Cordoba Ranch Community Development District

Board of Supervisors

Erica Owen, Chairman Greg Saldana, Vice Chairman Jane Marlow, Assistant Secretary James Therrien, Assistant Secretary David Boulos, Assistant Secretary Christina Newsome, District Manager Kathryn Hopkinson, District Counsel Phil Chang, District Engineer Jason Liggett, Field Manager

Devon Craig, Sitex Aquatic Fernand Thomas, Accountant

Staff:

Meeting Agenda Monday, December 15, 2025 – 5:00 p.m.

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. Accounting Staff Report
	i. November 2025 Financial Statements and Check Register
	B. Sitex Aquatics ReportPage 77
	C. Field Inspection Report
	i. Consideration of Conservation Cut Back Forestry Mulch Proposals
	a. Arborist AbroadPage 90
	b. Agpro Land ManagementPage 91
	c. Crowder's Landscaping and IrrigationPage 95
	D. Landscape Report
	E. District Engineer
	F. District Counsel
_	G. District Manager
5.	Business Items
	A. Consideration of Homeowner Driveway Extension- 2817 Cordoba Ranch BlvdPage 96
	B. Consideration of Site Masters Stabilized Ribbon Curbing Change OrderPage 104
_	C. Update on Complete IT Gate Access
6.	Business Administration
	A. Consideration of Minutes from the Meeting held September 18, 2025
_	B. Consideration of Minutes from the Meeting held November 17, 2025
7.	Supervisor Requests
8.	Audience Comments – Three- (3) Minute Time Limit
9.	Adjournment

The next meeting is scheduled for January 19, 2025.

Cordoba Ranch Community Development District

Financial Report
November 30, 2025

Prepared by:



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Cordoba Ranch Community Development District

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet November 30, 2025

ACCOUNT DESCRIPTION	GEN	ERAL FUND		S 2021 DEBT		TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$	216,068	\$	-	\$	216,068
Cash with Fiscal Agent		-		39,175		39,175
Accounts Receivable		1,750		-		1,750
Due From Other Funds		-		6,797		6,797
Investments:						
Money Market Account		576,066		-		576,066
Reserve Fund		-		97,070		97,070
Revenue Fund		-		107,157		107,157
Deposits		16,740		-		16,740
TOTAL ASSETS	\$	810,624	\$	250,199	\$	1,060,823
LIABILITIES						
Accounts Payable	\$	4,304	\$	_	\$	4,304
Accrued Expenses	Ψ	10,797	Ψ	_	Ψ	10,797
Due To Other Funds		6,797		_		6,797
Due 10 Other Fullus		0,797				0,797
TOTAL LIABILITIES		21,898		-		21,898
FUND BALANCES						
Nonspendable:						
Deposits		16,740		-		16,740
Restricted for:						
Debt Service		-		250,199		250,199
Assigned to:						
Operating Reserves		203,483		-		203,483
Reserves - Capital Projects		290,347		-		290,347
Reserves - Roadways		50,000		-		50,000
Unassigned:		228,156		-		228,156
TOTAL FUND BALANCES	\$	788,726	\$	250,199	\$	1,038,925
TOTAL LIABILITIES & FUND BALANCES	\$	810,624	\$	250,199	\$	1,060,823

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 5,050	\$ 5,050	0.00%
Special Assmnts- Tax Collector	878,120	182,914	77,172	(105,742)	8.79%
Special Assmnts- Discounts	(35,125)	(5,353)	(3,132)	2,221	8.92%
Access Cards	-	-	60	60	0.00%
TOTAL REVENUES	842,995	177,561	79,150	(98,411)	9.39%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	13,000	2,167	2,000	167	15.38%
FICA Taxes	995	166	153	13	15.38%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	4,167	3,044	1,123	12.18%
ProfServ-Legal Services	10,000	1,667	4,728	(3,061)	47.28%
ProfServ-Mgmt Consulting	52,500	8,750	8,750	-	16.67%
ProfServ-Trustee Fees	4,041	2,357	2,357	-	58.33%
Auditing Services	3,260	-	-	-	0.00%
Postage and Freight	400	67	20	47	5.00%
Rental - Meeting Room	1,000	167	-	167	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	25	-	25	0.00%
Legal Advertising	3,000	1,000	123	877	4.10%
Misc-Assessment Collection Cost	17,562	2,777	1,481	1,296	8.43%
Misc-Web Hosting	3,500	3,500	-	3,500	0.00%
Annual District Filing Fee	175	175	175		100.00%
Total Administration	140,750	29,652	25,344	4,308	18.01%
Other Public Safety					
Contracts-Security Services	30,770	5,128	4,193	935	13.63%
Communication - Telephone	2,000	333	321	12	16.05%
R&M-Gate	5,000	833		833	0.00%
Total Other Public Safety	37,770	6,294	4,514	1,780	11.95%
Electric Utility Services					
Utility - General	12,075	2,013	1,309	704	10.84%
Electricity - Streetlights	115,000	19,167	18,333	834	15.94%
Total Electric Utility Services	127,075	21,180	19,642	1,538	15.46%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	3,071	2,670	401	14.49%
Contracts-Wetland Maintenance	19,205	3,201	1,900	1,301	9.89%
R&M-Fountain	5,750	958	250	708	4.35%
Impr - Aquatic Plants	5,750	958		958	0.00%
Total Flood Control/Stormwater Mgmt	49,128	8,188	4,820	3,368	9.81%

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Field Management	6,300	1,050	1,050	-	16.67%
Contracts-Fountain	2,500	417	208	209	8.32%
Contracts-Landscape	181,608	30,268	27,222	3,046	14.99%
Insurance - Property	5,211	5,211	4,696	515	90.12%
Insurance - General Liability	4,345	4,345	3,838	507	88.33%
Insurance - Crime	500	500	500	-	100.00%
R&M-Entry Feature	2,000	333	-	333	0.00%
R&M-Irrigation	6,800	1,133	8,665	(7,532)	127.43%
R&M-Mulch	10,000	1,667	-	1,667	0.00%
R&M-Pest Control	5,000	833	-	833	0.00%
R&M-Plant Replacement	10,000	1,667	-	1,667	0.00%
R&M-Ponds	11,500	1,917	-	1,917	0.00%
R&M-Sidewalks	35,000	35,000	-	35,000	0.00%
R&M-Tree Trimming Services	25,000	25,000	-	25,000	0.00%
R&M-US 1 Landscape Maintenance	10,000	10,000	-	10,000	0.00%
R&M-Well Maintenance	2,500	417	-	417	0.00%
R&M-Annuals	25,000	4,167	-	4,167	0.00%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	21,590	(6,590)	143.93%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	-	20,000	0.00%
Misc-Contingency	17,508	2,918	17,210	(14,292)	98.30%
Holiday Lighting & Decorations	11,500	5,750	4,500	1,250	39.13%
R&M Swales	30,000	30,000	250	29,750	0.83%
Reserve - Roadways	50,000				0.00%
Total Field	488,272	198,593	89,729	108,864	18.38%
TOTAL EXPENDITURES	842,995	263,907	144,049	119,858	17.09%
Excess (deficiency) of revenues					
Over (under) expenditures		(86,346)	(64,899)	21,447	0.00%
Net change in fund balance	\$ -	\$ (86,346)	\$ (64,899)	\$ 21,447	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	853,625	853,625	853,625		
FUND BALANCE, ENDING	\$ 853,625	\$ 767,279	\$ 788,726		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	IR TO DATE BUDGET	YE	AR TO DATE ACTUAL	RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	19	\$ 3	\$	1,863	\$ 1,860	9805.26%
Special Assmnts- Tax Collector		516,569	103,314		45,398	(57,916)	8.79%
Special Assmnts- Discounts		(20,663)	(4,133)		(1,842)	2,291	8.91%
TOTAL REVENUES		495,925	99,184		45,419	(53,765)	9.16%
<u>EXPENDITURES</u>							
Administration							
Misc-Assessment Collection Cost		10,331	2,066		871	1,195	8.43%
Total Administration		10,331	 2,066		871	 1,195	8.43%
Debt Service							
Principal Debt Retirement		340,000	-		-	-	0.00%
Interest Expense		145,800	72,900		72,900	 	50.00%
Total Debt Service		485,800	 72,900		72,900	 <u>-</u> ,	15.01%
TOTAL EXPENDITURES		496,131	74,966		73,771	1,195	14.87%
Excess (deficiency) of revenues							
Over (under) expenditures		(206)	 24,218		(28,352)	 (52,570)	0.00%
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance		(206)	-		-	-	0.00%
TOTAL FINANCING SOURCES (USES)		(206)	-		-	-	0.00%
Net change in fund balance	\$	(206)	\$ 24,218	\$	(28,352)	\$ (52,570)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		278,551	278,551		278,551		
FUND BALANCE, ENDING	\$	278,345	\$ 302,769	\$	250,199		

Cordoba Ranch Community Development District

Supporting Schedules

November 30, 2025

Non-Ad Valorem Special Assessments

(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

		DISCOUNT/		GROSS		GENERAL		EBT SERVICE
DATE	NET AMOUNT	(PENALTIES)	TAX	AMOUNT		FUND		FUND
RECEIVED	RECEIVED	AMOUNT	COLLECTOR	RECEIVED	AS	SESSMENTS	Α	SSESSMENTS
Assessments Levi	ed FY 2026			\$ 1,394,689	\$	878,120	\$	516,569
Allocation %				100%		63%		37%
11/07/25	9,723	488	198	10,410		6,554		3,856
11/14/25	87,169	3,706	1,779	92,654		58,337		34,317
11/21/25	18,351	780	375	19,506		12,281		7,225
TOTAL	\$ 115,244	\$ 4,974	\$ 2,352	\$ 122,570	\$	77,172	\$	45,398
% COLLECTED				9%		9%		9%
TOTAL OUTST	ANDING			\$ 1,272,119	\$	800,948	\$	471,171

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Cash & Investment Report November 30, 2025

ACCOUNT NAME	BANK NAME	YIELD	<u>B</u>	<u>ALANCE</u>
OPERATING FUND				
Checking General Fund Money Market Account	Valley Bank United	3.83% 3.54%	\$ \$	216,068 576,066
		Subtotal GF		792,134
DEBT SERVICE FUND				
Series 2021 Reserve Account	US Bank	3.75%	\$	97,070
Series 2021 Revenue Account	US Bank	3.75%	\$	107,157
		Subtotal DS		204,227
		Grand Total	\$	996,361

Cordoba Ranch Community Development District

Check Register

11/01/2025-11/30/2025

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENE</u>	ERAL FL	<u>JND - 001</u>					
CHECK	# 100164						
001 001		INFRAMARK LLC INFRAMARK LLC	161788 161789	Postage Website Hosting	Postage and Freight Misc-Web Hosting	541006-51301 549915-51301	\$9.62 \$25.52
CHECK	# 100165					Check Total	\$35.14
001 001	11/05/25	CROWDER'S LANDSCAPING, INC CROWDER'S LANDSCAPING, INC	65558 65528	Irrigation Repairs Irrigation Repairs	R&M-Irrigation R&M-Irrigation	546041-53901 546041-53901	\$160.00 \$700.00
OU FOL	" 400400					Check Total	\$860.00
	# 100166 11/07/25	BGE	32756	ENGINEERING SERVICE	ProfServ-Engineering	531013-51501	\$3,044.49
						Check Total	\$3,044.49
	# 100167 11/07/25	LAKE BROTHERS LLC	INV-5259	WETLAND MITIGATION NOV 25	Contracts-Wetland Maintenance	534133-53801	\$950.00
						Check Total	\$950.00
	# 100168 11/07/25	SITEX AQUATICS LLC	10354-B	Aquatic Maintenance NOV 25	Contracts-Aquatic Control	534067-53801	\$1,335.00
						Check Total	\$1,335.00
	# 100169	CROWDER'S LANDSCAPING, INC	65578	Mitered End	R&M Swales	552166-53901	\$250.00
001		CROWDER'S LANDSCAPING, INC	49431	MONTHLY MAINTENANCE	Contracts-Landscape	534050-53901	\$13,611.00
						Check Total	\$13,861.00
001	# 100170 11/14/25	BUSINESS OBSERVER	25-03475H	Legal Advertisement	Legal Advertising	548002-51301	\$61.25
						Check Total	\$61.25
	# 100171	000000000000000000000000000000000000000			Bassa		4. =
001 001		CROWDER'S LANDSCAPING, INC CROWDER'S LANDSCAPING, INC	65584 65555	Irrigation Repairs Irrigation Relocation	R&M-Irrigation R&M-Irrigation	546041-53901 546041-53901	\$156.00 \$6,422.00
001		CROWDER'S LANDSCAPING, INC	65461	Stump Removal	Misc-Contingency	549900-53901	\$416.00
001		CROWDER'S LANDSCAPING, INC	65585	Landscape Enhancements	Misc-Contingency	549900-53901	\$9,965.25
001		CROWDER'S LANDSCAPING, INC	65442	Irrigation Repairs	R&M-Irrigation	546041-53901	\$927.40
OUEOU	" 400470					Check Total	\$17,886.65
001	# 100172 11/18/25	CROWDER'S LANDSCAPING, INC	65458	Irrigation Repairs	R&M-Irrigation	546041-53901	\$300.00
						Check Total	\$300.00
	# 100173	INICOAMADIZILIO	400544	MONT CVC NOV OF	DestCome Manual Come III	F04007 F4004	# 4.075.00
001 001		INFRAMARK LLC INFRAMARK LLC	163514 163514	MGMT SVC NOV 25 MGMT SVC NOV 25	ProfServ-Mgmt Consulting FIELD SVC NOV 25	531027-51301 531016-53901	\$4,375.00 \$525.00
001		INFRAMARK LLC	163514	MGMT SVC NOV 25 MGMT SVC NOV 25	Record Storage Fee	541006-51301	\$8.33
						Check Total	\$4,908.33
							7

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK #							
001	11/20/25	COMPLETE I.T. SERVICES & SOLUTIONS	18309	Security Access Sticker Order	Misc-Contingency	549900-53901 	\$2,130.00
CHECK #	# 100175					Check Total	\$2,130.00
001	11/25/25	STRALEY ROBIN VERICKER	27574	Legal Service OCT25	Legal Service OCT25	531023-51401	\$4,727.62
CHECK #	# 4004 7 6					Check Total	\$4,727.62
		COMPLETE I.T. SERVICES & SOLUTIONS	18335	Gate - Onsite Onboarding	Contracts-Security Services	534037-52901	\$1,980.00
						Check Total	\$1,980.00
001		CROWDER'S LANDSCAPING, INC	65616	Irrigation Repair	R&M-Irrigation	546041-53901	\$300.00
						Check Total	\$300.00
001		SITE MASTERS OF FLORIDA, LLC	102825-1	Ribbon Curb Project	Ribbon Curb Project-Deposit 33%	546167-53901	\$18,790.00
						Check Total	\$18,790.00
001		FLORIDACOMMERCE	92988	fee	DISTRICT FILING FEES	554007-53901	\$175.00
						Check Total	\$175.00
001		TAMPA ELECTRIC - ACH	111215 ACH	9/18-10/16/25	service date9/18-10/16/25	543001-53100	\$303.42
		TAMPA ELECTRIC - ACH	111215 ACH	9/18-10/16/25	service date 9/18-10/16/25	543013-53100	\$8,750.46
CHECK #	# 200021					Check Total	\$9,053.88
		FRONTIER - ACH	102225-2135 ACH	10/22-11/21/25	service 10/22-11/21/25	541003-52901	\$165.48
						Check Total	\$165.48
						Fund Total	\$80,563.84
SEDIE	S 202	1 DEBT SERVICE FUND - 202					
		I DEBT SERVICE FOIND - 202					
202		CORDOBA RANCH C/O US BANK	11192025-7763-1	Transfer to us bank account #6000	Due From Other Funds	131000	\$35,887.26
						Check Total	\$35,887.26
202		CORDOBA RANCH C/O US BANK	11192025-7763	transfer to US Bank Account #6000	Due From Other Funds	131000	\$3,287.84
						Check Total	\$3,287.84
						Fund Total	\$39,175.10

Total Checks Paid

\$119,738.94 8

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENE</u>	RAL FU	ND - 001					
CHECK	# 100164						
001 001	11/05/25 11/05/25	INFRAMARK LLC INFRAMARK LLC	161788 161789	Postage Website Hosting	Postage and Freight Misc-Web Hosting	541006-51301 549915-51301	\$9.62 \$25.52
CHECK :	# 100165					Check Total	\$35.14
001 001	11/05/25 11/05/25	CROWDER'S LANDSCAPING, INC CROWDER'S LANDSCAPING, INC	65558 65528	Irrigation Repairs Irrigation Repairs	R&M-Irrigation R&M-Irrigation	546041-53901 546041-53901	\$160.00 \$700.00
OUEOK	" 400400					Check Total	\$860.00
	# 100166 11/07/25	BGE	32756	ENGINEERING SERVICE	ProfServ-Engineering	531013-51501	\$3,044.49
OUEOK	" 40040 7					Check Total	\$3,044.49
001	11/07/25	LAKE BROTHERS LLC	INV-5259	WETLAND MITIGATION NOV 25	Contracts-Wetland Maintenance	534133-53801	\$950.00
CHECK	# 4004C0					Check Total	\$950.00
001	11/07/25	SITEX AQUATICS LLC	10354-B	Aquatic Maintenance NOV 25	Contracts-Aquatic Control	534067-53801	\$1,335.00
						Check Total	\$1,335.00
CHECK :	# 100169 11/07/25	CROWDER'S LANDSCAPING, INC	65578	Mitered End	R&M Swales	552166-53901	\$250.00
001	11/07/25	CROWDER'S LANDSCAPING, INC	49431	MONTHLY MAINTENANCE	Contracts-Landscape	534050-53901	\$13,611.00
CHECK :	# 100170					Check Total	\$13,861.00
001	11/14/25	BUSINESS OBSERVER	25-03475H	Legal Advertisement	Legal Advertising	548002-51301	\$61.25
CHECK :	# 100171					Check Total	\$61.25
001	11/14/25	CROWDER'S LANDSCAPING, INC	65584	Irrigation Repairs	R&M-Irrigation	546041-53901	\$156.00
001	11/14/25	CROWDER'S LANDSCAPING, INC	65555	Irrigation Relocation	R&M-Irrigation	546041-53901	\$6,422.00
001 001	11/14/25 11/14/25	CROWDER'S LANDSCAPING, INC CROWDER'S LANDSCAPING, INC	65461 65585	Stump Removal Landscape Enhancements	Misc-Contingency Misc-Contingency	549900-53901 549900-53901	\$416.00 \$9,965.25
001	11/14/25	CROWDER'S LANDSCAPING, INC	65442	Irrigation Repairs	R&M-Irrigation	546041-53901	\$927.40
CHECK	# 100172					Check Total	\$17,886.65
001	11/18/25	CROWDER'S LANDSCAPING, INC	65458	Irrigation Repairs	R&M-Irrigation	546041-53901	\$300.00
CHECK	# 100173					Check Total	\$300.00
001	11/20/25	INFRAMARK LLC	163514	MGMT SVC NOV 25	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	11/20/25	INFRAMARK LLC	163514	MGMT SVC NOV 25	ProfServ-Field Management	531016-53901	\$525.00
001	11/20/25	INFRAMARK LLC	163514	MGMT SVC NOV 25	Postage and Freight	541006-51301	\$8.33
						Check Total	\$4,908.33

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
	# 100174						
001	11/20/25	COMPLETE I.T. SERVICES & SOLUTIONS	18309	Security Access Sticker Order	Misc-Contingency	549900-53901 	\$2,130.00
CHECK	# 100175					Check Total	\$2,130.00
001	11/25/25	STRALEY ROBIN VERICKER	27574	Legal Service OCT25	ProfServ-Legal Services	531023-51401	\$4,727.62
CHECK	# 100176					Check Total	\$4,727.62
001	11/25/25	COMPLETE I.T. SERVICES & SOLUTIONS	18335	Gate - Onsite Onboarding	Contracts-Security Services	534037-52901	\$1,980.00
CHECK	# 100177					Check Total	\$1,980.00
001		CROWDER'S LANDSCAPING, INC	65616	Irrigation Repair	R&M-Irrigation	546041-53901	\$300.00
OUEOK	" 4404					Check Total	\$300.00
CHECK : 001		SITE MASTERS OF FLORIDA, LLC	102825-1	Ribbon Curb Project	Roadway Repair & Maintenance	546167-53901	\$18,790.00
						Check Total	\$18,790.00
CHECK : 001		FLORIDACOMMERCE	92988	fee	Annual District Filing Fee	554007-53901	\$175.00
						Check Total	\$175.00
001	# 300020 11/12/25	TAMPA ELECTRIC - ACH	111215 ACH	9/18-10/16/25	Utility - General	543001-53100	\$303.42
001	11/12/25	TAMPA ELECTRIC - ACH	111215 ACH	9/18-10/16/25	Electricity - Streetlights	543013-53100 	\$8,750.46
CHECK	# 300021					Check Total	\$9,053.88
001	11/17/25	FRONTIER - ACH	102225-2135 ACH	10/22-11/21/25	Communication - Telephone	541003-52901	\$165.48
						Check Total	\$165.48
						Fund Total	\$80,563.84
SERIE	ES 2021	DEBT SERVICE FUND - 202					
CHECK							
202	11/25/25	CORDOBA RANCH C/O US BANK	11192025-7763-1	Transfer to us bank account #6000	Due From Other Funds	131000 	\$35,887.26
CHECK	# 1167					Check Total	\$35,887.26
202	11/25/25	CORDOBA RANCH C/O US BANK	11192025-7763	transfer to US Bank Account #6000	Due From Other Funds	131000	\$3,287.84
						Check Total	\$3,287.84
						Fund Total	\$39,175.10

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025 (Sorted by Check / ACH No.)

Fund No. Date Payee Invoice No. Payment Description Invoice / GL Description G/L Account #	Amount Paid
--	----------------

Total Checks Paid \$119,738.94



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Cordoba Ranch Community Development District 210 North University Drive Suite 702 Coral Springs FL 33071 INVOICE# 161788 CUSTOMER ID C1761

PO#

DATE
10/24/2025
NET TERMS
Due On Receipt
DUE DATE

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	13	Ea	0.74		9.62
Subtotal					9.62

Subtotal	\$9.62
Тах	\$0.00
Total Due	\$9.62

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

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

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

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



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Cordoba Ranch Community Development District 210 North University Drive Suite 702 Coral Springs FL 33071 INVOICE# 161789 CUSTOMER ID C1761

PO#

DATE
10/24/2025
NET TERMS
Due On Receipt
DUE DATE

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sandra Demarco 7-25-25 DNH*GODADDY#382874471 : Domain Renewals	1	Ea	25.52		25.52
Subtotal					25.52

\$25.52	Subtotal
\$0.00	Тах
\$25.52	Total Due

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.

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



P.O. Number

Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
10/28/2025	65558

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

Terms

Quantity	Item Code	Description	Price Each	Amount
1	Irrigation Service T	Cordoba Estates CDD 2502 Cordoba Ranch Blvd. Lutz, FL 33559 SOW: Irrigation Tech reported to site on Monday, October 20th. Front Entrance flower area where water was running out into the entrance area before gate entrance. Items listed below were found to be inoperable and were repaired. Parts to repair 3 drip lines that were bent/folded over Found 4 clogged nozzles which were dismantled, cleaned and put back together. Labor for irrigation technician for repairs	15.00 5.00 95.00	45.00 20.00 95.00
All work is compl	lete!		Total	\$160.00



Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
10/23/2025	65528

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

P.O. Number	Terms			
Quantity	Item Code	Description	Price Each	Amount
1	Wire Track Miscellaneous Parts	Proposal is to wire track Zone 5 and make necessary repairs. (Back median island) Was Est #M3118 Dated 10/16/2025 / Approved by Christina Newsome on 10/17/2025. Work was completed on Monday, October 20th. Tracking Irrigation or lighting Wire(per hour) Misc. part and fittings	200.00 100.00	600.00
All work is comple	ete!		Total	\$700.00





Christina Newsome Cordoba Ranch Community Development District 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544 November 3, 2025

Project No: 00013606-00

Invoice No: 32756

Invoice Total \$3,044.49

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Asphalt assessment/site visit; Coordination with Field Manager regarding Howsmoor rear erosion/access; Attend monthly meeting at New Tampa Regional Library;

Services current through October 24, 2025

Professional Personnel

		Hours	Rate	Amount	
Director I		8.50	280.00	2,380.00	
Engineer I		3.75	145.00	543.75	
	Totals	12.25		2,923.75	
	Total Labor				2,923.75

Reimbursable Expenses

R-Project Travel & Subsist. 120.74

Total Reimbursables 120.74 120.74

Total this Invoice \$3,044.49

BBE/L

inframarkcms@payableslockbox.com

Project 00013606-00 Cordoba Ranch CDD Invoice 32756

Billing Backup

Monday, November 3, 2025 BGE, Inc. Invoice 32756 Dated 11/3/2025 10:56:28 AM

Project 0	0013606-00	Cordoba Ran	ch CDD District	Engineering Se	rvices	
Professional Person	nel					
			Hours	Rate	Amount	
Director I						
Chang, Philip		10/2/2025	.50	280.00	140.00	
Chang, Philip		10/6/2025	1.00	280.00	280.00	
Chang, Philip		10/8/2025	1.00	280.00	280.00	
Chang, Philip		10/10/2025	.50	280.00	140.00	
Chang, Philip		10/13/2025	1.00	280.00	280.00	
Chang, Philip		10/15/2025	.50	280.00	140.00	
Chang, Philip		10/20/2025	4.00	280.00	1,120.00	
Engineer I						
Pinson II, William		10/8/2025	.75	145.00	108.75	
Pinson II, William		10/9/2025	2.50	145.00	362.50	
Pinson II, William		10/13/2025	.50	145.00	72.50	
	Totals		12.25		2,923.75	
	Total Labor					2,923.75
Reimbursable Exper	ises					
R-Project Travel & Su	bsist.					
000000080435		Pinson II, Willian Site Visit / Pave 42.80 miles @ 0	ment Inspection		32.96	
00000080497	9/23/2025	Huerta, Kent / C Pond Inspection of allligatoring a 3216 Cordoba F bank. / 13.20 m	Cordoba Ranch I I / Inspection to Ind inspect the p Ranch Blvd to ch	detect areas ond behind	10.16	
000000081216	10/9/2025	Pinson II, Willian Pavement Crac Swale Observat	m / Site Visit / S king Inspection a	and Eroding	34.50	
000000081565	10/20/2025	Chang, Philip / 0 Meeting / Attend Ranch CDD me Regional Library	dance at monthly eting at New Ta	y Cordoba mpa	43.12	
	Total Reimbu	rsables			120.74	120.74
				Total this	Project	\$3,044.49
				Total this	Report	\$3,044.49



INVOICE

Cordoba Ranch 3016 Cordoba Ranch Blvd LUTZ FL 33559 USA Invoice Date Nov 1, 2025

Invoice Number INV-5259 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: Dec 1, 2025







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-5259
Amount Due	950.00
Due Date	Dec 1, 2025
Amount Enclosed	

Enter the amount you are paying above

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.: 10354-b Terms: Net 30

Invoice date: 11/01/2025 Due date: 12/01/2025

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

Total \$1,335.00



P.O. Number

Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
11/4/2025	65578

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

Terms

Quantity Item Code
1 Drainage

Crowder's Landscaping, Inc.



P.O. Box 1375 Lutz, FL 33548

Phone #: 813-767-6360

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Date	Invoice #	
11/1/2025	49431	

Bill To	
Cordoba Estates CDD 2654 Cypress Ridge Blvd. Suite 1 Wesley Chapel, FL 33544	01

P.O. No. Terms		Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Maintenance Maintenance	Monthly Maintenance - Addendum to Landscaping Maintenance Proposal	Quantity	13,197.00 414.00	13,197.00 414.00
Thank you for your b				

Thank you for your business.

Total \$13,611.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03475H Date 11/07/2025

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
Serial # 25-03475H
Notice of Regular Board Change in Meeting Location

Amount
\$61.25

RE: Cordoba Ranch CDD Board of Supervisors Meeting on 11/17/25 at 5:00

Published: 11/7/2025

Important Message Paid ()
Please include our Serial # Pay by credit card online: Total \$61.25

on your check https://legals.
businessobserverfl.
com/send-payment/

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.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD
"CHANGE IN MEETING
LOCATION"
CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cordoba Ranch Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Cordoba Ranch Community Development District has been changed to be held at on the following locations, dates and times:

November 17, 2025 Regular meeting will be held at the office location at 18115 N US Highway 41, Lutz, FL, 33549-4481 at 5:00 PM

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The regular meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Christina Newsome, District Manager November 7, 2025 25-03475H

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.

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P.O. Number

Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
11/6/2025	65584

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

Terms

Quantity	Item Code	Description	Price Each	Amount
1	3/4" Slipfix Lateral line repair Irrigation Service T	Cordoba Estates CDD Service Call: As reported by Maria Kumle on Oct. 30th, water leak in the ditch across from 18420 Belfair Glen Place. Reported to site on November 4th. Items listed below were repaired. Tested system for proper operation Repaired 1 broken 3/4" Slipfix Repaired 1 broken Lateral Line Labor for irrigation technician for repairs	21.00 40.00 95.00	21.00 40.00 95.00
All work is comple	ete!		Total	\$156.00



P.O. Number

Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
10/28/2025	65555

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

Terms

Quantity	Item Code	Description	Price Each	Amount
230 1 1 2 3	2" PVC Rain Bird 2" Valve Miscellaneous Parts Irrigation Team – F Sod Per Piece Soil	Proposal is to relocate mainline and valve (Zone 5: Back median island) off homeowners property. ** WAS Estimate #M3133 - Approved by Christina Newsome on 10/23/2025 ** Work was completed 10/28/2025 SOW: Tied into 2" mainline where it was cut and capped by septic contractor. Trench and re-route around property and set valve 3-4 Ft. off road where irrigation crosses under the road. Class 200, Schedule 40, or Purple Reclaimed PVC Rain Bird 2" Valve Parts and fittings. Full-day labor for irrigation team for installation or service work. Installed 3 pieces of sod Installed 1 bag of soil Note: Re-use existing filters. Change Order: Added 80 feet of 2" PVC Added 1 full day of team labor Added 3 pieces of sod Added 1 bag of soil	10.00 350.00 250.00 1,750.00 4.00 10.00	2,300.0 350.0 250.0 3,500.0 12.0 10.0
work is comple	etel .			



Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
9/29/2025	65461

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

P.O. Number	Terms			
Quantity	Itom Code	Description	Dries Fook	Amount
Quantity	Item Code	Description	Price Each	Amount
4 So	ump Removal od Per Piece andscaping Team	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 CDD Supplemental Work Request Requested by: Jason Liggett New SOW: Stump removal, fill dirt, and install SOD Remove Stump Cost per piece of sod. (Floritam St. Augustine Sod) Hourly labor for landscaping design & installation team.	150.00 4.00 250.00	150. 16. 250.
		Change Order 9/18/2025 Edited by: Andy Olson Original SOW: Provide Estimate to Install a 30-Gallon Live Oak, Include Water Bag The board stated, "Andy, for the tree removal proposal, can you adjust that to just be a removal and fill dirt and to fill with SOD?" Remove item: Live Oak, Tree Diaper, Staking of Tree -\$400.00 Added Soil, Sod		
ice you have had a	chance to review thi	s estimate, please let me know if you have any questions.	Total	\$416.0



P.O. Number

Crowder's Landscaping and Irrigation P.O. Box 1375

Lutz, FL 33548 Office: (813) 767-6360

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Date	Invoice #
11/5/2025	65585

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

Terms

Quantity	Item Code	Description	Price Each	Amount
		Proposal is to remove Fakahatchee Grass on corner of Daisy Farm and Cordoba Ranch Blvd. to the street sign. Approximately 75 Ft.		
		Requested by Erica.		
		SOW: Demo existing Fakahatchee Grass from street sign toward Daisy Farm. Cut drip and re-manifold. Tie into existing sprays and add heads for coverage. Install new Seville St. Augustine.		
1		Landscaping	1 050 00	1.05
1	Landscaping Team	Full-day labor for landscaping installation team.	1,950.00	1,950
1 500	Debris Hauling / D Seville St . Augusti	Dispose of resulting debris off-site. Shade Tolerant Sod	300.00	300 1,875
1,300	Top Soil	Yard of Top Soil Installed.	200.00	400
	·	·		
		Irrigation		
1.5	Irrigation Team – F	Full-day labor for irrigation team for installation or service work.	1,750.00	2,625
1	Drip Line Repair	Manifold at end of demo.	200.00	200
	Pop-up 6"	6" Pop-up	25.00	300
250	PVC	PVC Pipe	3.00	750
1	Miscellaneous	Parts and fittings	300.00	300
1		Jet a pipe under a walkway or sidewalk	200.00	200
1	Large Valve Box	Large Green Top / Black Base	125.00	12:
1	Rain Bird Valve 2"	Rain Bird PEB Industrial Valve Plastic 2 in w/ Flow Control FIPT x FIPY	350.00	350
1	Decoder	Single zone decoder.	300.00	300
9,675	Online Convenienc	NOTE: A 3% processing fee applies to all online payments. However, this fee can be waived by mailing a check to the address listed on your invoice.	0.03	29



Crowder's Landscaping and Irrigation P.O. Box 1375

Date

9/18/2025

Invoice #

Invoice

65442

P.O. Box 13/5 Lutz, FL 33548

Office: (813) 767-6360

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

P.O. Number	Terms			
Quantity	Item Code	Description	Price Each	Amount
2 1	Irrigation Troubles Hunter Decoder M Irrigation Service T	Cordoba Estates 2902 Cordoba Ranch Blvd. Lutz, FL 33559 During our August Monthly inspection on the "Front Clock", Zones 30 and 31 are not coming on. Below is our Estimate to Trouble shoot these 2 Zones and replace the in-operable Hunter Decoders in each Zone. (Est M2984 was Approved - Completed 9/17/2025) Diagnosis of irrigation issue(per hour) Zones 30 and 31 Replaced 2 in-operable Hunter Decoder in each Zone Irrigation Basic Labor (Per Tech)	150.00 266.20 95.00	300.00 532.40 95.00
All work is comple	ete!		Total	\$927.40



P.O. Number

Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
9/23/2025	65458

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

Terms

Quantity	Item Code	Description	Price Each	Amount
5 Ma 2 Irr	290. Lutz SOV from ip Line Repair axiJet Rep laborate Rep	doba Estates CDD 2 Cordoba Ranch Blvd. z, FL 33559 W: Made all irrigation repairs due to "truck damage" in the at Entryway (9/17/2025) raired 4 drip line breaks blaced 5 Maxi Jets with Barb Stake Assembly or for irrigation technician for repairs	15.00 10.00 95.00	60.00 50.00 190.00
All work is complete!			Total	\$300.00



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Cordoba Ranch Community Development District 11555 Heron Bay Blvd Ste 201 Coral Springs FL 33076-3361 United States INVOICE# 163514 CUSTOMER ID C1761

PO#

DATE
11/11/2025
NET TERMS
Due On Receipt
DUE DATE
11/11/2025

Services provided for the Month of: November 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

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

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.

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 #
 18309

 Invoice Date
 11-17-25

 Balance Due
 \$2,130.00

Item	Description	Unit Cost	Quantity	Line Total
WS-UHF-0-0	AWID Windshield Tag	\$10.50	200.0	\$2,100.00
(none)	SHIPPING - distributor to cit. cit to cdd management.	\$30.00	1.0	\$30.00

Subtotal	\$2,130.00
Tax	\$0.00
Invoice Total	\$2,130.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$2,130.00



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

November 24, 2025

Client: Matter: Invoice #: 001286 000001 27574

Page:

1

RE: GENERAL

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	MS	REVIEW STATUS OF 2026 GENERAL ELECTION QUALIFIED ELECTORS.	0.2	\$32.00
9/5/2025	KCH	SEND TERMINATION LETTER TO ENVERA.	0.2	\$61.00
9/8/2025	KCH	PREPARE SERVICES AGREEMENT AND COST SHARE AGREEMENT WITH SITE MASTERS AND RESIDENT EDMONSON.	1.5	\$457.50
9/10/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
9/11/2025	AM	DRAFT (2) LETTERS TO RESIDENTS RE POTENTIAL SALE OF PROPERTY.	2.0	\$320.00
9/11/2025	KCH	REVIEW LETTERS TO 2811 MAX SMITH ROAD AND 2827 MAX SMITH ROAD REGARDING POTENTIAL FOR ACQUISITION.	0.4	\$122.00
9/12/2025	KCH	REVIEW EMAILS AND FORMAL COMMUNICATIONS WITH ATTORNEY D. GUARNIERI FOR ENVERA REGARDING FOR CAUSE EARLY TERMINATION OF SERVICES AGREEMENT.	0.5	\$152.50
9/15/2025	KCH	ATTEND BOS MEETING IN PERSON.	3.3	\$1,006.50
9/16/2025	KCH	EMAILS WITH T. GIELLA AT COMPLETE IT ABOUT WELCOME EMAIL/VIDEO TO RESIDENTS ABOUT NEW SECURITY SYSTEM; REVIEW OF POTENTIAL VIDEO.	0.4	\$122.00
9/19/2025	КСН	PREPARE SERVICES AGREEMENT WITH TRIPLE CROWN FOR ASPHALT REPAIR; PREPARE SERVICES AGREEMENT WITH ILLUMINATIONS HOLIDAY LIGHTS FOR HOLIDAY DECOR AND LIGHTING; PREPARE SERVICES AGREEMENT WITH SITE MASTERS FOR "PRIORITIZED AREAS" WITHIN THE CURBING PROJECT.	3.0	\$915.00

November 24, 2025 Client: 001286 Matter: 000001 Invoice #: 27574

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
9/24/2025	KCH	PHONE CALL WITH B. EDMONSON REGARDING AGREEMENT WITH SITE MASTERS FOR CREEK BANK RESTORATION.	0.2	\$61.00
10/7/2025	MS	RECEIPT AND UPDATE FLORIDA COMMERCE FY 2025-2026 SPECIAL DISTRICT STATE FEE INVOICE AND PROFILE UPDATE.	0.2	\$32.00
10/9/2025	MS	PROCESS EXECUTED FLORIDA COMMERCE INVOICE TO THE DISTRICT MANAGER WITH INSTRUCTIONS.	0.2	\$32.00
10/15/2025	KCH	REVIEW PAYMENT TERMS OF AGREEMENT WITH SITEMASTERS FOR CREEK EMBANKMENT RESTORATION WITH HOMEOWNERS; REVIEW AGENDA PACKAGE.	0.7	\$213.50
10/16/2025	KCH	REVIEW REQUESTED EDITS AND MAKE REVISIONS TO RIBBON CURBING AGREEMENT WITH SITE MASTERS.	0.4	\$122.00
10/20/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING VIA TEAMS.	2.5	\$762.50
10/20/2025	KCH	REVIEW UPDATED DEMAND LETTER FOR PAYMENT FROM ATTORNEY FOR ENVERA.	0.4	\$122.00
10/28/2025	KCH	EMAILS WITH C. NEWSOME REGARDING RELEASING VIDEO FOOTAGE TO RESIDENTS.	0.2	\$61.00
		Total Professional Services	16.7	\$4,716.50

DISBURSEMENTS

Date	Description of Disbursements		Amount
9/11/2025	Postage		\$11.12
	To	otal Disbursements	\$11.12

November 24, 2025 Client: 001286 Matter: 000001 Invoice #: 27574

Page: 3

Total Services \$4,716.50
Total Disbursements \$11.12

 Total Current Charges
 \$4,727.62

 Previous Balance
 \$6,520.50

 Less Payments
 (\$3,905.50)

 PAY THIS AMOUNT
 \$7,342.62

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
26849	July 22, 2025	\$2,615.00	\$0.00	\$0.00	\$0.00	\$7,342.62
			Total	Remaining Bal	ance Due	\$7,342.62

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,727.62	\$0.00	\$0.00	\$2,615.00

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 #
 18335

 Invoice Date
 11-24-25

 Balance Due
 \$1,980.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor- Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS Saturday 11/22/25 9am-noon, 1pm-4pm Sunday 11/23/25 9am-noon, 1pm-4pm	\$165.00	12.0	\$1,980.00

Subtotal	\$1,980.00
Tax	\$0.00
Invoice Total	\$1,980.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,980.00





P.O. Number

Crowder's Landscaping and Irrigation P.O. Box 1375

Invoice

Lutz, FL 33548

Office: (813) 767-6360

Date	Invoice #
11/24/2025	65616

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

Terms

Quantity Item Code	Description	Price Each	Amount
1 Well Service	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 SOW: Repair of Well Leak at Bramshot Place Reported By Jason Liggett Completed on 11/24/25	300.00	300.00

Total

\$300.00

Site Masters of Florida, LLC 5551 Bloomfield Blvd. Lakeland, FL 33810

Phone: (813) 917-9567

Email: tim.sitemastersofflorida@yahoo.com

INVOICE 102825-1

To: Cordoba Ranch CDD

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: October 28, 2025

Ribbon Curb Project

Contract amount \$56,940 Deposit (33%) \$18,790

TOTAL DUE \$18,790

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189,064 and 189,018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92988
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0,00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Cordoba Ranch Community Development District Mr. Tracy Robin KG+hryn HODKINSON) Straley Robin Vericker 1510 West Cleveland Street Tampa, Florida 33606 2. Telephone: 813-223-9400 Ext: 3. Fax: TRODINGSINGGALCOM Khopkinson@srulegal.com 4. Email: 5. Status: 6. Governing Body: Elected 7. Website Address: cordobaestatescdd.com 8. County(ies): Hillsborough 9. Special Purpose(s): Community Development 02/06/2006 10. Boundary Map on File: 11. Creation Document on File: 02/06/2006 12. Date Established: 12/16/2005 13. Creation Method: Local Ordinance 14. Local Governing Authority: Hillsborough County 15. Creation Document(s): County Ordinance 05-23 Chapter 190, Florida Statutes 16. Statutory Authority: 17. Authority to Issue Bonds: 18. Revenue Source(s): Assessments STEP 2: Sign and date to certify accuracy and completeness. By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete: Registered Agent's Signature: STEP 3: Pay the annual state fee or certify eligibility for zero annual fee. a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee. b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and, 2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida

STEP 4: Make a copy of this document for your records.

Department Use Only: Approved: ____ Denied: ____ Reason:

current fiscal year.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the

		T		
		CORDOBA RANCH		
TAMPA ELECTRIC				
Vendor : V00003				
INV#		1111225ACH		
DATE:		10/22/2025		
New ACCT#	METER#	ADDRESS		
			SERVICE	
			DATES	9/18-10/16/25
			ACH	12-Nov
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	226.33
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	19.36
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	57.73
		001-543001-53100-5000	TOTAL	\$ 303.42
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		\$ 9,053.88
			<u> </u>	

NEW BANK ACCOUNT:



CORDOBA RANCH CDD

2502 CORDOBA RANCH BLVD LUTZ, FL 33559-3915

\$226.33

Statement Date: October 22, 2025

Amount Due:

Due Date: November 12, 2025 Account #: 211006627700

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

Account Summary

Amount Due by November 12, 2025	\$226.33
Current Month's Charges	\$226.33
Payment(s) Received Since Last Statement	-\$225.1
Previous Amount Due	\$225.1

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 71.32% lower than the same period last year.



Your average daily kWh used was 2.63% higher than it was in your previous period.

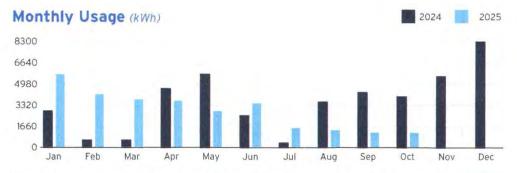


Scan here to view your account online.

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stop them at TampaElectric.com/Scam.



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

Account #: 211006627700 Due Date: November 12, 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

Amount Due: \$226.33 Payment Amount: \$

615582089048

Your account will be drafted on November 12, 2025

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



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

Account #: 211006627700 Statement Date: October 22, 2025 Charges Due: November 12, 2025

Meter Read

Service Period: Sep 18, 2025 - Oct 16, 2025

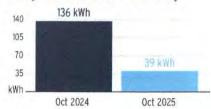
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	10/16/2025	89,410	88,267		1,143 kWh	1	29 Days

Charge Details

Electric Charges Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 Energy Charge 1,143 kWh @ \$0.08641/kWh \$98.77 Fuel Charge 1.143 kWh @ \$0.03391/kWh \$38.76 Storm Protection Charge 1,143 kWh @ \$0.00577/kWh \$6.60 Clean Energy Transition Mechanism 1,143 kWh @ \$0.00418/kWh \$4.78 Storm Surcharge 1,143 kWh @ \$0.02121/kWh \$24.24 Florida Gross Receipt Tax \$4.91 **Electric Service Cost** \$196.33

Avg kWh Used Per Day



Important Messages



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

Zap Cap Systems Cost

\$30.00 \$30.00

Total Current Month's Charges

\$226.33

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

Ways To Pay Your Bill



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savings account.

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Mail A Check

Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



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:

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:

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.

Notice a streetlight out? Report it as easy as...



Note the pole ID number and/or the nearest street address or intersection.



Report the light out:

- · TampaElectric.com/ReportLight
- Call toll-free 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.



Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within five* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy and last longer than conventional lighting.

*Extensive repairs may take longer.

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TEC090721_Rev 09.2025



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- A. Outside in a dry, well-ventilated area
- B. 20 or more feet away from your home with the exhaust pointing away
- C. Away from windows, doors, garage openings and air conditioning units
- D. All of the above

If you picked "D. All of the above," you're right!

If not used properly, portable generators can be deadly, posing a threat of fire, carbon monoxide poisoning and electrocution. Always follow the manufacturer's instructions.





CORDOBA RANCH CDD 3045 CORDOBA RANCH BL PMP LUTZ, FL 33559-0000 Statement Date: October 22, 2025

Amount Due:

\$19.36

Due Date: November 12, 2025 **Account #:** 211006628138

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

Account Summary

\$19.36
\$19.36
-\$30.10
\$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 90% lower than the same period last year.



Your average daily kWh used was 95% lower than it was in your previous period.

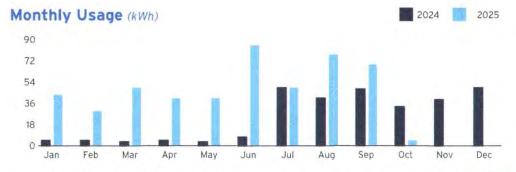


Scan here to view your account online.

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TampaElectric.com/Scam.



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 #: 211006628138

Due Date: November 12, 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 Amount Due: \$19.36

Payment Amount: \$_____

615582089050

Your account will be drafted on November 12, 2025

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



Service For:

3045 CORDOBA RANCH BL PMP LUTZ, FL 33559-0000

Account #: 211006628138 Statement Date: October 22, 2025 Charges Due: November 12, 2025

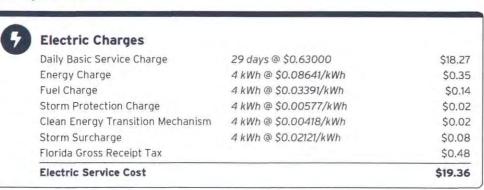
Meter Read

Service Period: Sep 18, 2025 - Oct 16, 2025

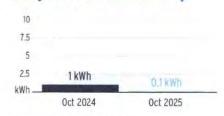
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Prev Read		Total Used	Multiplier	Billing Period
1000136142	10/16/2025	5,752	5,7	48	4 kWh	1	29 Days

Charge Details



Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$19.36

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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.

All Other

Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

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



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

Correspondences: Tampa Electric P.O. Box 111

Notice a streetlight out? Report it as easy as...

1

Note the pole ID number and/or the nearest street address or intersection.

2

Report the light out:

- TampaElectric.com/ReportLight
- Call toll-free 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.
- 3

Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within five* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy and last longer than conventional lighting.

*Extensive repairs may take longer.

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TEC090721_Rev 09.2025



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- C. Away from windows, doors, garage openings and air conditioning units
- D. All of the above

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CORDOBA RANCH CDD

2802 CORDOBA RANCH BLVD LUTZ, FL 33559-0000 Statement Date: October 22, 2025

Amount Due:

\$57.73

Due Date: November 12, 2025 **Account #:** 211006627494



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

Account Summary

Current Month's Charges	\$57.73
Payment(s) Received Since Last Statement	-\$30.43
Previous Amount Due	\$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 **350% higher** than the same period last year.



Your average daily kWh used was **350% higher** than it was in your previous period.



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330
264
198
132
66
0
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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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 #: 211006627494

Due Date: November 12, 2025

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CORDOBA RANCH CDD 11555 HERON BAY BLVD, STE 201 CORAL SPRINGS, FL 33076-3361 Amount Due: \$57.73

Payment Amount: \$_____

615582089047

Your account will be drafted on November 12, 2025

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



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

Account #: 211006627494 Statement Date: October 22, 2025 Charges Due: November 12, 2025

Meter Read

Service Period: Sep 18, 2025 - Oct 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	10/16/2025	13,443	13,192		251 kWh	1	29 Days

Charge Details



Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$57.73

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Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time

payments via checking or savings account.



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Payments:

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All Other Correspondences:

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

Tampa Electric

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:

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

Credit or Debit Card

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be charged.



866-689-6469

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

Statement Date: October 22, 2025

Amount Due:

\$6,798.77

Due Date: November 12, 2025 Account #: 211006627916

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

Account Summary

	\$6,798.77
Current Month's Charges	\$6,798.77
Payment(s) Received Since Last Statement	-\$6,798.77
Previous Amount Due	\$6,798.77

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Account #: 211006627916 Due Date: November 12, 2025

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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

Amount Due: \$6,798.77 Payment Amount: \$

615582089049

Your account will be drafted on November 12, 2025

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



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

Account #: 211006627916 Statement Date: October 22, 2025 Charges Due: November 12, 2025

Service Period: Sep 18, 2025 - Oct 16, 2025

Charge Details

Rate Schedule: Lighting Service

Important Messages

Lighting Charges		\$6,798.77
Florida Gross Receipt Tax		\$5.82
Storm Surcharge	2639 kWh @ \$0.01230/kWh	\$32.46
Clean Energy Transition Mechanism	2639 kWh @ \$0.00043/kWh	\$1.13
Storm Protection Charge	2639 kWh @ \$0.00559/kWh	\$14.75
Lighting Fuel Charge	2639 kWh @ \$0.03363/kWh	\$88.75
Lighting Pole / Wire	131 Poles	\$4400.29
Fixture & Maintenance Charge	131 Fixtures	\$2165.53
Lighting Energy Charge	2639 kWh @ \$0.03412/kWh	\$90.04
Lighting Service Items LS-1 (Bright	Choices) for 29 days	
Electric Charges		

Total Current Month's Charges

\$6,798.77

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Ways To Pay Your Bill



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payments via checking or savings account.



using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



In-Person

Phone

Toll Free: 866-689-6469

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

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Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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- Call toll-free 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.



Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within five* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy and last longer than conventional lighting.

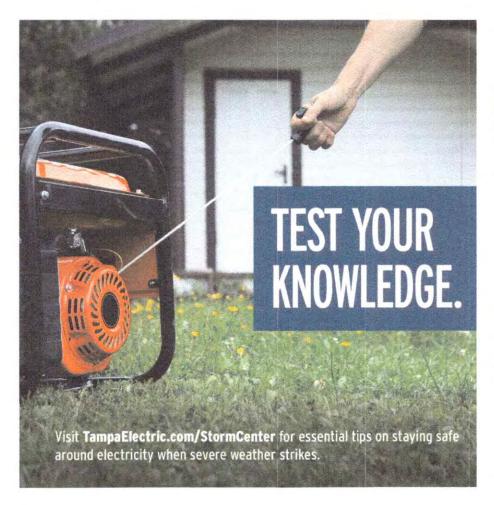
*Extensive repairs may take longer.



Our Bright Choices®outdoor lighting program brings safe, stylish lighting to neighborhoods, parks and public spaces — no upfront costs. Discover your options at TampaElectric.com/BrightChoices.



TEC090721_Rev 09.2025



Portable generators can be a lifesaver during a power outage, but do you know how to operate one properly?

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- B. 20 or more feet away from your home with the exhaust pointing away
- C. Away from windows, doors, garage openings and air conditioning units
- D. All of the above

If you picked "D. All of the above," you're right!

If not used properly, portable generators can be deadly, posing a threat of fire, carbon monoxide poisoning and electrocution. Always follow the manufacturer's instructions.





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

Statement Date: October 22, 2025

Amount Due:

Due Date: November 12, 2025

\$291.62

Account #: 211006628278

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

Account Summary

ent -\$291.62
ent -\$2

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



Scan here to view your account online.

BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.

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



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

Account #: 211006628278 Due Date: November 12, 2025



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**

\$291.62 Amount Due: Payment Amount: \$.

615582089051

Your account will be drafted on November 12, 2025

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



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

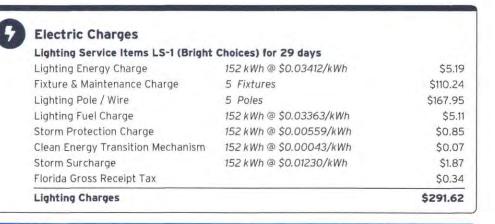
Account #: 211006628278 Statement Date: October 22, 2025 Charges Due: November 12, 2025

Service Period: Sep 18, 2025 - Oct 16, 2025

Charge Details

Rate Schedule: Lighting Service

Important Messages



Total Current Month's Charges

\$291.62

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.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com.

Convenience fee will be charged.



In-Person

Phone

Toll Free

866-689-6469

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.

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.

Notice a streetlight out? Report it as easy as...



Note the pole ID number and/or the nearest street address or intersection.



Report the light out:

- TampaElectric.com/ReportLight
- Call toll-free 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.



Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within five* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy and last longer than conventional lighting.

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TEC09072!_Rev 09,2025



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CORDOBA RANCH CDD CORDOBA RANCH BLVD LUTZ, FL 33559-0000 Statement Date: October 22, 2025

Amount Due: \$1,348.81

Due Date: November 12, 2025 **Account #:** 221008004931

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



Account Summary

Current Month's Charges	\$1,348.8
Payment(s) Received Since Last Statement	-\$1,348.8
Previous Amount Due	\$1,348.8

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



Scan here to view your account online.

DON'T BE FOOLED!

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



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

Account #: 221008004931

Due Date: November 12, 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.

Payment Amount: \$_ 687186701787

Amount Due:

Your account will be drafted on November 12, 2025

\$1,348.81

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

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



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

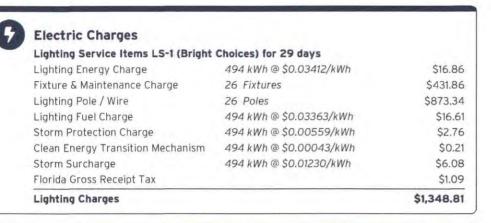
Account #: 221008004931 Statement Date: October 22, 2025 Charges Due: November 12, 2025

Important Messages

Service Period: Sep 18, 2025 - Oct 16, 2025

Rate Schedule: Lighting Service

Charge Details



Total Current Month's Charges

\$1,348.81

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

Ways To Pay Your Bill



Bank Draft

savings account.

Visit TECOaccount.com for free recurring or one time payments via checking or



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.

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:

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909



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

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1

Note the pole ID number and/or the nearest street address or intersection.

2

Report the light out:

- · TampaElectric.com/ReportLight
- Call toll-free 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.
- Provide your contact information so we can follow up with you.

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TEC090721 Rev 09:2025



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TampaElectric.com

MPA ELECTRIC

EMERA COMPANY

18446 BELFAIR GLEN PL

LUTZ, FL 33559-3932

CORDOBA RANCH CDD

Statement Date: October 22, 2025

Amount Due:

\$311.26

Due Date: November 12, 2025 Account #: 221008996409

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

Account Summary

Current Service Period: September 18, 2025 - October 16, 2025	ha.	
Previous Amount Due Payment(s) Received Since Last Statement	\$311.26 -\$311.26 \$311.26	
Current Month's Charges		
Amount Due by November 12, 2025	\$311.26	

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



Scan here to view your account online.

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TampaElectric.com/Scam.

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

Account #: 221008996409

Due Date: November 12, 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 Amount Due: \$311.26

Payment Amount: \$_____

667433679204

Your account will be drafted on November 12, 2025

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



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

Account #: 221008996409 Statement Date: October 22, 2025 Charges Due: November 12, 2025

Important Messages

Service Period: Sep 18, 2025 - Oct 16, 2025

Rate Schedule: Lighting Service

Charge Details

Lighting Pole / Wire Lighting Fuel Charge Storm Protection Charge	6 Poles 114 kWh @ \$0.03363/kWh 114 kWh @ \$0.00559/kWh	\$201.54 \$3.83 \$0.64
Clean Energy Transition Mechanism Storm Surcharge Florida Gross Receipt Tax	114 kWh @ \$0.00043/kWh 114 kWh @ \$0.01230/kWh	\$0.05 \$1.40 \$0.25

Total Current Month's Charges

\$311.26

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

Find list of Payment Agents at TampaElectric.com



TECO P.O. Box 31318 Tampa, FL 33631-3318 Mall your payment in the enclosed envelope.



All Other Correspondences: Tampa Electric

Contact Us

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Residential Customer Care: 813-223-0800 (Hilisborough) 863-299-0800 (Polk County)

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7-1-1

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813-275-3909



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Tampa Electric P.O. 80x 111 Tampa, FL 33601-0111

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239-177-5795-050213-5

PIN: 3916

Billing Date: Oct 22, 2025

Billing Period:

Oct 22 - Nov 21, 2025



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

Bill	history		
Prev	vious balance	\$155.48	
Payment received by Oct 22, thank you			-\$155.48
Ser	vice summary	Previous month	Current month
Qg.	Bundle	\$150.98	\$160.98
000	Other	\$4.50	\$4.50
Total services		\$155.48	\$165.48
Tota	al balance		\$165.48



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

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: https://www.businessreferralrewards.com



6790 0107 DY RP 22 10232025 NNNNNNNN 01 008526 0035

CORAL SPRINGS FL 33076-3361

CORDOBA RANCH CDD 11555 HERON BAY BLVD STE 201

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



239-177-5795-050213-5

PIN:

3916

Billing Date: Oct 22, 2025

Billing Period:

Oct 22 - Nov 21, 2025





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



Download the MyFrontier® app





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.





239-177-5795-050213-5

Billing Date: Oct 22, 2025

PIN:

3916

Billing Period:

Oct 22 - Nov 21, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

	Bundle		
	Monthly Charges		
	10.22-11.21	FiberOptic Internet for Business 75/75 2YR	\$160.98
	Bundle Total		\$160.98
000	Other Charges		
	Monthly Charges		
	10.22-11.21	Printed Bill Fee	\$4.50
	Other Charges Total		\$4.50
	Total current month charges		\$165.48

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 \$165.48 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 this bill, your FiberOptic Internet service has increased by \$10.00 per month, per line. Questions? Please contact customer service.

LET FRONTIER **BE YOUR ECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com







239-177-5795-050213-5

PIN:

3916

Billing Date: Oct 22, 2025

Billing Period:

Oct 22 - Nov 21, 2025

239-177-5795

88/KQXA/334300/ /VZFL



CHECK REQUEST FORM		
District Name:	CORDOBA RANCH CDD	
Date:	19-Nov-25	
Invoice Number:	11192025-7763-1	
Please issue a check to:		
Vendor Name:	CORDOBA RANCH C/O US BANK	
Vendor No.:	V00034	
Check amount:	\$35,887.26	
Please cut check from Acct. #:	Valley National Bank # 7763 Operating	
Please code to:	131000.202.1000	
Check Description/Reason:	Transfer to US Bank Account #6000	
Mailing instructions:	Send to US Bank - include letter	
Due Date for Check:	Please include in next batch. Thank you.	
Requestor: Date:	Fernand Thomas 19-Nov-25	

CORDOBA

Community Development District 11555 Heron Bay Blvd, Suite 201 Coral Springs, Florida 33076 (954) 753-7452 / Fax (954) 345-1292

November 19, 2025

U.S. Bank N.A. - CDD Lockbox Services 12-2657 EP-MN-01LB 1200 Energy Prk Drive St. Paul, MN 55108

Re: Assessment Collections

To whom it may concern:

Enclosed please find a check in the amount of **35,887.26** representing assessment receipt collected for Cordoba CDD.

Please deposit these funds into the 2021 Revenue Account (256216000)

Should you have any questions, please contact the District's Accountant at (954) 753-7452.

Sincerely, CORDOBA RANCH Community Development District

Fernand Thomas
District Accountant

CHECK REQUEST FORM		
District Name:	CORDOBA RANCH CDD	
Date:	19-Nov-25	
Invoice Number:	11192025-7763	
Please issue a check to:		
Vendor Name:	CORDOBA RANCH C/O US BANK	
Vendor No.:	V00034	
Check amount:	\$3,287.84	
Please cut check from Acct. #:	Valley National Bank # 7763 Operating	
Please code to:	131000.202.1000	
Check Description/Reason:	Transfer to US Bank Account #6000	
Mailing instructions:	Send to US Bank - include letter	
Due Date for Check:	Please include in next batch. Thank you.	
Requestor: Date:	Fernand Thomas 19-Nov-25	

CORDOBA

Community Development District 11555 Heron Bay Blvd, Suite 201 Coral Springs, Florida 33076 (954) 753-7452 / Fax (954) 345-1292

November 19, 2025

U.S. Bank N.A. - CDD Lockbox Services 12-2657 EP-MN-01LB 1200 Energy Prk Drive St. Paul, MN 55108

Re: Assessment Collections

To whom it may concern:

Enclosed please find a check in the amount of **3,287.84** representing assessment excess fees collected for Cordoba CDD.

Please deposit these funds into the 2021 Revenue Account (256216000)

Should you have any questions, please contact the District's Accountant at (954) 753-7452.

Sincerely, CORDOBA RANCH Community Development District

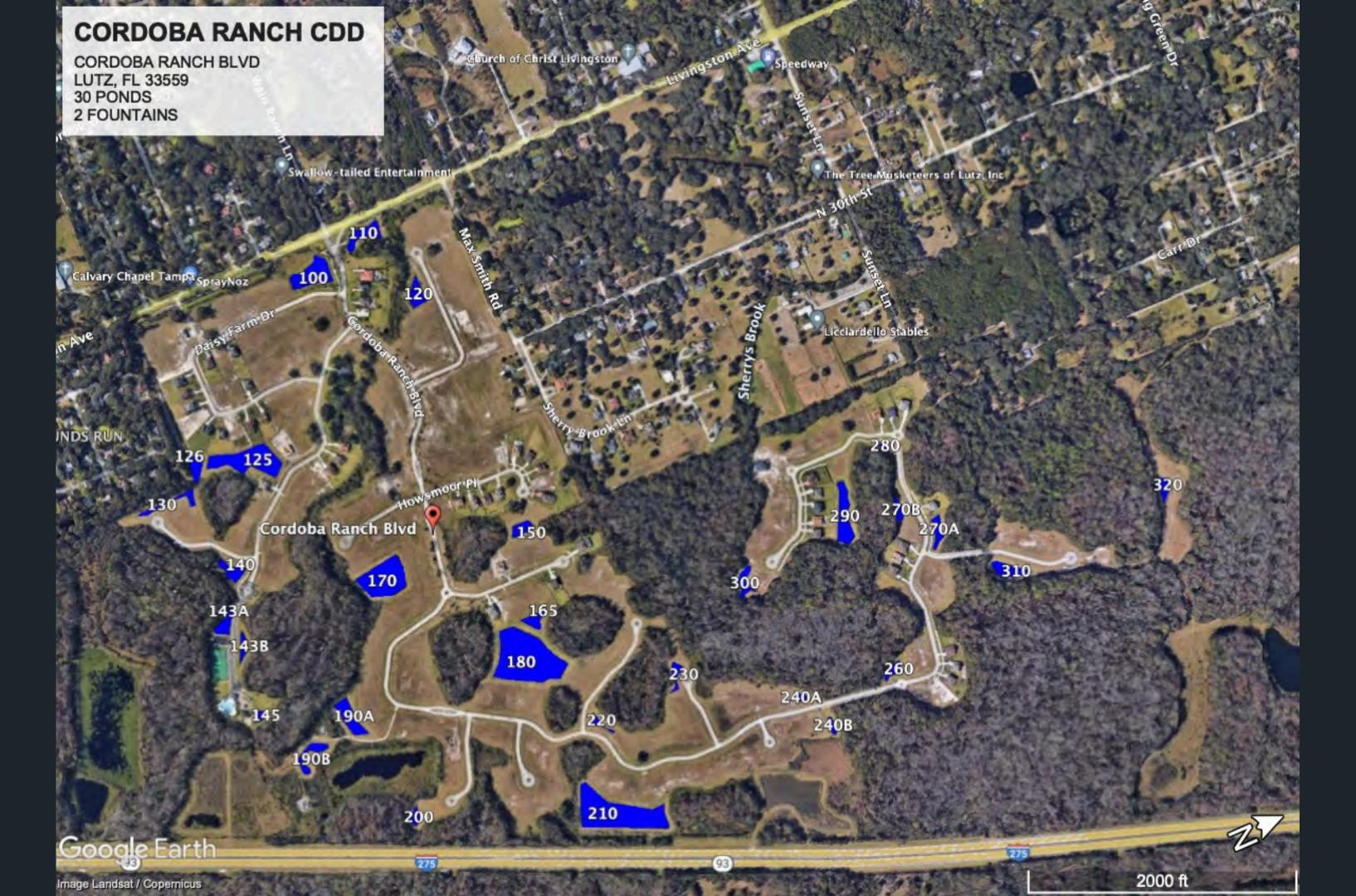
Fernand Thomas
District Accountant



MONTHLY REPORT

DECEMBER, 2025





Prepared for: Mona Slaughter

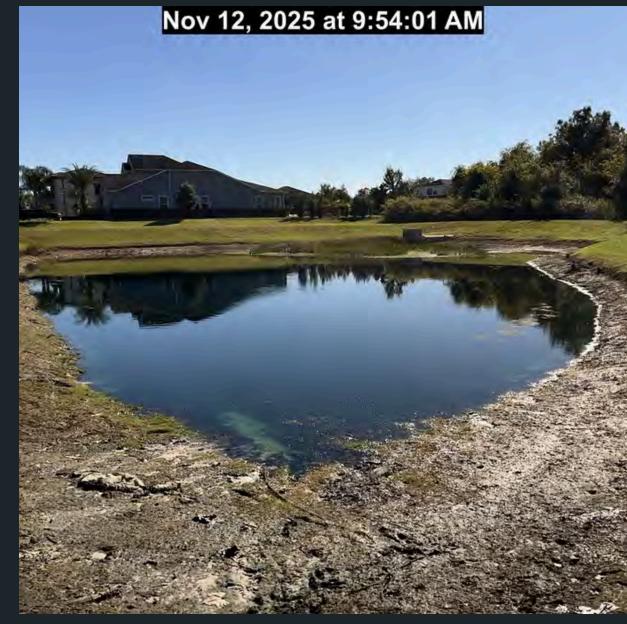
Prepared By: Devon Craig

SUMMARY:

Hope everybody's Turkey was good. Pond temperature's are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.



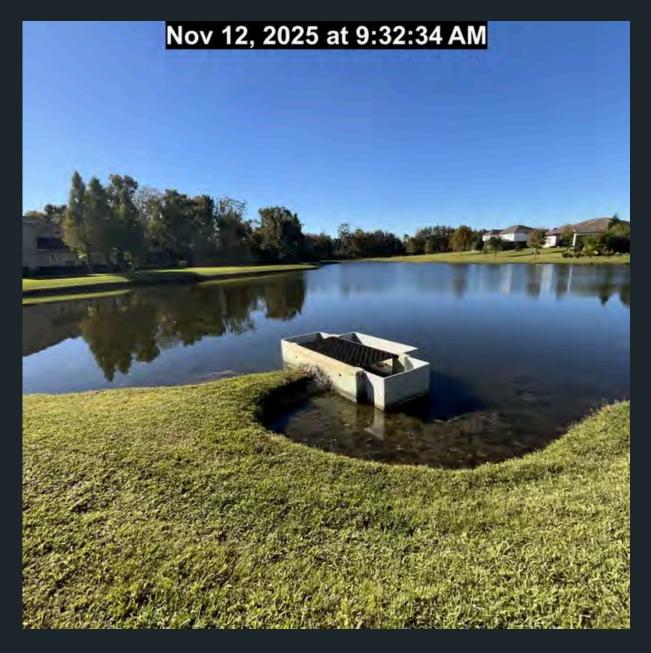




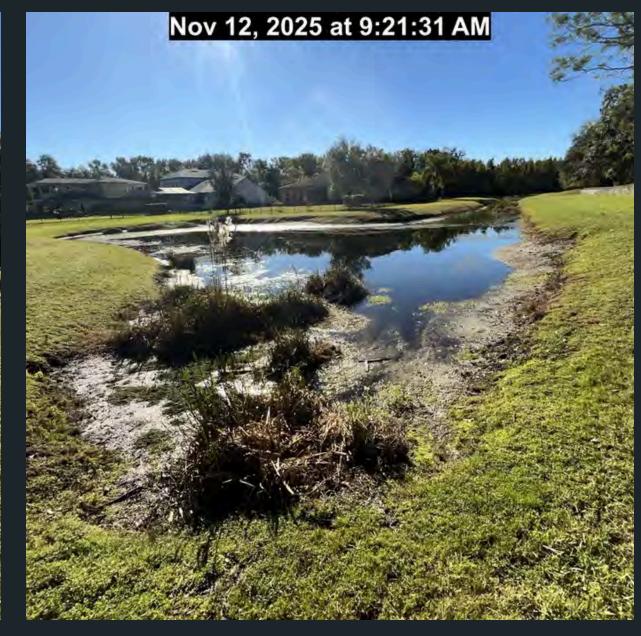
Pond #100 Treated for Shoreline Vegetation.

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.







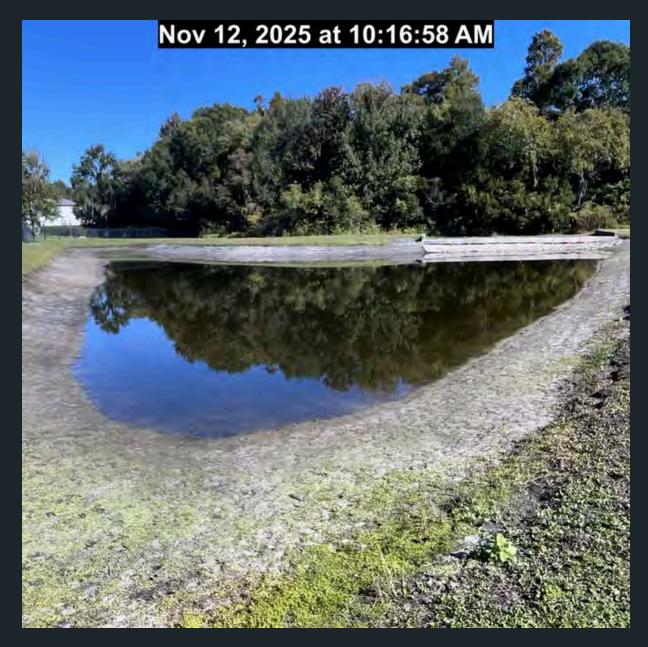
Pond #140 Treated for Shoreline Vegetation.

Pond #143A Treated for Shoreline Vegetation.

Pond #143B Treated for Shoreline Vegetation.







Pond #145 Treated for Shoreline Vegetation.

Pond #150 Treated for Shoreline Vegetation.

Pond #165 Treated for Shoreline Vegetation.





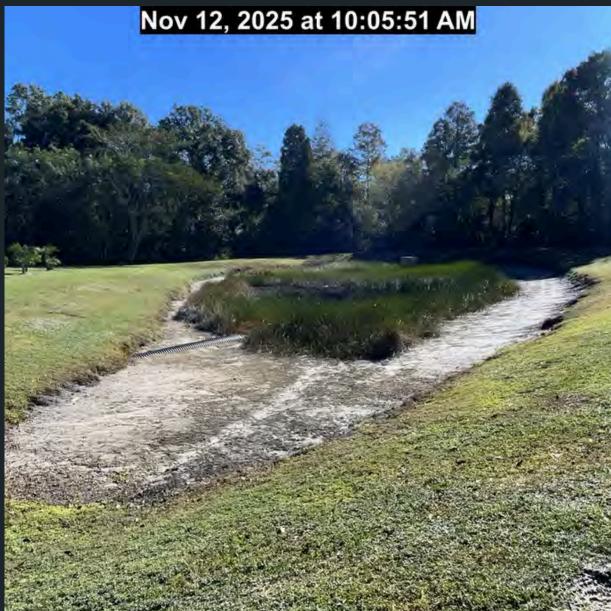


Pond #170 Treated for Shoreline Vegetation.

Pond #180 Treated For Algae and Shoreline Vegetation.

Pond #190A Treated for Shoreline Vegetation.







Pond #190B Treated for 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.







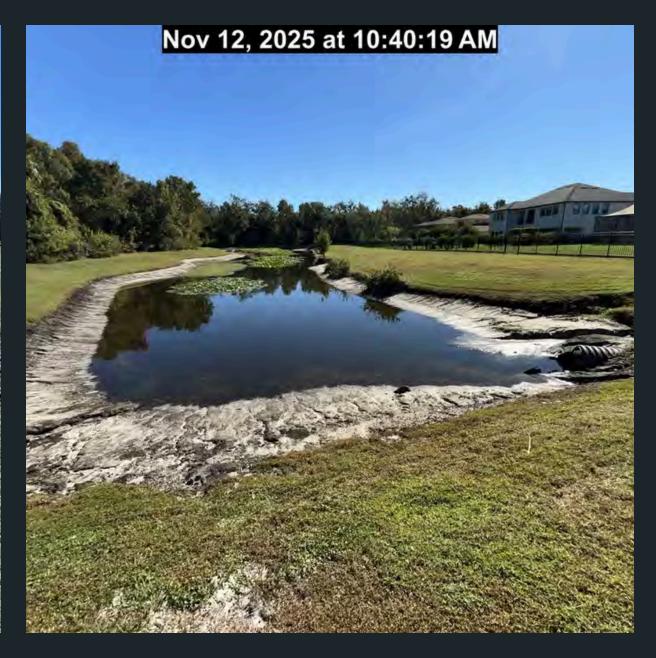
Pond #240B Treated for Shoreline Vegetation.

Pond #260 Treated for Shoreline Vegetation.

Pond #270A Treated for Shoreline Vegetation.



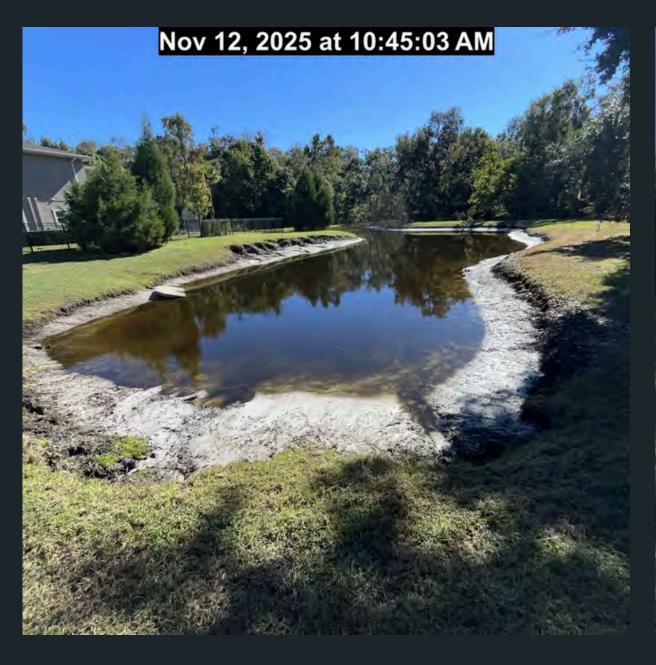




Pond #270B Treated for Shoreline Vegetation.

Pond #280 Treated for Shoreline Vegetation.

Pond #290 Treated for Shoreline Vegetation.







Pond #300 Treated for Shoreline Vegetation.

Pond #310 Treated for Shoreline Vegetation.

Pond #320 Treated for Shoreline vegetation.

Jason,

I appreciate the opportunity to bid this upcoming project that you have. Here is a complete breakdown of what we propose to do in compliance with thescope of work that you are looking to get done

I have a 299D skid steer with a heavy forestry mulcher

I have chainsaws and pole saws to flush, cut all large branches at the cutbacks I also have leaf blowers to blow any debris back into the woods to make it aesthetically pleasing

We will be mulching all overgrowth and vegetation within 5 feet of the wetlands We will take out any smaller native trees that we can take down with the mulcher I figured this project will probably take 5 to 7 business days, consisting of eight hour workdays.

If we end up doing this project, I need to know what they're starting hours are that they will allow us to start working in there.

If you have any further questions, please feel to contact me at any time Total cost \$32,800
Thank you,
Mark Haskins
AGPRO LAND MANAGEMENT
813-695-1458



Proposal

Arborist Aboard Inc

8611 Vivian Bass Way Odessa, FL 33556 813-920-4410

Cordoba Ranch CDD c/o Inframark 20251126

Wednesday, November 26, 2025

Cordoba Ranch CDD c/o Inframark

2654 Cypress Ridge Blvd Wesley Chapel, FL 33544 **Mobile**: 863-582-6289 Salesperson: Not Assigned

Worksite: Cordoba Ranch

2510 Cordoba Ranch Blvd

Lutz, FL 33559

		242,12 0000		
#	Item	Description	Qty	Cost
1	Arborist	Arborist Services	1	
		Conservation cutback project:		
		We reviewed the project per the provided specs; 5' - 10' cutback with forestry mulcher. After reviewing all areas to be cutback we will provide two prices.		
		1) 5' - 10' cutback with forestry mulcher & cutting back branches at the new conservation line - not recommended for your project		
		2) A more precise cutback with a combination of forestry mulching, pruning & select removals/cutbacks as needed to mitigate conservation encroachment.		
		-While there are areas where forestry mulching will be effective and the best the practice, there are many others where it is not.		
		-Many of the conservation edges have a slope back into the conservation areas (top of slope falls within the 5' minimum cutback in a number of areas) - no need to expose this slope to potential runoff and grass/weed growth that can only be maintained with weed eaters or roundup.		
		-Many of the saplings and juvenile trees within the 5' minimum cutback provide a nice natural look and are preventing weeds and invasives from populating these areas and therefore increasing future maintenance frequencies		

-The most Southern conservation line has Cedars and Wild Cherry

providing a nice buffer from the adjacent community.

addressed.

-There are mature trees within 5' - 10' buffer that will need additional pruning maintenance after mulching. The surrounding vegetation is masking the vines and large dead tree parts of the mature trees. These trees will be noticeable & unsightly if not

rough cutback at a predetermined line.

-Retaining walls and fences that will not permit a 5' - 10' cutback with a forestry mulcher and will require pruning and cutbacks as cited in option 2.

All of these areas do require some maintenance but we believe it is better for your community to address with precision, rather than a blunt and predetermined cutback line.

-A precision approach will maintain and increase aesthetic value and reduce future maintenance needs by managing the native growth. Blunt cutbacks will provide fuel for weeds and invasives.

-We did not notice a significant Brazilian Pepper population (your existing native growth has likely kept them at bay) but will remove and treat the ones we observed within the work scope, to prevent regrowth.

We recommend an onsite review prior to job commencement.

2	Trees	Conservation Cutback	1	
		5' - 10' cutback with forestry mulcher & cutting back branches at the new conservation line - \$23,500 Will provide a (3) man crew for pruning cutbacks and mulcher assist Estimated (5) days to complete		
3	Trees	Conservation Cutback	1	
		A more precise cutback with a combination of forestry mulching, pruning & select removals/cutbacks as needed to mitigate conservation encroachment - \$35,500 Estimated (7) days to complete		
		•	Subtotal:	\$0.00

Date

Customer Signature

Tax:

Total:

\$0.00

\$0.00

Terms and Conditions

• Contractor's Responsibility

Performance by Company:

Arborist Aboard Inc (hereafter "AAI") shall recognize and perform in accordance with written terms and specifications, contained or referred herein. AAI reserves the right to amend the contract when price or scope of work is affected by changes to any local, state, or federal law regulation or ordinance that goes into effect after contract is accepted by client.

- I. All contracts not accepted within 45 days are subject to review.
- II. THIS CONTRACT IS NOT A TREE EVALUATION UNLESS OTHERWISE STATED HEREIN.

Scheduling:

- I. Upon contract approval, you will be contacted by AAI to arrange scheduling.
- II. Due to weather delays and unforeseen incidents, scheduled dates are tentative and are subject to change. A reschedule does not constitute a breach of contract and every effort will be made to reschedule at the next available date for client.

Workmanship:

AAI crews consist of experienced arbor care professionals who are identifiable by company uniforms and proper PPE (safety equipment). Industry specific equipment with ISA Best Management Practices for arbor care standards (ISA BMP's) and ANSI Z133 safety protocols are implemented and followed to complete every job.

Insurance:

AAI carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced (\$1M general liability with \$2M excess umbrella liability, \$1M workers' compensation and \$1M automotive liability). All coverages will be provided at time of contract proposal.

Licenses and Permits:

AAI carries and agrees to maintain all applicable licenses required by state and local law. AAI will comply with all local, state and federal laws and file all necessary permit applications for tree removal and pruning, where applicable.

I. Work will not commence until AAI has procured approved permits for protected trees.

Liability:

It is understood and agreed that AAI is not liable for any damage or loss of any kind that is not caused by the negligence of AAI, its agents or employees, including but not limited to:

- I. Underground utilities not communicated or clearly marked, which include but are not limited to: irrigation components; electrical services; ISP lines; drain lines; septic tanks; drain fields; natural gas/propane; water lines.
 - II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.
 - III. Weather events that include but are not limited to: drought; flooding; storm or wind damage.

Client responsibility

Jobsite Access:

- I. Residential site day of service: The client shall have all access points unlocked, vehicles and personal affects clear of work and access areas. Any delays incurred by AAI due to the client not having work or access areas cleared and/or unlocked, will result in chargebacks to the client at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return service is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.
- II. Commercial site day of service: The client shall notify all residents/tenants of scheduled arbor care services and have them park in designated areas away from work zones. Furthermore, the client shall have residents/tenants move personal affects and ensure all access points are unlocked to allow the AAI crew(s) to move and work freely through multiple work zones, where applicable. If client fails to comply with the above and AAI incurs delays, the client will be charged back at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return trip is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

Payment:

- I. To be paid upon completion unless otherwise stated.
- II. AAI will furnish a Notice to Owner (hereafter "NTO") per Florida Statute 713.06 to protect AAI's lien rights in the event payment is not received within 40 calendar days.

Defects:

I. The client shall give AAI a maximum of (30) days to correct any problem or defect discovered in the performance of the work outlined under this contract.

Disputes

The Client and AAI respectively, bind themselves, their affiliates and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the AAI, their affiliates and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Termination:

I. Either party may terminate this engagement without cause 3 days prior to service date and in writing. On termination by either party to this Contract for Services, the Client shall immediately pay AAI for the Services performed and for all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

If either party breaches this engagement, the non-defaulting party may terminate this engagement in the event that the defaulting party fails to remedy the breach within 7 days of the default, pending receipt of a notice from the non-defaulting party demanding that the breach be remedied. In the event of termination of this engagement by AAI under this paragraph, the Client shall immediately pay AAI for the Services performed and all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

Law and Venue:

I. AAI operates and controls its Service activities from its offices located in the County of Hillsborough in the state of Florida. This Agreement shall be governed by the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. Client hereby waives any objection to personal jurisdiction in any proceeding before such courts and consent to personal jurisdiction in such courts. The laws of Florida shall govern the validity, interpretation, construction and performance of this contract.

Dispute Resolution:

- I. Mediation: Disputes arising under this agreement must first be mediated by a supreme court certified circuit civil mediator in Hillsborough County, Florida. The parties agree that the mediation shall occur within ninety (90) days of the date mediation is requested by either party. The Mediator shall be agreed upon but if the parties are unwilling or unable to agree, the parties agree that a Mediator from Cary R. Singletary, P.A. shall be binding on the parties. The parties agree to abide by the Mediator's Agreement, pay Mediator fees promptly and share them on an equal basis. Litigation may not be commenced until after mediation has been (i) declared an impasse by the Mediator or (ii) terminated in writing by one or both of the parties. The confidentiality provisions of the "Mediation Confidentiality and Privilege Act" shall attach to any such pre-suit mediation.
- II. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce rights under this agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney fees, and costs and expenses incurred.

This proposed Contract for Services is submitted in good faith and it is understood that the contents of this Contract for Services herein shall not be distributed further or used as the basis for a competing bid by any other individuals or disclosed to any third parties.

Crowder's Landscaping and Irrigation

P.O. Box 1375 Lutz, FL 33548

Phone #: 813-767-6360

Estimate

Date	Estimate #
10/8/2025	M3092

Bill To	
Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 10 Wesley Chapel, FL 33544	1

This estimat	e is good for 30 days.		P.O. Number	Terms
Item Code	Description	Quantity	Price Each	Amount
Forestry Mulching	Proposal is to Forestry Mulch all overgrowth vegetation and smaller native trees less than 5" DBH per county guidelines. 5-10 Ft. along areas listed on provided map. Requested by Erica SOW: Mobilize CAT 275XE with forestry mulcher. Cut back 5-10 feet of invasive native growth along CDD common property outlined on provided map. Use chainsaws to flush cut all large branches at the cutback line for aesthetics. Use leaf blowers to blow all mulch shavings off of the grass and back into the work areas. 14210 Linear ft notated on the map. Any additional areas would come at additional cost.	14,21	0 2.35	33,393.50
Thank you for the op	pportunity.	To	otal	\$33,393.50

ACC Request Details

Ace Request Details

ACC F	Request	Detai
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Request Date :	09/21/2025	Request Type :	Other	
Description :	Other	Status :	Open	

ACC Request Notes:

Date	Note
11/19/2025	Approved.
11/19/2025	approved
11/19/2025	ready for review
10/15/2025	Awaiting vendor proposal
10/06/2025	Good morning, after reviewing your application, I am requesting a vendor proposal of the work being done. Please submit this information to your application to continue the review

X

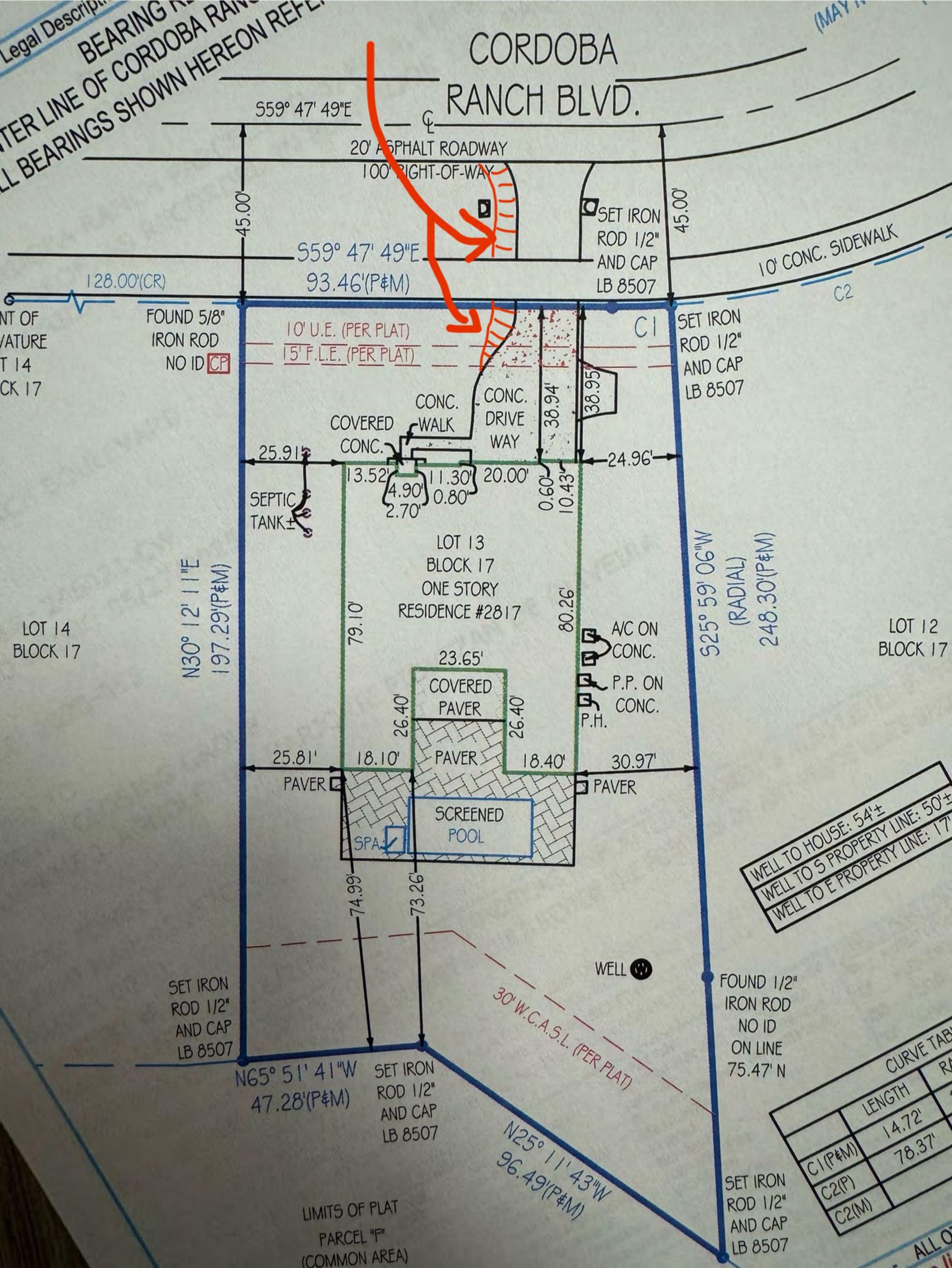
Application for Property Improvement

Association	Cordoba Property Owners Association, Inc.
Date	09/21/2025 07:49:20 PM
Owner Name	Guilherme Agnoletto
Account Number	CPO2817CR
Zip	33559
Unit	
Village	
Phase	Par FD3-FD11
Address	2817 Cordoba Ranch Blvd, Lutz, FL 33559
Home Phone	
Work Phone	
Cell Phone	9044154253
Email Address	guilhermeagnoletto@hotmail.com
Estimated Start Date	10/6/2025 12:00:00 AM
Estimated Completion Date	10/10/2025 12:00:00 AM
ACC Type	Other
Other ACC Type	Driveway widening
Detailed description of work to be performed (Please describe in detail they work being performed. Include any relevant measurements or sizes)	Widen the driveway laterally as in the pictures. Will not move current trees present there.
Materials Used (Please indicate the type of materials being	Cement and concrete, same materials of the current
used including (if applicable) make, model and manufacturer)	driveway. Have not purchased the material yet as I am waiting for approval prior.
Paint Scheme or Paint Colors (If Applicable)	
Shingle Color, Style, Brand, Manufacturer & Warranty (If Applicable)	
Property Survey (Marked up showing where your change is going)	True
Exterior photo of your home	True
Photo of area or location of proposed change	True
Drawings or design plans	False
Vendor Proposal	False
Pictures or other required documentation	False
Owner Acknowledgement	
Please note applications may take up to 30 days to be approved.	I agree not to begin property improvement(s) until the

Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.

If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion.

The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.













Site Masters of Florida, LLC

5551 Bloomfield Blvd. Lakeland, FL 33810 Phone: (813) 917-9567

Email: tim.sitemastersofflorida@yahoo.com

CHANGE ORDER

Cordoba Ranch CDD

Stabilized Subgrade for Ribbon Curb

12/2/2025

Construct LBR 40 stabilized subgrade under new ribbon curb

Scope includes:

- excavate existing soil to a depth of 6" below bottom of curb
- excavate 18" wide to provide stabilization under curb and to 6" beyond curb
- place and compact, 6" thick x 18" wide, crushed concrete road base
- dispose excess excavated soil offsite

Phase I - (current excavated curb areas)

Beacon Pasture @ CRB 28'
Blackford Burn @ CRB 31'
Bridleton @ CRB 22'

Total 81' \$30/If \$2,430

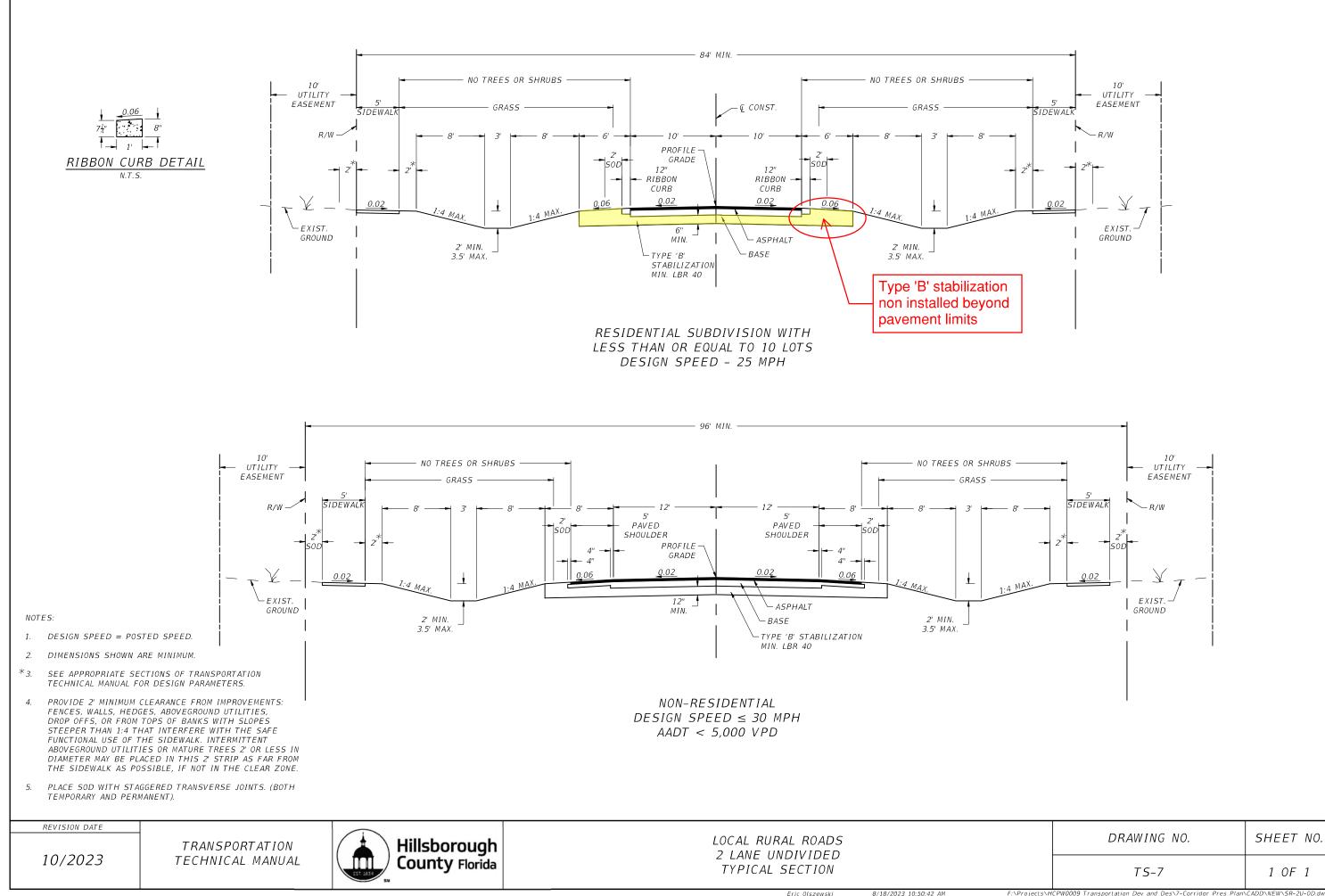
Phase II - (all remaining 1116')

ALLOWANCE 1141' @ \$30/If \$34,230

NOTE:

1 of 4 excavated curb areas was found to have sufficient stabilization Reasonable to expect other areas may as well

The "Allowance" for Phase II will be applied only to those areas needing stabilization



MINUTES OF MEETING CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

1		
1 2	A regular meeting of the Roard of	f Supervisors of the Cordoba Ranch Community Development District was
3		at 4:00 p.m. at the Lutz Branch Library, 101 W. Lutz Lake Fern Road, Lutz,
4	FL 33548	at 4.00 p.m. at the Datz Branen Biorary, 101 W. Datz Bake Felli Road, Batz,
5	Present and constituting a quor	um were:
6	5 1	
7	Erica Owen	Chairperson
8	Greg Saldana	Vice Chairperson
9	Jane Marlow	Assistant Secretary
10	James Therrien	Assistant Secretary
11	David Boulos	Assistant Secretary
12		
13	Also present were:	
14		
15	Christina Newsome	District Manager
16	Kathryn Hopkinson	District Counsel
17	Phil Chang	District Engineer
18	Jason Liggett	Field Services Manager
19		
20		
21	The following is a summary	of the discussions and actions taken.
22	EIDER ODDED OF DUCINESS	Call to Ondon/Dall Call
23	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
24	The meeting was called to order, and	a a quorum was established.
2526	SECOND ORDER OF BUSINESS	
27		
28	There being none, the next order of b	usiness followed.
29	THIRD ORDER OF BUSINESS	Audience Comments on Agenda Items
30	There being none, the next order of b	ĕ
31	There being none, the next order of the	abinob fonowed.
32	FOURTH ORDER OF BUSINESS	Staff Reports

The Board reviewed the report and had no additional questions.

A. Aquatics Inspection Report

B. Field Inspection ReportMr. Liggett presented the field report and addressed all questions from the Board. He informed the

Board that the proposal for trimming the remaining trees will be presented at the October meeting. The

- 39 Board also discussed the possibility of using only annuals at the entrances and agreed to contact
- additional vendors for proposals. Additionally, Mr. Liggett will meet with Crowders to clarify their responsibilities regarding the district and attendance requirements.

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C. District Engineer

44 i. Road Structural Sustainability

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

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

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ii. Geotechnical Survey Report

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

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iii. Creek Embankment Restoration Proposal

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

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FIFTH ORDER OF BUSINESS

Business Items

A. Holiday Lighting Proposals

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

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

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B. No Fishing Sign Proposals

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

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SIXTH ORDER OF BUSINESS

Business Administration

- A. Consideration of Minutes from the Meeting held July 21, 2025 & August 18,
- 80 **2025**(To be Sent Under Separate Cover)
 - B. Consideration of August 31, 2025, Financial Statements and Check Register

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

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SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

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EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

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NINTH ORDER OF BUSINESS

Adjournment

93	There being no further business.		
94			
95	O	on MOTION by Ms. Marlow, seconded by Mr. Saldana, with all in	
96	fa	avor, the meeting was adjourned at 6:00 p.m. 5-0	
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98			
99	Christina Newso	ome Erica Owen	
100	District Manager	r Chairperson	

MINUTES OF MEETING CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

2	A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Developme		
3	District was held on Monday, November 17, 2025 at 5:00 p.m. at 18115 N US Highway 41, Lutz, Fl		
4	33549.		
5	Present and constituting a quorum were:		
	1,000		
6 7	Erica Owen	Chairperson	
8	Greg Saldana	Vice Chairperson	
9	Jane Marlow	Assistant Secretary	
10	James Therrien	Assistant Secretary	
11	David Boulos	Assistant Secretary	
12		,	
13	Also present were:		
14	•		
15	Christina Newsome	District Manager	
16	Kathryn Hopkinson	District Counsel	
17	Phil Chang	District Engineer	
18	Jason Liggett	Field Services Manager	
19	Fernand Thomas	Accountant	
20	Thomas Giella	Complete IT	
21	Patrick Crowder	Crowders Landscape	
22		•	
23			
24	The following is a summary	of the discussions and actions taken.	
25	, , ,		
26	FIRST ORDER OF BUSINESS	Call to Order/Roll Call	
27			
28	The meeting was called to order, and a quorum was established.		
29			
30	SECOND ORDER OF BUSINESS		
31			
32	The Board approved the agenda.		
33			
34	THIRD ORDER OF BUSINESS	Audience Comments on Agenda Items	
35	TIME ORDER OF BOSH (ESS	radicine comments on rigoral terms	
36	There being none, the next order of b	ousiness followed.	
37	inore comp none, and none creer or c		
38	FOURTH ORDER OF BUSINESS		
39	A. Accounting Staff Report		
40	9 man		
41	Mr. Thomas presented his accoun	ting staff report and introduced himself to the Board. He	
42	answered all Board questions. Other items were discussed regarding the credit from DC for the		

annuals install, as well as where the \$1750 credit was reflected in the financials. The Board

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44 45	requested that the amount be re-classed to the Arbitrage line.				
46 47 48		On MOTION by Mrs. Marlow, seconded by Mr. Saldana, to approve the \$1750 credit amount to be re-classed to the Arbitrage line. 3-0			
49 50 51	B. S	itex Aquatics Report			
52 53 54	The Board reviewed Sitex Aquatics Report and were informed of the current concern with pond 200. The Board decided to take no action, as the pond is in good condition.				
55	C. Field Inspection Report				
56 57 58 59 60 61 62	Mr. Liggett presented the Field Inspection Report. A discussion ensued regarding a chain link fence that is on property that is in place to stop foot traffic through residential property. A review of Site masters work was discussed, and pictures were taken to cut back the location being fixed. The project is complete and sodded. Pressure washing is also complete, and Mr. Liggett is working on map sidewalks. Cut back of the bid process is in progress, and 2 out of the 4 bids that have been received will be ready for review in December.				
63	i.	Consideration of EZ Mulch Proposal			
64		The board reviewed the EZ mulch proposal for \$15,400 and took no action.			
65	ii.	Consideration of Crowder's Mulch, Front & Livingston Only Proposal			
66 67 68		The board reviewed and approved the installation of 1" of mulch for the main entrance and down Livingston for \$16,275. The installation should be completed before Christmas.			
69 70 71 72		On MOTION by Mrs. Owen, seconded by Mrs. Marlow with all in favor, the board approved the installation of 1" of mulch for the main entrance and down Livingston for \$16,275. 4-0			
73	D. L	andscape Report			
74	i. Cor	nsideration of Crowder's Winter Annual Flower Rotation Proposal			
 75 76 Mr Chang discussed the landscape report and answered all Board questions. 77 					
78 79 80		On MOTION by Mrs. Owen, seconded by Mr. Saldana with all in favor, the board approved the winter annual flower rotation proposal for \$6,000. 4-0			
81 82	ii. Co	onsideration of Crowder's Removal of 2 Dead Palms Proposal			

ii. Consideration of Crowder's Removal of 2 Dead Palms Proposal

On MOTION by Mr. Saldana, seconded by Mr. Therrien, with all in favor, the board approved the removal of 2 dead palms and stump grinding. 4-0

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E. District Engineer

i. Consideration of Firm Foundations Asphalt Replacement Contract

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Firm Foundations Asphalt Replacement Contract was reviewed and the engineer advised to wait until the curb work is completed.

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ii. Consideration of Parking Lot Services Proposal

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The Board reviewed the Parking Lot Services Proposal. Daisy Farm erosion driveway was sent to the engineer and a discussion ensued on what needed to be done. The engineer will report back to the Board with his findings.

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On MOTION by Mrs. Marlow, seconded by Mr. Saldana, the Board approved the Parking Lot Services Proposal pending all documents and with a start date of early 2026. 3-1 (JT, voted no)

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F. District Counsel 105

With there being no additional report at this time, the Board moved to the next order of business.

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G. District Manager

Mrs. Newsome reviewed the driveway extension process with the Board and the Board 109 110

approved. The Board also discussed and approved the Cypress Proposal for \$650 for 10 trees not to exceed \$1300.

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On MOTION by Mrs. Marlow, seconded by Mrs. Owens, with all in favor, the Board approved the Cypress Proposal for \$650 for 10 trees not to exceed \$1300. 4-0

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FIFTH ORDER OF BUSINESS

Business Items

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A. Discussion of Guest Procedure

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B. Ratification of Cordoba Ranch CDD FY2025 Audit Engagement Letter

On MOTION by Mrs. Owens, seconded by Mr. Therrien, with all in favor, the Board ratified the FY2025 Audit Engagement Letter. 4-0

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C. Consideration of Wimauma Fencing Corp Proposal

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On MOTION by Mrs. Marlow, seconded by Mrs. Owen, with all in favor, the Board approved the Wimauma Fencing Corp Proposal. 4-0

131	SIXTH ORDER OF BUSINESS	Business Administration				
132	A Consideration of Missacker forms the M					
133 134	A. Consideration of Minutes from the M	• ,				
134	B. Consideration of Minutes from the Meeting held August 5, 2025 C. Consideration of Minutes from the Meeting held August 18, 2025					
136	D. Consideration of Minutes from the M					
137	D. Consideration of Minutes from the M	cetting field October 20, 2020				
138	On MOTION by Mr. Saldan	a, seconded by Mr. Therrien,				
139	with all in favor, the Board approved the meeting minutes					
140	for July, August, and October	er 2025. 4-0				
141	, ,					
142						
143	The Board will review the September 2025	meeting minutes on the December agenda.				
144						
145	SEVENTH ORDER OF BUSINESS	Supervisor Requests				
146	Mr. Themier mentioned the cote enquire	vides for Doord marshaus to shore Mr. Therrien also				
147 148		video, for Board members to share. Mr. Therrien also the entry, the bushes needing to be cut back, and the				
148	coyotes in the area.	the entry, the busines needing to be cut back, and the				
150	Mrs. Marlow mentioned that the trees at the entry need to be looked at, as they are off.					
151	Mis. Mariow mentioned that the dees at the	entry need to be looked ut, us they are off.				
152	EIGHTH ORDER OF BUSINESS	Audience Comments				
153						
154	There being none, the next order of business	ss followed.				
155						
156	NINTH ORDER OF BUSINESS	Adjournment				
157						
158	On MOTION by Mr. Therrien, seconded by Mrs. Marlow,					
159	with all in favor, the meeting was adjourned at 7:32 p.m.					
160	4-0					
161 162						
163						
164	Christina Newsome					
165	District Manager	Chairperson/ Vice Chairperson				
166		-				