Cordoba Ranch
Community Development District

October 20, 2025

Revised Agenda Package

TEAMS MEETING INFORMATION
MEETING ID: 289 655 370 839 PASSCODE: UY6FD6DX
JOIN THE MEETING NOW

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle Suite 300
Tampa, FL 33607

Cordoba Ranch Community Development District

Board of Supervisors	Staff
Erica Owen, Chairperson	Christina Newsome, District Manager
Greg Saldana, Vice Chairperson	Kathryn Hopkinson, District Counsel
Jane Marlow, Assistant Secretary	Phil Chang, District Engineer
James Therrien, Assistant Secretary	Clay Wright, Field Manager
David Boulos, Assistant Secretary	Sitex, Aquatic

Meeting Agenda

Monday, October 20, 2025 – 4:00 p.m.

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1. **Call to Order and Roll Call**
2. **Motion to Approve the Agenda**
3. **Audience Comments** – *Three- (3) Minute Time Limit*
4. **Staff Reports**
    - A. Sitex Aquatics Report
    - B. Field Inspection Report
        - i. Crowder's Irrigation Inspection Report
    - C. Landscape Update
        - i. Consideration of Mulch Installation Proposal
        - ii. Consideration of Pine Tree Replacement Proposal
        - iii. Consideration of Fakahatchee Grass Removal Proposal
        - iv. Consideration of Median Planter Landscaping Proposal
        - v. Consideration of Side Beds & Signs Landscaping Proposal
        - vi. Consideration of Tree Trimming Palms and Prune Oaks Proposal
        - vii. Consideration of Forestry Mulching
    - D. District Engineer
        - i. Road Structural Sustainability
        - ii. Creek Embankment Restoration Proposal
    - E. District Counsel
    - F. District Manager
5. **Business Items**
    - A. Ratification of Illuminations Holiday Lighting Services Agreement
    - B. Consideration of Wildlife Sign Proposal
    - C. Consideration of Tax Solutions Bond Series 2021 Engagement Letter
6. **Business Administration**
    - A. Consideration of Minutes from the Meeting held September 18, 2025
    - B. Consideration of September 30, 2025 Financial Statements and Check Register
7. **Supervisor Requests**
8. **Audience Comments** – *Three- (3) Minute Time Limit*
9. **Adjournment**

The next meeting is scheduled for Monday, November 17, 2025, at 4:00 p.m.

District Office:
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
813-873-7300

Meeting Location:
New Tampa Library
10001 Cross Creek Blvd.,
Tampa, FL 33647

SitexAquatics

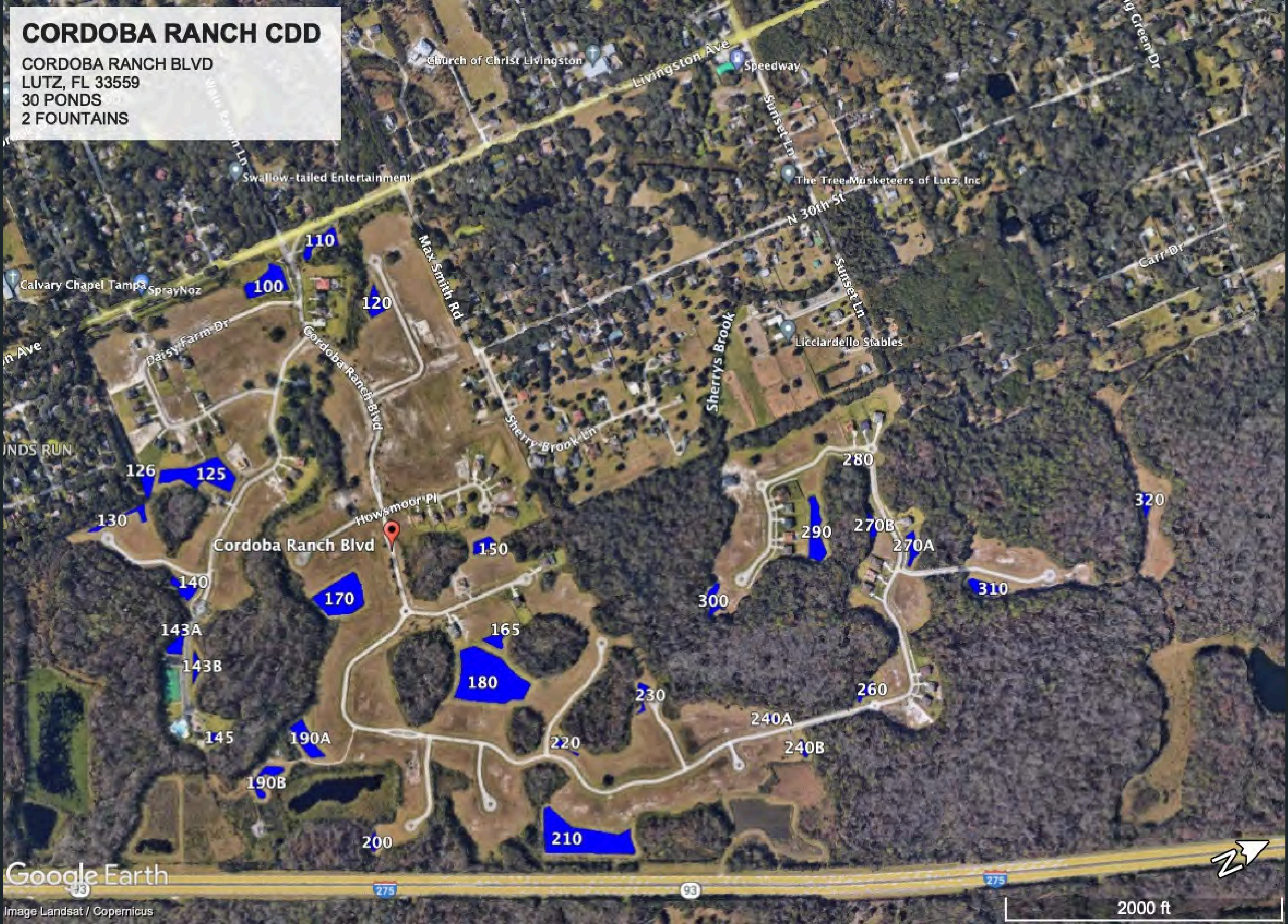
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

OCTOBER, 2025

CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Prepared for: Mona Slaughter
Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.

Pond #100 Treated for Shoreline Vegetation.

Pond #110 Treated for Shoreline Vegetation.

Pond #120 Treated for Algae and Shoreline Vegetation.

Pond #125 Treated for Algae and Shoreline Vegetation.

Pond #126 Treated for Algae and Shoreline Vegetation.

Pond #130 Treated for Algae and Shoreline Vegetation.

Pond #140 Treated for Algae and Shoreline Vegetation.

Pond #143A Treated for Shoreline Vegetation.

Pond #143B Treated for Shoreline Vegetation.

Pond #145 Treated for Shoreline Vegetation.

Pond #150 Treated for Algae and Shoreline Vegetation.

Pond #165 Treated for Shoreline Vegetation.

Sep 25, 2025 at 12:50:21 PM

Pond #170 Treated for Shoreline Vegetation.

Sep 25, 2025 at 1:06:00 PM

Pond #180 Treated For Algae and Shoreline Vegetation.

Sep 25, 2025 at 12:37:50 PM

Pond #190A Treated for Shoreline Vegetation.

Pond #190B Treated for Algae and Shoreline Vegetation.

Pond #200 Treated for Shoreline vegetation.

Pond #210 Treated for Shoreline Vegetation.

Pond #220 Treated for Shoreline Vegetation.

Pond #230 Treated for Shoreline Vegetation.

Pond #240A Treated for Shoreline Vegetation.

Pond #240B Treated for Shoreline Vegetation.

Pond #260 Treated for Shoreline Vegetation.

Pond #270A Treated for Shoreline Vegetation.

Pond #270B Treated for Shoreline Vegetation.

Pond #280 Treated for Shoreline Vegetation.

Pond #290 Treated for Algae and Shoreline Vegetation.

Pond #300 Treated for Shoreline Vegetation.

Pond #310 Treated for Shoreline Vegetation.

Pond #320 Treated for Shoreline vegetation.

CROWDER'S

Job Name: Cordoba Estates
Report Type: 2902 Cordoba Ranch Blvd Lutz, Fl 33539
Controller Name: Hunter Pro C
Date: 9-24-25 **Page #:** 1 **of** 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	5:am	100 %	M T [✓ W] T F [✓ S] S
Program B		%	M T W T F S S
Program C	7:pm	100 %	M T [✓ W] T F [✓ S] S
Program D		%	M T W T F S S

Checked Weather Sensor: YES NO
Weather Sensor: Working Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Back Clock Middle Clock Hunter I Core

Zone Number	1	2	3		1	2	3	4	5	6						
Spray, Rotor, MP, Drip, or Bubbler	S	S	D		D	D	R	R	D	R						
Run Time **[Program:]**	30	30	30		30	30	30	45	20	45						
Run Time **[Program:]**																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Jon Lane. **Signature**

Did you contact the Account Manager? YES / NO What time? Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

CROWDERS

Job Name: Cordoba

Report Type: 244 Cordoba Ranch Blvd

Controller Name: Front Clock

Date: 9-24-25

Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	8: pm	100 %	[✓ M] T W [✓ T] F S S
Program B	10: pm	100 %	[✓ M] T W [✓ T] F S S
Program C	6: am	100 %	[✓ M] T W [✓ T] F S S
Program D	4: am	100 %	[✓ M] T W [✓ T] F S S

Checked Weather Sensor: [✓ YES] NO

Weather Sensor: [✓ Working] Not Working

Controller Make & Model:	[illegible]			
Controller Status:	[✓ WORKING]		NOT WORKING	
POC info:	Potable Water	Reclaim Water	[✓ Well Water]	Lake Water
Pump Status & Type:	PRESSURIZED	[✓ PUMP START]	CENTRIFUGAL	SUBMERSIBLE

Information: Front Clock

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	S	S	D	R	R	R	R	D	S	S	R	S	D	S	R	R
Run Time **[Program:]**											45					45
Run Time **[Program:]**	30	30		45	45	45	45		30	30		30		30		
Battery Pack/Doubler/Add-a-Zone	Sprays		35		Rotors			35							35	
Zone Faults or Alarms													30			

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																

CROWDER'S

Job Name: Cordoba
Report Type:
Controller Name: Front Clock
Date: 9-24-25 **Page #:** 2 of 2

	Start Times:	**Seasonal Adjust:**	**Run Days:**
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor: [✓ YES] NO
Weather Sensor: [✓ Working] Not Working

Controller Make & Model:	Hunter acc 2			
Controller Status:	[✓ WORKING]		NOT WORKING	
POC info:	Potable Water	Reclaim Water	[✓ Well Water]	Lake Water
Pump Status & Type:	PRESSURIZED	[✓ PUMP START]	CENTRIFUGAL	SUBMERSIBLE

Information: Front Clock - Cont.

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Spray, Rotor, MP, Drip, or Bubbler	R	D	D	S	R	D	D	S	R	R	S	D	D			R	
Run Time **[Program:]**	45				45				45	45						45	45
Run Time **[Program:]**				30				30			30						
Battery Pack/Doubler/Add-a-Zone		35										35					
Zone Faults or Alarms			30			30	30						30				

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: **Signature**

d you contact the Account Manager? YES / NO What time? Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Crowder's Landscaping and Irrigation

P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Estimate

Date	Estimate #
9/30/2025	M2755

Bill To

Cordoba Estates CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL
33544

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 SOW: Proposal is to install 1" of Mulch to all the ornamental planterson CDD property, medians, and round-a-bouts.			
Mulch	Medium Pine Bark	380	60.00	22,800.00

Thank you for the opportunity.

Total $22,800.00

Crowder's Landscaping and Irrigation

P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Estimate

Date	Estimate #
9/30/2025	M3052

Bill To

Cordoba Estates CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL
33544

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Proposal is to install new Pine tree in third to last circle on Cordoba Ranch Blvd. Requested by Erica SOW: Install new 30 Gallon Loblolly Pine tree where one is missing. Stake and install new tree diaper.			
Lobbolly Pine	30 Gallon, 12-14' Ht	1	350.00	350.00
Tree Diaper	Self watering device. Slowly waters tree for up to three weeks with-out rain or water source.	1	100.00	100.00
Staking Small Trees	Staking small trees up to a 4" caliber.	1	75.00	75.00
Landscaping Tea...	Hourly labor for landscaping design & installation team.	1	250.00	250.00

Thank you for the opportunity.

Total $775.00

Crowder's Landscaping and Irrigation

P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Estimate

Date	Estimate #
9/30/2025	M3054

Bill To
Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Proposal is to remove Fakahatchee Grass on corner of Daisy Farm and Cordoba Ranch Blvd. to the street sign. Approximately 75 Ft. Requested by Erica. SOW: Demo existing Fakahatchee Grass from street sign toward Daisy Farm. Cut drip and re-manifold. Tie into existing sprays and add heads for coverage. Install new Seville St. Augustine.			
	Landscaping			
Landscaping Tea...	Full-day labor for landscaping installation team.	1	1,950.00	1,950.00
Debris Hauling / ...	Dispose of resulting debris off-site.	1	300.00	300.00
Seville St . August...	Shade Tolerant Sod	1,500	1.25	1,875.00
Top Soil	Yard of Top Soil Installed.	2	200.00	400.00
	Irrigation			
Irrigation Team – ...	Full-day labor for irrigation team for installation or service work.	1.5	1,750.00	2,625.00
Drip Line Repair	Manifold at end of demo.	1	200.00	200.00
Pop-up 6"	6" Pop-up	12	25.00	300.00
PVC	PVC Pipe	250	3.00	750.00
Miscellaneous	Parts and fittings	1	300.00	300.00
Sidewalk/walkway...	Jet a pipe under a walkway or sidewalk	1	200.00	200.00
Large Valve Box	Large Green Top / Black Base	1	125.00	125.00
Rain Bird Valve 2"	Rain Bird PEB Industrial Valve Plastic 2 in w/ Flow Control FIPT x FIPY	1	350.00	350.00
Decoder	Single zone decoder.	1	300.00	300.00

Thank you for your business.

Total $9,675.00

Crowder's Landscaping and Irrigation
P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Estimate

Date	Estimate #
9/30/2025	M3055

Bill To

Cordoba Estates CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL
33544

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Proposal is to landscape tips of median planters where declining Juniper and flowers are located.			
	Requested by Erica.			
	SOW: Demo all Juniper and Coleus. Install new drip irrigation through-out space. Install new Dwarf Red Ixoria and Summer-Set Jasmine minima. Mulch			
	First Two Median Islands at Howsmoor PL.			
Landscaping Tea...	Full-day labor for landscaping installation team.	1	1,950.00	1,950.00
Debris Hauling / ...	Dispose of resulting debris off-site.	1	300.00	300.00
Irrigation	Install new drip irrigation and appropriately manifold. (Approximately 772Ft.)	1	2,665.00	2,665.00
Dwarf Ixora Red	3 Gallon	125	20.00	2,500.00
Sunset Minima Jas...	1 Gallon (Other variations include Snow'N'Summer Pink at same pricing)	253	10.00	2,530.00
Pine fine	Pine fine screen	1	75.00	75.00
Medium Pine Bark	Yards	6	70.00	420.00
	Large Median planter before Bridleton Way			
Landscaping Tea...	Full-day labor for landscaping design & installation team.	1.5	1,950.00	2,925.00
Debris Hauling / ...	Dispose of resulting debris off-site.	1	300.00	300.00
Irrigation	Install new drip irrigation and appropriately manifold. (Approximately 1518)	1	3,250.00	3,250.00
Dwarf Ixora Red	3 Gallon	185	20.00	3,700.00
Sunset Minima Jas...	1 Gallon (Other variations include Snow'N'Summer Pink at same pricing)	636	10.00	6,360.00
Pine fine	Pine fine screen	2	75.00	150.00
Medium Pine Bark	Yards	15	70.00	1,050.00

Thank you for the opportunity.

Total $28,175.00


Dwarf Ixora, Red
Ana Maria
Or Summerset Jasmine

Crowder's Landscaping and Irrigation

P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Estimate

Date	Estimate #
9/30/2025	M3056

Bill To

Cordoba Estates CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL
33544

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Proposal is to landscape side beds and signs at back bridge and round-a-bout. Requested by Erica SOW: Demo existing landscaping, clean and prep for install of both turf, plants, and trees. Re-work drip for proper coverage, re-nozzle for appropriate coverage. Install new landscaping.			
Landscaping Tea...	Full-day labor for landscaping installation team.	2.5	1,950.00	4,875.00
Debris Hauling / ...	Dispose of resulting debris off-site.	1	300.00	300.00
Pringle's Dwf. Pod...	3 Gallon	64	25.00	1,600.00
Dwarf Ixora Red	3 Gallon	80	20.00	1,600.00
Chinese Fan palm	15 gallon (Seven clusters of 5)	35	175.00	6,125.00
Bahia Sod	Florida Native Turf	3,800	0.83	3,154.00
Irrigation	Identify stub-ups, re-plum, install new drip pipe for appropriate coverage on new landscaping. Re-nozzle sprays and add additional heads for coverage on new plant material.	1	5,600.00	5,600.00
Mulch	Medium Pine Bark	8	70.00	560.00

Thank you for your business.

Total $23,814.00


Fan Palm
Podocarpus, Pringles
Dwarf Ixora,Red
Podocarpus, Pringles

EXHIBIT "B"


CDD PONDS
MITIGATION AREA
HOA MAINTENANCE
BARRICADE
AMADEN ENGINEERING, LLC
Civil Engineering & Development Consulting

Reverdecer Tree Service LLC

909 26th Avenue West | Bradenton, Florida 34205
941-334-1013 | sidnei@alwaysgreentree.com | www.reverdecertree.com

RECIPIENT:

Cordoba Ranch CDD

17802 Newcastle Field Drive
Lutz, Florida 33559

Quote #514

Sent on ____________________

Total **$16,010.00**

Product/Service	Description	Qty.	Unit Price	Total
Scope of Work: Dead Palm removal, Trim Palms and Prune Hardwood Trees throughout the property on specific areas.	Special Instruction: Bucket Truck, Chain Saw, Pole Saw, Ladder, Dump Trailer.			
Location - South/North - along the fence on Livingston Ave.	Trim Sabal Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	94	$30.00	$2,820.00
Location - South/North - along the fence on Livingston Ave.	Trim Reclinata Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	3	$30.00	$90.00
Location - South/North - along the fence on Livingston Ave.	Trim Chinese Fan Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	11	$30.00	$330.00
Location - South/North - along the fence on Livingston Ave. (near entrance).	Trim Washingtonian Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	7	$30.00	$210.00
Location - South - along the fence on Livingston Ave. (near entrance).	Prune Large Maple Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	$175.00	$525.00
Location - South - along the fence on Livingston Ave. (near entrance).	Prune Medium Maple Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	$125.00	$375.00
Location - South - along the fence on Livingston Ave. (near entrance).	Dead Tall Sabal Palm 9" DBH remove flush cut and haul away debris.	1	$350.00	$350.00
Location - entrance after the gate - side walkway towards Daisy Farm Dr.	Prune Medium Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	$125.00	$375.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Grand Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	9	$275.00	$2,475.00

Product/Service	Description	Qty.	Unit Price	Total
Location - South - along the fence on Livingston Ave. (grass area)	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	8	$175.00	$1,400.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Medium Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	$125.00	$375.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Giant Grand Oak Tree never pruned branches touching the ground raise canopy for clearance and haul away debris.	1	$525.00	$525.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Large Oak Tree never pruned branches touching the ground raise canopy for clearance and haul away debris.	1	$375.00	$375.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Oaks and other hardwoods touching the fence cut a sideline away from fence and haul away debris.	1	$325.00	$325.00
Location - North - along the fence on Livingston Ave. (grass area)	Prune Grand Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	8	$275.00	$2,200.00
Location - North - along the fence on Livingston Ave. (grass area)	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	$175.00	$525.00
Location - Max Smith Rd. (prune only inside the fence on grass area.	Prune Grand Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	5	$225.00	$1,125.00
Location - near exit by the pond.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	$175.00	$525.00
Location - side 2518 Cordoba Ranch Blvd. (tree with swing seat). grass area.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	1	$175.00	$175.00
Location - side 2613 Cordoba Ranch Blvd. grass area.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	1	$175.00	$175.00
Location - side 2707 Cordoba Ranch Blvd. grass area.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris. Note: prune one side of the tree only, grass area.	1	$175.00	$175.00
Location - side 17911 Bramshot Pl / Cordoba Ranch Blvd.	Trim Sabal Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	6	$30.00	$180.00

Product/Service	Description	Qty.	Unit Price	Total
Location - side 17911 Bramshot Pl / Cordoba Ranch Blvd.	Trim Washingtonian Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	1	$30.00	$30.00
Location - side 17911 Bramshot Pl / Cordoba Ranch Blvd. grass area.	Dead Tall Sabal Palm 9" DBH remove flush cut and haul away debris.	1	$350.00	$350.00
Fuel surcharge of 7%.	Waived fuel surcharge for this customer	1	$0.00	$0.00
No extra charge to haul and dump debris.		1	$0.00	$0.00

Total	$**16,010.00**

This quote is valid for the next 30 days, after which values may be subject to change.

Crowder's Landscaping and Irrigation

P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Estimate

Date	Estimate #
10/8/2025	M3092

Bill To
Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

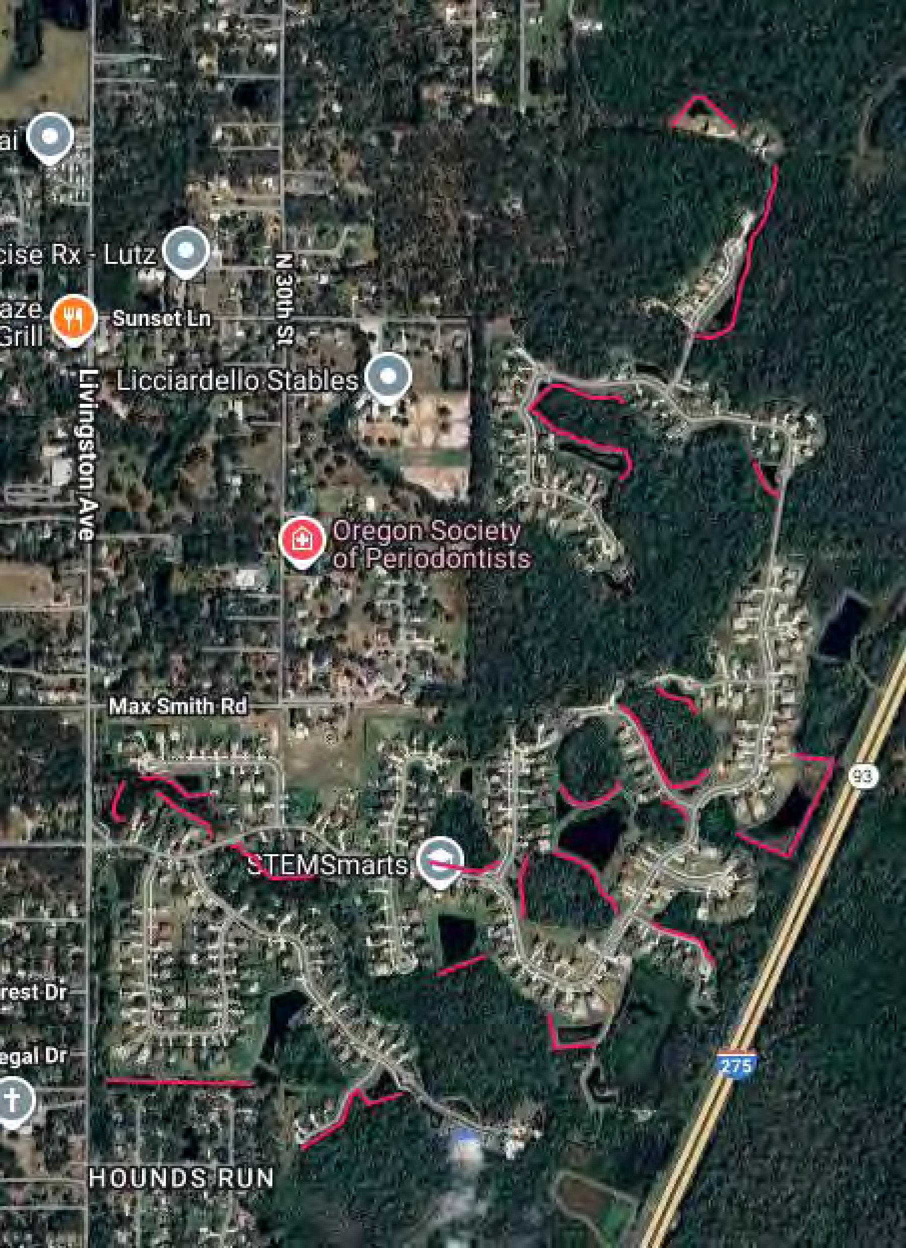
This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
Forestry Mulching	Proposal is to Forestry Mulch all overgrowth vegetation and smaller native trees less than 5" DBH per county guidelines. 5-10 Ft. along areas listed on provided map. Requested by Erica SOW: Mobilize CAT 275XE with forestry mulcher. Cut back 5-10 feet of invasive native growth along CDD common property outlined on provided map. Use chainsaws to flush cut all large branches at the cutback line for aesthetics. Use leaf blowers to blow all mulch shavings off of the grass and back into the work areas. 14210 Linear ft notated on the map. Any additional areas would come at additional cost.	14,210	2.35	33,393.50

Thank you for the opportunity.

Total $33,393.50


ai
cise Rx - Lutz
aze
Grill
Sunset Ln
N 30th St
Licciardello Stables
Livingston Ave
Oregon Society
of Periodontists
Max Smith Rd
STEMSmarts
93
rest Dr
egal Dr
275
HOUNDS RUN

Holiday Lighting Services Agreement

This Holiday Lighting Services Agreement (this "**Agreement**") is entered into as of September 19, 2025, between the **Cordoba Ranch Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "**District**") and **Illuminations Holiday Lighting LLC**, a Florida limited liability company (the "**Contractor**").

Background Information:

The District owns and maintains the entrance and various common areas within the community. The District desires to retain an independent contractor to provide holiday lighting services for certain District owned property. The Contractor submitted a proposal which is attached hereto as **Exhibit A.** Contractor represents that it is qualified to provide services to the District. The District has electrical outlets on its property that Contractor will utilize to energize the holiday lighting. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor and pay for the electricity costs to energize the holiday lighting the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information and Proposals**. The background information stated above is true and correct and by this reference the background information and the Proposals are incorporated by reference as a material part of this Agreement.

2. **Scope of Services**.
   - **a.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required to perform the services described in the Proposal.
   - **b.** The Contractor shall utilize waterproof connections and materials.
   - **c.** The Contractor will perform weekly maintenance checks.
   - **d.** The Contractor will make any necessary lighting repairs or decoration adjustments within 24 hours of being reported.
   - **e.** The Contractor shall install, illuminate, and remove the holiday lighting in a timely fashion in accordance with District Management direction.

3. **Manner of Performance and Care of the Property**.
   - **a.** The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
   - **b.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **Compensation**. The District agrees to compensate the Contractor for the work described above the aggregate amount of Nine Thousand Dollars and Zero Cents (**$9,000.00**) to be paid in accordance with the payment provisions below.
   - **a.** The District shall pay to Contractor a 50% Deposit in the amount of **$4,500.00.**
   - **b.** Once the lighting for **Exhibit A** has been installed and the District has signed off on the Work, the Contractor shall submit an invoice to the District for the remaining 50% (totaling $4,500.00).
   - **c.** The District shall pay the invoices submitted by the Contractor within 30 days of receipt.

5. **Termination**. Either party may terminate this Agreement without cause with 10 days written notice to the other party. Upon receipt of a termination notice Contractor will cease performance of the work and

make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor shall refund the appropriate amount to the District.

6. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, change order, or work order authorization.

7. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

8. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

9. **Insurance**. The Contractor shall carry commercial general liability insurance of no less than $1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

10. **Indemnification**. Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. 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, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

11. **No Waiver of Sovereign Immunity.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing.

12. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

13. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

14. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    - **a.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    - **b.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        - **i.** If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
    - **c.** If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

15. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and 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 the information technology systems of the District.

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 AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

16. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

17. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.

18. **Non-Waiver**. No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

19. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

20. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.

21. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

22. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

23. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: Christina Newsome
Christina.Newsome@Inframark.com

To the Contractor:
c/o Illuminations Holiday Lighting
8606 Herons Cove Place
Tampa, Florida 33647
Attn: Tim Gay
timgay@hotmail.com

24. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and 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. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written above.

Illuminations Holiday Lighting LLC

DocuSigned by:
Tim Gay
C9302DD36218470...
Name: Tim Gay
Title: President

Cordoba Ranch
Community Development District

Signed by:
E Owen
F7948D0DB08D41C...
Name: Erica Owen
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____________

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared ____________________________, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the ____________________ (Title) of _______________________________ (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the Cordoba Ranch Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

____
Signature of Affiant

Sworn before me on ___________ _____, 2025

____
Notary Public Signature

____
Notary Stamp

EXHIBIT "A"

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Cordoba Estates
2910 County Line Rd
Wesley Chapel, FL 33544

JOB DESCRIPTION
Christmas Lighting Proposal for Cordoba Estates

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front	
Entrance	$7,500.00
Center Median	
Install warm white, C9s outlining entrance wall and flower beds	
Install lighted wreaths with bow on back column of entrance sign (one per side)	
Install warm white, mini lights in ligustrums in center median	
Center Median - Gate	
Install warm white, mini lights in 1 Palm tree behind center median	
Install warm white, mini lights in the fronds of Palm tree	
Install warm white, C9s across the top of the entrance / exit gates	$1,500.00
Install 4 lighted wreaths (one per gate) with bows on entrance / exit gates	
Entrance	
Install warm white, mini lights in 3 Palm trees on either side of side walk	
Install warm white, mini lights in 2 Holly trees on either side of side walk	
Exit	
Install warm white, mini lights in 2 Palm trees on either side of side walk	
Install warm white, mini lights in 3 Holly trees on either side of side walk	
Requires 50% Deposit	
TOTAL ESTIMATE JOB COST	**$9,000.00**

Tim Gay
PREPARED BY

8/5/2025
DATE

Fields Consulting Group, LLC (dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL
34655-0017 USA
signsandgraphicsbymike@gmail.com

Fields
Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655

MIKE'S
SIGNS
GRAPHICS
& PRINTING
727.480.6514

Estimate

ADDRESS
Inframark
Cordoba Ranch CDD
Attn: Christina Newsome
2005 Pan Am Circle #300
Tampa, FL 33607

ESTIMATE # 1742
DATE 08/26/2025

SHIP DATE
08/25/2023

SALES REP
Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Printing & Reproduction	"Beware of Wildlife" - (18x18) custom cut shape 6mm (1/4" thick) durable outdoor ACM sign material with 3M180 print + gloss laminate on front + black vinyl on back. (1) 6-ft 2"x2" square black aluminum post + flap cap.	5	200.00	1,000.00
	Install (Signage)	Install posts 2-ft deep leaving 4-ft exposed (Cement)	5	75.00	375.00
	Install (Signage)	**NOTE: 5% Volume Discount	5	-13.75	-68.75
	Graphic Design	Custom art setup - Recreated "Cordoba Estates" logo and additional sign elements. *Pdf + jpeg of the logo will be emailed.	1	25.00	25.00

SUBTOTAL	1,331.25
TAX	0.00
TOTAL	**$1,331.25**

Accepted By

Accepted Date

CORDOBA ESTATES "POND SIGNS"

Materials:

- (1) 2" x 2" x 6ft Black Alum Post
- (1) 2" Black Alum Post Cap
- (1) 18" x 18" custom metal sign
- (2) Black metal screws
- Cement 2-ft in ground

MIKE'S
SIGNS
GRAPHICS
& PRINTING
727.480.6514

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

LLS Tax Solutions Inc
1645 Sun City Center Plz.
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 5, 2025

Cordoba Ranch Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Drive #407
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Cordoba Ranch Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $6,135,000 Cordoba Ranch Community Development District Capital Improvement Revenue Refunding Bonds, Series 2021

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three-year calculation period beginning April 28, 2024, through the period ending April 27, 2027, is $1,500, which is $500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Yield Reduction Payment calculation required due to funds not yield restricted after established temporary period ends.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: Linda L. Scott

Linda L. Scott, CPA

AGREED AND ACCEPTED:
Cordoba Ranch Community Development District

By: ___________________________________

Print Name ______________________________

Title __________________________________

Date: __________________________________

MINUTES OF MEETING
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Monday, September 18, 2025, at 4:00 p.m. at the Lutz Branch Library, 101 W. Lutz Lake Fern Road, Lutz, FL 33548

Present and constituting a quorum were:

Erica Owen	Chairperson
Greg Saldana	Vice Chairperson
Jane Marlow	Assistant Secretary
James Therrien	Assistant Secretary
David Boulos	Assistant Secretary

Also present were:

Christina Newsome	District Manager
Kathryn Hopkinson	District Counsel
Phil Chang	District Engineer
Jason Liggett	Field Services Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Inspection Report

The Board reviewed the report and had no additional questions.

B. Field Inspection Report

Mr. Liggett presented the field report and addressed all questions from the Board. He informed the Board that the proposal for trimming the remaining trees will be presented at the October meeting. The Board also discussed the possibility of using only annuals at the entrances and agreed to contact additional vendors for proposals. Additionally, Mr. Liggett will meet with Crowders to clarify their responsibilities regarding the district and attendance requirements.

C. District Engineer

i. Road Structural Sustainability

The curb project was discussed, and Mr. Chang presented the Site Masters proposal for low medium and high priority areas for $56, 940.

On MOTION by Mrs. Owen, seconded by Mr. Therrien, with all in favor, the Board approved the Site Master's proposal for $56,940. 5-0

ii. Geotechnical Survey Report

The Board discussed the geotechnical survey and was informed that, following a conversation with the resident, they have agreed to cover their portion of the restoration project. A proposal from Site Master, totaling $23,400, was presented. Counsel will draft an agreement to be signed by all parties, allowing work to proceed.

iii. Creek Embankment Restoration Proposal

A proposal from Finn Outdoor for remediation work behind Pond 290, totaling $1,850, was presented. However, the proposal was tabled for further clarification and a more detailed scope of services. The proposal from Triple Crown for roadway asphalt repairs has been approved, and counsel will prepare an agreement to be signed by all parties, allowing the work to commence.

FIFTH ORDER OF BUSINESS Business Items

A. Holiday Lighting Proposals

The Board held a thorough discussion regarding holiday lighting and the desired improvements at the community entrance. A motion was made and approved to accept the revised proposal from Illuminations Holiday Lighting, which includes the addition of wreaths on the columns and garland along the fence.

On MOTION by Mr. Saldana, seconded by Mr. Therrien, with all in favor, the revised proposal from Illuminations Holiday Lighting was approved. 5-0

B. No Fishing Sign Proposals

The Board reviewed proposals and design proofs for "No Fishing" signs, discussing potential locations and the number of signs needed, as not all ponds will require signage. The Board directed the Field Manager to assess all ponds, identify the deepest ones, and report the findings at a future meeting to help determine final sign placement.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held July 21, 2025 & August 18, 2025*(To be Sent Under Separate Cover)*

B. Consideration of August 31, 2025, Financial Statements and Check Register

On MOTION by Mr. Saldana, seconded by Ms. Marlow, with all in favor, the Consent agenda was approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS Adjournment

There being no further business.

> On MOTION by Ms. Marlow, seconded by Mr. Saldana, with all in favor, the meeting was adjourned at 6:00 p.m. 5-0

______________________________	______________________________
Christina Newsome	Erica Owen
District Manager	Chairperson

Cordoba Ranch
Community Development District

Financial Report

September 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Cordoba Ranch
Community Development District

Financial Statements

(Unaudited)

September 30, 2025

Balance Sheet
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 184,066	$ -	$ 184,066
Investments:			
Money Market Account	652,416	-	652,416
Reserve Fund	-	97,070	97,070
Revenue Fund	-	178,194	178,194
Prepaid Items	9,070	-	9,070
Prepaid Insurance	11,047	-	11,047
Deposits	16,740	-	16,740
TOTAL ASSETS	**$ 873,339**	**$ 275,264**	**$ 1,148,603**
LIABILITIES			
Accounts Payable	$ 26,493	$ -	$ 26,493
Accrued Expenses	2,213	-	2,213
TOTAL LIABILITIES	**28,706**	**-**	**28,706**
FUND BALANCES			
Nonspendable:			
Prepaid Items	9,070	-	9,070
Prepaid Insurance	11,047	-	11,047
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	275,264	275,264
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	263,946	-	263,946
TOTAL FUND BALANCES	**$ 844,633**	**$ 275,264**	**$ 1,119,897**
TOTAL LIABILITIES & FUND BALANCES	**$ 873,339**	**$ 275,264**	**$ 1,148,603**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 18,594	$ 18,594	$ 42,916	$ 24,322
Interest - Tax Collector	2,000	2,000	2,146	146
Special Assmnts- Tax Collector	826,393	826,393	826,393	-
Special Assmnts- Discounts	(33,056)	(33,056)	(29,975)	3,081
Other Miscellaneous Revenues	-	-	338	338
Access Cards	-	-	5,534	5,534
TOTAL REVENUES	**813,932**	**813,932**	**847,352**	**33,420**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	13,000	13,000	11,600	1,400
FICA Taxes	995	995	890	105
ProfServ-Arbitrage Rebate	500	500	3,500	(3,000)
ProfServ-Dissemination Agent	3,000	3,000	3,000	-
ProfServ-Engineering	20,000	20,000	28,740	(8,740)
ProfServ-Legal Services	10,000	10,000	18,785	(8,785)
ProfServ-Mgmt Consulting	50,000	50,000	50,000	-
ProfServ-Trustee Fees	4,041	4,041	4,041	-
Auditing Services	3,260	3,260	4,075	(815)
Postage and Freight	400	400	1,359	(959)
Rental - Meeting Room	1,000	1,000	-	1,000
Public Officials Insurance	2,438	2,438	2,371	67
Printing and Binding	150	150	-	150
Legal Advertising	3,000	3,000	2,170	830
Misc-Assessment Collection Cost	16,528	16,528	15,928	600
Misc-Web Hosting	3,500	3,500	-	3,500
Annual District Filing Fee	175	175	175	-
Total Administration	131,987	131,987	146,634	(14,647)
Other Public Safety				
Contracts-Security Services	24,616	24,616	24,786	(170)
Communication - Telephone	2,000	2,000	2,025	(25)
R&M-Gate	3,000	3,000	4,676	(1,676)
Total Other Public Safety	29,616	29,616	31,487	(1,871)
Electric Utility Services				
Utility - General	10,500	10,500	7,837	2,663
Electricity - Streetlights	100,000	100,000	105,248	(5,248)
Total Electric Utility Services	110,500	110,500	113,085	(2,585)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Flood Control/Stormwater Mgmt				
Contracts-Aquatic Control	16,020	16,020	16,020	-
Contracts-Wetland Maintenance	16,700	16,700	11,400	5,300
R&M-Fountain	5,000	5,000	1,485	3,515
R&M Lake & Pond Bank	10,000	10,000	-	10,000
Impr - Aquatic Plants	5,000	5,000	-	5,000
Total Flood Control/Stormwater Mgmt	52,720	52,720	28,905	23,815
Field				
ProfServ-Field Management	6,000	6,000	5,500	500
Contracts-Landscape	157,920	157,920	158,371	(451)
Insurance - Property	5,117	5,117	4,825	292
Insurance - General Liability	3,892	3,892	3,621	271
R&M-Entry Feature	2,000	2,000	-	2,000
R&M-Irrigation	6,800	6,800	8,855	(2,055)
R&M-Mulch	10,000	10,000	-	10,000
R&M-Pest Control	2,800	2,800	-	2,800
R&M-Plant Replacement	20,000	20,000	-	20,000
R&M-Tree Trimming Services	50,000	50,000	-	50,000
R&M-Well Maintenance	2,500	2,500	-	2,500
R&M-Annuals	30,000	30,000	18,508	11,492
Misc-Contingency	95,200	95,200	83,050	12,150
Holiday Lighting & Decorations	10,000	10,000	9,870	130
R&M Swales	36,880	36,880	-	36,880
Reserve - Roadways	50,000	50,000	-	50,000
Total Field	489,109	489,109	292,600	196,509
TOTAL EXPENDITURES	**813,932**	**813,932**	**612,711**	**201,221**
Excess (deficiency) of revenues Over (under) expenditures	-	-	234,641	234,641
Net change in fund balance	$ -	$ -	$ 234,641	$ 234,641
FUND BALANCE, BEGINNING (OCT 1, 2024)	**620,831**	**620,831**	**620,831**	
FUND BALANCE, ENDING	**$ 620,831**	**$ 620,831**	**$ 855,472**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 19	$ 19	$ 12,860	$ 12,841
Special Assmnts- Tax Collector	516,569	516,569	516,569	-
Special Assmnts- Discounts	(20,663)	(20,663)	(18,737)	1,926
TOTAL REVENUES	**495,925**	**495,925**	**510,692**	**14,767**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	10,331	10,331	9,957	374
Total Administration	10,331	10,331	9,957	374
Debt Service				
Principal Debt Retirement	330,000	330,000	330,000	-
Interest Expense	155,700	155,700	155,700	-
Total Debt Service	485,700	485,700	485,700	-
TOTAL EXPENDITURES	**496,031**	**496,031**	**495,657**	**374**
Excess (deficiency) of revenues Over (under) expenditures	(106)	(106)	15,035	15,141
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(106)	-	-	-
TOTAL FINANCING SOURCES (USES)	**(106)**	**-**	**-**	**-**
Net change in fund balance	$ (106)	$ (106)	$ 15,035	$ 15,141
FUND BALANCE, BEGINNING (OCT 1, 2024)	**260,229**	**260,229**	**260,229**	
FUND BALANCE, ENDING	**$ 260,123**	**$ 260,123**	**$ 275,264**	

Cordoba Ranch
Community Development District

Supporting Schedules

September 30, 2025

Non-Ad Valorem Special Assessments

(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025

					ALLOCATION	
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied FY 2025				$ 1,342,962	$ 826,393	$ 516,569
Allocation %				100%	62%	38%
11/06/24	12,547	647	256	13,450	8,277	5,174
11/15/24	4,418	188	90	4,696	2,889	1,806
11/22/24	22,088	939	451	23,478	14,447	9,031
12/02/24	26,506	1,127	541	28,174	17,337	10,837
12/06/24	622,895	26,484	12,712	662,091	407,418	254,673
12/17/24	107,174	4,544	2,187	113,905	70,092	43,813
01/07/25	338,189	14,352	6,902	359,443	221,183	138,259
02/07/25	49,423	1,221	1,009	51,652	31,784	19,868
03/10/25	22,779	235	465	23,478	14,447	9,031
04/07/25	27,948	-	570	28,518	17,549	10,969
05/07/25	4,740	(141)	97	4,696	2,889	1,806
06/06/25	15,440	(459)	315	15,296	9,412	5,883
06/17/25	14,219	(423)	290	14,087	8,668	5,419
TOTAL	**$ 1,268,365**	**$ 48,715**	**$ 25,885**	**$ 1,342,962**	**$ 826,393**	**$ 516,569**
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				**$ -**	**$ -**	**$ -**

Cash & Investment Report
September 30, 2025

ACCOUNT NAME	BANK NAME	YIELD	BALANCE
OPERATING FUND			
Checking General Fund	Valley	4.33%	$ 184,066
Money Market Account	Bank United	3.99%	$ 652,416
		Subtotal GF	836,482
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	4.25%	$ 97,070
Series 2021 Revenue Account	US Bank	4.25%	$ 178,194
		Subtotal DS	275,264
		Grand Total	**$ 1,111,745**

Cordoba Ranch
Community Development District

Check Register

9/01/2025-9/30/2025

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100139							
001	09/09/25	SITEX AQUATICS LLC	10225-B	lake maintenance sept 2025	lake maintenance sept 2025	534067-53801	$1,335.00
						Check Total	*$1,335.00*
CHECK # 100140							
001	09/09/25	INFRAMARK LLC	157146	Postage Mail Notice	Postage Mail Notice	541006-51301	$827.81
						Check Total	*$827.81*
CHECK # 100141							
001	09/09/25	METRO GATES, INC	250824	SERVICE CALL- GATE REPAIR	SERVICE CALL- GATE REPAIR	546034-52901	$765.00
						Check Total	*$765.00*
CHECK # 100142							
001	09/09/25	LAKE BROTHERS LLC	INV-4732	WETLAND MITIGATION SEPT 2025	WETLAND MITIGATION SEPT 2025	534133-53801	$950.00
						Check Total	*$950.00*
CHECK # 100143							
001	09/09/25	CROWDER'S LANDSCAPING, INC	49243	MONTHLY MAINTENANCE SEPT 2025	Contracts-Landscape	534050-53901	$13,611.00
001	09/09/25	CROWDER'S LANDSCAPING, INC	65399	Irrigation Repair	R&M-Irrigation	546041-53901	$490.00
001	09/09/25	CROWDER'S LANDSCAPING, INC	65400	Irrigation Repair	Contracts-Landscape	534050-53901	$125.00
						Check Total	*$14,226.00*
CHECK # 100144							
001	09/17/25	PACSON GEOENVIROMENTAL, INC	2383	investigation for Washout	investigation for Washout	549900-53901	$4,800.00
						Check Total	*$4,800.00*
CHECK # 100146							
001	09/25/25	ENVERA SYSTEMS	759284	GATE ACCESS SEPT 2025	GATE ACCESS SEPT 2025	534037-52901	$2,213.00
						Check Total	*$2,213.00*
CHECK # 100147							
001	09/25/25	INFRAMARK LLC	158145	September 2025 District Management services	September 2025 District Management services	549069-51301	$8.33
001	09/25/25	INFRAMARK LLC	158145	September 2025 District Management services	September 2025 District Management services	531016-51301	$500.00
001	09/25/25	INFRAMARK LLC	158145	September 2025 District Management services	September 2025 District Management services	531027-51301	$4,166.67
						Check Total	*$4,675.00*
CHECK # 100148							
001	09/25/25	BGE	28543	ENGINEERING SERVICE	ProfServ-Engineering	531013-51501	$2,994.84
						Check Total	*$2,994.84*
CHECK # 100149							
001	09/25/25	LOUIS SMITH ELECTRIC, INC.	4444	Emerg Call Gates Not Working	R&M-Gate	546034-52901	$807.50
						Check Total	*$807.50*
CHECK # 100150							
001	09/26/25	BUSINESS OBSERVER	25-02620H	Legal Advertising Notice of public meeting	Legal Advertising	548002-51301	$87.50
						Check Total	*$87.50*

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100151							
001	09/29/25	INFRAMARK LLC	155288	August 2025 Inframark 2025	August 2025 Inframark 2025	531027-51201	$4,166.67
001	09/29/25	INFRAMARK LLC	155288	August 2025 Inframark 2025	August 2025 Inframark 2025	531016-53901	$500.00
001	09/29/25	INFRAMARK LLC	155288	August 2025 Inframark 2025	August 2025 Inframark 2025	549069-51301	$8.33
						Check Total	*$4,675.00*
CHECK # 100152							
001	09/29/25	ILLUMINATIONS HOLDIAY LIGHTING	35925	Christmas Lighting Deposit Invoice for Cordoba	Christmas Lighting Deposit Invoice for Cordoba	155000-53901	$4,500.00
						Check Total	*$4,500.00*
CHECK # 100153							
001	09/30/25	INFRAMARK LLC	159245	Dissemination Services 2025	ProfServ-Dissemination Agent	531012-51301	$3,000.00
001	09/30/25	INFRAMARK LLC	159245	Dissemination Services 2025	Postage and Freight	541006-51301	$6.66
						Check Total	*$3,006.66*
CHECK # 1158							
001	09/04/25	ENVERA SYSTEMS	758201	GATE ACCESS SEPTEMBER 2025	Contracts-Security Services	534037-52901	$2,213.00
						Check Total	*$2,213.00*
CHECK # 1159							
001	09/04/25	STRALEY ROBIN VERICKER	27010	legal services - thru 07/31/2025	legal services - thru 07/31/2025	531023-51401	$1,526.50
						Check Total	*$1,526.50*
CHECK # 1160							
001	09/19/25	COMPLETE I.T. SERVICES & SOLUTIONS	17672-1	Deposit-Security Project-Complete IT	Contracts-Security Services	534037-52901	$6,618.00
						Check Total	*$6,618.00*
CHECK # 1162							
001	09/30/25	EGIS INSURANCE ADVISORS, LLC	29327	10/01/2025 Renew policy	10/01/2025 Renew policy	155100-51301	$11,047.00
						Check Total	*$11,047.00*
CHECK # 300016							
001	09/15/25	FRONTIER - ACH	082225-502135	Service Billing 08/22-09/21/2025	Service Billing 08/22-09/21/2025	541003-52901	$155.48
						Check Total	*$155.48*
CHECK # 300017							
001	09/22/25	TAMPA ELECTRIC - ACH	92225ACH	Service Billing 07/16-08/14/2025	Service Billing 07/16-08/14/2025	543001-53100	$324.52
001	09/22/25	TAMPA ELECTRIC - ACH	92225ACH	Service Billing 07/16-08/14/2025	Service Billing 07/16-08/14/2025	543013-53100	$8,750.46
						Check Total	*$9,074.98*
						Fund Total	**$76,498.27**
						Total Checks Paid	**$76,498.27**

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100139							
001	09/09/25	SITEX AQUATICS LLC	10225-B	lake maintenance sept 2025	Contracts-Aquatic Control	534067-53801	$1,335.00
						Check Total	*$1,335.00*
CHECK # 100140							
001	09/09/25	INFRAMARK LLC	157146	Postage Mail Notice	Postage and Freight	541006-51301	$827.81
						Check Total	*$827.81*
CHECK # 100141							
001	09/09/25	METRO GATES, INC	250824	SERVICE CALL- GATE REPAIR	R&M-Gate	546034-52901	$765.00
						Check Total	*$765.00*
CHECK # 100142							
001	09/09/25	LAKE BROTHERS LLC	INV-4732	WETLAND MITIGATION SEPT 2025	Contracts-Wetland Maintenance	534133-53801	$950.00
						Check Total	*$950.00*
CHECK # 100143							
001	09/09/25	CROWDER'S LANDSCAPING, INC	49243	MONTHLY MAINTENANCE SEPT 2025	Contracts-Landscape	534050-53901	$13,611.00
001	09/09/25	CROWDER'S LANDSCAPING, INC	65399	Irrigation Repair	R&M-Irrigation	546041-53901	$490.00
001	09/09/25	CROWDER'S LANDSCAPING, INC	65400	Irrigation Repair	Contracts-Landscape	534050-53901	$125.00
						Check Total	*$14,226.00*
CHECK # 100144							
001	09/17/25	PACSON GEOENVIROMENTAL, INC	2383	investigation for Washout	Misc-Contingency	549900-53901	$4,800.00
						Check Total	*$4,800.00*
CHECK # 100146							
001	09/25/25	ENVERA SYSTEMS	759284	GATE ACCESS SEPT 2025	Contracts-Security Services	534037-52901	$2,213.00
						Check Total	*$2,213.00*
CHECK # 100147							
001	09/25/25	INFRAMARK LLC	158145	September 2025 District Management services	Misc-Records Storage	549069-51301	$8.33
001	09/25/25	INFRAMARK LLC	158145	September 2025 District Management services	ProfServ-Field Management	531016-51301	$500.00
001	09/25/25	INFRAMARK LLC	158145	September 2025 District Management services	ProfServ-Mgmt Consulting	531027-51301	$4,166.67
						Check Total	*$4,675.00*
CHECK # 100148							
001	09/25/25	BGE	28543	ENGINEERING SERVICE	ProfServ-Engineering	531013-51501	$2,994.84
						Check Total	*$2,994.84*
CHECK # 100149							
001	09/25/25	LOUIS SMITH ELECTRIC, INC.	4444	Emerg Call Gates Not Working	R&M-Gate	546034-52901	$807.50
						Check Total	*$807.50*
CHECK # 100150							
001	09/26/25	BUSINESS OBSERVER	25-02620H	Legal Advertising Notice of public meeting	Legal Advertising	548002-51301	$87.50

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$87.50*
CHECK # 100151							
001	09/29/25	INFRAMARK LLC	155288	August 2025 Inframark 2025	ProfServ-Mgmt Consulting	531027-51201	$4,166.67
001	09/29/25	INFRAMARK LLC	155288	August 2025 Inframark 2025	ProfServ-Field Management	531016-53901	$500.00
001	09/29/25	INFRAMARK LLC	155288	August 2025 Inframark 2025	Misc-Records Storage	549069-51301	$8.33
						Check Total	*$4,675.00*
CHECK # 100152							
001	09/29/25	ILLUMINATIONS HOLDIAY LIGHTING	35925	Christmas Lighting Deposit Invoice for Cordoba Estates	Prepaid Items	155000-53901	$4,500.00
						Check Total	*$4,500.00*
CHECK # 100153							
001	09/30/25	INFRAMARK LLC	159245	Dissemination Services 2025	ProfServ-Dissemination Agent	531012-51301	$3,000.00
001	09/30/25	INFRAMARK LLC	159245	Dissemination Services 2025	Postage and Freight	541006-51301	$6.66
						Check Total	*$3,006.66*
CHECK # 1158							
001	09/04/25	ENVERA SYSTEMS	758201	GATE ACCESS SEPTEMBER 2025	Contracts-Security Services	534037-52901	$2,213.00
						Check Total	*$2,213.00*
CHECK # 1159							
001	09/04/25	STRALEY ROBIN VERICKER	27010	legal services - thru 07/31/2025	ProfServ-Legal Services	531023-51401	$1,526.50
						Check Total	*$1,526.50*
CHECK # 1160							
001	09/19/25	COMPLETE I.T. SERVICES & SOLUTIONS	17672-1	Deposit-Security Project-Complete IT	Contracts-Security Services	534037-52901	$6,618.00
						Check Total	*$6,618.00*
CHECK # 1162							
001	09/30/25	EGIS INSURANCE ADVISORS, LLC	29327	10/01/2025 Renew policy	Prepaid Insurance	155100-51301	$11,047.00
						Check Total	*$11,047.00*
CHECK # 300016							
001	09/15/25	FRONTIER - ACH	082225-502135	8/22-9/21/25	Communication - Telephone	541003-52901	$155.48
						Check Total	*$155.48*
CHECK # 300017							
001	09/22/25	TAMPA ELECTRIC - ACH	92225ACH	7/16-8/14/25	Utility - General	543001-53100	$324.52
001	09/22/25	TAMPA ELECTRIC - ACH	92225ACH	7/16-8/14/25	Electricity - Streetlights	543013-53100	$8,750.46
						Check Total	*$9,074.98*
						Fund Total	**$76,498.27**

Total Checks Paid	**$76,498.27**

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Bill to

Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Ste 101
Wesley Chapel, FL 33544

Invoice details

Invoice no.: 10225-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 30 Waterways	1	$1,335.00	$1,335.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total **$1,335.00**

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#	DATE
157146	8/28/2025
CUSTOMER ID	**NET TERMS**
C1761	Due On Receipt
PO#	**DUE DATE**
	8/28/2025

BILL TO

Cordoba Ranch Community
Development District
210 North University Drive
Suite 702
Coral Springs FL 33071

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
General Mailing	1	Ea	287.50		287.50
Mail notices sent on 7-1-25 $534.54	1	Ea	534.54		534.54
Postage	8	Ea	0.72		5.77
Subtotal					**827.81**

Subtotal	$827.81
Tax	$0.00
Total Due	$827.81

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Metro Gates, Inc
2161 E COUNTY ROAD 540A #229
LAKELAND, FL 33813 US
METROGATES@HOTMAIL.COM

BILL TO
CORDOBA RANCH CDD
C/O INFRAMARK
2654 CYPRESS RIDGE BLVD
#101
WESLEY CHAPEL, FL 33544

INVOICE 250824

DATE 08/28/2025 **TERMS** Net 30

DUE DATE 09/27/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/26/2025	**SERVICE CALL**	Cordoba Estates: Service requested at entry gate due to report of one side of the gate staying open. Technician found a failed operator board at entry curbside. Board was replaced and normal function restored.	1	190.00	190.00
	Q400	Q400 OPERATOR BOARD (Entry curbside/right)	1	575.00	575.00

Please mail payment to:
Metro Gates, Inc.
2161 E. County Road 540A #229
Lakeland, FL 33813

TOTAL DUE **$765.00**

INVOICE

Cordoba Ranch
3016 Cordoba Ranch Blvd
LUTZ FL 33559
USA

Invoice Date
Sep 1, 2025

Invoice Number
INV-4732

Lake Brothers LLC
Attention: James Roehm
10722 59th Ave
Seminole, FL 33772

Description	Quantity	Unit Price	Tax	Amount USD
Cordoba Ranch CDD-wetland/mitigation maintenance services	1.00	600.00	Tax Exempt	600.00
Haul Route Mitigation Maintenance	1.00	350.00	Tax Exempt	350.00
			Subtotal	950.00
			TOTAL TAX	0.00
			TOTAL USD	**950.00**

Due Date: Oct 1, 2025

VISA DISCOVER

View and pay online now

-✂- -

PAYMENT ADVICE

To: Lake Brothers LLC
Attention: James Roehm
10722 59th Ave
Seminole, FL 33772

Customer	Cordoba Ranch
Invoice Number	INV-4732
Amount Due	**950.00**
Due Date	Oct 1, 2025
Amount Enclosed	

Enter the amount you are paying above

Crowder's Landscaping, Inc.

P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Invoice

Date	Invoice #
9/1/2025	49243

Bill To

Cordoba Estates CDD
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Maintenance	Monthly Maintenance		13,611.00	13,611.00

Thank you for your business.

Total $13,611.00

Crowder's Landscaping and Irrigation

P.O. Box 1375
Lutz, FL 33548
Office: (813) 767-6360

Invoice

Date	Invoice #
8/29/2025	65399

Bill To
Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2902 Cordoba Ranch Blvd. Lutz, FL 33559		
		Performed Monthly Irrigation Inspection on August 29, 2025 Items listed below were found inoperable and were repaired/replaced.		
2	6" Rotor	Replaced 2 broken 6" Rotors.	35.00	70.00
4	6" Pop-Up Spray	Replaced 4 broken 6" Pop-Up Spray heads.	25.00	100.00
10	Drip Line Repair	Parts to repair the 10 broken drip lines	10.00	100.00
6	Rain Bird Nozzle	Replaced 6 broken Rain Bird nozzles.	5.00	30.00
2	Irrigation Labor	Irrigation Basic Labor (Per Tech)	95.00	190.00

All work is complete!

Total $490.00

Invoice

Crowder's Landscaping and Irrigation
P.O. Box 1375
Lutz, FL 33548
Office: (813) 767-6360

Date	Invoice #
7/31/2025	65400

Bill To
Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2902 Cordoba Ranch Blvd. Lutz, FL 33559		
		Service Call: Employee reported drip line issues located at Island in the Middle of Entrance area. Items below were found and repaired on July 31st.		
2	Drip Line Repair	Parts to repair the 1 broken drip line and replaced 1 bent area of same drip line.	15.00	30.00
1	Irrigation Labor	Irrigation Basic Labor. Stapled down the drip line closer to plants so water will no longer spu out into roadway.	95.00	95.00

All work is complete!

Total $125.00

INVOICE

PACSCON GeoEnvironmental, Inc.
4517 George Road, Suite 220
Tampa, FL 33634

accounting@pacscon.com
+1 (813) 563-0440
www.pacscon.com

Inframark:Cordoba Ranch CDD

Bill to
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 2383
Terms: Due on receipt
Invoice date: 07/24/2025
Due date: 07/24/2025

Site Name & Location: 2627 Cordoba Ranch Blvd in Lutz
PACSCON Number: 2025-2400

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**PS - Lump Sum**	Subsurface Investigation for Washout behind Residence at 2627 Cordoba Ranch Blvd in Lutz, Florida	1	$4,800.00	$4,800.00

Total **$4,800.00**

Overdue 07/24/2025

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
Tampa, FL 33634

ACH payments are gladly accepted. If you wish to pay by credit card, please contact us at accounting@pacscon.com.
____

Note to customer

Thank you for selecting PACSCON! Please contact us if you have any questions regarding this invoice.

View and pay

Geotechnical Investigation Services Agreement

This Geotechnical Investigation Services Agreement (the "**Agreement**") is made and entered into as of June 24, 2025, by and between the **Cordoba Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**") and **PACSCON GeoEnvironmental Inc.**, a Florida for profit corporation (the "**Contractor**").

Background Information:

The District is responsible for the operation, maintenance, and monitoring of various wetlands within the boundaries of the District. There was erosion damage following the 2024 hurricane season behind a resident's property that extends into District property. The District desires to retain an independent contractor to provide professional geotechnical investigation services for the erosion damage behind 2627 Cordoba Ranch Boulevard, Lutz, FL. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor, the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and are incorporated by reference herein as a material part of this Agreement.

2. **Contractor's Representations.**
    a. Contractor has examined and carefully studied the project site, and has the experience, expertise, and resources to perform all required investigative work.
    b. Contractor is licensed to provide professional geotechnical environmental services including geotechnical investigation services pursuant to this Agreement.

3. **Scope of Services**. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto and incorporated herein as **Exhibit A** in those locations depicted in same.

4. **Manner of Performance and Care of the Property**.
    a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
    b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday.
    c. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
    d. **Standard of Care**. Services performed by Contractor under this Agreement will be conducted in a manner consistent to the level of competency presently maintained by other practicing professional scientists under similar conditions in the location where the services are performed, for professional and technical soundness, accuracy, and adequacy of all work and materials furnished under the Agreement. The Contractor makes no other warranty express or implied, including without limitation, any warranty of fitness for a particular purpose.

5. **Compensation**. The Contractor shall perform the services outline in the **Exhibit A** for a one-time fee of Four Thousand Eight Hundred Dollars and Zero Cents (**$4,800.00**). The District shall pay the Contractor within 30 days of receipt of the invoice.

6. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

7. **Term and Schedule**. The Contractor shall perform the initial survey approximately one (1) week from the date of this Agreement. The Contractor is aware that time is of the essence.

8. **Termination.** Either party may terminate this Agreement without cause with 10 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

9. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

10. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

11. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
    a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
    b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
    c. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.
    d. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor

of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from liability, claims, actions, suits, demands and obligations by a person, corporation, or other entity for injuries, death, property damage arising out of, or in connection with the negligent acts, errors, omissions, or willful misconduct of the Contractor in connection with the performance of the work to be completed by Contractor. Obligations shall include the proportionate payment of reasonable settlement, judgment, damage, penalty, forfeiture, back pay, court cost, arbitration and/or mediation cost, litigation expenses, attorney's fees, and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. **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, 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.

14. **Personal Liability Immunity**. PURSUANT TO FLORIDA STATUTE 558.0035, NO EMPLOYEE, OFFICER, SHAREHOLDER, MANAGER, DIRECTOR, OR AGENT OF PACSCON SHALL BE INDIVIDUALLY LIABLE TO ENGINEER, CLIENT OR ANY OTHER PERSON FOR ANY NEGLIGENCE, MISCONDUCT, OR WRONGFUL ACTS IN CONNECTION WITH THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR OTHERWISE.

15. **Responsibilities of the District**. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

16. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and 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 the information technology systems of the District.

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 AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607

19. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

20. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative

of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

21. **Controlling Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in in the county in which the District is located.

22. **Enforcement of Agreement**. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

23. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

24. **Amendment.** 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 of the parties hereto.

25. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

26. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

27. **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.

28. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

29. **Notice**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager
Christina.Newsome@Inframark.com

To Contractor:
4517 George Road, Suite 220
Tampa, FL 33634
Attn: Christopher Poole, President
cpoole@pacscon.com

30. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

In Witness Whereof, the parties hereto have signed this Agreement on the day and year written above.

PACSCON GeoEnvironmental, Inc.

DocuSigned by:

7EDCC9F7F8AF494...

Name: Jay Chen

Title: CEO

Cordoba Ranch
Community Development District

Signed by:

E Owen

E7948D0DB08D41C...

Name: Erica Owen

Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____________

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____________________________, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the _____________________ (Title) of ________________________________ (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the Cordoba Ranch Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

____
Signature of Affiant

Sworn before me on ___________ _____, 2025

____
Notary Public Signature

____
Notary Stamp

EXHIBIT "A"

P| (844) 7-PACSCON
E| info@pacscon.com

PACSCON
Client Centric | Geo-Environmentally Focused

4517 George Road, Suite 220
Tampa, FL 33634

June 16, 2025

Mr. Nico Ramos, PE
Project Manager
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609
c/o
Ms. Christina Newsome
District Manager
INFRAMARK
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Subject: Proposal for Geotechnical Investigation
Cordoba Ranch CDD
2627 Cordoba Ranch Boulevard
Lutz, Florida
PACSCON Proposal No. 2025-2400

Dear Mr. Ramos and Ms. Newsome:

Pursuant to your request, **PACSCON GeoEnvironmental, Inc. (PACSCON)** is pleased to provide this proposal to **Inframark** (the Client) for performing a geotechnical investigation at the site.

The following sections discuss our understanding of the project and provide our proposed scope of services, budget, and schedule.

PROJECT UNDERSTANDING & BACKGROUND

The project concerns a washout issue that happened during the previous hurricane season. There was erosion damage that extends from CDD property to a private resident well. The resident's address is 2627 Cordoba Ranch Boulevard, Lutz, FL. You have provided us with two pictures of the well and an aerial map of the area.

It is our understanding that you currently have someone on the field to check for a potential leak in the well system, but you suspect that the washout was due to voids in the subsurface in the well area.

SCOPE OF SERVICES & SCHEDULE

We propose to perform a subsurface exploration at the site. The purpose of the subsurface exploration is to investigate whether the washout was due to voids in the subsurface and delineate the voids, if exist, and provide remediation recommendations, if needed.

We propose conducting a Ground Penetrating Radar (GPR) survey at the site to identify anomalies or potential voids. To confirm whether the anomalies are indeed voids, we will drill confirmatory soil test borings in the anomalies.

GPR Survey

We will scan the washout area using Ground Penetrating Radar (GPR) in a grid system. The GPR survey will be performed using a GSSI Mini Structure Scan with a 2.6 GHz antenna and a GSSI SIR 3000 or 4000 with a 900 MHz antenna.

GPR data collected with the high frequency antenna (1.6 or 2.6 GHz) will be used to identify voids. GPR data collected with the 900 MHz antenna will be used to identify areas of voids, low-density or apparently disturbed soils within the upper 3 to 4 ft below the ground surface. The GPR data will be digitally recorded for both analysis and archiving purposes.

Confirmatory Soil Boring

To confirm the anomalies identified in the GPR survey are indeed voids, we propose to perform soil borings in the areas of anomalies identified by the GPR survey.

We will decide the boring locations after the GPR survey results are available. For budgeting purpose, we propose to perform the following:

- Drilling one (1) Soil Test (SPT) boring into the limestone formation, estimated to be 50 feet below existing ground surface (bgs).
- Drilling five (5) auger borings to depths of about 8 feet.

Soil samples will be collected at selected depth intervals via the Standard Penetration Test method (ASTM D 1586). The "N-value" will be recorded at each sample location for subsequent use in the engineering evaluation. The N-value provides an empirical indication of soil strength and is determined by the cumulative number of blows required by a 140-pound hammer, operating freely over a 30-inch drop, to advance a 2-inch (O.D.) split-barrel sampler one foot into the soils, after initial penetration of 6 inches.

The hand auger borings will be performed by manually advancing a 3-inch diameter, 6-inch-long sampler into the soil until the sampler is full. The sampler is then retrieved and the soils in the sampler are removed and visually classified.

To measure in-situ density of subsurface soils, we propose to perform either DCP or SCP tests in the auger borings, depending on conditions.

If the DCP test is chosen, the test will be performed inside the augered-holes following ASTM STP-399. For the DCP test a 1.5-inch diameter cone will be driven into the soil by a 15-pound ring weight with a free fall of 20 inches. The numbers of blows required to drive the cone into the soil for a penetration of 1.75 inches is defined as the DCP Resistance Value.

In lieu of DCP, we may choose a SCP test, depending on subsurface materials encountered on each lot. The SCP test will be conducted using a portable hand-held cone penetrometer (CPT). The shaft of the probe is tipped with a conical point having a projected area of 1.5 square centimeters. The probe can be pushed into the ground manually and the resistance will be measured and read through the dial gauge attached to the probe.

Readings from both DCP and SCP tests have been empirically correlated to typical soil strength properties and to Standard Penetration Resistance (N) Value as defined by ASTM D 1586.

Encountered groundwater depths at the completion of drilling will be documented at each lot as part of the explorations. The boreholes will be backfilled using cuttings from drilling.

Laboratory Testing

Representative soil samples obtained during the field exploration program will be transported to the laboratory for classification. If deemed necessary by our geotechnical engineers, a limited number of engineering properties tests may be performed using samples recovered from the site. The nature and extent of this laboratory testing program will be dependent upon the subsurface conditions encountered during the field exploration program.

In accordance with the attached General Terms and Conditions, soil samples will be disposed of 30 days after submittal of the final report, unless requested otherwise by the client.

Evaluation and Report

Upon completion of the field exploration and laboratory tests, we will evaluate the data obtained and prepare a written report for the site summarizing the findings, along with our conclusions and recommendations. Remediation recommendations will be provided if necessary.

Schedule

Based upon our current workload, we can mobilize a GPR crew to the site to perform the GPR survey in approximately one week following the receipt of written authorization to proceed. We will mobilize a drilling crew to the site to perform drillings after the GPR survey results are available, estimated to be approximately a week from the date the GPR survey was performed. The drilling will be completed in a day, weather permitting. The laboratory testing and report development will take approximately an additional two (2) weeks.


Well lines
Private well


Well line


Untitled Map
Write a description for your map.
Legend
2627 Cordoba Ranch Blvd
Cordoba Ranch CDD
STEMSmarts
Barn Cl Dr
Cordoba Ranch Blvd
Howsmoor Pl
2627 Cordoba Ranch Blvd
Well location
Area of washout
Google Earth
Image © 2025 Airbus
400 ft
N

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice

Invoice Number	Date
759284	**09/02/2025**
Customer Number	Due Date
300068	**10/01/2025**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Cordoba Ranch CDD	300068		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
721 - Gate Access - Cordoba Ranch CDD - 2502 Cordoba Ranch Blvd, Lutz, FL				
1.00	Envera Kiosk System 10/01/2025 - 10/31/2025	1.00	$500.00	$500.00
1.00	Data Management 10/01/2025 - 10/31/2025	1.00	$100.00	$100.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	$183.00	$183.00
1.00	Virtual Gate Guard Monitoring 10/01/2025 - 10/31/2025	1.00	$1,430.00	$1,430.00
			Subtotal:	**$2213.00**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$2213.00**

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759284	Monitoring Services	$2213.00	**$2213.00**

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice

Invoice Number	Date
759284	**09/02/2025**
Customer Number	Due Date
300068	**10/01/2025**

Net Due: $2,213.00
Amount Enclosed:_____________

Cordoba Ranch CDD
C/O Inframark
210 N. University Dr. Ste 702
Coral Springs, FL 33071

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	158145	**DATE**	9/5/2025
CUSTOMER ID	C1761	**NET TERMS**	Due On Receipt
PO#		**DUE DATE**	9/5/2025

BILL TO

Cordoba Ranch Community
Development District
210 North University Drive
Suite 702
Coral Springs FL 33071

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	4,166.67		4,166.67
Field Ops Services 001-531016-53901-5000	1	Ea	500.00		500.00
Record Storage Fee 001-549069-51301-5000	1	Ea	8.33		8.33
Subtotal					**4,675.00**

Subtotal	$4,675.00
Tax	$0.00
Total Due	$4,675.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

Christina Newsome
Cordoba Ranch Community Development District
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

September 2, 2025
Project No: 00013606-00
Invoice No: 28543

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Calls & coordination with District Manager and District Counsel regarding erosion repairs/issues. Site visit and plans research related to investigating pond erosion and sidewalk issues. Coordination with contractor regarding updates to erosion repair quote at creek and behind home. Attend monthly meeting; Provide updates to District Manager.

<u>Services current through August 22, 2025</u>

Professional Personnel

	Hours	**Rate**	**Amount**	
Director I	8.25	280.00	2,310.00	
Engineer I	4.50	145.00	652.50	
Totals	12.75		2,962.50	
Total Labor				**2,962.50**

Reimbursable Expenses

R-Project Travel & Subsist.	32.34	
Total Reimbursables	**32.34**	**32.34**

Total this Invoice **$2,994.84**

BBE/L
inframarkcms@payableslockbox.com

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042
INVOICE PAYABLE UPON RECEIPT

Billing Backup

Tuesday, September 2, 2025

BGE, Inc. Invoice 28543 Dated 9/2/2025 10:32:19 AM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	8/1/2025	.25	280.00	70.00	
Chang, Philip	8/4/2025	2.00	280.00	560.00	
Chang, Philip	8/5/2025	.25	280.00	70.00	
Chang, Philip	8/6/2025	.25	280.00	70.00	
Chang, Philip	8/7/2025	1.00	280.00	280.00	
Chang, Philip	8/14/2025	.50	280.00	140.00	
Chang, Philip	8/18/2025	3.00	280.00	840.00	
Chang, Philip	8/19/2025	.75	280.00	210.00	
Chang, Philip	8/20/2025	.25	280.00	70.00	
Engineer I					
Eltalla, Yasmin	8/4/2025	.50	145.00	72.50	
Eltalla, Yasmin	8/5/2025	1.50	145.00	217.50	
Eltalla, Yasmin	8/7/2025	2.50	145.00	362.50	
Totals		12.75		2,962.50	
Total Labor					**2,962.50**

Reimbursable Expenses

R-Project Travel & Subsist.

000000079439	8/18/2025	Chang, Philip / CDD Meeting - Cordoba Ranch / Travel to attend monthly Cordoba Ranch CDD meeting at Lutz library / 42.00 miles @ 0.70	32.34	
	Total Reimbursables		**32.34**	**32.34**

Total this Project	**$2,994.84**
Total this Report	**$2,994.84**

Louis Smith Electric, Inc.

A Cheerful Heart Is Good Medicine Prov 17:22

813-767-9296

Lic: EC0002201

INVOICE

34519 Cedarfield Dr
Dade City, Florida 33523
Louis@LouisSmithElect
LouisSmithElectric.com

INVOICE NO. 4444
DATE September 1, 2025
CUSTOMER ID **INFRAMARK**

TO: **INFRAMARK CORDOBA**
2502 CORDOBA RANCH BLVD
LUTZ, FLORIDA 33559

In Florida, Lighting Protection is a Good Thing!

Contact Person	JOB	PAYMENT TERMS	DUE DATE
Christina	Cordobo -Emerg Call Gate Pwr	As Agreed	9/1/25

QUANTITY		UNIT PRICE	
	Emerg Call Gates Not Working		765.00
	Checked Power at Circuit Breaker. Found a tripped Circuit breaker		
	reset breaker. Gates still not working. Checked for power at		
	gate opener. No power there.		
	Traced circuit to control box behind electrical panel		
	Found one slightly damp GFI receptacle		
	Removed recept, cleaned debri, dried moisture, installed new WR		42.50
	GFI		
	Sealed vent fans that are buned up and not operating, possible cause of leak		
	Gates are operating at this time		
	P&H (Free if pd by Zelle or Venmo) (6%AmEx, 3.5%Everything Else)		
*****	ALL SALES TAX IS INCLUDED		

SUBTOTAL	$ 807.50
SALES TAX	-
TOTAL	$ 807.50

Credit Cards Gladly Accepted with a 3.5% P&H Fee

Please Visit Our Website at LouisSmithElectric.com

Make all checks payable to Louis Smith Electric, Inc. Please mail to 34519 Cedarfield Dr, Ridge Manor Florida, 33523

Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02620H **Date 09/05/2025**

Attn:
Cordoba Ranch CDD - Inframark
11555 HERON BAY, SUITE 201
CORAL SPRINGS FL 33076

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-02620H **Notice of Public Meeting Dates** **RE:** Cordoba Ranch CDD Board of Supervisors Meetings at 4:00 PM on 10/20/25 et al **Published:** 9/5/2025	$87.50

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$87.50**

Payment is expected within 30 days of the first publication date of your notice.

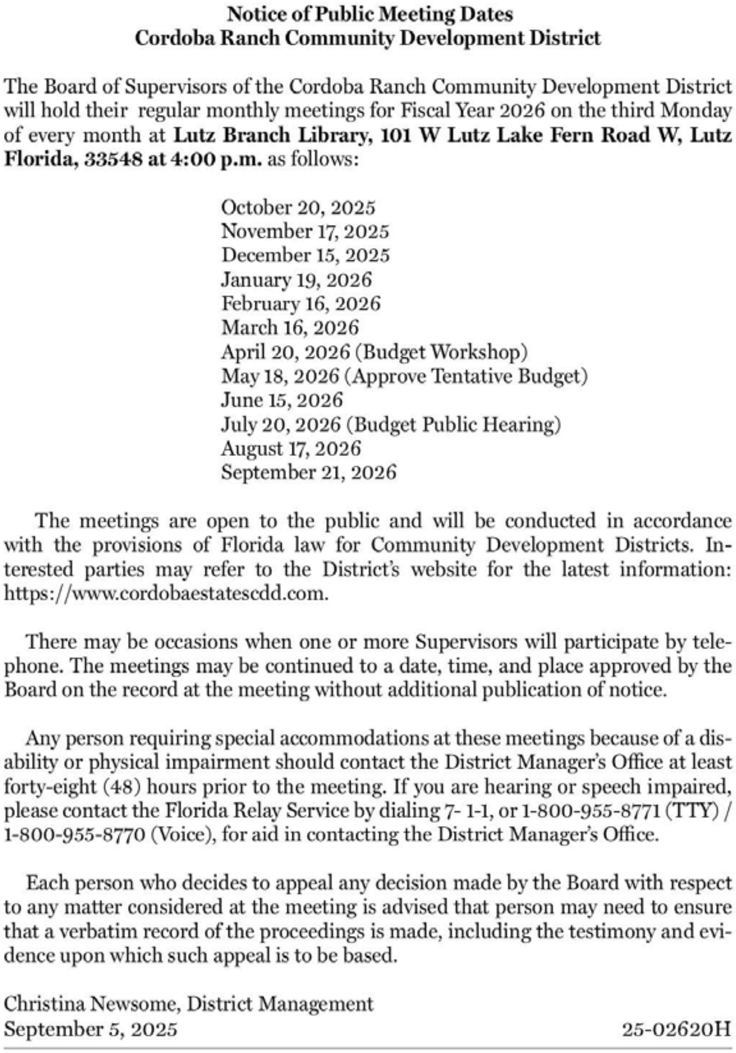
Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising



Notice of Public Meeting Dates
Cordoba Ranch Community Development District

The Board of Supervisors of the Cordoba Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2026 on the third Monday of every month at **Lutz Branch Library, 101 W Lutz Lake Fern Road W, Lutz Florida, 33548 at 4:00 p.m.** as follows:

October 20, 2025
November 17, 2025
December 15, 2025
January 19, 2026
February 16, 2026
March 16, 2026
April 20, 2026 (Budget Workshop)
May 18, 2026 (Approve Tentative Budget)
June 15, 2026
July 20, 2026 (Budget Public Hearing)
August 17, 2026
September 21, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Interested parties may refer to the District's website for the latest information: https://www.cordobaestatescdd.com.

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7- 1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Christina Newsome, District Management
September 5, 2025 25-02620H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
155288	8/1/2025
CUSTOMER ID	**NET TERMS**
C1761	Due On Receipt
PO#	**DUE DATE**
	8/1/2025

BILL TO

Cordoba Ranch Community
Development District
210 North University Drive
Suite 702
Coral Springs FL 33071

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	4,166.67		4,166.67
Field Ops Services 001-531016-53901-5000	1	Ea	500.00		500.00
Record Storage Fee 001-549069-51301-5000	1	Ea	8.33		8.33
Subtotal					**4,675.00**

Subtotal	$4,675.00
Tax	$0.00
Total Due	$4,675.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Illuminations Holiday Lighting

Invoice 35925

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Cordoba Estates CDD
11555 Heron Bay; Suite 201
Coral Springs, FL 33076

JOB DESCRIPTION
Christmas Lighting Deposit Invoice for Cordoba Estates

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance	
Center Median	
Install warm white, C9s outlining entrance wall and flower beds Install lighted wreaths with bow on back column of entrance sign (one per side)	$2,000.00
Install warm white, mini lights in ligustrums in center median	$750.00
Center Median - Gate	
Install warm white, mini lights in 1 Palm tree behind center median Install warm white, mini lights in the fronds of Palm tree	$750.00
Install garland with lights and bows across the top of the entrance gates Install 3 wreaths (one per column) with lights and bow on entrance gate columns	$1,500.00
Entrance	$2,000.00
Install warm white, mini lights on 3 Palm trees on either side of side walk Install warm white, mini lights in 2 Holly trees on either side of side walk	
Exit	$2,000.00
Install warm white, mini lights on 2 Palm trees on either side of side walk Install warm white, mini lights in 3 Holly trees on either side of side walk	
TOTAL	$9,000.00
Requires 50% Deposit **DEPOSIT**	$4,500.00
AMOUNT DUE	**$4,500.00**

* Price includes rental of materials, labor, installation, service and removal.
* Remaining balance of project due upon receipt of invoice after installation.
*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

9/16/2025
DATE

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	**DATE**
159245	9/22/2025
CUSTOMER ID	**NET TERMS**
C1761	Due On Receipt
PO#	**DUE DATE**
	9/22/2025

BILL TO

Cordoba Ranch Community
Development District
210 North University Drive
Suite 702
Coral Springs FL 33071

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	3,000.00		3,000.00
Postage	9	Ea	0.74		6.66
Subtotal					**3,006.66**

Subtotal	$3,006.66
Tax	$0.00
Total Due	$3,006.66

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice

Invoice Number	Date
758201	**08/01/2025**
Customer Number	Due Date
300068	**09/01/2025**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Cordoba Ranch CDD	300068		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
721 - Gate Access - Cordoba Ranch CDD - 2502 Cordoba Ranch Blvd, Lutz, FL				
1.00	Envera Kiosk System 09/01/2025 - 09/30/2025	1.00	$500.00	$500.00
1.00	Data Management 09/01/2025 - 09/30/2025	1.00	$100.00	$100.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	1.00	$183.00	$183.00
1.00	Virtual Gate Guard Monitoring 09/01/2025 - 09/30/2025	1.00	$1,430.00	$1,430.00
			Subtotal:	**$2213.00**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$2213.00**

Date	Invoice #	Description	Amount	Balance Due
8/1/2025	758201	Monitoring Services	$2213.00	**$2213.00**

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice

Invoice Number	Date
758201	**08/01/2025**
Customer Number	Due Date
300068	**09/01/2025**

Net Due: $2,213.00

Amount Enclosed:_____________

Cordoba Ranch CDD
C/O Inframark
210 N. University Dr. Ste 702
Coral Springs, FL 33071

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

CORDOBA RANCH CDD
ATTN: INFRAMARK-ACCTS PAYABLE
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

August 25, 2025
Client: 001286
Matter: 000001
Invoice #: 27010

RE: GENERAL

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/7/2025	KCH	EMAILS WITH C. NEWSOME REGARDING CROWDERS; EMAILS WITH GIA REGARDING CROWDERS SERVICES AGREEMENT FOR ANNUALS INSTALLATION; EMAILS WITH C. NEWSOME REGARDING TRACKING NUMBER FOR PAYMENT TO DEZHA LAWN.	0.4	$122.00
7/14/2025	MS	REVISE, FINALIZE, AND TRANSMIT RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS.	0.2	$32.00
7/14/2025	KCH	REVIEW RESOLUTION ADOPTING BUDGET; REVIEW RESOLUTION IMPOSING ANNUAL ASSESSMENTS; EMAILS WITH C. POOLE FROM PACSCON REGARDING GEOTECHNICAL TESTING; EMAILS WITH C. NEWSOME REGARDING SAME.	0.7	$213.50
7/16/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
7/21/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	3.4	$1,037.00
		Total Professional Services	5.1	$1,526.50

Total Services	$1,526.50	
Total Disbursements	$0.00	
Total Current Charges		$1,526.50
Previous Balance		$2,615.00
PAY THIS AMOUNT		**$4,141.50**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26849	July 22, 2025	$2,615.00	$0.00	$0.00	$0.00	$4,141.50
					Total Remaining Balance Due	**$4,141.50**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$1,526.50	$2,615.00	$0.00	$0.00

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

Cordoba Ranch CDD
2654 Cypress Ridge Boulevard Suite 101
Wesley Chapel, FL 33544

Invoice #	17672
Invoice Date	09-05-25
Balance Due	**$14,162.52**

Item	Description	Unit Cost	Quantity	Line Total
50% Project Deposit	== 50% Deposit Invoice for Project == (front gate project) - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Remainder balance due net 15 after completion of project	$13,236.00	1.0	$13,236.00

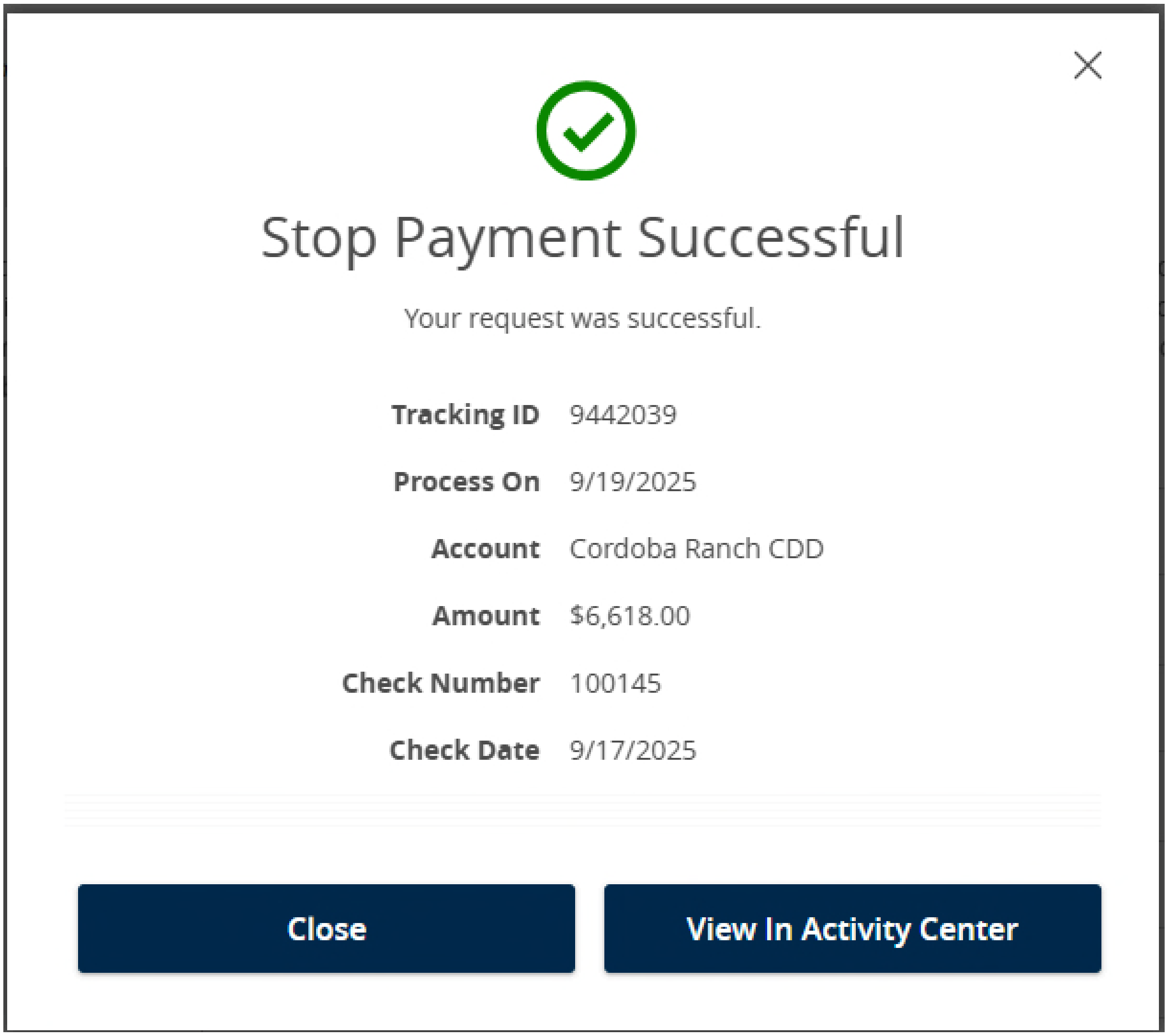
Subtotal	**$13,236.00**
Tax	$926.52
Invoice Total	$14,162.52
Payments	$0.00
Credits	$0.00
Balance Due	**$14,162.52**

Outlook

Re: Cordoba Ranch stop payment request 100145

From Blake, Nadine <nadine.blake@inframark.com>
Date Fri 9/19/2025 7:58 AM
To Thomas, Fernand <fernand.thomas@inframark.com>
Cc Millonig, Corissa <Corissa.Millonig@inframark.com>; Griffith, Idalia <Idalia.Griffith@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>; Newsome, Christina <christina.newsome@inframark.com>

Stop payment complete.



Stop Payment Successful

Your request was successful.

Tracking ID	9442039
Process On	9/19/2025
Account	Cordoba Ranch CDD
Amount	$6,618.00
Check Number	100145
Check Date	9/17/2025

Nadine Blake | Administrative Assistant II

11555 Heron Bay Blvd, Ste 201, Coral Springs, FL 33076

Mailing: 5645 Coral Ridge Dr, #407, Coral Springs, FL 33076

(O) 954-282-0071 | www.inframarkims.com

****Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

From: Thomas, Fernand <fernand.thomas@inframark.com>
Sent: Friday, September 19, 2025 10:24 AM
To: Blake, Nadine <nadine.blake@inframark.com>
Cc: Millonig, Corissa <Corissa.Millonig@inframark.com>; Griffith, Idalia <Idalia.Griffith@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>; Newsome, Christina <christina.newsome@inframark.com>
Subject: FW: Cordoba Ranch stop payment request 100145

Hi Nadine,

Please process the stop payment attached.

Cori, please always request your stop payment to Nadine.

Thank you,

Fernand Thomas | Accountant II

11555 Heron Bay Blvd, Suite 201 | Coral Springs, FL 33076
(O) 954-753-7452
www.inframark.com

From: Millonig, Corissa <corissa.millonig@inframark.com>
Sent: Friday, September 19, 2025 10:02 AM
To: Thomas, Fernand <fernand.thomas@inframark.com>
Cc: Griffith, Idalia <idalia.griffith@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>; Newsome, Christina <christina.newsome@inframark.com>
Subject: Cordoba Ranch stop payment request 100145

Please process the attached stop payment.

Corissa Millonig/ Accounts Payable Lead

11555 Heron Bay Blvd. Suite 201 **|** Coral Springs, FL 33076

(O) 954-282-0069 **|** www.inframarkims.com

Egis Insurance & Risk Advisors

INVOICE

Customer	Cordoba Ranch Community Development District
Acct #	514
Date	09/16/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	$ 11,047.00
Payment Amount	
Payment for:	Invoice#29327
100125610	

Thank You

Cordoba Ranch Community Development District
c/o Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Please detach and return with payment

✂ -

Customer: Cordoba Ranch Community Development District

Invoice	Effective	Transaction	Description	Amount
29327	10/01/2025	Renew policy	Policy #100125610 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	11,047.00

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

Total
$ 11,047.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

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

Date
09/16/2025

CORDOBA RANCH CDD

Account Number:
239-177-5795-050213-5

PIN:
3916

Billing Date:
Aug 22, 2025

Billing Period:
Aug 22 - Sep 21, 2025

Hi CORDOBA RANCH CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$155.48
Auto Pay is scheduled
Sep 15

Bill history		
Previous balance		$155.48
Payment received by Aug 22, thank you		–$155.48
Service summary	Previous month	Current month
Bundle	$150.98	$150.98
Other	$4.50	$4.50
Total services	**$155.48**	**$155.48**
Total balance		**$155.48**

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

FRONTIER

P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 22 08252025 NNNNNNNN 01 008850 0034

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

CORDOBA RANCH CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

19800123917757950502130000000000000000155485

FRONTIER

CORDOBA RANCH CDD

Account Number:
239-177-5795-050213-5

PIN:
3916

Billing Date:
Aug 22, 2025

Billing Period:
Aug 22 - Sep 21, 2025

WAYS TO PAY YOUR BILL

Easy, simple, secure payments with Auto Pay at frontier.com/autopay

Download the MyFrontier® app

GET IT ON Google Play

Download on the App Store

For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges		
08.22-09.21	FiberOptic Internet for Business 75/75 2YR	$150.98
Bundle Total		**$150.98**

Other Charges

Monthly Charges		
08.22-09.21	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$155.48**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $155.48 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

88/KQXA/334300/ /VZFL

TAMPA ELECTRIC				
Vendor : V00003				
INV #		**091225ACH**		
DATE:		8/22/2025		
New ACCT#	**METER#**	**ADDRESS**		
			SERVICE DATES	**7/19-8/18/25**
			ACH	
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	255.57
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	31.98
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	36.97
		001-543001-53100-5000	**TOTAL**	**$ 324.52**
211006627916		CORDOBA RANCH PH1&1A	LIGHTING	6798.77
211006628278		CORDOBA RANCH BV	LIGHTING	291.62
211008004931		CORDOBA RANCH BLVD	LIGHTING	1348.81
221008996409		18446 BELFAIR GLEN PL	LIGHTING	311.26
		001-543013-53100-5000	**TOTAL**	**$ 8,750.46**
		GRAND TOTAL		**$ 9,074.98**

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

CORDOBA RANCH CDD
2502 CORDOBA RANCH BLVD
LUTZ, FL 33559-3915

Statement Date: August 22, 2025

Amount Due:	**$255.57**

Due Date: September 12, 2025
Account #: 211006627700

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025

Previous Amount Due	$280.88
Payment(s) Received Since Last Statement	-$280.88
Current Month's Charges	**$255.57**
Amount Due by September 12, 2025	**$255.57**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

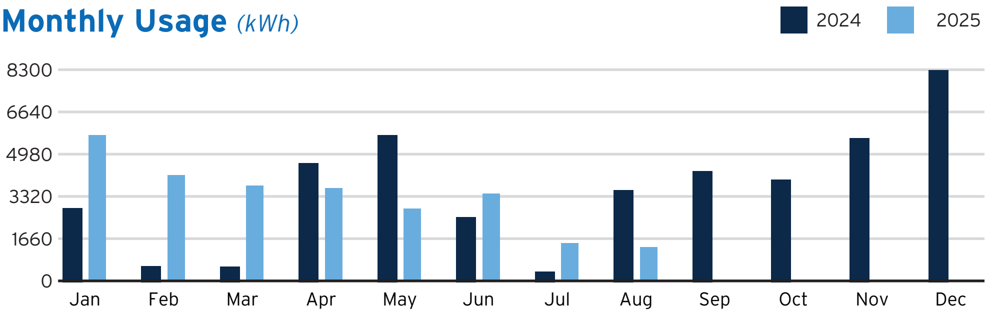
Your Energy Insight

Your average daily kWh used was **64.46% lower** than the same period last year.

Your average daily kWh used was **14% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006627700
Due Date: September 12, 2025

Amount Due:	**$255.57**

Payment Amount: $ ____________

610643791761

Your account will be drafted on September 12, 2025

Pay your bill online at TampaElectric.com

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CORDOBA RANCH CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
2502 CORDOBA RANCH BLVD
LUTZ, FL 33559-3915

Account #: 211006627700
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Meter Read

Service Period: Jul 19, 2025 - Aug 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	08/18/2025	87,136		85,813		1,323 kWh	1	31 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.63000*	$19.53
Energy Charge	*1,323 kWh @ $0.08641/kWh*	$114.32
Fuel Charge	*1,323 kWh @ $0.03391/kWh*	$44.86
Storm Protection Charge	*1,323 kWh @ $0.00577/kWh*	$7.63
Clean Energy Transition Mechanism	*1,323 kWh @ $0.00418/kWh*	$5.53
Storm Surcharge	*1,323 kWh @ $0.02121/kWh*	$28.06
Florida Gross Receipt Tax		$5.64
Electric Service Cost		**$225.57**

Other Fees and Charges

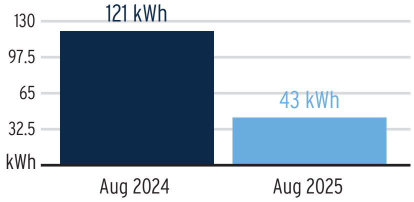
Zap Cap Systems

Service for: 2502 CORDOBA RANCH BLVD, LUTZ, FL 33559-3915

Business Surge MST1120 Monthly	*1 unit @ $30.00*	$30.00
Zap Cap Systems Cost		**$30.00**

Total Current Month's Charges $255.57

Avg kWh Used Per Day



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Quarterly Fuel Source
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866-689-6469

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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7-1-1
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877-588-1010
Energy-Saving Programs:
813-275-3909

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TampaElectric.com

CORDOBA RANCH CDD
3045 CORDOBA RANCH BL PMP
LUTZ, FL 33559-0000

Statement Date: August 22, 2025

Amount Due:	**$31.98**

Due Date: September 12, 2025
Account #: 211006628138

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025

Previous Amount Due	$26.98
Payment(s) Received Since Last Statement	-$26.98
Current Month's Charges	**$31.98**
Amount Due by September 12, 2025	**$31.98**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

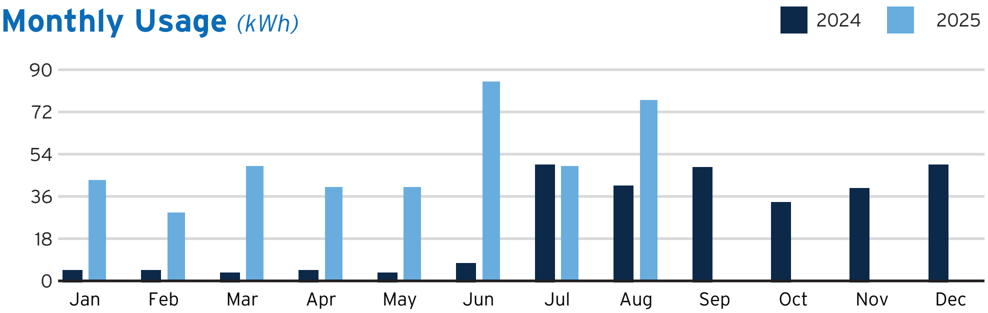
Your Energy Insight

Your average daily kWh used was **100% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006628138
Due Date: September 12, 2025

Amount Due:	**$31.98**
Payment Amount: $ ________	

610643791763

Your account will be drafted on September 12, 2025

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CORDOBA RANCH CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Service For:
3045 CORDOBA RANCH BL PMP
LUTZ, FL 33559-0000

Account #: 211006628138
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Meter Read

Service Period: Jul 19, 2025 - Aug 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	08/18/2025	5,679		5,602		77 kWh	1	31 Days

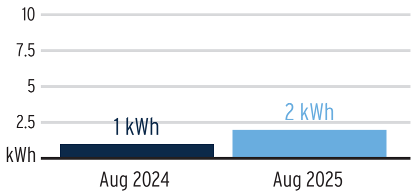
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.63000*	$19.53
Energy Charge	*77 kWh @ $0.08641/kWh*	$6.65
Fuel Charge	*77 kWh @ $0.03391/kWh*	$2.61
Storm Protection Charge	*77 kWh @ $0.00577/kWh*	$0.44
Clean Energy Transition Mechanism	*77 kWh @ $0.00418/kWh*	$0.32
Storm Surcharge	*77 kWh @ $0.02121/kWh*	$1.63
Florida Gross Receipt Tax		$0.80
Electric Service Cost		**$31.98**

Total Current Month's Charges **$31.98**

Avg kWh Used Per Day



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863-299-0800 (Polk County)
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813-275-3909

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TampaElectric.com

CORDOBA RANCH CDD
2802 CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Statement Date: August 22, 2025

Amount Due: **$36.97**

Due Date: September 12, 2025
Account #: 211006627494

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025

Previous Amount Due	$31.50
Payment(s) Received Since Last Statement	-$31.50
Current Month's Charges	**$36.97**
Amount Due by September 12, 2025	**$36.97**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

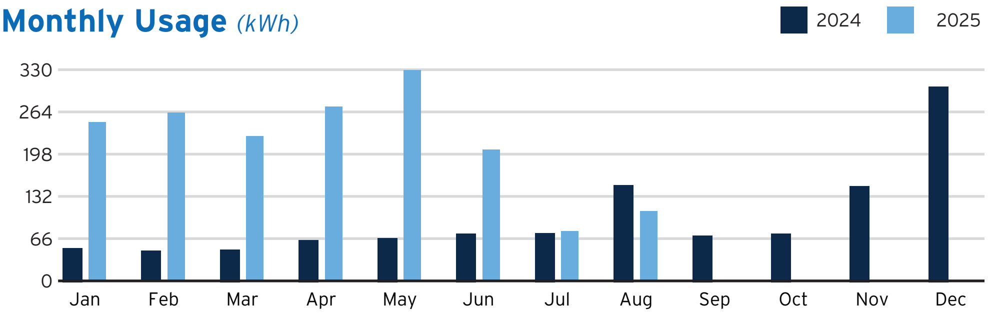
Your Energy Insight

Your average daily kWh used was **20% lower** than the same period last year.

Your average daily kWh used was **33.33% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006627494
Due Date: September 12, 2025

Amount Due: **$36.97**

Payment Amount: $ ____________

610643791760

Your account will be drafted on September 12, 2025

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CORDOBA RANCH CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

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AN EMERA COMPANY

Service For:
2802 CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Account #: 211006627494
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Meter Read

Service Period: Jul 19, 2025 - Aug 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	08/18/2025	13,121		13,012		109 kWh	1	31 Days

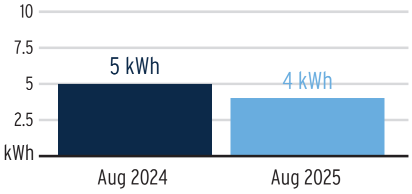
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.63000*	$19.53
Energy Charge	*109 kWh @ $0.08641/kWh*	$9.42
Fuel Charge	*109 kWh @ $0.03391/kWh*	$3.70
Storm Protection Charge	*109 kWh @ $0.00577/kWh*	$0.63
Clean Energy Transition Mechanism	*109 kWh @ $0.00418/kWh*	$0.46
Storm Surcharge	*109 kWh @ $0.02121/kWh*	$2.31
Florida Gross Receipt Tax		$0.92
Electric Service Cost		**$36.97**

Total Current Month's Charges **$36.97**

Avg kWh Used Per Day



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Tampa, FL 33631-3318
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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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Phone:
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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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Power Outage:
877-588-1010
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813-275-3909

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CORDOBA RANCH CDD
CORDOBA RANCH BLVD, PH 1&
LUTZ, FL 33559-0000

Statement Date: August 22, 2025

Amount Due: $6,798.77

Due Date: September 12, 2025
Account #: 211006627916

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025

Previous Amount Due	$6,798.77
Payment(s) Received Since Last Statement	-$6,798.77
Current Month's Charges	**$6,798.77**
Amount Due by September 12, 2025	**$6,798.77**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006627916
Due Date: September 12, 2025

Amount Due: $6,798.77

Payment Amount: $ ____________

610643791762

Your account will be drafted on September 12, 2025

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CORAL SPRINGS, FL 33076-3361

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TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
CORDOBA RANCH BLVD
PH 1&, LUTZ, FL 33559-0000

Account #: 211006627916
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Service Period: Jul 19, 2025 - Aug 18, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*2639 kWh @ $0.03412/kWh*	$90.04
Fixture & Maintenance Charge	*131 Fixtures*	$2165.53
Lighting Pole / Wire	*131 Poles*	$4400.29
Lighting Fuel Charge	*2639 kWh @ $0.03363/kWh*	$88.75
Storm Protection Charge	*2639 kWh @ $0.00559/kWh*	$14.75
Clean Energy Transition Mechanism	*2639 kWh @ $0.00043/kWh*	$1.13
Storm Surcharge	*2639 kWh @ $0.01230/kWh*	$32.46
Florida Gross Receipt Tax		$5.82
Lighting Charges		**$6,798.77**

Total Current Month's Charges **$6,798.77**

Important Messages

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AN EMERA COMPANY
TampaElectric.com

CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Statement Date: August 22, 2025

Amount Due:	**$291.62**

Due Date: September 12, 2025
Account #: 211006628278

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025	
Previous Amount Due	$291.62
Payment(s) Received Since Last Statement	-$291.62
Current Month's Charges	**$291.62**
Amount Due by September 12, 2025	**$291.62**

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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Account #: 211006628278
Due Date: September 12, 2025

Amount Due:	**$291.62**
Payment Amount: $ ____________	

610643791764

Your account will be drafted on September 12, 2025

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CORDOBA RANCH CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

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TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Account #: 211006628278
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Service Period: Jul 19, 2025 - Aug 18, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*152 kWh @ $0.03412/kWh*	$5.19
Fixture & Maintenance Charge	*5 Fixtures*	$110.24
Lighting Pole / Wire	*5 Poles*	$167.95
Lighting Fuel Charge	*152 kWh @ $0.03363/kWh*	$5.11
Storm Protection Charge	*152 kWh @ $0.00559/kWh*	$0.85
Clean Energy Transition Mechanism	*152 kWh @ $0.00043/kWh*	$0.07
Storm Surcharge	*152 kWh @ $0.01230/kWh*	$1.87
Florida Gross Receipt Tax		$0.34
Lighting Charges		**$291.62**

Total Current Month's Charges **$291.62**

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TampaElectric.com

CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Statement Date: August 22, 2025

Amount Due: **$291.62**

Due Date: September 12, 2025
Account #: 211006628278

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Account Summary

Current Service Period: July 19, 2025 - August 18, 2025	
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Payment(s) Received Since Last Statement	-$291.62
Current Month's Charges	**$291.62**
Amount Due by September 12, 2025	**$291.62**

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Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006628278
Due Date: September 12, 2025

Amount Due: **$291.62**

Payment Amount: $ ____________

610643791764

Your account will be drafted on September 12, 2025

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CORDOBA RANCH CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Service For:
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Account #: 211006628278
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Service Period: Jul 19, 2025 - Aug 18, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*152 kWh @ $0.03412/kWh*	$5.19
Fixture & Maintenance Charge	*5 Fixtures*	$110.24
Lighting Pole / Wire	*5 Poles*	$167.95
Lighting Fuel Charge	*152 kWh @ $0.03363/kWh*	$5.11
Storm Protection Charge	*152 kWh @ $0.00559/kWh*	$0.85
Clean Energy Transition Mechanism	*152 kWh @ $0.00043/kWh*	$0.07
Storm Surcharge	*152 kWh @ $0.01230/kWh*	$1.87
Florida Gross Receipt Tax		$0.34
Lighting Charges		**$291.62**

Total Current Month's Charges $291.62

Important Messages

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Ways To Pay Your Bill

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Credit or Debit Card
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In-Person
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866-689-6469

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Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TECO TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Statement Date: August 22, 2025

Amount Due:	**$1,348.81**

Due Date: September 12, 2025
Account #: 221008004931

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025

Previous Amount Due	$1,348.81
Payment(s) Received Since Last Statement	-$1,348.81
Current Month's Charges	**$1,348.81**
Amount Due by September 12, 2025	**$1,348.81**

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TECO TAMPA ELECTRIC
AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008004931
Due Date: September 12, 2025

Amount Due:	**$1,348.81**
Payment Amount: $ ____________	

673606483603

Your account will be drafted on September 12, 2025

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11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

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Service For:
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Account #: 221008004931
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Service Period: Jul 19, 2025 - Aug 18, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*494 kWh @ $0.03412/kWh*	$16.86
Fixture & Maintenance Charge	*26 Fixtures*	$431.86
Lighting Pole / Wire	*26 Poles*	$873.34
Lighting Fuel Charge	*494 kWh @ $0.03363/kWh*	$16.61
Storm Protection Charge	*494 kWh @ $0.00559/kWh*	$2.76
Clean Energy Transition Mechanism	*494 kWh @ $0.00043/kWh*	$0.21
Storm Surcharge	*494 kWh @ $0.01230/kWh*	$6.08
Florida Gross Receipt Tax		$1.09
Lighting Charges		**$1,348.81**

Total Current Month's Charges **$1,348.81**

Important Messages

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TampaElectric.com

CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Statement Date: August 22, 2025

Amount Due: **$1,348.81**

Due Date: September 12, 2025
Account #: 221008004931

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025

Previous Amount Due	$1,348.81
Payment(s) Received Since Last Statement	-$1,348.81
Current Month's Charges	**$1,348.81**
Amount Due by September 12, 2025	**$1,348.81**

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Account #: 221008004931
Due Date: September 12, 2025

Amount Due: **$1,348.81**

Payment Amount: $ ____________

673606483603

Your account will be drafted on September 12, 2025

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Service For:
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Account #: 221008004931
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Service Period: Jul 19, 2025 - Aug 18, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*494 kWh @ $0.03412/kWh*	$16.86
Fixture & Maintenance Charge	*26 Fixtures*	$431.86
Lighting Pole / Wire	*26 Poles*	$873.34
Lighting Fuel Charge	*494 kWh @ $0.03363/kWh*	$16.61
Storm Protection Charge	*494 kWh @ $0.00559/kWh*	$2.76
Clean Energy Transition Mechanism	*494 kWh @ $0.00043/kWh*	$0.21
Storm Surcharge	*494 kWh @ $0.01230/kWh*	$6.08
Florida Gross Receipt Tax		$1.09
Lighting Charges		**$1,348.81**

Total Current Month's Charges **$1,348.81**

Important Messages

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TampaElectric.com

CORDOBA RANCH CDD
18446 BELFAIR GLEN PL
LUTZ, FL 33559-3932

Statement Date: August 22, 2025

Amount Due: **$311.26**

Due Date: September 12, 2025
Account #: 221008996409

DO NOT PAY. Your account will be drafted on September 12, 2025

Account Summary

Current Service Period: July 19, 2025 - August 18, 2025

Previous Amount Due	$311.26
Payment(s) Received Since Last Statement	-$311.26
Current Month's Charges	**$311.26**
Amount Due by September 12, 2025	**$311.26**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008996409
Due Date: September 12, 2025

Amount Due: **$311.26**

Payment Amount: $ ____________

657557181785

Your account will be drafted on September 12, 2025

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TECO
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AN EMERA COMPANY

Service For:
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LUTZ, FL 33559-3932

Account #: 221008996409
Statement Date: August 22, 2025
Charges Due: September 12, 2025

Service Period: Jul 19, 2025 - Aug 18, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*114 kWh @ $0.03412/kWh*	$3.89
Fixture & Maintenance Charge	*6 Fixtures*	$99.66
Lighting Pole / Wire	*6 Poles*	$201.54
Lighting Fuel Charge	*114 kWh @ $0.03363/kWh*	$3.83
Storm Protection Charge	*114 kWh @ $0.00559/kWh*	$0.64
Clean Energy Transition Mechanism	*114 kWh @ $0.00043/kWh*	$0.05
Storm Surcharge	*114 kWh @ $0.01230/kWh*	$1.40
Florida Gross Receipt Tax		$0.25
Lighting Charges		**$311.26**

Total Current Month's Charges **$311.26**

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