Cordoba Ranch Community Development District

November 17, 2025

Revised Agenda Package

TEAMS MEETING INFORMATION

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

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, November 17, 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
   i. November 2025 Report……………………………………….………….Page 3
   B. Field Inspection Report………………………………………….………..Page 16
   C. Landscape Update
   i. EZ Mulch Proposal…………………………………………..……….Page 20
   D. District Engineer
   i. Consideration of Firm Foundations Asphalt Replacement Contract.…….Page 22
   ii. Consideration of Parking Lot Services Proposal………………...………..Page 32
   E. District Counsel
   F. District Manager
5. **Business Items**
   A. Discussion of Guest Procedure
   B. Ratification of Cordoba Ranch CDD FY2025 Audit Engagement Letter…Page 37
   C. Consideration of Wimauma Fencing Corp Proposal………………………Page 51
6. **Business Administration**
   A. Consideration of Minutes from the Meeting held October 20, 2025 (on separate cover)
   B. Consideration of October 2025 Financial Statements and Check Register...Page 53
7. **Supervisor Requests**
8. **Audience Comments** – *Three- (3) Minute Time Limit*
9. **Adjournment**

The next meeting is scheduled for Monday, December15, 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

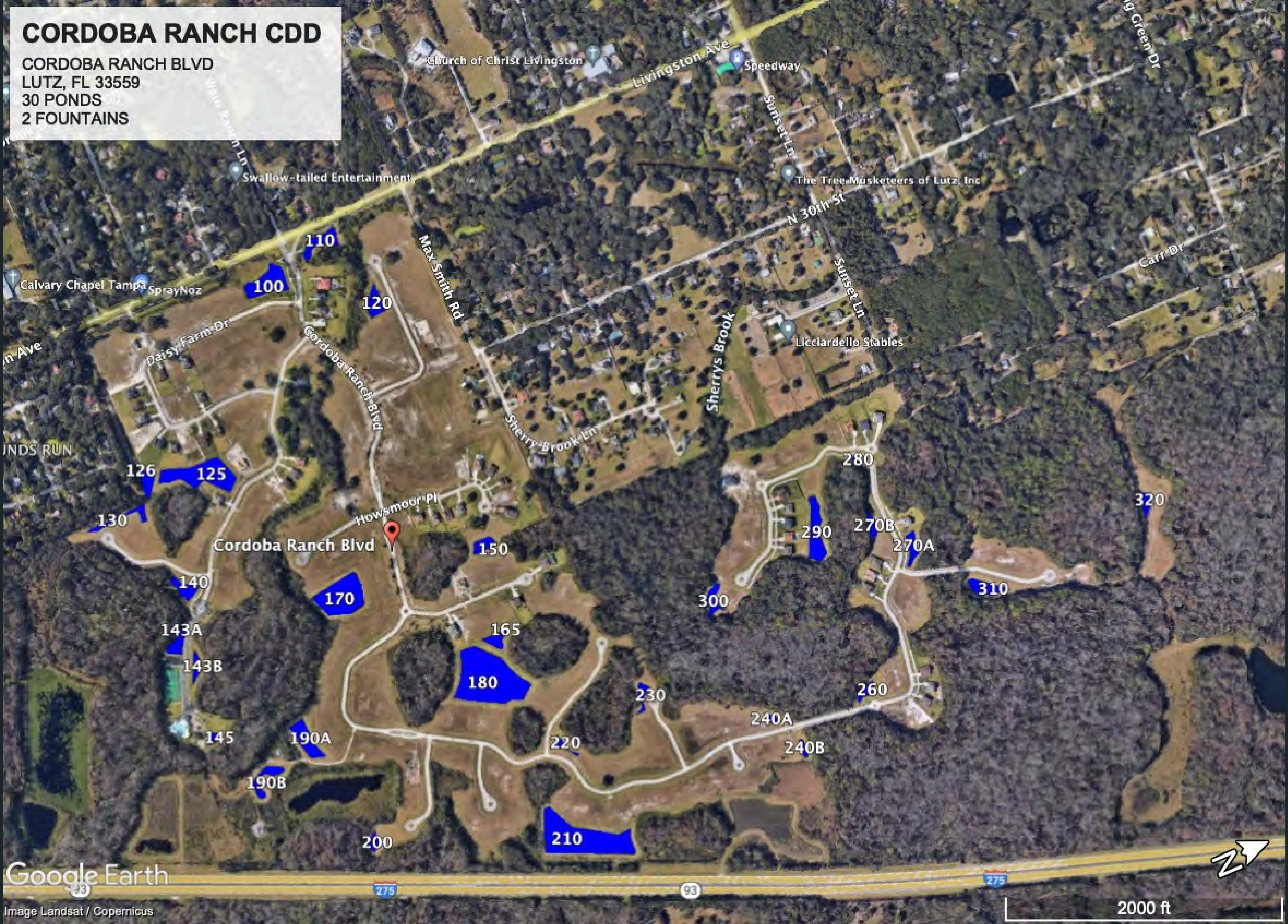
SitexAquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

NOVEMBER, 2025

CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Prepared for: Mona Slaughter
Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.

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.

Pond #170 Treated for Shoreline Vegetation.

Pond #180 Treated For Algae and Shoreline Vegetation.

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.

Cordoba Ranch CDD

Monday, 10 November 2025

Prepared For Board Of Supervisors

11 Item Identified

11 Item Incomplete

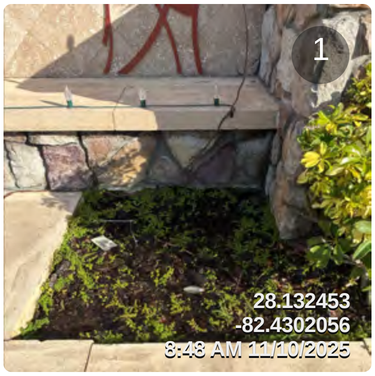
Jason Liggett

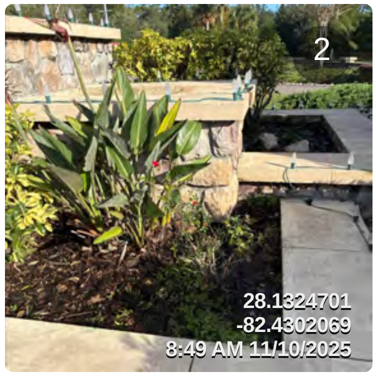
Division Manager- Field Services

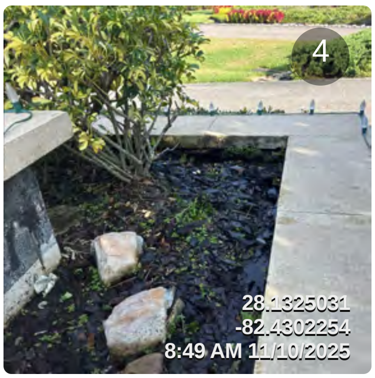
Item 1 Carryover

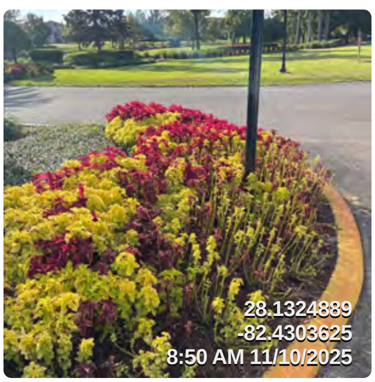
Assigned To: Crowders

Remove weeds from raised containers at the main monument sign. Maybe put some pre emergent in this area.





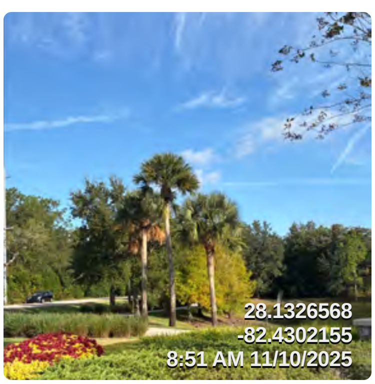




Item 2

Assigned To: Board

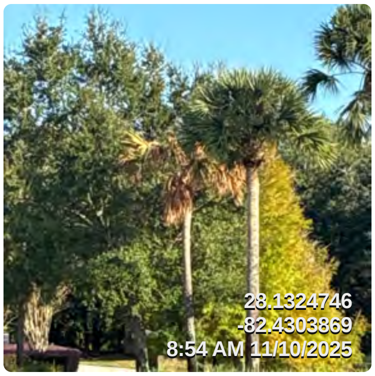
Coleus are reaching the end of their life cycle, especially with colder weather coming in.



Item 3

Assigned To: Board

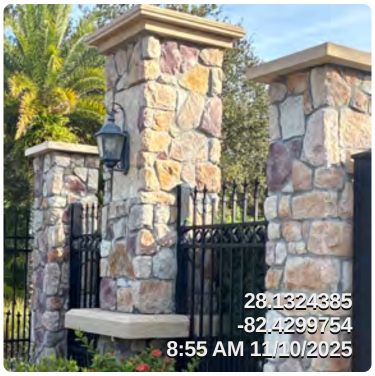
Palm and tree trimming are scheduled for the week of November 10th.



Item 4

Assigned To: Crowder

Crowder’s to provide a proposal to remove the diseased palm located north of the main entrance on Livingston. Let also include grinding the stump.



Item 5

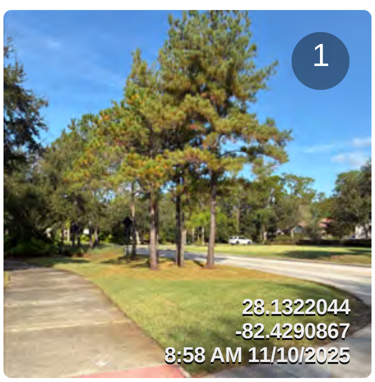
Assigned To: Board

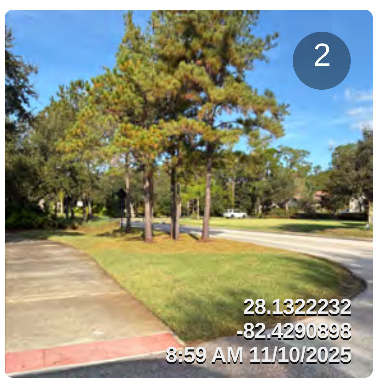
Pressure washing has been completed by American Pressure Washing. It was brought to my attention that there are additional areas in the community that still need to be cleaned. I will be putting together a map of these areas for the board and obtaining a proposal for the remaining work.

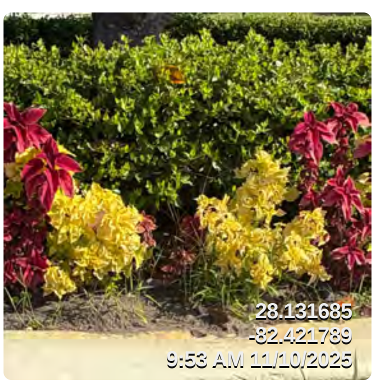
Item 6

Assigned To: Board

The removal of ornamental grass and installation of sod have been completed at the intersection of Cordoba Ranch Blvd and Daisy Farm Drive.







Item 7

Assigned To: Crowders

Please make sure the crew checks the annual beds during each service visit and removes any weeds as needed.

Item 8

Assigned To: Crowders

Remove the dead annuals from the center island bed on Cordoba Ranch Blvd. In the future, when the annuals decline to this extent, please strike the beds and clean them up to maintain a neat appearance.

Item 9

Assigned To: Crowders

Ensure that during service visits, the areas around the islands on Cordoba Ranch Blvd are blown and kept clean.

Item 10

Assigned To: Board

Fence repairs have been approved, and we are currently waiting for a scheduled date to complete the work.

Item 11

Assigned To: Board

Contacted Spectrum regarding the issue; initially scheduled for 11/6, followed up on 11/10, and they confirmed resolution between 10:00 AM and 2:00 PM.

EZ Mulch
PO Box 550512
Jacksonville, FL 32255 US
+19042545366
AR@EZ-Mulch.com

Estimate

ADDRESS
Inframark 630 Kingsley Ave. Suite B Orange Park, FL 32073

SHIP TO
Cordoba Ranch CDD Cordoba Ranch Blvd. Lutz, FL 33559

ESTIMATE #	DATE	
4931	10/31/2025	

PROJECT STATUS
4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Brown Mulch - TPA	Installation of Brown Mulch as directed and indicated on the approved map not to exceed 280 yards. Covering cocoa brown over pine bark. Cordoba Ranch CDD Cordoba Ranch Blvd. Lutz, FL 33559 Jason Liggett - 656.247.8573 Jliggett@Inframark.com	15,400.00

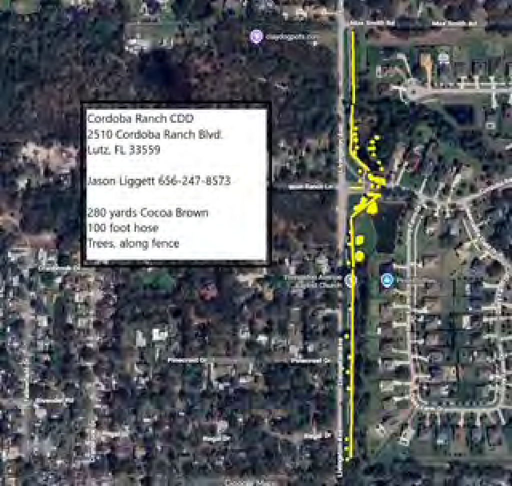
We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@fcmindustries.com.
Thank you for the opportunity to bid your project. We look forward to working with you soon!

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

TOTAL **$15,400.00**

Accepted By

Accepted Date


Cordoba Ranch CDD
2510 Cordoba Ranch Blvd.
Lutz, FL 33559
Jason Liggett 656-247-8573
280 yards Cocoa Brown
100 foot hose
Trees, along fence

Cordoba Ranch CDD

BGE, Inc.

Will Pinson

Project:

Cordoba Ranch CDD - Asphalt Replacements

Cordoba Ranch Blvd
Lutz, FL 33559

Firm Foundations
Asphalt and Concrete, LLC

Arthur Wilmoth
Senior Project Manager

Service Provider Information

Company Info

Firm Foundations Asphalt & Concrete LLC
10701 N Nebraska Ave
Tampa, Florida 33612

P: 813-853-6597
http://www.firmfoundations.solutions

Contact Person

Arthur Wilmoth
Senior Project Manager
arthur@firmfoundations.solutions
Cell: 813-853-6597
Office 813-853-6597

About Us

Firm Foundations

Established in 2021, Firm Foundations was born out of the idea to help provide our community with long lasting solutions. Today, as a state certified Building Contractor we continue to bring the same long lasting customized solutions to the Eastern United States.

Details and Facts in a simple, easy to understand proposal.
A Firm Start = A Strong Finish

CBC1267421

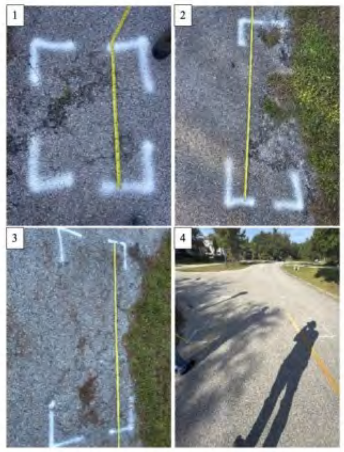
Proposal: Cordoba Ranch CDD - Asphalt Replacements

Asphalt Remove and Replace

1. The area under consideration for pavement repair comprises 3233 square feet of deteriorated pavement.
2. There exist approx 22 areas of repair located throught the area.
3. All repairs will be shaped symmetrically where possible.
4. We will cut a perimeter and excavate repair area to a depth of 2 Inches. We will remove all materials from site.
5. We then will install up to 2 inches compacted thickness surface asphalt.
6. All areas will be barricaded during and after the repair process.
7. This work will take approximately. 6 days to complete.

Total Price: $30,237.00

Image



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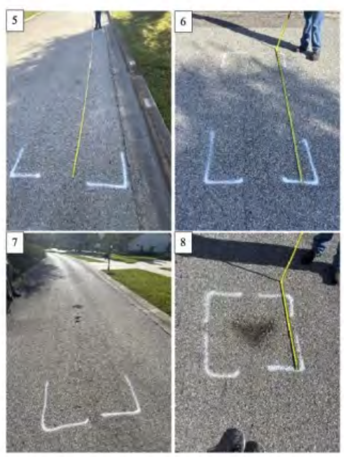

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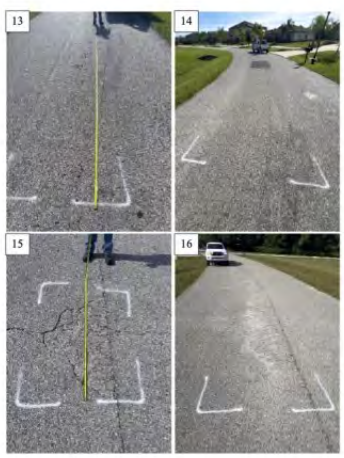

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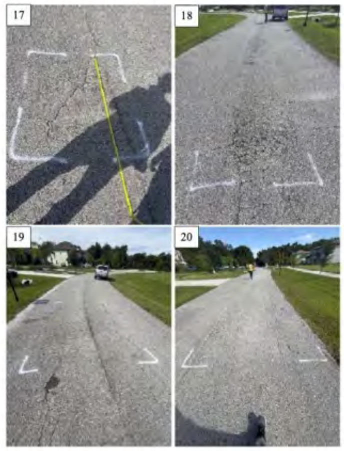

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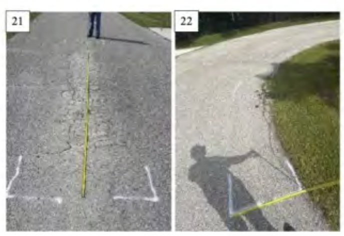

Price Breakdown: Cordoba Ranch CDD - Asphalt Replacements

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on November 06, 2025. **Job Number:** 775

Item	Description	Cost
1.	Asphalt Remove and Replace	$30,237.00
	Total:	**$30,237.00**

Authorization to Proceed & Contract

This Proposal is in effect for 15 days from the date noted above. We reserve the right to resubmit, amend and or withdraw this Proposal based upon our review of the proposed work and pricing changes.

To authorize the work, please sign below and return the signed copy to us. When authorized, we will begin work as soon as weather and previous commitments permit, and/or when a mutually acceptable time is established.

Acceptance of this Proposal indicates the costs stated in this Proposal, specifications, and conditions are satisfactory and are hereby accepted. Payment will be per terms listed above.

Upon execution, below, this Proposal, including the Terms & Conditions below, becomes a legally enforceable Contract.

Any and all prior Contracts, warranties or representations made by either party (verbally or otherwise) are superseded by this Contract.

Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

Any changes to the work may affect pricing.

Additional work will be billed separately.

Half payment (50%) due upon signing.

Final payment will be due upon substantial completion of the work, as determined by Firm Foundations.

Date: ______________________________

Will Pinson | Engineer
BGE, Inc.
5426 Bay Center Dr ste 100
Tampa, FL 33609
wpinson@bgeinc.com
C: 561-486-0421

Arthur Wilmoth | Senior Project Manager
Firm Foundations Asphalt & Concrete LLC
10701 N Nebraska Ave
Tampa, Florida 33612
E: arthur@firmfoundations.solutions
C: 813-853-6597
P: 813-853-6597
http://www.firmfoundations.solutions

Terms & Conditions

1. **I. PROJECT PROVISIONS**
a. Guidelines: The Work will be performed in substantial conformance to this Contract and industry standards. Firm Foundations will comply with all applicable laws, ordinances, rules, and regulations.
b. Existing Surface: The existing surface will be expected to support the weight of all trucks and construction equipment. In the eventthat sinking or cracking of asphalt or concrete may occur, Firm Foundations will not be held liable for damages to any exiting concrete or asphalt. Further, Owner understands and acknowledges that damage to landscaping may occur due to operations for which Firm Foundations shall not be liable for damages.
c. Change Orders: As directed by the Owner, material manufacturer or distributor, construction lender, public body or inspector, or as deemed necessary by Firm Foundations, any alteration or deviation from the specifications listed above that involves extra cost (labor, materials, overhead & profit) will be paid for by the Owner, regardless of whether or not executed by the parties in a written change order. Other expenses incurred because of unusual, unanticipated, or unforeseeable conditions, such as, for example, increased depth of excavation, need to import clean fill, etc., will also be paid for by the Owner.
d. Material Escalation: This Proposal is based on the current price of materials. If there is a price increase in the materials used for this job, there will be an additional charge for the difference.
e. Performance/Delay: All work will be performed in a timely manner and/or as required by the Contract. Owner acknowledges that Firm Foundations will be excused for any delay beyond his reasonable control, including, but not limited to, material shortages, acts of God, labor disputes, inclement weather, acts of public authority, acts of the Owner, or other unforeseen contingencies.
II. FINANCIAL RIGHTS AND RESPONSIBILITIES
a. Permits: If required, Firm Foundations will provide all documents, drawings necessary and fees for Owner to file a Notice of Commencement and to obtain all required building permits. Owner shall pay for all permits, or such reimbursable costs will be added to Owner's final invoice.
b. Taxes, Assessments and Charges: Taxes, special assessments of all descriptions, and charges required by public bodies and utilities will be paid for by the Owner.
III. OWNER'S RIGHTS AND RESPONSIBILITIES
a. CONSTRUCTION LIENS: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
b. CONSTRUCTION INDUSTRY RECOVERY FUND, SECTION 489.1425
PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR, FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM. CONTACT THE FLORIDA
CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:
Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399
850/487-1395
c. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
d. Insurance: Owner will maintain property damage insurance at least equal to the Contract price.
e. Damage to Project: Firm Foundations shall not be responsible for any damage caused by the Owner, or other causes beyond the control of the Firm Foundations. Owner shall pay for any and all restoration work.
f. Risk of Loss: Owner hereby assumes the risk of loss for all labor and materials until substantial completion is

achieved and final payment has been made. Owner shall assume, pay for, and indemnify Firm Foundations against any and all damage to, or loss, or destruction of materials, including the Contract value of any work performed, by any cause whatsoever, except causes directly attributable to the gross negligence of Firm Foundations.

IV. FIRM FOUNDATIONS'S RIGHTS AND RESPONSIBILITIES

a. Right to Stop Work: If any payment under this Contract is not made when due, the Firm Foundations may suspend work on the job until such time as all payments due have been made.

b. Substitution of Materials: Firm Foundations may substitute materials without notice to the Owner in order to allow work to proceed, provided that the substituted materials are of equal or better quality than those listed in the specifications.

c. Salvage: All salvage resulting from work under this Contract is to be retained by the Firm Foundations unless other Contracts are contained in the specifications.

d. Insurance: Firm Foundations will maintain workers' disability compensation insurance for its employees and comprehensive public liability insurance policies. All subcontractors have or will have certificates of insurance or certificates of exemption at the time the services are rendered.

e. Cancellation: Firm Foundations reserves the right to cancel this Contract if Firm Foundations or any engineer and/or representatives of the manufacturer or building department determine that the work cannot be performed and/or will not afford proper installation.

V. COMPLETION OF PROJECT

a. Notice: On permitted Projects; Owner agrees that acceptance by the building department constitutes final completion. On non-permitted Projects, determination of final completion shall rest solely with Firm Foundations.

b. Cleanup: Firm Foundations is responsible for removing debris and surplus material from the property and leaving the property in a neat and orderly condition.

VI. GENERAL PROVISIONS

a. Notice: Any notice required or permitted under this Contract may be given by certified or registered mail at the addresses contained in the Contract.

b. Prohibition of Assignment: Neither party may assign this Contract or payment due under this Contract without the written consent of the other party.

c. Entire Contract: This document constitutes the entire Contract of the parties. No other Contracts exist. This Contract can be modified only by written Contract signed by both parties.

d. Choice of Law/Venue: This Contract shall be construed in accordance with and governed by the laws of the State of Florida. Venue of any proceeding relating to this Contract shall be in the county where the property is situated.

e. Dispute Resolution: Any dispute arising out of this Contract shall be submitted to non-binding informal mediation prior to bringing any legal proceedings to enforce its terms.

f. Severability: If any provision of this Contract should be deemed void or unenforceable, the remaining provisions shall survive and remain enforceable.

g. Payments: Final payment is due upon substantial completion of the project. Failure of Owner to pay all amounts due within thirty (30) days of substantial completion shall constitute a material breach of this Contract by Owner. The Owner agrees to pay any and all costs of collections, including reasonable attorney's fees and costs, in the event Owner defaults in his/her payment obligations. Should Owner terminate this Contract prior to commencement of the work, Owner's deposit shall be partially retained by Firm Foundations in satisfaction of Firm Foundations' time and/or preliminary costs incurred.

h. Interest: All unpaid amounts due and owing to Firm Foundations shall bear interest at 1.5% per month (18% per annum), beginning thirty (30) days after payment is due or substantial completion, as may be applicable.

i. Limited Warranty: Firm Foundations warrants the Owner(s) that the services provided will be free from defects for one year. This Limited Warranty covers the repair or replacement of any defective installation or workmanship in the affected area only. The scope of needed repairs and/or replacement to remedy any installation or workmanship defects found shall be at the sole discretion of the Firm Foundations. Owner agrees that Firm Foundations shall not be responsible or liable for any cold joints, cracks or any area not specifically replaced by Firm Foundations and that such warranty is specifically limited to Firm Foundations' installation process. All other causes of installation or workmanship failure(s) including, but not limited to: defects or damage resulting from accident or intentional damage; all Acts of God of inclement weather; settlement of the subject building; structural failures, including foundations, walls and trusses, etc.; improper maintenance and care; modification or alteration; normal weathering; or other adverse conditions beyond the control of the Firm Foundations, are expressly excluded from this Limited Warranty. THIS LIMITED WARRANTY IS IN LIEU OF ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

j. Limitation on Damages: Owner agrees that Firm Foundations shall not be liable for any consequential or incidental damages related to defective materials, installation or any labor provided under this Contract and further agrees that Firm Foundations shall not be liable for damage to any utilities or structures to include: gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc.

k. Indemnification. If Owner, or any of its agents, engineers, architects, contractors, subcontractors, suppliers or subsequent purchasers, brings a claim against Firm Foundations, then Owner shall indemnify and reimburse Firm Foundations for all damages, taxable court costs, other related but non-taxable costs and expenses, and reasonable attorney’s fees, incurred by Firm Foundations defense of such claim(s).

Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To

#434402
Mr. Will Pinson
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

November 10, 2025
(561) 486-0421
Cordoba Ranch CDD
2902 Cordoba Ranch Blvd.
Lutz, FL 33559

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

ASPHALT REPAIR (PER PROVIDED MESASUREMENTS)
(3,237 SQUARE FEET / 360 SQUARE YARDS)

1) Saw cut and/or mill 22 areas approximately 3,237 square feet.
2) Remove existing asphalt and haul from site.
3) Check and compact existing base materials.
4) Clean and apply tack coat to areas for proper bonding.
5) Furnish and install approximately 1.5"Type S3 asphalt to areas approximately 3,237 square feet.
6) Compact with vibratory roller.

ASPHALT REPAIR TOTAL ....$12,758.00( )

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Jason Lambert* / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within ______ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: ______

Signature: ______

Signature: ______

Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To
#434402
Mr. Will Pinson
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

November 10, 2025
(561) 486-0421
Cordoba Ranch CDD
2902 Cordoba Ranch Blvd.
Lutz, FL 33559

PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged $575.00 for Striping, $1,500.00 for Asphalt or Concrete Repair, $1,500.00 for Sealcoat and $2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a $250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- PLS is NOT responsible for any liability from slip and fall accidents on painted walking surfaces.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum $TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within ______ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: ______

Signature: ______

Signature: ______

Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To
#434402
Mr. Will Pinson
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

November 10, 2025
(561) 486-0421
Cordoba Ranch CDD
2902 Cordoba Ranch Blvd.
Lutz, FL 33559

After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL

SUBSTANTIAL COMPLETION
Project is largely complete based upon above specified work, excluding warranty or punch out list.

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We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

Item IV:

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

I have fully read the above items and will execute any items that pertain to my project accordingly.

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Lutz, FL 33559

PAYMENT TERMS

PROJECTS OVER $2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT

FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION –
UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND AGREED UPON IN WRITING

NAME ______________________ DATE ______________________

☐ Request a Certificate of Insurance
(If special verbiage required, please provide a sample COI)

☐ Request pictures for invoicing, if needed

☐ Please provide AP Contact name, phone number, and email:
____

** Scheduling can be activated upon receipt of a signed copy of the proposal.*

***Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover Cards with a 2.5% Convenience Fee. Amex accepted with a 3.5% Convenience Fee.**

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Date of Acceptance: ______________________

Signature: ______________________

Signature: ______________________

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 14, 2025

Cordoba Ranch Community Development District
Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Cordoba Ranch Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Cordoba Ranch Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

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2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;

3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and

4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;

    c. Additional information that we may request from management for the purpose of the audit; and

d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

2. Auditor General Management Letter, if applicable; and

3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

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Certified Public Accountants PL

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;

2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

3. The District will evaluate the adequacy and results of the services performed; and

4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed $4,075 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

Berger Toombs Elam Gaines + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Melissa Marlin, CPA

Confirmed on behalf of the addressee:

Sign: ______________________________

Title: ______________________________

Date: ______________________________

6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)

BodinePerry
Certified Public Accountants & Advisors

ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS, ELAM, GAINES AND FRANK AND CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT (DATED OCTOBER 14, 2025)

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

b. Upon the request of 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 in Chapter 119, Florida Statutes, or as otherwise provided by law; and

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 the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and

d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

INFRAMARK
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607
TELEPHONE: 954-603-0033
EMAIL: ___________________

E-VERIFY REQUIREMENTS. Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Auditor: Melissa Marlin	**District: Cordoba Ranch CDD**
By: M. Marlin	**By:** Signed by: E. Owen F7948D0DB08D41C...
Title: Director	**Title:** Chairperson
Date: October 14, 2025	**Date:** 10/31/2025

Wimauma Fencing Corp

16617 Windmill Forge Pass | Wimauma, Florida 33598
813-578-0000 | sales@wimaumafencing.com | www.wimaumafencing.com

RECIPIENT:

Jason Ligett
2902 Cordoba Ranch Boulevard
Lutz, Florida 33559

Estimate #8

Sent on	Oct 21, 2025
Total	**$4,944.00**

Product/Service	Description	Qty.	Unit Price	Total
Custom Job	4 foot black aluminum picket	160	$26.50	$4,240.00
Remove Old Fence		160	$3.50	$560.00

A deposit of $2,472.00 will be required to begin.

Subtotal	$4,800.00
Credit Card Processing fee (3.0%)	$144.00
Total	**$4,944.00**

Images

View online https://l.jbbr.io/E0WDkOA







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

Wimauma Fencing Corp

16617 Windmill Forge Pass | Wimauma, Florida 33598
813-578-0000 | sales@wimaumafencing.com | www.wimaumafencing.com

Signature: ______________________ **Date:** _____________

Cordoba Ranch
Community Development District

Financial Report

October 31, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Cordoba Ranch
Community Development District

Financial Statements

(Unaudited)

October 31, 2025

Balance Sheet
October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 212,272	$ -	$ 212,272
Accounts Receivable	1,750	-	1,750
Due From Other Gov'tl Units	5,364	3,288	8,652
Investments:			
Money Market Account	574,394	-	574,394
Reserve Fund	-	97,070	97,070
Revenue Fund	-	179,123	179,123
Deposits	16,740	-	16,740
TOTAL ASSETS	**$ 810,520**	**$ 279,481**	**$ 1,090,001**
LIABILITIES			
Accounts Payable	$ 895	$ -	$ 895
Accrued Expenses	10,797	-	10,797
TOTAL LIABILITIES	**11,692**	**-**	**11,692**
FUND BALANCES			
Nonspendable:			
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	279,481	279,481
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	238,258	-	238,258
TOTAL FUND BALANCES	**$ 798,828**	**$ 279,481**	**$ 1,078,309**
TOTAL LIABILITIES & FUND BALANCES	**$ 810,520**	**$ 279,481**	**$ 1,090,001**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 2,630	$ 2,630
Special Assmnts- Tax Collector	878,120	-	-	-
Special Assmnts- Discounts	(35,125)	-	-	-
Access Cards	-	-	60	60
TOTAL REVENUES	**842,995**	**-**	**2,690**	**2,690**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	13,000	1,083	1,000	83
FICA Taxes	995	83	77	6
ProfServ-Arbitrage Rebate	500	-	-	-
ProfServ-Dissemination Agent	3,000	3,000	-	3,000
ProfServ-Engineering	25,000	2,083	-	2,083
ProfServ-Legal Services	10,000	833	-	833
ProfServ-Mgmt Consulting	52,500	4,375	4,375	-
ProfServ-Trustee Fees	4,041	4,041	2,357	1,684
Auditing Services	3,260	-	-	-
Postage and Freight	400	33	8	25
Rental - Meeting Room	1,000	83	-	83
Public Officials Insurance	2,667	2,667	2,513	154
Printing and Binding	150	13	-	13
Legal Advertising	3,000	61	61	-
Misc-Assessment Collection Cost	17,562	-	-	-
Misc-Web Hosting	3,500	3,500	-	3,500
Annual District Filing Fee	175	175	-	175
Total Administration	140,750	22,030	10,391	11,639
Other Public Safety				
Contracts-Security Services	30,770	2,564	2,213	351
Communication - Telephone	2,000	167	155	12
R&M-Gate	5,000	417	-	417
Total Other Public Safety	37,770	3,148	2,368	780
Electric Utility Services				
Utility - General	12,075	1,006	1,006	-
Electricity - Streetlights	115,000	9,583	9,583	-
Total Electric Utility Services	127,075	10,589	10,589	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Flood Control/Stormwater Mgmt				
Contracts-Aquatic Control	18,423	1,535	1,335	200
Contracts-Wetland Maintenance	19,205	1,600	950	650
R&M-Fountain	5,750	479	250	229
Impr - Aquatic Plants	5,750	479	-	479
Total Flood Control/Stormwater Mgmt	49,128	4,093	2,535	1,558
Field				
ProfServ-Field Management	6,300	525	525	-
Contracts-Fountain	2,500	208	208	-
Contracts-Landscape	181,608	15,134	13,611	1,523
Insurance - Property	5,211	5,211	4,696	515
Insurance - General Liability	4,345	4,345	3,838	507
Insurance - Crime	500	500	500	-
R&M-Entry Feature	2,000	167	-	167
R&M-Irrigation	6,800	567	860	(293)
R&M-Mulch	10,000	833	-	833
R&M-Pest Control	5,000	417	-	417
R&M-Plant Replacement	10,000	833	-	833
R&M-Ponds	11,500	958	-	958
R&M-Sidewalks	35,000	35,000	-	35,000
R&M-Tree Trimming Services	25,000	25,000	-	25,000
R&M-US 1 Landscape Maintenance	10,000	10,000	-	10,000
R&M-Well Maintenance	2,500	208	-	208
R&M-Annuals	25,000	2,083	-	2,083
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000
Roadway Repair & Maintenance	15,000	15,000	-	15,000
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	-	20,000
Misc-Contingency	17,508	1,459	3,166	(1,707)
Holiday Lighting & Decorations	11,500	4,500	4,500	-
R&M Swales	30,000	30,000	-	30,000
Reserve - Roadways	50,000	-	-	-
Total Field	488,272	173,948	31,904	142,044
TOTAL EXPENDITURES	**842,995**	**213,808**	**57,787**	**156,021**
Excess (deficiency) of revenues Over (under) expenditures	-	(213,808)	(55,097)	158,711
Net change in fund balance	$ -	$ (213,808)	$ (55,097)	$ 158,711
FUND BALANCE, BEGINNING (OCT 1, 2025)	**853,925**	**853,925**	**853,925**	
FUND BALANCE, ENDING	**$ 853,925**	**$ 640,117**	**$ 798,828**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 19	$ 2	$ 930	$ 928
Special Assmnts- Tax Collector	516,569	-	-	-
Special Assmnts- Discounts	(20,663)	-	-	-
TOTAL REVENUES	**495,925**	**2**	**930**	**928**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	10,331	-	-	-
Total Administration	10,331	-	-	-
Debt Service				
Principal Debt Retirement	340,000	-	-	-
Interest Expense	145,800	-	-	-
Total Debt Service	485,800	-	-	-
TOTAL EXPENDITURES	**496,131**	**-**	**-**	**-**
Excess (deficiency) of revenues Over (under) expenditures	(206)	2	930	928
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(206)	-	-	-
TOTAL FINANCING SOURCES (USES)	**(206)**	**-**	**-**	**-**
Net change in fund balance	$ (206)	$ 2	$ 930	$ 928
FUND BALANCE, BEGINNING (OCT 1, 2025)	**278,551**	**278,551**	**278,551**	
FUND BALANCE, ENDING	**$ 278,345**	**$ 278,553**	**$ 279,481**	

Cash & Investment Report
October 31, 2025

ACCOUNT NAME	BANK NAME	YIELD	BALANCE	
OPERATING FUND				
Checking General Fund	Valley	4.07%	$	212,272
Money Market Account	Bank United	3.99%	$	574,394
		Subtotal GF		786,666
DEBT SERVICE FUND				
Series 2021 Reserve Account	US Bank	3.75%	$	97,070
Series 2021 Revenue Account	US Bank	3.75%	$	179,123
		Subtotal DS		276,193
		Grand Total	**$**	**1,062,859**

Cordoba Ranch
Community Development District

Check Register

10/01/2025-10/31/2025

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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 # 100154							
001	10/08/25	COMPLETE I.T. SERVICES & SOLUTIONS	17672/FINAL	FINAL PAYMENT	ProfServ-Trustee Fees	531045-51301	$6,618.00
						Check Total	*$6,618.00*
CHECK # 100155							
001	10/08/25	CROWDER'S LANDSCAPING, INC	49335	MONTHLY MAINTENANCE 10-2025	Contracts-Landscape	534050-53901	$13,611.00
						Check Total	*$13,611.00*
CHECK # 100156							
001	10/09/25	SITEX AQUATICS LLC	10238-B	Pond Maintenance - 10-2025	Contracts-Aquatic Control	534067-53801	$1,335.00
001	10/09/25	SITEX AQUATICS LLC	10263-B	Fountain Maintenance - 10-2025	R&M-Fountain	546032-53801	$250.00
						Check Total	*$1,585.00*
CHECK # 100157							
001	10/09/25	STRALEY ROBIN VERICKER	27243	legal service Aug 25	ProfServ-Legal Services	531023-51401	$3,905.50
						Check Total	*$3,905.50*
CHECK # 100158							
001	10/09/25	BGE	30426	ENGINEERING SERVICE SEPT. 26,2025	ProfServ-Engineering	531013-51501	$4,053.88
						Check Total	*$4,053.88*
CHECK # 100159							
001	10/09/25	LAKE BROTHERS LLC	INV-4989	WETLAND MITIGATION OCT 2025	Contracts-Wetland Maintenance	534133-53801	$950.00
						Check Total	*$950.00*
CHECK # 100160							
001	10/15/25	BUSINESS OBSERVER	25-03144H	Legal Advertising	Legal Advertising	548002-51301	$61.25
						Check Total	*$61.25*
CHECK # 100161							
001	10/15/25	ADVANCE AQUATIC SERVICES INC	10560894	Weir Repairs	Misc-Contingency	549900-53901	$2,880.00
						Check Total	*$2,880.00*
CHECK # 100162							
001	10/23/25	INFRAMARK LLC	160736	Mgmt Fees OCT 25	ProfServ-Field Management	531016-53901	$525.00
001	10/23/25	INFRAMARK LLC	160736	Mgmt Fees OCT 25	ProfServ-Mgmt Consulting	531027-51301	$4,375.00
001	10/23/25	INFRAMARK LLC	160736	Mgmt Fees OCT 25	Postage and Freight	541006-51301	$8.33
						Check Total	*$4,908.33*
CHECK # 100163							
001	10/29/25	SITE MASTERS OF FLORIDA, LLC	101725-1	Lot and Creek Restoration Deposit	Misc-Contingency	549900-53901	$3,100.00
						Check Total	*$3,100.00*
CHECK # 1163							
001	10/30/25	EGIS INSURANCE ADVISORS, LLC	30373	Crime was added to this policy at renewal,Policy #100125610 10/01/2025-10/01/2026	Insurance - Crime	545013-53901	$500.00
						Check Total	*$500.00*
CHECK # 300018							
001	10/14/25	TAMPA ELECTRIC - ACH	101425ACH	8/14-9/17/25	Utility - General	543001-53100	$285.64
001	10/14/25	TAMPA ELECTRIC - ACH	101425ACH	8/14-9/17/25	Electricity - Streetlights	543013-53100	$8,750.46
						Check Total	*$9,036.10*
CHECK # 300019							
001	10/16/25	FRONTIER - ACH	092225-502135	Sep 22 - Oct 21, 2025	Prepaid Items	155000-52901	$155.48

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$155.48*
						Fund Total	**$51,364.54**

Total Checks Paid	**$51,364.54**

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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CHECK # 300019							
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CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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						Check Total	*$155.48*
						Fund Total	**$51,364.54**

Total Checks Paid	**$51,364.54**

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

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

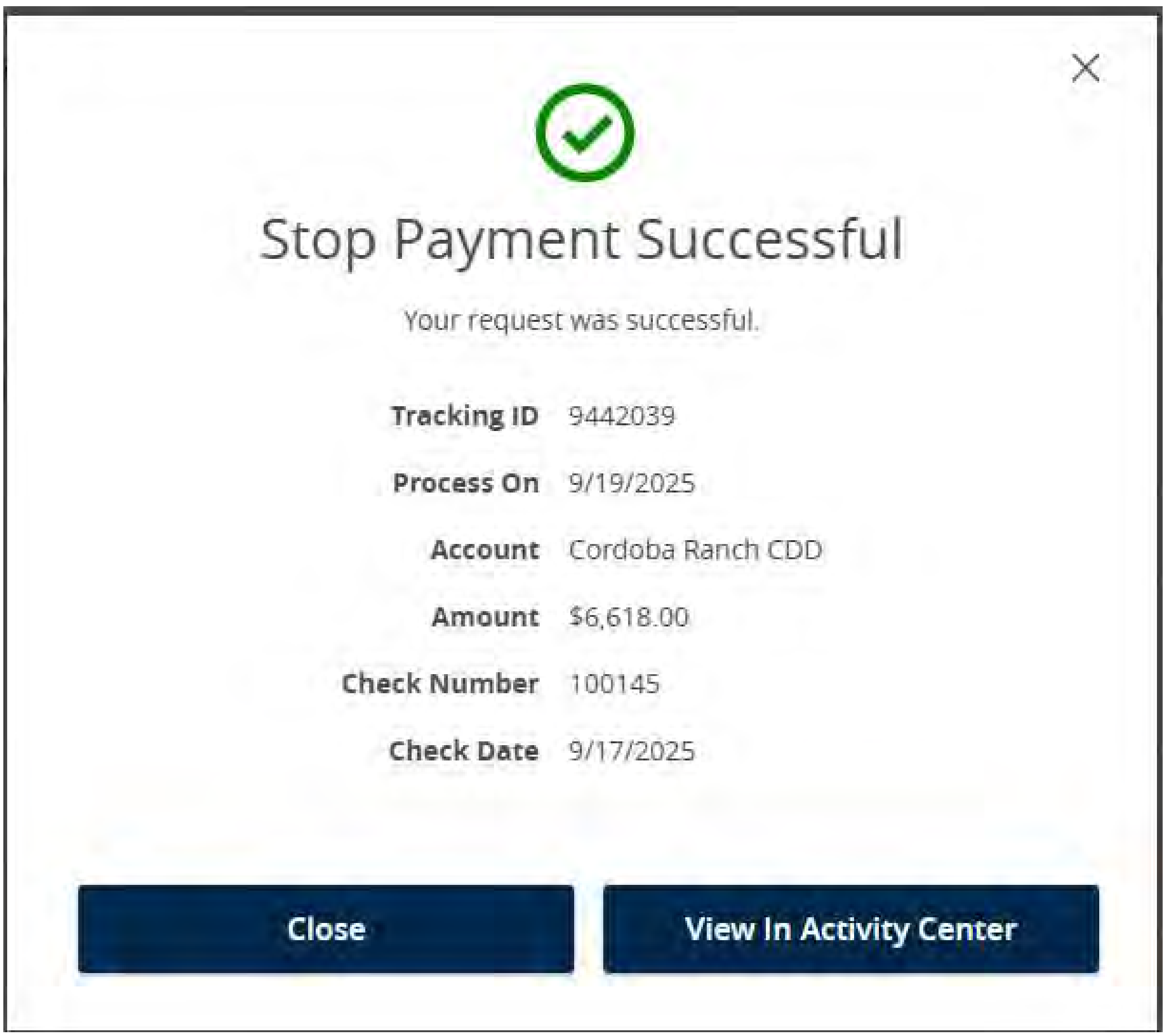
Subtotal	**$13,236.00**
Tax	$926.52
Invoice Total	$14,162.52
Payments	$0.00
Credits	$0.00
Balance Due	**$14,162.52**

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.



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

Outlook

Fw: Cordoba Ranch - Complete IT

From Schneider, Helena <helena.schneider@inframark.com>
Date Fri 10/3/2025 8:16 AM
To Griffith, Idalia <idalia.griffith@inframark.com>; Thomas, Fernand <fernand.thomas@inframark.com>; Millonig, Corissa <corissa.millonig@inframark.com>
Cc Newsome, Christina <christina.newsome@inframark.com>

1 attachment (353 KB)
Cordoba ck 1160 - cleared.pdf;

Good morning,

See below. Can you please look into this?
Check #1160 cleared. Image attached.

Helena Schneider, CPA, MBA | Accounting Supervisor
11555 Heron Bay Blvd., Suite 201 | Coral Springs, FL 33076
INFRAMARK COMMUNITY MANAGEMENT
954.753.6879 | www.inframark.com

From: Newsome, Christina <christina.newsome@inframark.com>
Sent: Thursday, October 2, 2025 4:10 PM
To: Schneider, Helena <helena.schneider@inframark.com>; Thomas, Fernand <fernand.thomas@inframark.com>; Thomas Giella <thomas@completeit.io>
Cc: Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Subject: Cordoba Ranch - Complete IT

Team,

Thomas from Complete IT has just informed me that the deposit check that was sent for the security system upgrade bounced. Please send him a valid check ASAP as it may interfere with the new install.

Christina Newsome | District Manager

INFRAMARK COMMUNITY MANAGEMENT 45 YEARS

2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
christina.newsome@inframark.com | www.inframarkims.com

To expediate the payment process, please send invoices to - inframarkcms@payableslockbox.com

Outlook

Fw: Voice Mail (33 seconds)

From Griffith, Idalia <idalia.griffith@inframark.com>
Date Mon 9/29/2025 11:50 AM
To Millonig, Corissa <corissa.millonig@inframark.com>
Cc Thomas, Fernand <fernand.thomas@inframark.com>

1 attachment (65 KB)
audio.mp3;

Regards,

Idalia Griffith| Accounts Payable Specialist

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

11555 Heron Bay Blvd, Ste 201, Coral Springs, FL 33076
(O) 407-566-4837 | www.inframarkims.com

From: Newsome, Christina <christina.newsome@inframark.com>
Sent: Monday, September 22, 2025 1:22 PM
To: Griffith, Idalia <idalia.griffith@inframark.com>
Subject: Voice Mail (33 seconds)

hey idalia i have a invoice for cordoba i need you to enter the complete IT we gave them they got their deposit on friday but they're saying that they need the rest of it to make the order that they're trying to make teresa told me to edit the invoice and say this is for the remaining balance so i'm gonna send it to you i was wondering if you could enter it and then we can have the check cut here in tampa so i can have them come and pick it up so let me know when you get this thanks bye

You received a voice mail from Newsome, Christina at christina.newsome@inframark.com.

Job Title:	District Manager
Company:	Inframark
Work:	+1
Mobile:	656-223-8030
Email:	christina.newsome@inframark.com

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

Set Up Voice Mail

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

Invoice

Date	Invoice #
10/1/2025	49335

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		13,197.00	13,197.00
Maintenance	Monthly Maintenance - Addendum to Landscaping Maintenance Proposal		414.00	414.00

Thank you for your business.

Total $13,611.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

SitexAquatics
LAKE & FOUNTAIN SERVICES

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

Invoice details
Invoice no.: 10238-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	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**

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.: 10263-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Fountain Maintenance**	Fountain Cleaning for 2 Fountains- Quarterly	1	$250.00	$250.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total **$250.00**

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

September 30, 2025
Client: 001286
Matter: 000001
Invoice #: 27243

RE: GENERAL

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2025	KCH	PREPARE FOR AND ATTEND CONTINUED BOS MEETING TELEPHONICALLY; PHONE CALL WITH C. NEWSOME REGARDING SITE UPDATES.	2.7	$823.50
8/7/2025	KCH	PHONE CALL WITH RESIDENT B. EDMONSON; PHONE CALL WITH P. CHANG REGARDING REMEDIATION WORK; REVIEW GEOTECHNICAL REPORT.	0.6	$183.00
8/11/2025	KCH	REVIEW ENVERA CONTRACT; PREPARE TERMINATION NOTICE TO ENVERA; EMAILS WITH C. NEWSOME REGARDING SAME.	0.6	$183.00
8/12/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$122.00
8/13/2025	MS	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	$32.00
8/15/2025	KCH	PREPARE SERVICES AGREEMENT WITH COMPLETE IT; EMAILS WITH RESIDENT REGARDING FREE LIBRARY BOX; REVIEW AND REVISE AGREEMENT FOR FREE LIBRARY BOX.	2.1	$640.50
8/18/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE TERMINATION LETTER TO ENVERA; REVIEW AND REVISE SERVICES AGREEMENT WITH COMPLETE IT; EMAIL WITH COMPLETE IT REGARDING SAME.	3.5	$1,067.50

SERVICES

Date	Person	Description of Services	Hours	Amount
8/26/2025	KCH	PREPARE LETTER TO TWO ADDRESSES TO DISCUSS POTENTIAL FOR PURCHASING PROPERTY: 2811 AND 2827 MAX SMITH ROAD; PREPARE TOWING POLICY FOR BOS REVIEW; PREPARE SERVICES AGREEMENT WITH ADVANCED AQUATICS FOR WEYR PROJECT; PHONE CALL WITH B. EDMONSON REGARDING PROPOSAL FROM SITEMASTERS; REVISE COMPLETEIT AGREEMENT AND EMAILS WITH T. GIELLA REGARDING SAME.	2.8	$854.00
		Total Professional Services	12.9	$3,905.50

Total Services	$3,905.50	
Total Disbursements	$0.00	
Total Current Charges		$3,905.50
Previous Balance		$4,141.50
Less Payments		*($1,526.50)*
PAY THIS AMOUNT		**$6,520.50**

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	$6,520.50
				Total Remaining Balance Due		$6,520.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$3,905.50	$0.00	$2,615.00	$0.00

BGE

INVOICE

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

October 2, 2025
Project No: 00013606-00
Invoice No: 30426

Invoice Total $4,053.88

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Ribbon curb quote review and discussions with contractors related to quotes. Review widened driveway issue (2819 CRB). Review pond erosion repair quotes. Review mailbox locations in relation to proposed ribbon curb and determining how many will need to be relocated. Assessment of road pavement and pond erosion issue. Attend monthly meeting.

Services current through September 26, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	7.25	280.00	2,030.00	
Engineer I	10.00	145.00	1,450.00	
Intern	6.00	90.00	540.00	
Totals	23.25		4,020.00	
Total Labor				**4,020.00**

Reimbursable Expenses

R-Project Travel & Subsist.	33.88	
Total Reimbursables	**33.88**	**33.88**

Total this Invoice	**$4,053.88**

BBE/L
inframarkcms@payableslockbox.com

Billing Backup

Thursday, October 2, 2025

BGE, Inc. Invoice 30426 Dated 10/2/2025 4:57:25 PM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	8/26/2025	.50	280.00	140.00	
Chang, Philip	8/28/2025	.25	280.00	70.00	
Chang, Philip	9/2/2025	.25	280.00	70.00	
Chang, Philip	9/3/2025	.75	280.00	210.00	
Chang, Philip	9/4/2025	.50	280.00	140.00	
Chang, Philip	9/11/2025	.25	280.00	70.00	
Chang, Philip	9/15/2025	3.00	280.00	840.00	
Chang, Philip	9/16/2025	1.25	280.00	350.00	
Chang, Philip	9/22/2025	.50	280.00	140.00	
Engineer I					
Pinson II, William	9/22/2025	1.50	145.00	217.50	
Pinson II, William	9/23/2025	8.50	145.00	1,232.50	
Intern					
Huerta, Kent	9/23/2025	6.00	90.00	540.00	
Totals		23.25		4,020.00	
Total Labor					**4,020.00**

Reimbursable Expenses

R-Project Travel & Subsist.

000000080251	9/15/2025	Chang, Philip / Cordoba Ranch CDD Meeting / Travel to attend monthly Cordoba Ranch CDD meeting at Lutz Branch Library / 44.00 miles @ 0.70	33.88	
Total Reimbursables			**33.88**	**33.88**

Total this Project **$4,053.88**

Total this Report **$4,053.88**

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

INVOICE

Cordoba Ranch
3016 Cordoba Ranch Blvd
LUTZ FL 33559
USA

Invoice Date
Oct 1, 2025

Invoice Number
INV-4989

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 31, 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-4989
Amount Due	**950.00**
Due Date	Oct 31, 2025
Amount Enclosed	

Enter the amount you are paying above

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

INVOICE

Legal Advertising

Invoice # 25-03144H **Date 10/10/2025**

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 # 25-03144H **Notice of Fiscal Year 2026 Meetings** **RE:** Cordoba Ranch CDD Board of Supervisors Meetings at 4:00 PM **Published:** 10/10/2025	$61.25

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$61.25**

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 Fiscal Year 2026 Meetings
Cordoba Ranch
Community Development District

The Board of Supervisors of the Cordoba Ranch Community Development District will hold its meetings for **Fiscal Year 2026** at a **new meeting location until April 2026** — the **New Tampa Regional Library**, located at **10001 Cross Creek Boulevard, Tampa, Florida 33647**. Meetings will take place on the **third Monday of each month 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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

District Manager, Christina Newsome
October 10, 2025 25-03144H

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.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

9/22/2025
10560894
$2,880.00

Bill To
Cordoba Ranch CDD c/o Inframark IMS 2654 Cypress Ridge Blvd., Ste. 101 Wesley Chapel, FL 33544

Due Date
Net 30
10/22/2025

Removed all the vegetation and sediment to restore proper system functionality. Filled the holes along sides and cleared sediment and vegetation from in front of the openings of the two weirs. Material was removed and hauled off-site.	2,880.00
Per Agreement dated 8/18/25	
Completed 9/19/25	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

$2,880.00

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
160736	10/8/2025

CUSTOMER ID	NET TERMS
C1761	Due On Receipt

PO#	DUE DATE
	10/8/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	4,375.00		4,375.00
Field Ops Services 001-531016-53901-5000	1	Ea	525.00		525.00
Record Storage Fee 001-549069-51301-5000	1	Ea	8.33		8.33
Subtotal					**4,908.33**

Subtotal	$4,908.33
Tax	$0.00
Total Due	$4,908.33

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.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#101725-1

To: Cordoba Ranch CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: October 17, 2025

Lot and Creek Embankment Restoration (CDD Portion)

Contract amount	$6,200
Deposit (50%)	$3,100

TOTAL $3,100

(

INVOICE

Customer	Cordoba Ranch Community Development District
Acct #	514
Date	09/29/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	$ 11,547.00
Payment Amount	
Payment for:	Invoice#30373
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
30373	10/01/2025	Renew policy	Policy #100125610 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/29/2025	11,547.00

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

Total
$ 11,547.00

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
09/29/2025

TAMPA ELECTRIC				
Vendor : V00003				
INV #		**101425ACH**		
DATE:		9/23/2025		
New ACCT#	**METER#**	**ADDRESS**		
			SERVICE DATES	**8/19-9/17/25/25**
			ACH	101425 ach
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	225.11
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	30.1
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	30.43
		001-543001-53100-5000	**TOTAL**	**$ 285.64**
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		**$ 9,036.10**

NEW BANK ACCOUNT:

TampaElectric.com

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

Statement Date: September 23, 2025

Amount Due:	**$225.11**

Due Date: October 14, 2025
Account #: 211006627700

DO NOT PAY. Your account will be drafted on October 14, 2025

Account Summary

Current Service Period: August 19, 2025 - September 17, 2025	
Previous Amount Due	$255.57
Payment(s) Received Since Last Statement	-$255.57
Current Month's Charges	**$225.11**
Amount Due by October 14, 2025	**$225.11**

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

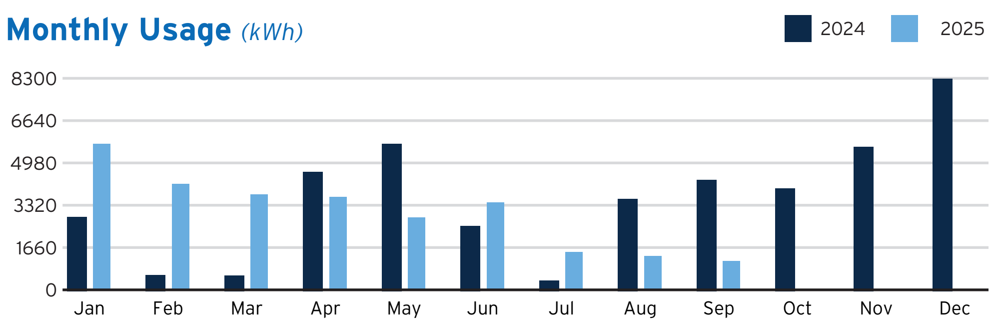
Your Energy Insight

Your average daily kWh used was **70.54% lower** than the same period last year.

Your average daily kWh used was **11.63% 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

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

Account #: 211006627700
Due Date: October 14, 2025

Amount Due:	**$225.11**
Payment Amount: $ ________	

635335099289

Your account will be drafted on October 14, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627700
Statement Date: September 23, 2025
Charges Due: October 14, 2025

Meter Read

Service Period: Aug 19, 2025 - Sep 17, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	09/17/2025	88,267		87,136		1,131 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*1,131 kWh @ $0.08641/kWh*	$97.73
Fuel Charge	*1,131 kWh @ $0.03391/kWh*	$38.35
Storm Protection Charge	*1,131 kWh @ $0.00577/kWh*	$6.53
Clean Energy Transition Mechanism	*1,131 kWh @ $0.00418/kWh*	$4.73
Storm Surcharge	*1,131 kWh @ $0.02121/kWh*	$23.99
Florida Gross Receipt Tax		$4.88
Electric Service Cost		**$195.11**

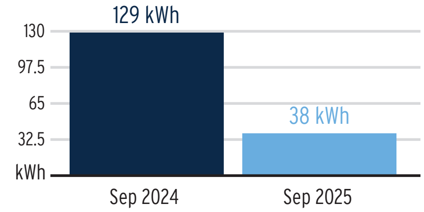
Other Fees and Charges

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 $225.11

Avg kWh Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
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Phone:
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866-832-6249
Residential Customer Care:
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813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 23, 2025

Amount Due:	**$30.10**
Due Date: October 14, 2025	
Account #: 211006628138	

DO NOT PAY. Your account will be drafted on October 14, 2025

Account Summary

Current Service Period: August 19, 2025 - September 17, 2025

Previous Amount Due	$31.98
Payment(s) Received Since Last Statement	-$31.98
Current Month's Charges	**$30.10**
Amount Due by October 14, 2025	**$30.10**

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

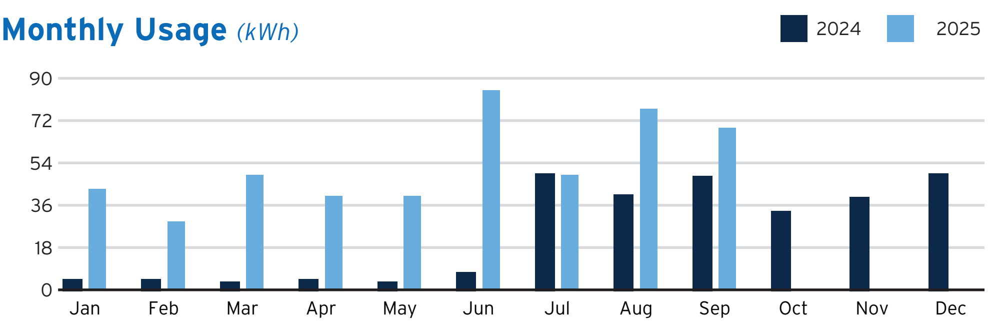
Your Energy Insight

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)*



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 #: 211006628138
Due Date: October 14, 2025

Amount Due:	**$30.10**
Payment Amount: $ ________	

635335099291

Your account will be drafted on October 14, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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: September 23, 2025
Charges Due: October 14, 2025

Meter Read

Service Period: Aug 19, 2025 - Sep 17, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	09/17/2025	5,748		5,679		69 kWh	1	30 Days

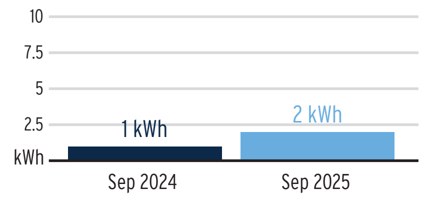
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*69 kWh @ $0.08641/kWh*	$5.96
Fuel Charge	*69 kWh @ $0.03391/kWh*	$2.34
Storm Protection Charge	*69 kWh @ $0.00577/kWh*	$0.40
Clean Energy Transition Mechanism	*69 kWh @ $0.00418/kWh*	$0.29
Storm Surcharge	*69 kWh @ $0.02121/kWh*	$1.46
Florida Gross Receipt Tax		$0.75
Electric Service Cost		**$30.10**

Total Current Month's Charges $30.10

Avg kWh Used Per Day



Important Messages

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Statement Date: September 23, 2025

TampaElectric.com

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

Amount Due:	**$30.43**
Due Date:	October 14, 2025
Account #:	211006627494

DO NOT PAY. Your account will be drafted on October 14, 2025

Account Summary

Current Service Period: August 19, 2025 - September 17, 2025

Previous Amount Due	$36.97
Payment(s) Received Since Last Statement	-$36.97
Current Month's Charges	**$30.43**
Amount Due by October 14, 2025	**$30.43**

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

Your Energy Insight

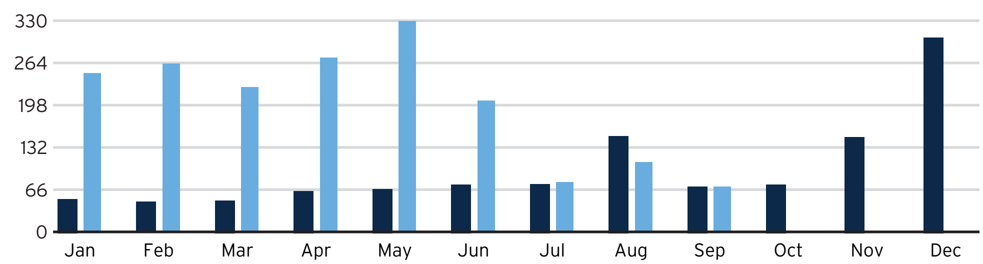
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **50% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*

2024 2025



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

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

Account #: 211006627494
Due Date: October 14, 2025

Amount Due:	**$30.43**
Payment Amount:	$ ________

635335099288

Your account will be drafted on October 14, 2025

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627494
Statement Date: September 23, 2025
Charges Due: October 14, 2025

Meter Read

Service Period: Aug 19, 2025 - Sep 17, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	09/17/2025	13,192		13,121		71 kWh	1	30 Days

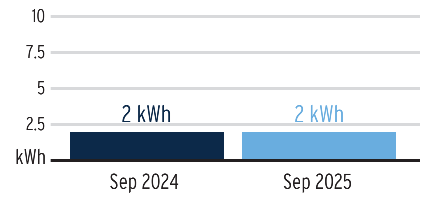
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*71 kWh @ $0.08641/kWh*	$6.14
Fuel Charge	*71 kWh @ $0.03391/kWh*	$2.41
Storm Protection Charge	*71 kWh @ $0.00577/kWh*	$0.41
Clean Energy Transition Mechanism	*71 kWh @ $0.00418/kWh*	$0.30
Storm Surcharge	*71 kWh @ $0.02121/kWh*	$1.51
Florida Gross Receipt Tax		$0.76
Electric Service Cost		**$30.43**

Total Current Month's Charges $30.43

Avg kWh Used Per Day



Important Messages

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TampaElectric.com

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

Statement Date: September 23, 2025

Amount Due:	**$6,798.77**

Due Date: October 14, 2025
Account #: 211006627916

DO NOT PAY. Your account will be drafted on October 14, 2025

Account Summary

Current Service Period: August 19, 2025 - September 17, 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 October 14, 2025	**$6,798.77**

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

Scan here to view your account online.

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 #: 211006627916
Due Date: October 14, 2025

Amount Due:	**$6,798.77**
Payment Amount: $ ________	

635335099290

Your account will be drafted on October 14, 2025

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627916
Statement Date: September 23, 2025
Charges Due: October 14, 2025

Service Period: Aug 19, 2025 - Sep 17, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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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Ways To Pay Your Bill

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Payments:
TECO
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Tampa, FL 33631-3318
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Phone
Toll Free:
866-689-6469

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Tampa, FL 33601-0111

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Statement Date: September 23, 2025

TampaElectric.com

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

Amount Due:	**$291.62**

Due Date: October 14, 2025
Account #: 211006628278

DO NOT PAY. Your account will be drafted on October 14, 2025

Account Summary

Current Service Period: August 19, 2025 - September 17, 2025	
Previous Amount Due	$291.62
Payment(s) Received Since Last Statement	-$291.62
Current Month's Charges	**$291.62**
Amount Due by October 14, 2025	**$291.62**

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

Scan here to view your account online.

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

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

Account #: 211006628278
Due Date: October 14, 2025

Amount Due:	**$291.62**
Payment Amount: $ ___________	

635335099292

Your account will be drafted on October 14, 2025

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See reverse side of your paystub for more ways to pay.

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628278
Statement Date: September 23, 2025
Charges Due: October 14, 2025

Service Period: Aug 19, 2025 - Sep 17, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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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Statement Date: September 23, 2025

TampaElectric.com

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

Amount Due:	**$1,348.81**

Due Date: October 14, 2025
Account #: 221008004931

DO NOT PAY. Your account will be drafted on October 14, 2025

Account Summary

Current Service Period: August 19, 2025 - September 17, 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 October 14, 2025	**$1,348.81**

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 #: 221008004931
Due Date: October 14, 2025

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

695827571015

Your account will be drafted on October 14, 2025

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008004931
Statement Date: September 23, 2025
Charges Due: October 14, 2025

Service Period: Aug 19, 2025 - Sep 17, 2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: September 23, 2025

Amount Due: **$311.26**

Due Date: October 14, 2025
Account #: 221008996409

DO NOT PAY. Your account will be drafted on October 14, 2025

Account Summary

Current Service Period: August 19, 2025 - September 17, 2025

Previous Amount Due	$311.26
Payment(s) Received Since Last Statement	-$311.26
Current Month's Charges	**$311.26**
Amount Due by October 14, 2025	**$311.26**

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 #: 221008996409
Due Date: October 14, 2025

Amount Due: **$311.26**

Payment Amount: $ ____________

685952143108

Your account will be drafted on October 14, 2025

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
18446 BELFAIR GLEN PL
LUTZ, FL 33559-3932

Account #: 221008996409
Statement Date: September 23, 2025
Charges Due: October 14, 2025

Service Period: Aug 19, 2025 - Sep 17, 2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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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Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

FRONTIER

CORDOBA RANCH CDD

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

PIN:
3916

Billing Date:
Sep 22, 2025

Billing Period:
Sep 22 - Oct 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
Oct 16

Bill history		
Previous balance		$155.48
Payment received by Sep 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 09242025 NNNNNNNN 01 008957 0042

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

198001239177579505021300000000000000155485

FRONTIER

CORDOBA RANCH CDD

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

PIN:
3916

Billing Date:
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Billing Period:
Sep 22 - Oct 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/ctnetx-privacy.

FRONTIER

CORDOBA RANCH CDD

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

PIN: **3916**

Billing Date: **Sep 22, 2025**

Billing Period: **Sep 22 - Oct 21, 2025**

Bundle

Monthly Charges		
09.22-10.21	FiberOptic Internet for Business 75/75 2YR	$150.98
Bundle Total		**$150.98**

Other Charges

Monthly Charges		
09.22-10.21	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.

Beginning with your next bill, your FiberOptic Internet service will increase by $10.00 per month, per line. Questions? Please contact customer service.

FRONTIER

CORDOBA RANCH CDD

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

PIN:
3916

Billing Date:
Sep 22, 2025

Billing Period:
Sep 22 - Oct 21, 2025

239-177-5795

88/KQXA/334300/ /VZFL