmental Management Services, L.L.C. and the Cordova Palms Community Development District for Field Operations Management and Preventative Maintenance Services, effective May 8, 2024 (the “Field Operations Agreement”), as described in the Field Operations Agreement’s Exhibit A and Exhibit B.

GMS-NF hereby acknowledges that the Field Operations Agreement, and the Field Operations Management and Facility Maintenance services provided thereunder, will terminate and cease effective September 30, 2026. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC (“CALM III”) under that certain Agreement for Field Operations Management and Facility Maintenance Services between the District and CALM III, effective October 1, 2026 (the “CALM III Agreement”).

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District’s adopted Annual Budget, consistent with the terms of the District Management Agreement.

Approved:

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Print: _____
Its: Chairperson/Vice Chairperson, Board of Supervisors

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

By: _____
Print: Darrin Mossing
Its: President

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
<u>Amenity Manager</u> • Greet residents entering the Amenity Center and address questions/concerns in a professional manner • Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage • Issue access cards to eligible residents after providing address verification and photo ID • Manage the facility rental process by handling resident inquiries, maintaining the schedule, and collecting deposits and rental payments • Communicate updates to residents via email blast and bulletin boards • Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness, and report any issues to the Field Operations Manager or District Manager • Plan and execute special events • Check pool chemicals daily and add to pool maintenance log • Coordinate and meet vendors on site for services • Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda • Various other tasks assigned by management
<u>Amenity Attendant</u> • Provide on-site weekend coverage of the Amenity Center during weekends from Memorial Day Weekend through Labor Day Weekend from 11 a.m. - 5 p.m. Saturday and Sunday. • Provide on-site coverage of the Amenity Center during the duration of any scheduled resident rentals of the Veranda • Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage • Issue access cards to eligible residents after providing address verification and photo ID • Assist with the facility rental process by handling resident inquiries, maintaining schedule, and collecting deposits and rental payments

Description of Services
• Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness, and report any issues to the Amenity Manager • Check pool chemicals daily and add to pool maintenance log • Various other tasks assigned by management
<u>Field Operations Management:</u> • Monitor all Landscaping, Irrigation, and Wetland Contracts for compliance issues and meet with vendors on-site to resolve failures or disputes raised or identified. • Provide in-house expertise to provide vendor and staff oversight as it pertains to the maintenance of the District's landscaping, aquatics, and facilities. • Develop and manage Requests for Proposals to include attendance at pre-bid meetings, bid openings, and evaluation and recommendations to the Board. • Once per month, the Operations Manager will conduct a walk-through with each major vendor. At a minimum, these vendors shall include the landscape maintenance vendor, aquatics vendor, and any other vendor as requested by the Board. • All tasks and directives to the District's vendors shall be tracked and updated through an action item database specifically tailored to the District's needs. • Schedule and meet with residents and the appropriate staff members and/or vendors to provide direction, assistance, and/or recommendations as appropriate in response to requests for information or assistance. • Provide warning letters, cease and desist notices, and other appropriate communication in response to violations of rules and policies relating to conservation lands and applicable Water Management District compliance issues and community rule violations. • Oversee the process of enforcement of parking rules and other directives as identified by the Board of Supervisors relating to the parks and other District lands. • Schedule tasks for ongoing maintenance or repair of District lands and facilities and verify completion or progress. Use a web-based task management program and keep it current. • Develop proposals and suggestions for improvements to the efficiency and/or quality of maintenance programs. • Provide recommendations for annual budget and maintenance programs. • Interface with vendors for repairs, billing, and payments and pre-approve certain invoices as needed. • Provide a monthly update to the District Manager for inclusion in his management report to the Board.
<u>Facility Maintenance:</u> • Provide general maintenance and minor repair services for the Amenity Center, common areas, and other District-owned facilities

Description of Services
• Coordinate small to medium-sized maintenance requests through the District Manager and/or Field Operations Manager, at the direction of the Board of Supervisors • To assist the Field Operations Manager on an as-needed basis • Pick up debris in and around all District-owned facilities, including walkways, fields, courts, entryways, roadways, pool deck, Amenity Center, and common areas • Replace trash can liners weekly throughout the District • Pressure Wash the Amenity Facility as needed (based upon separate proposal)
<u>Pool Maintenance</u> To maintain the general appearance and performance of the District-owned pool, to include: • Test and balance pool water chemistry (chlorine, pH, alkalinity, and related parameters) in accordance with FL Code Chapter 64E-9 and NSPF-recommended standards. • Vacuum, skim, and brush pool tile on a routine basis. • Clean filters and inspect pool equipment for proper operation. • Maintain required pool log sheets on-site documenting water testing and maintenance activity performed at each visit. • Notify the Amenity Manager/Field Operations Manager of any repair or replacement needs. • Maintenance shall be performed three (3) days per week between April 15th and September 15th, and two (2) days per week between September 16th and April 14th.
<u>Pool Chemicals</u> Pool chemicals necessary to maintain proper water balance and sanitation, to include: • Provide all chemicals required for routine pool maintenance and water balance, including chlorine, pH adjusters, alkalinity and calcium hardness balancers, and cyanuric acid. • Chemicals required for specialty treatments, such as stain removal, metal sequestering, algae treatment, or super-chlorination, shall be billed separately, as needed.
<u>Janitorial Services</u> To maintain the general appearance of all indoor spaces within the Amenity Center, to include: • General janitorial scope of service includes, but is not limited to, cleaning of the entry, restrooms, exercise room, office, and kitchen area, including trash removal, restocking of paper products and supplies, and sanitizing of high-touch surfaces and equipment. • Weekly duties include dusting of ceiling fans, detailed cleaning of bathrooms and office areas, vacuuming of the exercise room, cleaning of entryway windows, and polishing of water fountains.

Description of Services
• Janitorial services shall be provided three (3) times per week (Monday, Wednesday, and Friday mornings) from May through September, and two (2) times per week (Tuesday and Thursday mornings) from October through April. • Notify the Amenity Manager/Field Operations Manager of any repair, restocking, or supply needs identified during service visits.
<u>General Maintenance (Overflow)</u> • Should special maintenance project(s) require multi-person work or if there are special projects that, due to urgency, cannot be absorbed with the Full-Time Maintenance Technician role, CALM III can provide hourly maintenance services at the described hourly rates.
<u>General Provisions:</u> • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services. • Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge. • Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. FACILITY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule *		Fiscal Year 2027 Fees
Amenity Manager - The Amenity Manager is an on-site full-time position (40 hours per week). - Manages the Amenity Center, resident services, and related vendor contracts. - Annual Fee paid in equal monthly payments.		\$82,150
Amenity Attendant - The Amenity Attendant is an on-site part-time position (up to 333 hours annually). - Provide on-site weekend coverage of the Amenity Center during weekends from Memorial Day Weekend through Labor Day Weekend from 11 a.m. - 5 p.m. Saturday and Sunday. - Annual Fee paid in equal monthly payments.		\$10,000
Field Operations Management: - The Field Operations Manager is an onsite part-time position. - Monthly On-Site Inspections and Vendor Coordination. - Annual Fee paid in equal monthly payments.		\$28,090
Facility Maintenance and Repair Services: - Provides general maintenance and minor repair services for the Amenity Center, common areas, and other District-owned facilities. - Annual Fee paid in equal monthly payments.		\$62,400

Service Descriptions & Fee Schedule *		Fiscal Year 2027 Fees
Pool Maintenance - Provides pool maintenance for the District. - Annual Fee paid in equal monthly payments. (Excluding Supplies)		\$19,080
Pool Chemicals - Provides pool chemicals necessary to maintain proper water balance and sanitation. - Annual Fee paid in equal monthly payments. (Specialty treatment chemicals billed separately)		\$13,780
Janitorial Services - The Janitorial Technician is an on-site part-time position. - Provides general janitorial cleaning services for the Amenity Center, common areas, and other District-owned facilities. - Annual Fee paid in equal monthly payments. (Excluding Supplies)		\$13,080
Overflow Facility Maintenance and Repair Services: - CALM III provides Facility Maintenance and Repair Services beyond the scope of the Full-Time Maintenance Technician's normal duties ("Overflow Services") for small to medium-size projects, at the direction of the District Board of Supervisors and/or the District Manager. - General maintenance services are invoiced at \$50.00/Hour - Pressure washing services are invoiced at \$55.00/Hour		Standard Hourly Rates Plus Reimbursable Expenses
Out of Pocket Reimbursable Expenses: Reimbursable expenses to be itemized on invoicing each month.		At CALM III Standard Rate or Cost

Service Descriptions & Fee Schedule *		Fiscal Year 2027 Fees
Additional Services: All other requested items not specifically denoted in Exhibit “A” or Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District.		To Be Negotiated
* Fiscal Year Calendar: - Fiscal Year 2027 represents dates between October 1st, 2026 to September 30th, 2027. - Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.		

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit C Proposal



September 10th, 2026

Daniel Laughlin, District Manager
Cardova Palms Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 Amenity Management, Amenity Attendant, Field Operations Management, Facility Maintenance, Pool Maintenance, Pool Chemicals and Janitorial Services

Dear Daniel:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Cardova Palms Community Development District starting 10/01/2026:

<u>Services</u>	<u>FY2026 Budget</u>	<u>FY2026 Fees</u>	<u>FY2027 Proposed Fees</u>
Amenity Manager (40 hrs/wk.)	\$77,500	\$77,500	\$82,150
Amenity Attendant (553 hrs/yr.)	\$10,000	\$10,000	\$10,000
Field Operations Management	\$26,500	\$26,500	\$28,090
Facility Maintenance (24 hrs/wk. – 1,248 hrs/yr.)	\$37,440	\$41,600	\$62,400
Pool Maintenance	\$18,000	\$18,000	\$19,080
Pool Chemicals	\$13,000	\$13,000	\$13,780
Janitorial Services	\$12,000	\$12,000	\$13,080
Total	\$194,440	\$198,600	\$228,580
General Maintenance (Overflow)		\$50/Hour	\$50/Hour

The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration in providing the outlined services for your community. If you have any questions or comments, please feel free to call me.

Sincerely,



Alison Massing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALMWOOD PARKWAY (CITY WEST), SUITE 4 - PALMWOOD, FL 32137 - (813) 344-4944 - FACSIMILE (813) 721-8400
[HTTPS://CALMFLA.COM/](https://calmfla.com/)

Exhibit A Scope of Services

Amenity Manager

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Manage the facility rental process by handling resident inquiries, maintaining the schedule, and collecting deposits and rental payments
- Communicate updates to residents via email blast and bulletin boards
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness, and report any issues to the Field Operations Manager or District Manager
- Plan and execute special events
- Check pool chemicals daily and add to pool maintenance log
- Coordinate and meet vendors on site for services
- Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda
- Various other tasks assigned by management

Amenity Attendant (Weekend coverage Memorial Day – Labor Day, Special Event Support, Etc.)

- Amenity Attendant (Weekend coverage Memorial Day – Labor Day, Special Event Support, Etc.)
- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Provide on-site weekend coverage of the Amenity Center during weekends from Memorial Day Weekend through Labor Day Weekend from 11 a.m. – 5 p.m. Saturday and Sunday.
- Provide on-site coverage of the Amenity Center during the duration of any scheduled resident rentals of the Veranda
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Assist with the facility rental process by handling resident inquiries, maintaining schedule, and collecting deposits and rental payments
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness, and report any issues to the Amenity Manager
- Check pool chemicals daily and add to pool maintenance log
- Various other tasks assigned by management



Field Operations Management

- Monitor all Landscaping, Irrigation, and Wetland Contracts for compliance issues and meet with vendors on-site to resolve failures or disputes raised or identified.
- Provide in-house expertise to provide vendor and staff oversight as it pertains to the maintenance of the District's landscaping, aquatics, and facilities.
- Develop and manage Requests for Proposals to include attendance at pre-bid meetings, bid openings, and evaluation and recommendations to the Board.
- Once per month, the Operations Manager will conduct a walk-through with each major vendor. At a minimum, these vendors shall include the landscape maintenance vendor, a quatics vendor, and any other vendors as requested by the Board.
- All tasks and directives to the District's vendors shall be tracked and updated through an action item data base specifically tailored to the District's needs.
- Schedule and meet with residents and the appropriate staff members and/or vendors to provide direction, assistance, and/or recommendations as appropriate in response to requests for information or assistance.
- Provide warning letters, cease and desist notices, and other appropriate communication in response to violations of rules and policies relating to conservation lands and applicable Water Management District compliance issues and community rule violations.
- Oversee the process of enforcement of parking rules and other directives as identified by the Board of Supervisors relating to the parks and other District lands.
- Schedule tasks for ongoing maintenance or repair of District lands and facilities and verify completion or progress. Use a web-based task management program and keep it current.
- Develop proposals and suggestions for improvements to the efficiency and/or quality of maintenance programs.
- Provide recommendations for annual budget and maintenance programs.
- Interface with vendors for repairs, billing, and payments and pre-approve certain invoices as needed.
- Provide a monthly update to the District Manager for inclusion in his management report to the Board.

Facility Maintenance:

- Provide general maintenance and minor repair services for the Amenity Center, common areas, and other District-owned facilities
- Coordinate small to medium-sized maintenance requests through the District Manager and/or Field Operations Manager, at the direction of the Board of Supervisors
- To assist the Field Operations Manager on an as-needed basis
- Pick up debris in and around all District-owned facilities, including walkways, fields, courts, entryways, roadways, pool deck, Amenity Center, and common areas.
- Replace trash can liners weekly throughout the District
- Pressure washes the Amenity Facility as needed (based upon separate proposal)



Pool Maintenance

To maintain the general appearance and performance of the District-owned pool, to include:

- Test and balance pool water chemistry (chlorine, pH, alkalinity, and related parameters) in accordance with FL Code Chapter 64E-9 and NSPF-recommended standards.
- Vacuum, skim, and brush pool tile on a routine basis.
- Clean filters and inspect pool equipment for proper operation.
- Maintain required pool log sheets on-site documenting water testing and maintenance activity performed at each visit.
- Notify the Amenity Manager/Field Operations Manager of any repair or replacement needs.
- Maintenance shall be performed three (3) days per week between April 15th and September 15th, and two (2) days per week between September 16th and April 14th.

Pool Chemicals

Pool chemicals necessary to maintain proper water balance and sanitation, to include:

- Provide all chemicals required for routine pool maintenance and water balance, including chlorine, pH adjusters, alkalinity and calcium hardness balancers, and cyanuric acid.
- Chemicals required for specialty treatments, such as stain removal, metal sequestering, algae treatment, or super-chlorination, shall be billed separately, as needed.

Janitorial Services

To maintain the general appearance of all indoor spaces within the Amenity Center, to include:

- General janitorial scope of service includes, but is not limited to, cleaning of the entry, restrooms, exercise room, office, and kitchen area, including trash removal, restocking of paper products and supplies, and sanitizing of high-touch surfaces and equipment.
- Weekly duties include dusting of ceiling fans, detailed cleaning of bathrooms and office areas, vacuuming of the exercise room, cleaning of entryway windows, and polishing of water fountains.
- Janitorial services shall be provided three (3) times per week (Monday, Wednesday, and Friday mornings) from May through September, and two (2) times per week (Tuesday and Thursday mornings) from October through April.
- Notify the Amenity Manager/Field Operations Manager of any repair, restocking, or supply needs identified during service visits.

Exhibit D

Certificates of Insurance

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 9/8/2026															
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																			
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																			
PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567			CONTACT NAME: Kathy Wilson PHONE (A/C, No, Ext): 865-588-7200 FAX (A/C, No): E-MAIL: ADDRESS:																
INSURED Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137			COMMASS-06 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Houston Specialty Insurance Co</td> <td>12936</td> </tr> <tr> <td>INSURER B : SKYWARD SPECIALY INSURANCE GRO</td> <td></td> </tr> <tr> <td>INSURER C : ACCIDENT FUND INSURANCE COMPAN</td> <td>10166</td> </tr> <tr> <td>INSURER D : Berkley Regional Insurance Com</td> <td>29580</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Houston Specialty Insurance Co	12936	INSURER B : SKYWARD SPECIALY INSURANCE GRO		INSURER C : ACCIDENT FUND INSURANCE COMPAN	10166	INSURER D : Berkley Regional Insurance Com	29580	INSURER E :		INSURER F :	
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A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:		ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$													
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY																		
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$		ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$													
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N ☐ A	WCP100150699	8/3/2026	8/3/2027	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">PER STATUTE</th> <th style="text-align: left;">OTH-ER</th> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$ 1,000,000</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$ 1,000,000</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$ 1,000,000</td> </tr> </table>	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000					
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D	Crime		BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible 500,000 2,500													
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Cordova Palms Community Development District is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.																			
CERTIFICATE HOLDER Cordova Palms Community Development District 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 															

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/08/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra Beach, FL 32082	CONTACT NAME: Stephanie Marciani PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4046 E-MAIL: Stephanie@EdieWilliams.com ADDRESS: Stephanie@EdieWilliams.com														
INSURED Community Association and Lifestyle Management III, LLC 1001 Bradford Way Kingston, TN 37763	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : State Farm Automobile Insurance Company</td><td>25178</td></tr><tr><td>INSURER B :</td><td></td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Automobile Insurance Company	25178	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
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	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.

The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.

Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.

If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT 475 West Town Place, Suite 114 St. Augustine, FL 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Stephanie Marciani</i>
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1001486 132849.14 04-13-2022



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Vicky Zelen PHONE (A/C No., Ext.): (904) 262-8080 FAX (A/C No.): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com														
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Bridgefield Casualty Insurance Company</td><td></td></tr><tr><td>INSURER B: Great American Insurance Company</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Bridgefield Casualty Insurance Company		INSURER B: Great American Insurance Company		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y ☐ N	N/A	196-23349	03/01/2026	10/16/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Cordova Palms CDD 393 Palm Coast Pkwy SW Ste 4 Palm Coast, FL 32137	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <LFU>
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ACORD 25 (2016/03)

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Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE
MANAGEMENT III, LLC.

By:

Kelly Adams

Name:

Kelly Adams

Title:

Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)



Madison Oran
Notary Public

SEVENTH ORDER OF BUSINESS

A.

From: Courtney Hogge chogge@gmsnf.com
Subject: Fwd: Fall Festival Proposal for Our Community
Date: September 18, 2026 at 10:43 AM
To:



From: Antonio Johnson <toniscreations904@gmail.com>
Sent: Monday, September 14, 2026 1:18 PM
To: CordovaPalms Manager <CordovaPalmsmanager@gmsnf.com>
Subject: Fall Festival Proposal for Our Community

Hello,

My name is Jason Miller- Johnson, and I'm currently a resident here in the community. I also coordinate vendor events, including festivals, pop-up markets, and other community-focused events throughout St. Johns and Duval Counties.

I'm reaching out to see if the community would be interested in hosting a Fall Festival this October. I would coordinate local vendors to participate and a fun, family-friendly event that encourages community engagement while supporting local small businesses.

I'd be happy to provide additional details regarding the event, vendor coordination, setup, and potential activities.

If this is something you would be interested in discussing, please feel free to email me back or give me a call at the number listed below.

Thank you for your time and consideration. I look forward to hearing from you.

Best regards,

Jason Miller-Johnson- Toni's Creations

904-380-1620

B.

From: Courtney Hogge chogge@gmsnf.com 
Subject: Fwd: Proposal for Board Approval: November Community Market
Date: September 23, 2026 at 9:38 AM
To:



From: Toni's Creations <toniscreations904@gmail.com>
Sent: Tuesday, September 22, 2026 4:54 PM
To: CordovaPalms Manager <Cordovapalmsmanager@gmsnf.com>
Subject: Proposal for Board Approval: November Community Market

To the Board of Cordova Palms community

I am submitting this proposal for the November Community Market. The event would bring residents together, showcase local businesses, build on the community markets held earlier this year at other sites. With the Board's approval, it would be our third community market of 2 in St Johns County.

Event Overview

- Event: November Cordova Palms November Market Fest
- Organizer: Toni's Creation LLC
- Proposed Date: November 14, 2026, 10:00 am- 2:00 pm
- Proposed location: Clubhouse Exterior and designated parking areas
- Resident vendor fee: Free
- Board oversight: Approval of event activities, vendors, vendor categories, and food trucks, with the first right of refusal for participating vendors.
- Planning updates: Weekly or biweekly leading up to the event.

Purpose:

The market will offer residents a family-friendly opportunity to shop from local growers, makers, and small businesses while connecting with their neighbors. Our goal is to provide an organized event that supports local entrepreneurs and adds value to the resident experience.

Event Activities and Layout:

The event organizer will sponsor a live DJ, a face-painting station, and a bounce house monitored by the sponsor.

Vendor tables would be arranged inside the clubhouse. Subject to Board approval, three food trucks and the bounce house would be placed in designated parking areas. Outdoor vendor space may be used if additional capacity is needed. A detailed layout will be submitted for review before placements are finalized.

Promotion:

Toni's Creation Events (organizer) will recruit vendors and promote the market through Facebook, Instagram, community groups, market groups, onsite flyers, and street-facing signs. We propose posting the event flyer in the clubhouse and common areas two weeks before the market.

We also request the property's support in sharing event announcements and resident vendor opportunities through its regular communications.

Vendor Participation:

Resident vendors may participate at no charge. Non-resident vendors may be considered with Board approval. All vendors, food trucks, vendor categories, and event activities will be submitted for Board review before they are confirmed.

Application and Approval Requested

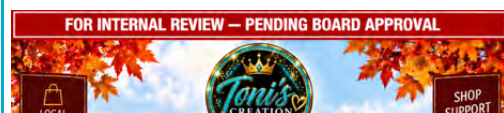
We respectfully request the Board's approval for:

1. Use of the clubhouse and designated parking areas;
2. Free participation for resident vendors;
3. The proposed food truck and bounce house placements;
4. Onsite flyers and street-facing signage beginning two weeks before the event;
5. Event announcements and vendor recruitment through resident communications; and
6. Board review of vendors and activities before final confirmation.

Upon approval, we can begin vendor recruitment, promotion, and detailed event coordination. I will provide weekly or biweekly updates as planning progresses.

Thank you for considering this proposal. I look forward to working with the Board to create an enjoyable November Community Market for residents.

Sincerely,
James Miller
Toni's Creation Event Organizer





EIGHTH ORDER OF BUSINESS

D.

1.

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

October 1, 2025 – September 30, 2026

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:_____

Print Name:_____

Cordova Palms Community Development District

Date:_____

District Manager:_____

Print Name:_____

Cordova Palms Community Development District

Date:_____

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 ☐

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.

1.

Cordova Palms

Community Development District

Field Operations & Amenity Management Report

October 8, 2026



Jeff Johnson

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Patrick Gleason

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Cordova Palms
Community Development District

Field Operations & Amenity Management Report

October 8, 2026

To: Board of Supervisors

From: Jeff Johnson

Field Operations Manager

Patrick Gleason

Amenity Manager

RE: Cordova Palms Field Operations & Amenity Management Report – October 8, 2026

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



Amenity Management Updates

- Homeschool Science Afternoon has begun.
- “Coffee on the Veranda” continues monthly on the second Saturday at 10:00 AM.
- Food Trucks are scheduled for October 1st and October 15th starting at 5:00pm. Chick-fil-A Food Truck October 28th starting at 4:30.
- Four rentals were held in September and currently have six rentals scheduled for October.



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 Pressure washed tables and chairs
- GMS Pressure washed Dumpster Area fence and Pool pack
- Palms trees were limbed up
- GMS completed a playground inspection; at this time, no recommended repairs are needed.
- GMS completed lake inspections and removed any debris reachable from the embankment.

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

Completed Projects



Pressure washed
Dumpster Area



Pressure washed Furniture

Conclusion

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

2.



Proposal #253199

Date: 9/25/2026

Customer

Cordova Palms CDD

Property:

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

Egress Gate Replacement

Replace existing 4 gates and security panels with new, 7' tall and added press point top for additional security, see attached drawing. Existing hardware to be reused. Gates can be replaced individually on scheduled closed days to minimize downtime starting with the most problematic gate first.

SFN- Commercial Install

Items	Quantity	Price
Gate Replacement	4.00	
SFN- Commercial Install:		\$18,720.00
PROJECT TOTAL:		\$18,720.00

Terms & Conditions

By _____

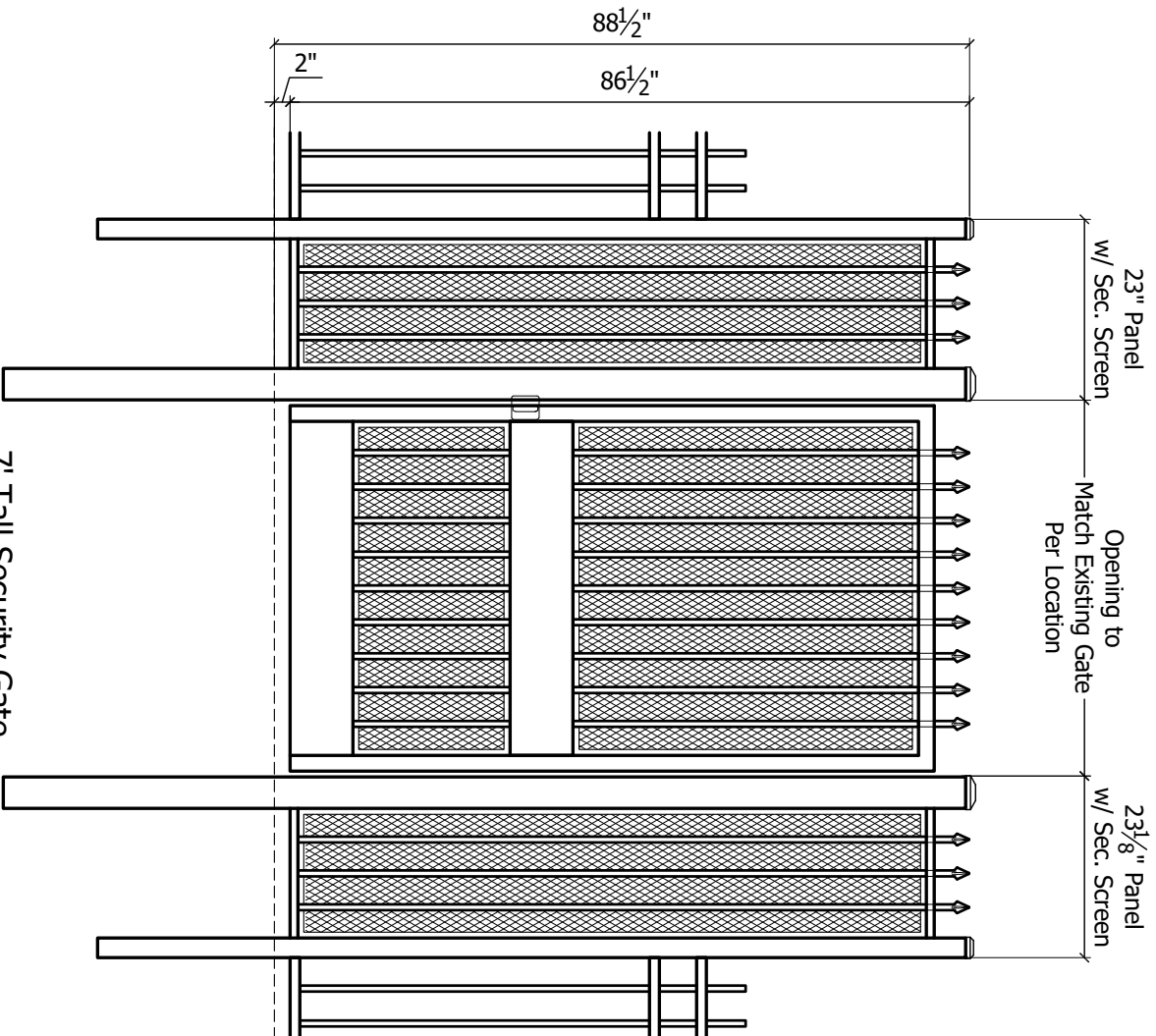
Troy Ring

Date 9/25/2026

United Land Services

By _____

Date _____

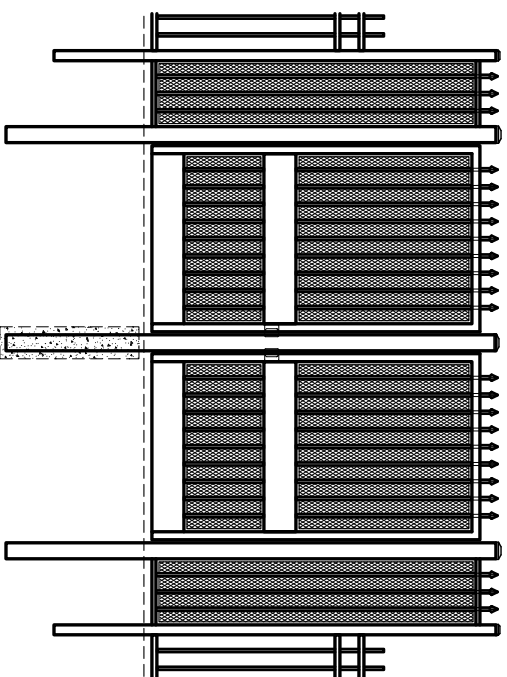


7' Tall Security Gate

Single EGRESS Pool Gate

NON Secure Area Elevation

Scale: 1/2" = 1'-0"



7' Tall Security Gate

Double EGRESS Pool Gate

NON Secure Area Elevation

Scale: 1/4" = 1'-0"

Sterling Specialties Inc. : JOB#BC-CPA			Materials Grades U.O.N		
Cordova Palms, Pool Security Gate Replacement			Hollow Straps: Aluminum Alloy 6063		
Plates: Aluminum Alloy 6061					
Finish: Powder Coat, SG Black					
No.		Revisions		Date:	
1		New Egress/ Pool Security Gate for Approval		09/25/26	
3				00-00-00	
3				00-00-00	
BOD					

NINTH ORDER OF BUSINESS

A.

Cordova Palms
Community Development District

Unaudited Financial Reporting
August 31, 2026



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

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 59,269	\$ -	\$ -	\$ 59,269
<u>Investments:</u>				
State Board of Administration (SBA)	209,007	-	-	209,007
US Bank	172	-	-	172
<u>Series 2021</u>				
Reserve	-	154,525	-	154,525
Prepayment	-	2	-	2
Revenue	-	185,426	-	185,426
Sinking	-	46	-	46
Construction	-	-	2,748	2,748
<u>Series 2022-1</u>				
Reserve	-	57,545	-	57,545
Revenue	-	91,109	-	91,109
Construction	-	-	9,962	9,962
<u>Series 2022-2</u>				
Reserve	-	241,503	-	241,503
Prepayment	-	52,377	-	52,377
Revenue	-	248,124	-	248,124
Construction	-	-	29,278	29,278
Prepaid Expenses	5,567	-	-	5,567
Deposits	3,837	-	-	3,837
Total Assets	\$ 277,851	\$ 1,030,656	\$ 41,988	\$ 1,350,495
Liabilities:				
Accounts Payable	\$ 29,423	\$ -	\$ -	\$ 29,423
Accrued Expenses	2,460	-	-	2,460
Total Liabilities	\$ 31,883	\$ -	\$ -	\$ 31,883
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,567	\$ -	\$ -	\$ 5,567
Deposits	3,837	-	-	3,837
Restricted for:				
Debt Service - Series	-	1,030,656	-	1,030,656
Capital Project - Series	-	-	41,988	41,988
Unassigned	236,565	-	-	236,565
Total Fund Balances	\$ 245,968	\$ 1,030,656	\$ 41,988	\$ 1,318,612
Total Liabilities & Fund Balance	\$ 277,851	\$ 1,030,656	\$ 41,988	\$ 1,350,495

Cordova Palms
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	4,782	3,782
Other Income	-	-	1,600	1,600
Total Revenues	\$ 750,529	\$ 750,529	\$ 760,784	\$ 10,255

Expenditures:

General & Administrative:

Supervisors Fees	\$ 6,000	\$ 5,500	\$ -	\$ 5,500
FICA Expense	459	421	-	421
Engineering	11,000	10,083	3,344	6,740
Arbitrage	1,800	1,800	4,500	(2,700)
Attorney	15,000	13,750	12,536	1,214
Annual Audit	7,500	6,875	4,900	1,975
Assessment Administration	5,899	5,899	5,899	-
Trustee Fees	12,500	12,500	13,650	(1,150)
Dissemination	8,848	8,848	8,911	(62)
Management Fees	55,745	51,099	51,100	-
Website Maintenance	1,769	1,622	1,622	-
Information Technology	2,654	2,433	2,433	-
Telephone	500	458	129	329
Postage	1,500	1,500	1,541	(41)
Insurance	6,729	6,340	6,340	-
Printing & Binding	500	500	952	(452)
Legal Advertising	2,000	2,000	2,587	(587)
Other Current Charges	300	275	295	(20)
Office Supplies	150	138	3	134
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 141,028	\$ 132,216	\$ 120,916	\$ 11,301

Operations & Maintenance

Ground Maintenance:

Landscape - Maintenance	\$ 164,640	\$ 150,920	\$ 150,920	\$ -
Landscape - Contingency	27,700	25,392	5,330	20,062
Operations Management	26,500	24,292	24,292	-
Lake Maintenance	10,000	9,167	7,535	1,632
Electric	75,000	68,750	64,426	4,324
Irrigation Water	23,000	21,083	20,819	265
Repairs & Maintenance	10,000	9,167	9,062	104
Irrigation Repairs	13,000	11,917	7,013	4,904
Pest Control	1,800	1,650	1,716	(66)
Total Ground Maintenance	\$ 351,640	\$ 322,336	\$ 291,113	\$ 31,225

Cordova Palms

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Amenity Center:				
Amenity Manager	\$ 77,500	\$ 71,042	\$ 71,042	\$ -
Amenity Attendant	10,000	9,167	7,700	1,467
Facility Maintenance	37,440	37,440	44,994	(7,554)
Insurance	39,025	33,760	33,760	-
Refuse	4,560	4,560	4,739	(179)
Gas	1,000	916	864	52
Janitorial Services	12,000	11,000	11,000	-
Access Cards	5,000	4,583	1,406	3,177
Pool Maintenance	18,000	16,500	16,500	-
Pool Chemicals	13,000	11,917	11,917	-
Special Events	5,000	4,583	2,943	1,640
Holiday Decoration	10,000	9,167	7,821	1,346
Electric	-	-	5,574	(5,574)
Water & Sewer	5,000	4,583	1,103	3,481
Licenses & Subscriptions	500	500	1,142	(642)
Fitness Equipment Leasing	19,836	18,183	18,178	5
Total Amenity Center	\$ 257,861	\$ 237,901	\$ 240,682	\$ (2,781)
Total Operations & Maintenance	\$ 609,500	\$ 560,237	\$ 531,795	\$ 28,444
Total Expenditures	\$ 750,529	\$ 692,454	\$ 652,711	\$ 39,745
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 58,075	\$ 108,073	\$ 50,000
Net Change in Fund Balance	\$ -	\$ 58,075	\$ 108,073	\$ 50,000
Fund Balance - Beginning	\$ -		\$ 137,895	
Fund Balance - Ending	\$ -		\$ 245,968	

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	681	-	4,782
Other Income	150	150	-	130	60	90	30	240	200	340	210	-	1,600
Total Revenues	\$ 133,038	\$ 60,621	\$ 490,439	\$ 300	\$ 26,634	\$ 16,714	\$ 11,901	\$ 1,391	\$ 4,160	\$ 14,693	\$ 891	\$ -	\$ 760,784

Expenditures:

General & Administrative:

Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	1,728	309	1,170	138	-	-	3,344
Arbitrage	-	-	-	4,500	-	-	-	-	-	-	-	-	4,500
Attorney	5,550	333	1,271	1,278	1,362	-	-	-	-	-	2,744	-	12,536
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	1,037	-	8,911
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	-	51,100
Website Maintenance	147	147	147	147	147	147	147	147	147	147	147	-	1,622
Information Technology	221	221	221	221	221	221	221	221	221	221	221	-	2,433
Telephone	25	15	3	8	-	9	15	9	11	11	23	-	129
Postage	78	206	104	91	45	112	130	72	37	324	344	-	1,541
Insurance	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing & Binding	14	7	30	9	17	11	10	15	8	420	409	-	952
Legal Advertising	89	89	175	182	175	88	-	88	277	921	503	-	2,587
Other Current Charges	-	-	-	-	-	-	-	18	167	64	46	-	295
Office Supplies	0	0	0	0	0	0	1	0	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	\$ 9,129	\$ 10,121	\$ -	\$ 120,916

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	\$ 13,720	\$ -	\$ 150,920
Landscape - Contingency	-	815	435	-	-	285	1,695	-	-	-	2,100	-	5,330
Operations Management	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	-	24,292
Lake Maintenance	685	685	685	685	685	685	685	685	685	685	685	-	7,535
Electric	5,751	5,454	5,558	5,965	5,916	5,855	5,963	5,911	5,900	6,052	6,101	-	64,426
Irrigation Water	2,811	1,530	-	4,477	1,387	1,163	1,403	1,471	2,371	1,984	2,221	-	20,819
Repairs & Maintenance	280	-	658	2,214	-	2,235	2,055	66	252	1,049	253	-	9,062
Irrigation Repairs	-	1,564	-	263	-	-	-	1,091	558	3,537	-	-	7,013
Pest Control	140	140	140	145	285	145	145	145	145	145	145	-	1,716
Total Ground Maintenance	\$ 25,595	\$ 26,117	\$ 23,405	\$ 29,677	\$ 24,201	\$ 26,296	\$ 27,874	\$ 25,297	\$ 25,838	\$ 29,380	\$ 27,434	\$ -	\$ 291,113

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	\$ 6,458	-	\$ 71,042
Amenity Attendant	234	124	714	579	283	-	420	613	-	2,772	1,961	-	7,700
Facility Maintenance	1,657	4,017	3,218	2,739	2,266	9,671	3,921	249	4,126	6,305	6,826	-	44,994
Insurance	33,163	-	-	227	143	227	-	-	-	-	-	-	33,760
Refuse	410	408	413	410	406	411	436	436	439	427	543	-	4,739
Gas	71	71	71	78	86	86	92	86	86	67	68	-	864
Janitorial Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	11,000
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	1,500	-	16,500
Pool Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	-	11,917
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	601	-	5,574
Water & Sewer	-	-	-	-	-	110	169	189	189	207	239	-	1,103
Licenses & Subscriptions	-	188	98	192	8	94	188	94	94	94	94	-	1,142
Fitness Equipment Leasing	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	-	18,178
Total Amenity Center	\$ 56,095	\$ 16,942	\$ 17,146	\$ 16,743	\$ 15,369	\$ 24,118	\$ 17,418	\$ 14,181	\$ 18,013	\$ 22,632	\$ 22,026	\$ -	\$ 240,682
Total Operations & Maintenance	\$ 81,689	\$ 43,059	\$ 40,550	\$ 46,419	\$ 39,570	\$ 50,414	\$ 45,293	\$ 39,478	\$ 43,851	\$ 52,012	\$ 49,460	\$ -	\$ 531,795
Total Expenditures	\$ 112,627	\$ 49,461	\$ 53,219	\$ 58,238	\$ 46,920	\$ 61,284	\$ 53,228	\$ 45,741	\$ 51,272	\$ 61,141	\$ 59,581	\$ -	\$ 652,711
Excess (Deficiency) of Revenues over Expenditures	\$ 20,411	\$ 11,160	\$ 437,221	\$ (57,938)	\$ (20,287)	\$ (44,570)	\$ (41,327)	\$ (44,350)	\$ (47,111)	\$ (46,447)	\$ (58,690)	\$ -	\$ 108,073
Net Change in Fund Balance	\$ 20,411	\$ 11,160	\$ 437,221	\$ (57,938)	\$ (20,287)	\$ (44,570)	\$ (41,327)	\$ (44,350)	\$ (47,111)	\$ (46,447)	\$ (58,690)	\$ -	\$ 108,073

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 309,400	\$ 309,400	\$ 310,003	\$ 603
Interest Income	5,000	5,000	10,981	5,981
Total Revenues	\$ 314,400	\$ 314,400	\$ 320,984	\$ 6,584
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)
Interest - 8/1	-	-	38	(38)
Principal Prepayment - 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 307,930	\$ 307,930	\$ 322,868	\$ (14,938)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,470	\$ 6,470	\$ (1,883)	\$ (8,353)
Net Change in Fund Balance	\$ 6,470	\$ 6,470	\$ (1,883)	\$ (8,353)
Fund Balance - Beginning	\$ 183,031		\$ 341,882	
Fund Balance - Ending	\$ 189,501		\$ 339,999	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,315	\$ 117,315	\$ 115,883	\$ (1,432)
Interest Income	5,000	4,583	4,901	318
Total Revenues	\$ 122,315	\$ 121,898	\$ 120,785	\$ (1,114)
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)
Interest - 8/1	-	-	73	(73)
Principal Prepayment - 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 115,800	\$ 115,800	\$ 145,873	\$ (30,073)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,515	\$ 6,098	\$ (25,088)	\$ (31,186)
Net Change in Fund Balance	\$ 6,515	\$ 6,098	\$ (25,088)	\$ (31,186)
Fund Balance - Beginning	\$ 114,146		\$ 173,742	
Fund Balance - Ending	\$ 120,661		\$ 148,654	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	15,844	10,844
Total Revenues	\$ 496,030	\$ 496,030	\$ 581,129	\$ 85,099
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)
Interest - 8/1	-	-	138	(138)
Principal Prepayment - 8/1	-	-	10,000	(10,000)
Total Expenditures	\$ 486,230	\$ 486,230	\$ 540,685	\$ (54,455)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,800	\$ 9,800	\$ 40,444	\$ 30,644
Net Change in Fund Balance	\$ 9,800	\$ 9,800	\$ 40,444	\$ 30,644
Fund Balance - Beginning	\$ 251,672		\$ 501,559	
Fund Balance - Ending	\$ 261,472		\$ 542,004	

Cordova Palms

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending August 31, 2026

Description	SE 2021	SE 2022-1	SE 2022-2
<u>Revenues</u>			
Interest Income	\$ 84	\$ 305	\$ 897
Cost of Issuance	-	-	-
Developer Contributions	-	-	-
Total Revenues	\$ 84	\$ 305	\$ 897
<u>Expenses</u>			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -
Excess Revenues (Expenses)	\$ 84	\$ 305	\$ 897
Beginning Fund Balance	\$ 2,664	\$ 9,657	\$ 28,380
Ending Fund Balance	\$ 2,748	\$ 9,962	\$ 29,278

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)	
Less: August 1, 2026 (Prepayment)	(5,000)	
Current Bonds Outstanding	\$ 5,120,000	

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)	
Less: August 1, 2026 (Prepayment)	(5,000)	
Current Bonds Outstanding	\$ 1,540,000	

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)	
Less: August 1, 2026 (Prepayment)	(10,000)	
Current Bonds Outstanding	\$ 6,730,000	

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 September 30, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	9/1/26	706-711	\$ 17,209.72
	9/14/26	712-724	39,342.39
	9/22/26	725-729	39,484.08
	9/29/26	730	2,744.00
Total			\$ 98,780.19

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
9/01/26	00052	8/21/26	BC08222 202608 320-57200-44000 PREV MAINT VIST - AUG26			COMMERCIAL FITNESS PRODUCTS INC	*	245.00	245.00	000706
9/01/26	00014	8/27/26	08272026 202608 300-20700-10100 FY26 DEBT SVC ASSMT SE21			THE BANK OF NEW YORK MELLON	*	6,621.99	6,621.99	000707
9/01/26	00014	8/27/26	08272026 202608 300-20700-10400 FY26 D SVC ASSMT SE2022-1			THE BANK OF NEW YORK MELLON	*	2,475.39	2,475.39	000708
9/01/26	00014	8/27/26	08272026 202608 300-20700-10500 FY26 D SVC ASSMT SE2022-2			THE BANK OF NEW YORK MELLON	*	5,622.79	5,622.79	000709
9/01/26	00027	8/26/26	62261952 202608 320-57200-45300 AUG PEST CONTROL SERVICES			TURNER PEST CONTROL, LLC	*	144.55	144.55	000710
9/01/26	00036	8/25/26	1247943 202607 320-57200-44300 JULY PINE TREE FELLINGS			YELLOWSTONE LANDSCAPE INC	*	2,100.00	2,100.00	000711
9/14/26	00047	9/10/26	7932-09- 202609 310-51300-32100 SE22-1 SP ASSMT REV BONDS			AMTEC CORP	*	450.00	450.00	000712
9/14/26	00047	9/10/26	7933-09- 202609 310-51300-32100 SE22-2 SP ASSMT REV BONDS			AMTEC CORP	*	450.00	450.00	000713
9/14/26	00055	9/08/26	195779 202608 310-51300-31100 AUG ENGINEERING SERVICES			DCCM INFRASTRUCTURE INC	*	137.50	137.50	000714
9/14/26	00021	7/30/26	9 202607 310-51300-31300 AMORT SE2021 PREPAY \$5K				*	100.00		
		7/30/26	9 202607 310-51300-31300 AMORT SE2022-1 P.PAY \$5K				*	100.00		
		7/30/26	9 202607 310-51300-31300 AMORT SE2022-2 P.PAY \$10K			DISCLOSURE SERVICES LLC	*	100.00	300.00	000715
9/14/26	00022	9/01/26	206335 202609 320-57200-44400 SEP26 LAKE MAINTENANCE			FLORIDA WATERWAYS INC	*	685.00	685.00	000716
						CORD CORDOVA PALMS TLEE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/14/26	00001	9/01/26 158	202609 320-57200-43500		*	2,208.33	
			SEP OPERATIONS MANAGER				
		9/01/26 158	202609 320-57200-45100		*	6,458.33	
			SEP FACILITY MANAGEMENT				
		9/01/26 158	202609 320-57200-44700		*	1,083.33	
			SEP POOL CHEMICALS				
		9/01/26 158	202609 320-57200-44600		*	1,500.00	
			SEP POOL MAINTENANCE				
		9/01/26 158	202609 320-57200-43400		*	1,000.00	
			SEP JANITORIAL SVCS				
		9/01/26 158	202609 320-57200-44000		*	192.50	
			POOL REPAIRS-TILE/LEAK				
			GOVERNMENTAL MANAGEMENT SERVICES				12,442.49 000717
9/14/26	00001	9/01/26 159	202609 310-51300-34000		*	4,645.42	
			SEP MANAGEMENT FEES				
		9/01/26 159	202609 310-51300-35200		*	147.42	
			SEP WEBSITE ADMIN				
		9/01/26 159	202609 310-51300-35100		*	221.17	
			SEP INFORMATION TECH				
		9/01/26 159	202609 310-51300-31300		*	737.33	
			SEP DISSEMINATION SVCS				
		9/01/26 159	202609 310-51300-51000		*	.39	
			OFFICE SUPPLIES				
		9/01/26 159	202609 310-51300-42000		*	63.55	
			POSTAGE				
		9/01/26 159	202609 310-51300-42500		*	7.95	
			COPIES				
		9/01/26 159	202609 310-51300-41000		*	.25	
			TELEPHONE				
		9/01/26 159.AMEX	202607 320-57200-45400		*	93.75	
			YOUTUBE SUBSCRIPTION-JUL				
			GOVERNMENTAL MANAGEMENT SERVICES				5,917.23 000718
9/14/26	00032	9/10/26 I3500583	202609 300-15500-10000		*	4,345.00	
			FY27 HOLIDAY LIGHTING				
			HUMBUG HOLIDAY LIGHTING				4,345.00 000719
9/14/26	00029	9/01/26 11112503	202609 320-57200-44000		*	225.00	
			ANNUAL AED SERVICES				
			LIFESAFE SERVICES LLC				225.00 000720
9/14/26	00029	9/08/26 11112512	202609 320-57200-44000		*	94.05	
			ELECTRODES-ONSITE AED				
			LIFESAFE SERVICES LLC				94.05 000721
			CORD CORDOVA PALMS TLEE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/14/26	00037	8/31/26 21267576	202608 320-57200-44000 NAPKIN RECEPTACLE	ULINE INC	*	73.00	73.00 000722
9/14/26	00050	8/31/26 7866092	202608 310-51300-48000 NOTICE - BUDGET HEARING		*	393.68	
		8/31/26 7866092	202608 310-51300-48000 NOTICE - BUDGET HEARING		*	109.44	
			USA TODAY MEDIA CORP				503.12 000723
9/14/26	00036	9/01/26 1262976	202609 320-57200-44200 SEP LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE INC	*	13,720.00	13,720.00 000724
9/22/26	00004	9/08/26 33783	202609 300-15500-10000 FY27 INSURANCE RENEWAL	EGIS INSURANCE ADVISORS LLC	*	29,803.00	29,803.00 000725
9/22/26	00001	8/31/26 161	202608 320-57200-45110 AUG26 FACILITY ATTENDANT	GOVERNMENTAL MANAGEMENT SERVICES	*	1,961.30	1,961.30 000726
9/22/26	00001	9/15/26 160	202608 320-57200-44000 AUG26 GEN FACILITY MAINT	GOVERNMENTAL MANAGEMENT SERVICES	*	6,400.23	6,400.23 000727
9/22/26	00059	9/10/26 17341	202609 320-57200-46000 WINDSCREEN	VISIONARY HOLDING COMPANY LLC	*	1,175.00	1,175.00 000728
9/22/26	00027	9/14/26 62274640	202609 320-57200-45300 SEP PEST CONTROL SERVICES	TURNER PEST CONTROL, LLC	*	144.55	144.55 000729
9/29/26	00009	9/22/26 3814990	202605 310-51300-31500 MAY26 GENERAL COUNSEL		*	1,410.50	
		9/22/26 3814990	202606 310-51300-31500 JUN26 GENERAL COUNSEL	KUTAK ROCK LLP	*	1,333.50	2,744.00 000730
TOTAL FOR BANK A						98,780.19	
TOTAL FOR REGISTER						98,780.19	

CORD CORDOVA PALMS TLEE

CommercialFitnessProducts

Invoice

Commercial Fitness Products, Inc

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

Date	Invoice #
8/21/2026	BC08222

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

Cordova Palms
320 Cordova Palms Parkway
St. Augustine FL 32095

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

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
JL	CP320	WO#7350	8/21/2026	Verbal	Net 30	9/20/2026
Qty	Item Code	Description			Price Each	Amount
1	Preventative Maintenance	Preventative Maintenance Visit Type text here Approved 8/24/26 Jeff Johnson General Facility Maintenance 001.320.57200.44000			245.00	245.00

Thank you for your business!

www.commfitnessproducts.com

Total	\$245.00
Payments/Credits	\$0.00
Balance Due	\$245.00

RECEIVED

By Tara Lee at 9:57 am, Aug 25, 2026

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 27, 2026	\$6,621.99	Oksana Kuzmuk

Payable to:

The Bank of New York Melon #14

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10100

Intended Use of Funds Requested:

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

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

COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 27, 2026	\$2,475.39	Oksana Kuzmuk

Payable to:

The Bank of New York Melon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10400
------	---------------------

Intended Use of Funds Requested:

FY26 Debt Service Assessment SE 2022-1
(Attach supporting documentation for request.)

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

Cordova Palms
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 27, 2026	\$5,622.79	Oksana Kuzmuk

Payable to:

The Bank of New York Melon #14

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10500
------	---------------------

Intended Use of Funds Requested:

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

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



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622619521
DATE: 08/26/2026
ORDER: 622619521

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

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

Work Date	Time	Target Pest	Technician	Time In
08/26/2026	09:10 AM			09:10 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/26/2026		09:48 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$144.55
		SUBTOTAL \$144.55
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$144.55

Approved 8/28/26
Jeff Johnson
Pest Control
001.320.57200.45300

AMOUNT DUE \$144.55

RECEIVED

By Tara Lee at 8:44 am, Aug 31, 2026

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.

PLEASE PAY FROM THIS INVOICE



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

INVOICE

INVOICE #	INVOICE DATE
1247943	8/25/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 24, 2026

Invoice Amount: \$2,100.00

Description	Current Amount
July Pine Tree Fellings	
Tree Care Services	\$2,100.00

Invoice Total **\$2,100.00**

Approved 8/25/26
Jeff Johnson
Landscape Contingency
001.320.57200.44300

RECEIVED

By Tara Lee at 12:01 pm, Aug 26, 2026

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Cordova Palms Community Development District
c/o Ms. Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137-4774

Invoice No. 7932-09-26

Date: September 10, 2026

For Professional Services:

Issue	Service	Fee
\$2,325,000 Cordova Palms Community Development District (St. Johns County, Florida), Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED

By Tara Lee at 2:21 pm, Sep 10, 2026

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):



Please notify AMTEC at info@amteccorp.com upon completing the transaction.



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Cordova Palms Community Development District
c/o Ms. Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137-4774

Invoice No. 7933-09-26

Date: September 10, 2026

For Professional Services:

Issue	Service	Fee
\$7,155,000 Cordova Palms Community Development District (St. Johns County, Florida), Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED

By Tara Lee at 2:20 pm, Sep 10, 2026

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):



Please notify AMTEC at info@amteccorp.com upon completing the transaction.



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 Carl Allen
September 08, 2026
Project No: 0000074748.0000
Invoice # 195779

Project 0000074748.0000 26010.00 - Cordova Palms CDD

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

- CDD agenda review

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

Professional Services through August 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	.50	275.00	137.50
Total Labor			137.50
Total Due Upon Receipt:			137.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	137.50	4,717.50	4,855.00
Expense	0.00	21.68	21.68
Totals	137.50	4,739.18	4,876.68

RECEIVED

By Tara Lee at 1:43 pm, Sep 08, 2026

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
7/30/2026	9

Cordova Palms CDD
C/O GMS, North Florida

By Tara Lee at 12:14 pm, Sep 08, 2026

7/30/2026

Description	Amount
Amortization Schedule Series 2021 8-1-26 Prepay \$5,000	100.00
Amortization Schedule Series 2022-1 8-1-26 Prepay \$5,000	100.00
Amortization Schedule Series 2022-2 8-1-26 Prepay \$10,000	100.00

Balance Due	\$300.00
--------------------	-----------------

tcarter@disclosureservices.info

Date: 09/01/2026
Invoice No.: 206335
Due Date: 10/01/2026

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

Approved 9/1/26
Jeff Johnson
Lake Maintenance
001.320.57200.44400

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

Total \$685.00

Balance Due \$685.00

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

RECEIVED

By Tara Lee at 3:46 pm, Sep 01, 2026

Thank You For Your Business!



Governmental Management Services, LLC475 West Town Place, Suite 114
St. Augustine, FL 32092**Invoice**

Invoice #: 158

Invoice Date: 9/1/26

Due Date: 9/1/26

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 - September 2026		2,208.33	2,208.33
Facility Management - September 2026		6,458.33	6,458.33
Pool Chemicals - September 2026		1,083.33	1,083.33
Pool Maintenance - September 2026		1,500.00	1,500.00
Janitorial - September 2026		1,000.00	1,000.00
Pool Repair - Replace Broken Pool Tile at Beach Entry, Fix Leak at ADA Chair Supply Line		192.50	192.50
<i>Alison Moring</i> 9-4-26			
Total			\$12,442.49
Payments/Credits			\$0.00
Balance Due			\$12,442.49

RECEIVED

By Tara Lee at 12:18 pm, Sep 08, 2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 159

Invoice Date: 9/1/26

Due Date: 9/1/26

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 - September 2026		4,645.42	4,645.42
Website Administration - September 2026		147.42	147.42
Information Technology - September 2026		221.17	221.17
Dissemination Agent Services - September 2026		737.33	737.33
Office Supplies		0.39	0.39
Postage		63.55	63.55
Copies		7.95	7.95
Telephone		0.25	0.25
AMEX Purchase 7/28/26 - Youtube TV Subscription		93.75	93.75
Total			\$5,917.23
Payments/Credits			\$0.00
Balance Due			\$5,917.23

RECEIVED*By Tara Lee at 11:14 am, Sep 08, 2026*

Humbug Holiday Lighting of
 101 Marketside Avenue
 Unit 404, #181
 Ponte Vedra Beach, FL 32081
<https://humbugholidaylighting.c>
 (904) 999-0110

Cordova Palms Community
 POC-Jeff Johnson
 475 W Town Pl
 Suite 114
 St. Augustine, FL 32092

Invoice



Deposit Invoice 1 of 2

Approved 9/10/26
 Jeff Johnson
 Holiday Decoration
 001.320.57200.45500

Invoice #	I3500583
Invoice Date	9/10/2026
Amount Due	\$4,345.00

Item	Description	Price
HOA/CDD	Holiday Lighting for HOA/CDD	\$0.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	\$1,400.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$512.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$576.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	\$340.00
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit LED Wreath, Warm White	\$235.00
24" Red Bow-Commercial Grade	24" Red Bow w/Gold Trim	\$65.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$656.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	\$561.00

RECEIVED

By Tara Lee at 2:22 pm, Sep 10, 2026

Subtotal	\$4,345.00
Tax	\$0.00
Total	\$4,345.00
Amount Paid	\$0.00
Amount Due	\$4,345.00

Terms

Due upon receipt. Finance charges may accrue.

LifeSafe Services LLC

+18887670050

acctsrec@lifesafeservices.com

www.lifesafeservices.com

Approved 9/3/26

Jeff Johnson

General Facility Maintenance

001.320.57200.44000



RECEIVED

By Tara Lee at 11:04 am, Sep 08, 2026

INVOICE

BILL TO

025-10622

Cordova Palms CDD

320 Cordova Palms Pkwy

St Augustine, FL 32092

SHIP TO

025-10622

Cordova Palms CDD

320 Cordova Palms Pkwy

St Augustine, FL 32092

INVOICE # 111125032

DATE 09/01/2026

DUE DATE 10/01/2026

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

QTY RATE AMOUNT

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

1 225.00 225.00

Remit to:

LifeSafe Services LLC

5971 Powers Avenue, Ste108

Jacksonville, FL 32217

SUBTOTAL

225.00

TAX

0.00

TOTAL

225.00

BALANCE DUE

\$225.00

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

Please disregard this invoice if you have already
submitted payment.

LifeSafe Services LLC

+18887670050

acctsrec@lifesafeservices.com

www.lifesafeservices.com

Approved 9/9/26

Jeff Johnson

General Facility Maintenance

001.320.57200.44000



RECEIVED

By Tara Lee at 9:00 am, Sep 09, 2026

INVOICE

BILL TO

025-10622

Cordova Palms CDD

320 Cordova Palms Pkwy

St Augustine, FL 32092

SHIP TO

025-10622

Cordova Palms CDD

320 Cordova Palms Pkwy

St Augustine, FL 32092

INVOICE # 111125123

DATE 09/08/2026

DUE DATE 10/08/2026

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

QTY RATE AMOUNT

Electrodes - Onsite AED

1 94.05 94.05T

Remit to:

LifeSafe Services LLC

5971 Powers Avenue, Ste108

Jacksonville, FL 32217

SUBTOTAL

94.05

TAX

0.00

TOTAL

94.05

BALANCE DUE

\$94.05

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

Please disregard this invoice if you have already submitted payment.



1-800-295-5510

uline.com

PO Box 88741 • Chicago, IL 60680-1741

INVOICE

ULINE FED ID#: 36-3684738

INVOICE #: 212675762

ORDER #: 57170602

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2025

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

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

CUSTOMER NO.		PURCHASE ORDER NO.		SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
33234323		JEFF		UPS GROUND	08/31/26	08/31/26	NET 30 DAYS	08/31/26
QTY ORDERED	U/M	BACK ORDERED	ITEM NUMBER	DESCRIPTION		UNIT PRICE		EXTENDED PRICE
1	CT		S-19375	LINERS FOR H-3584 FLOOR STANDING SANITARY NAPKIN RECEPTACLE Type text here		50.00		50.00
				Approved 9/1/26 Jeff Johnson General Facility Maintenance 001.320.57200.44000				
				RECEIVED By Tara Lee at 3:47 pm, Sep 01, 2026				

ORDER PLACED BY: JEFF JOHNSON
ACONGDON

SUB-TOTAL
50.00

SALES TAX
.00

SHIPPING/HANDLING
23.00

AMOUNT DUE
\$ 73.00

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

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
CORDOVA PALMS CDD	33234323	212675762	08/31/26	73.00

AMOUNT ENCLOSED

IF DIFFERENT THAN AMOUNT DUE \$ _____

EXPLAIN DIFFERENCES ON REVERSE SIDE

MAKE CHECK
PAYABLE AND
MAIL TO:

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

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

3323432302126757622608310000073005

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Cordova Palms Cdd		762049	08/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007866092	Aug 1- Aug 31, 2026	\$503.12	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$503.12	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: SEPTEMBER 30, 2026
Cordova Palms Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

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

FEDERAL ID 47-2390983

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
8/1/26	Balance Forward	\$921.28
8/18/26	PAYMENT - THANK YOU	-\$921.28

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/14/26	SAG St Augustine Record	12551606	Budget Hearing 1st Run		1	2.0000 x 12 in	\$393.68

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/21/26	12551202	SAG St Augustine Record	Budget Hearing 2nd Run		\$109.44

RECEIVED**By Tara Lee at 11:13 am, Sep 08, 2026**

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$503.12
Service Fee 3.99%	\$20.07
*Cash/Check/ACH Discount	-\$20.07
*Payment Amount by Cash/Check/ACH	\$503.12
Payment Amount by Credit Card	\$523.19

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Cordova Palms Cdd		762049		0007866092		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$503.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$503.12
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$523.19
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007620490000000000000078660920005031267173

USA TODAY CO.



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 08/14/2026

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 08/14/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$393.68	
Tax Amount:	\$0.00	
Payment Cost:	\$393.68	
Order No:	12551606	# of Copies:
Customer No:	762049	1
PO #:	Budget Hearing 1st Run	

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: September 10, 2026
TIME: 10:00 a.m.
LOCATION: St. Augustine Airport Authority
4730 Casa Cole 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.

Description of Assessments

The District imposes O&M Assessments on benefited 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 Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the item 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 benefited 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.

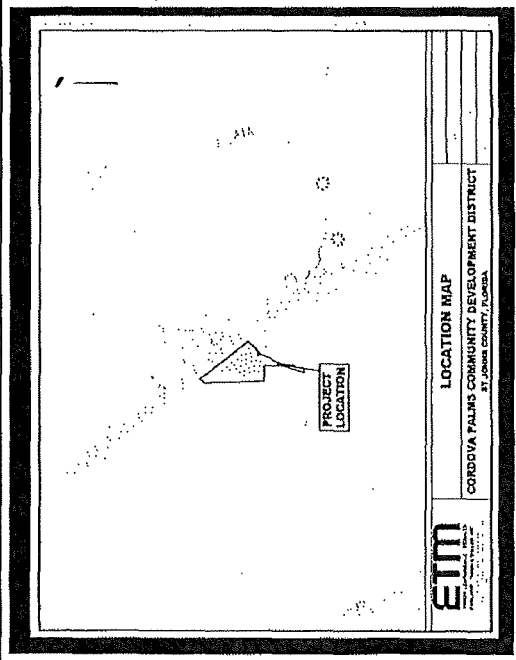
Additional Provisions

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.



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 08/21/2026
SAG staugustine.com 08/21/2026

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 08/21/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$109.44
Tax Amount: \$0.00
Payment Cost: \$109.44
Order No: 12551202
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 SUPERVI-
SORS' 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: September 10, 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) 940-5950 ("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
1262976	9/1/2026
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: October 1, 2026

Invoice Amount: \$13,720.00

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

Approved 9/8/26
Jeff Johnson
Landscape Maintenance
001.320.57200.44200

Invoice Total **\$13,720.00**

RECEIVED

By Tara Lee at 2:53 pm, Sep 08, 2026

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

Customer	Cordova Palms Community Development District
Acct #	1090
Date	09/08/2026
Customer Service	Brendan Callen
Page	1 of 1

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

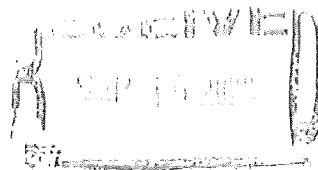
Payment Information	
Invoice Summary	\$ 29,803.00
Payment Amount	
Payment for:	Invoice#33783
100126796	

Thank You

Please detach and return with payment

Customer: Cordova Palms Community Development District

Invoice	Effective	Transaction	Description	Amount
33783	10/01/2026	Renew policy	Policy #100126796 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2026	29,803.00



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

RECEIVED

By Tara Lee at 11:52 am, Sep 16, 2026

Total
\$ 29,803.00

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/08/2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 161

Invoice Date: 8/31/26

Due Date: 8/31/26

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 August 2026	71.32	27.50	1,961.30
<i>Alison Moring</i> <i>9-16-26</i>			

Total	\$1,961.30
-------	------------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$1,961.30
-------------	------------

RECEIVED**By Tara Lee at 1:22 pm, Sep 17, 2026**

CORDOVA PALMS CDD

**GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ATTENDANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
71.32	Facility Attendant	\$ 27.50	\$ 1,961.30

Covers August 2026 - September 7, 2026

TOTAL DUE:

\$ 1,961.30

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ATTENDANT BILLABLE HOURS FOR AUGUST 2026 - SEPTEMBER 7, 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/26	2.77	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/2/26	5.82	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/8/26	1.35	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/9/26	3.8	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/10/26	4.92	A.A.	Office Coverage - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/14/26	7.74	P.G.	Office Coverage - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/16/26	5.69	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/17/26	5.99	A.A.	Office Coverage - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/22/26	4.45	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/23/26	5.95	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
8/30/26	4.07	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
9/4/26	3.05	A.A.	Office Coverage - Completed Daily Checklist, enforced CDD policies, returned calls and emails
9/5/26	5	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
9/6/26	5.32	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
9/7/26	5.4	A.A.	Weekend Attendant - Completed Daily Checklist, enforced CDD policies, returned calls and emails
GRAND TOTAL	<u>71.32</u>		

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

Invoice

Invoice #: 160
Invoice Date: 9/15/26
Due Date: 9/15/26
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 August 1 - August 31, 2026	95.98	50.00	4,799.00
Maintenance Supplies		1,601.23	1,601.23
Approved 9/15/26 Jeff Johnson General Facility Maintenance 001.320.57200.44000 Alison Moxing 9-17-26			

RECEIVED

By Tara Lee at 1:27 pm, Sep 17, 2026

Total \$6,400.23

Payments/Credits \$0.00

Balance Due \$6,400.23

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/3/26	8	M.B.	Installing signs around the ponds, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and sidewalks, remove debris from around amenity center, pool deck, courts, parking lot, roadways and lakes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/5/26	5.5	M.B.	Fixed light on sidewalk, fixed chain on pool deck, pressure washing pool area, straightened and organized pool deck and patio furniture, blew leaves and debris off pool area and sidewalks
8/7/26	7	M.B.	Installed new lights in men's restroom, installed new parts to fan, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center
8/10/26	8	M.B.	Fixed doors in men's and women's restroom, straightened and organized pool deck and patio furniture, fixed pool deck chairs, removed debris around amenity center, pool deck, walkways, roadways and common areas, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/12/26	5	M.B.	Removed gum from pool deck, blew leaves and debris off pool deck, sidewalks and pickleball courts, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/14/26	7.6	M.B.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, sidewalks and pickleball courts, removed debris on Cordova Palms Parkway, around lakes five and six, pool deck and around amenity center, cleaned and straightened up maintenance room, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/17/26	8.02	M.B.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, sidewalks and pickleball courts, removed debris on Cordova Palms Parkway, amenity center, pool deck, parking lot, roadways and common areas, removed deceased animal from roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/19/26	7.04	M.B.	Fixed pool shower, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and ball courts, removed debris from around amenity center, pool deck, courts, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/21/26	7.82	M.B.	Hung television in office, fixed crack in sidewalk, pressure washed pool chairs, Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and pickleball courts, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/24/26	8	M.B.	Installed rack in office, caulked gutter, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and sidewalks, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/26/26	6	M.B.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and sidewalks, dusted and removed spider webs, removed debris around pool deck, amenity center, parking lot and along Cordova Palms parkway, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/27/26	2	J.K.	Straightened and organized pool deck and patio furniture, blew leaves and debris off amenity center, pool deck, sidewalks and pickleball court, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/28/26	8	M.B.	Pressure washed the pool area, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, sidewalks and courts, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around pool deck, amenity center, courts, parking lot, common areas and roadways

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/31/26	8	J.K.	Patched leaky gutter, filled in mulch holes from e-bikes, checked pool chemicals and water levels, straightened and organized pool deck and patio furniture, blew leaves and debris off amenity center, walkways and pool deck, removed debris around pool deck, amenity center, courts, parking lot and playground, checked and changed trash receptacles, emptied and restocked dog waste receptacles

TOTAL	<u>95.98</u>
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MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 9/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
CP				
Cordova Palms				
	7/23/26	Glad Plug Ins Refill 10pk (2)	49.68	J.J.
	7/23/26	Nitrile Disposable Gloves CL 100pk	21.99	J.J.
	7/28/26	Constant Contact Monthly Fee	55.41	C.B.
	8/3/26	Transmitter for Fan	220.46	J.J.
	8/4/26	Glad Plug In Starter Kit (2)	13.44	J.J.
	8/4/26	45 Gal Trash Bags 250ct	71.04	J.J.
	8/6/26	Magic Clean 16ct (2)	48.94	J.J.
	8/8/26	Wall Lights	342.78	J.J.
	8/7/26	Peloton Monthly Fee	61.94	R.G.
	8/11/26	Paper Towels 6 Rolls	81.43	J.J.
	8/11/26	Multifold Towels	67.19	J.J.
	8/11/26	Gym Wipes 4pk	115.81	J.J.
	8/13/26	Tape	21.98	J.J.
	8/13/26	Sprayer	35.48	J.J.
	8/13/26	Towels	34.25	J.J.
	8/19/26	Large Pro Stability Gym Ball	66.14	C.B.
	8/19/26	5 Tier Storage Shelves	151.00	C.B.
	8/19/26	Sheet Protectors 200pk	15.42	C.B.
	8/19/26	CPVC Cement Flowguard	9.41	J.J.
	8/19/26	1/2" Coupling (2)	1.25	J.J.
	8/19/26	O-Ring (6)	7.28	J.J.
	8/20/26	TV Wall Mount	36.72	J.J.
	8/21/26	Remote Control for Cameras	29.38	C.B.
	8/25/26	Edger Blade	42.83	J.J.
		TOTAL	\$1,601.23	



751 GENERAL HUTCHISON PARKWAY
LONGWOOD, FLORIDA 32750
(407) 330-9466 * Fax (407) 330-9343

Approved 9/10/26
Jeff Johnson
Repairs and Maintenance
001.320.57200.46000

Invoice Number 17341
Invoice Date 9/10/2026
Nidy Job # 101

Ship To: SAME

CORDOVA PALMS
320 CORDOVA PALMS PKWY

ST AUGUSTINE FL 32095

Cust PO #		Customer #	3928	Ship VIA		Due Date:	9/11/2026
Item #	Description			Quantity	Unit Price	Extended Price	
104-500	Windscreen			1.00	1,093.11	1,093.11	
114	UPS Shipping Charges			1.00	81.89	81.89	

RECEIVED

By Tara Lee at 9:34 am, Sep 11, 2026

Subtotal 1,175.00
Sales Tax 0.00
Total Amount Due 1,175.00

TERMS: Due Upon Receipt - 1.5% per month (18% APR) service charge on past due account!



Turner
Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622746408
DATE: 09/14/2026
ORDER: 622746408

Bill To: [935218]

Cordova Palms CDD
475 W Town Pl
Suite 114
St Augustine, FL 32092-3648

Work Location: [935218] 904-759-8890

Cordova Palms CDD
Rich Gray
320 Cordova Palms Pkwy
St Augustine, FL 32095-0059

Approved 9/15/26
Jeff Johnson
Pest Control
001.320.57200.45300

Work Date	Time	Target Pest	Technician	Time In
09/14/2026	09:59 AM			09:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/14/2026		10:19 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 11:56 am, Sep 15, 2026

AMOUNT DUE \$144.55

TECHNICIAN SIGNATURE

C
CUSTOMER SIGNATURE

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 22, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Notificati

Mr. Jim Perry

Cordova Palms CDD

Governmental Management Services - North Florida

Suite 114

475 West Town Place

St. Augustine, FL 32092

RECEIVED

By Tara Lee at 2:48 pm, Sep 25, 2026

Invoice No. 3814990

4823-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/26	W. Haber	0.60	210.00	Review property and records and matters related to sale of real property
05/04/26	W. Haber	0.50	175.00	Finalize review of plats and participate in call to discuss sale of real property
05/08/26	W. Haber	0.20	70.00	Confer with Laughlin regarding sale of real property
05/13/26	A. Cox	0.40	58.00	Confer with Haber regarding project completion resolution
05/13/26	K. Magee	0.80	212.00	Review agenda and prepare for Board of Supervisors meeting
05/14/26	W. Haber	0.20	70.00	Prepare for Board meeting
05/14/26	K. Magee	0.80	212.00	Conference with Haber regarding meeting; prepare for and attend Board of Supervisors meeting via phone
05/22/26	W. Haber	0.20	70.00	Review and revise budget related documents

KUTAK ROCK LLP

Cordova Palms CDD

September 22, 2026

Client Matter No. 4823-1

Invoice No. 3814990

Page 2

05/27/26	A. Cox	2.30	333.50	Prepare revised rules of procedure, resolution setting public hearing on revised rules of procedure, resolution adopting revised rules of procedure, notice of rule development for revised rules of procedure, notice of rulemaking for revised rules of development, resolution approving FY 2027 budget and disseminate to Hogge
05/28/26	W. Haber	0.20	70.00	Review agenda for June meeting
06/02/26	W. Haber	0.20	70.00	Review correspondence from resident regarding suspension; confer with Laughlin regarding same
06/11/26	W. Haber	1.60	560.00	Prepare for and participate in Board meeting
06/24/26	A. Cox	0.60	87.00	Prepare agreement for use of amenity facilities for swim lessons and confer with Haber regarding same
06/24/26	K. Haber	1.10	313.50	Prepare independent contractor swim instruction agreement and waiver; correspond with Laughlin regarding same
06/25/26	W. Haber	0.20	70.00	Review agenda for July meeting
06/26/26	W. Haber	0.30	105.00	Review and revise agreement for swim lessons
06/29/26	A. Cox	0.40	58.00	Disseminate agreement for use of amenity facilities for swim lessons to Laughlin

TOTAL HOURS 10.60

TOTAL FOR SERVICES RENDERED \$2,744.00

TOTAL CURRENT AMOUNT DUE \$2,744.00