



Cordoba Ranch Community Development District

August 17, 2026

Revised Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cordoba Ranch

Community Development District

Board of Supervisors

Erica Owen, Chairman
 Greg Saldana, Vice Chairman
 Jane Marlow, Assistant Secretary
 James Therrien, Assistant Secretary
 Brian Napert, Supervisor

Staff:

Samatha Zanoni, District Manager
 Kathryn Hopkinson, District Counsel
 Phil Chang, District Engineer
 Christy Fowler, Field Manager
 Devon Craig, Sitex Aquatic
 Fernand Thomas, Accountant
 Tabitha Blackwelder, Administrative Assistant

Revised Meeting Agenda Monday, August 17, 2026 – 5:00 p.m.

The Regular Meeting of the **Cordoba Ranch Community Development District** will be held at **Crowders Landscaping Inc., 2208 Wain Ranch Lane, Lutz, Florida 33549**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Teams Meeting Information

[Join the meeting now](#)

Meeting ID: 255 132 235 073 435

Passcode: qz3rS948

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. Call to Order and Roll Call
2. Motion to approve the agenda
3. Audience Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. Staff Reports

- A. Sitex Aquatics Report Page 4
- B. Field Inspection Report Page 17
- C. Landscape Report..... Page 24
 - i. Consideration of Crowder’s Median Rendering – Three Options Page 28
 - ii. Consideration of Crowder’s Mulch Proposal #E10217 Page 31
- D. District Counsel
- E. District Manager

5. Business Items

- A. Consideration of Resolution 2026-07; Setting FY2027 Meeting Schedule Page 32
- B. Consideration of Resolution 2026-08; Goals and Objectives..... Page 34
- C. Review of Sidewalk Panel Images..... Page 42
- D. Consideration of Inframark Sidewalk Panel Replacement Proposal Page 79
- E. Consideration of Inframark Sidewalk Replacement Proposal #454 Page 93
- F. Consideration of Inframark Sidewalk Grinding Proposal #468 Page 94
- G. Consideration of Inframark Bridge Repair and Cleaning Proposal #455 Page 96

6. Consent Agenda

- A. Consideration of Minutes from the Meeting held July 20, 2026Page 97
- B. Acceptance of July 2026 Financial StatementsPage 102
- C. Acceptance of July 2026 Check RegisterPage 112

7. Supervisor Requests

8. Audience Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. Adjournment

The next meeting is scheduled for Monday, September 21, 2026.

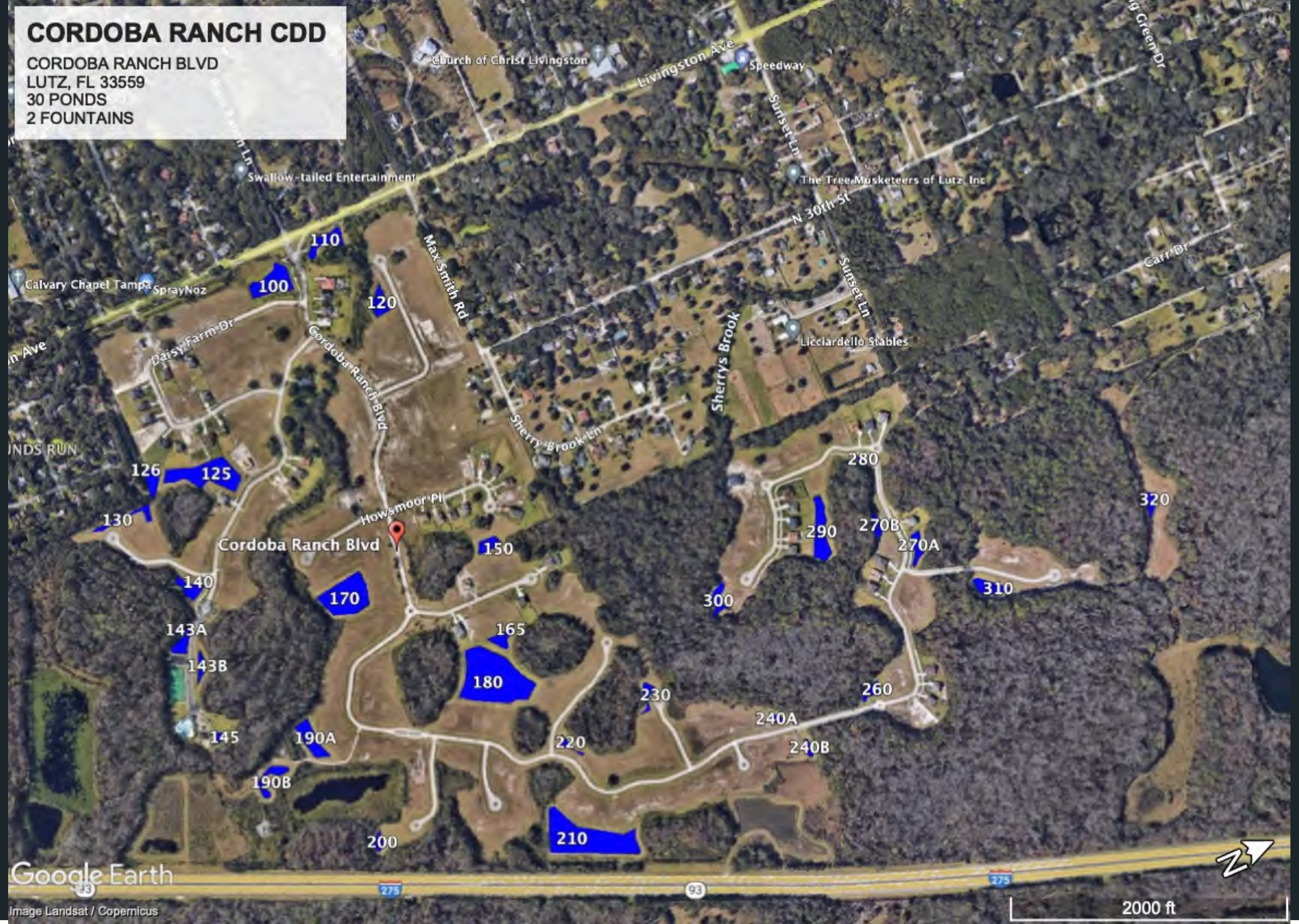


MONTHLY REPORT

AUGUST, 2026



CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Google Earth

Image Landsat / Copernicus

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Shoreline Vegetation.

Jul 13, 2026 at 9:20:14 AM



Pond #125 Treated for Algae and Shoreline Vegetation.

Jul 13, 2026 at 9:33:42 AM



Pond #126 Treated for Algae and Shoreline Vegetation.

Jul 13, 2026 at 9:34:01 AM



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 Algae and Shoreline Vegetation.



Pond #170 Treated for Algae and Shoreline Vegetation.



Pond #180 Treated For Shoreline Vegetation.



Pond #190A Treated for Algae and Shoreline Vegetation.

Jul 13, 2026 at 9:50:34 AM



Pond #190B Treated for Shoreline Vegetation.

Jul 13, 2026 at 10:29:38 AM



Pond #200 Treated for Shoreline vegetation.

Jul 13, 2026 at 11:33:19 AM



Pond #210 Treated for Algae and Shoreline Vegetation.

Jul 13, 2026 at 10:37:18 AM



Pond #220 Treated for Shoreline Vegetation.

Jul 13, 2026 at 11:38:12 AM



Pond #230 Treated for Shoreline Vegetation.

Jul 13, 2026 at 11:39:49 AM



Pond #240A Treated for Shoreline Vegetation.



Pond #240B Treated for Shoreline Vegetation.



Pond #260 Treated for Shoreline Vegetation.



Pond #270A Treated for Algae and Shoreline Vegetation.



Pond #270B Treated for Shoreline Vegetation.



Pond #280 Treated for Shoreline Vegetation.



Pond #290 Treated for Algae and Shoreline Vegetation.



Pond #300 Treated for Shoreline Vegetation.



Pond #310 Treated for Shoreline Vegetation.



Pond #320 Treated for Algae and Shoreline vegetation.



Cordoba Ranch CDD July 2026

Field Inspection Report

Thursday, 23 July 2026

Prepared For Board Of Supervisors

12 Issues Identified

12 Issues Incomplete

Christy Fowler

Inframark

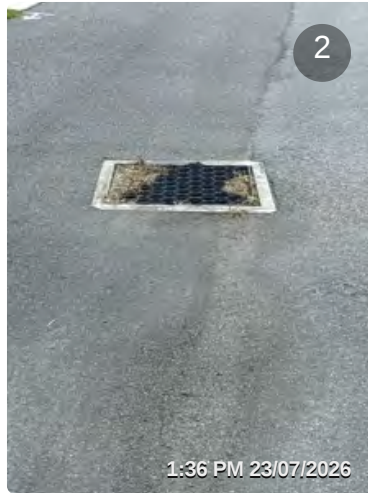
Issue 1

Assigned To: District Manager/Board

Belfair Glen Place

Observation:

Debris has accumulated within the roadway drain on Belfair Glen Place and should be removed to maintain proper drainage. Would the board like a proposal to have the debris removed?



Issue 2

Assigned To: Crowders

Estimate M3056 Provided

Monument Outside Pond 240A

Observation:

The monument landscape requires a mulch refresh and landscape enhancements to improve the overall appearance.

Recommendation:

Refresh the landscape and mulch.

Issue 3

Assigned To: Crowders/Inframark Maintenance

Linden Common Court

Our team will take care of this during service

Observation:

Vegetation is encroaching around the iron fence, and several pavers along the fence line have shifted.

Recommendation:

Cut back vegetation and repair the shifted pavers.

**Issue 4**

Assigned To: Engineer

Pond 110

Observation:

A large depression has developed adjacent to Pond 110 and has been temporarily roped off due to the potential safety hazard.

Recommendation:

Evaluate and repair the affected area.



Issue 5

Assigned To: Crowders

Southeast Corner of Pond 110

Observation: **Patrick will visit and provide proposal.**
Several plants within the landscape bed are dead or declining.

Recommendation:
Evaluate and replace declining plant material as needed.



Issue 6

Assigned To: Inframark Maintenance

Livingston Entrance Monument

Observation:
The north entrance pillar is showing dirt and staining and would benefit from cleaning.

Recommendation:
Clean the monument pillar.

Issue 7

Assigned To: Crowders

Northwest Side of Pond 110

Observation:

The ornamental grasses have become overgrown and require rejuvenation pruning.

Recommendation:

Perform rejuvenation pruning of the ornamental grasses.



Our team will take care of this during service



Issue 8

Assigned To: Aquatics

Pond 110

Observation:

Dog fennel is excessive throughout the pond bank, indicating the area has not been adequately maintained.

Recommendation:

Treat invasive vegetation.

Issue 9

Assigned To: Crowders

Livingston Entrance

Observation:

Arboricola shrubs damaged during the freeze have not recovered and remain in decline.

Recommendation: Patrick will visit and provide proposal.

Remove and replace the declining shrubs.



Issue 10

Assigned To: Crowders

South Side of Livingston Entrance

Patrick will visit and provide proposal.

Observation:

Juniper along the sidewalk has declined and requires replacement.

Recommendation:

Replace the declining plant material. Recommend moving away from Juniper as it is finicky.



Issue 11

Assigned To: Aquatics

South Side of Livingston Entrance Pond

Observation:

The littoral shelf has not been maintained and requires aquatic vegetation management.

Recommendation:

Treat and maintain the littoral shelf.



Issue 12

Assigned To: Crowders

Livingston Entrance Landscape Beds

Observation:

Mulch has thinned throughout the landscape beds, reducing weed suppression, moisture retention, and the overall appearance of the entrance.

Recommendation:

Refresh mulch throughout the landscape beds.

Last mulch refresh was in December 2025.
Estimate E-10217 provided for approval.

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cardo ba Estates.	CONTROLLER IDENTIFICATION	Handwritten: ACC 2
ADDRESS		DATE	7/14/16
		PAGE #:	1 OF 2

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A	12:00 AM	100 %	M (T) W (TH) F (S) S
Program B	6:00 PM	100 %	M (T) W (TH) F (S) S
Program C	10:00 AM	100 %	M (T) W (TH) F (S) S
Program D	5:30 AM	100 %	M (T) W (TH) F (S) S

CHECKED WEATHER SENSOR: ☒ YES ☐ NO

WEATHER SENSOR STATUS: ☒ YES ☐ NO

CONTROLLER MAKE & MODEL:

CONTROLLER STATUS: ☐ WORKING ☐ NOT WORKING

POC INFO: ☐ POTABLE WATER ☐ RECLAIM WATER ☐ WELL WATER ☐ LAKE WATER

PUMP STATUS & TYPE: ☐ PRESSURIZED ☐ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
SPRAY, ROTOR, MP, DRIP OR BUBBLER	S	S	D	R	R	R	D	S	S	S	R	S	D	S	SB	R	R	R	D	S	R	D
RUN TIME [PROGRAM:	1	A		30	30	30					30					30	30				30	
RUN TIME [PROGRAM:	1	B	15	15	15		15		15	15		15	15	15						15		
BATTERY PACK/DOUBLER/ADD-A-ZONE	C						35								35		35	30			30	
ZONE FAULTS OR ALARMS																						
ZONE OKAY	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
CONTRACT/MAINTENANCE (NO CHARGE)																						
CHECKED FILTERS/CLEANED																						
MAINTENANCE REPAIRS																						
CLOGGED NOZZLES																						
BILLABLE REPAIRS OR UPGRADES																						
HEAD BROKEN - 6" SPRAY																						
HEAD BROKEN - 12" SPRAY																						
HEAD BROKEN - 6" ROTOR																						
HEAD BROKEN - 12" ROTOR																						
BROKEN RISER																						
UPGRADE 4" TO 6" POP UP																						
UPGRADE 6" TO 12" POP UP																						
NOZZLE		2						2	3	3												
MP NOZZLE																						
HEAD STRAIGHTENED																						
ADJUSTMENTS																						
SEVERE LINE CLOG																						
LATERAL LINE BREAK																						
RELOCATION																						
HEAD RAISED OR LOWERED ON TURF																						
HEAD RAISED OR LOWERED ON SHRUB																						
DAMAGED VALVE BOX																						
VALVE - INOPERATIVE/STICKING																						
DRIP LINE BREAK																				5	2	
ADDITIONAL LABOR/TROUBLESHOOT																						
OTHER (SEE ADDITIONAL COMMENTS BELOW)																						

ADDITIONAL COMMENTS:

TECHNICIAN NAME: Joseph/ Walter

SIGNATURE:

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cordoba Estates	CONTROLLER IDENTIFICATION	Hunter / ACCU
ADDRESS		DATE	7/16/26
		PAGE #:	1
		OF	3

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A	12:00 PM.	100%	M <u>T</u> W <u>TH</u> F <u>S</u> S
Program B	6 PM	100%	M <u>T</u> W <u>TH</u> F <u>S</u> S
Program C	10 AM	100%	M <u>T</u> W <u>TH</u> <u>F</u> <u>S</u> S
Program D	5:30 PM	100%	<u>M</u> <u>T</u> <u>W</u> <u>TH</u> <u>F</u> <u>S</u> S

CHECKED WEATHER SENSOR: ☒ YES ☐ NO

WEATHER SENSOR STATUS: ☒ YES ☐ NO

CONTROLLER MAKE & MODEL:

CONTROLLER STATUS: ☒ WORKING ☐ NOT WORKING

POC INFO: ☐ POTABLE WATER ☐ RECLAIM WATER ☒ WELL WATER ☐ LAKE WATER

PUMP STATUS & TYPE: ☐ PRESSURIZED ☐ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

[illegible]

TECHNICIAN NAME: <i>Walter Joseph</i>	SIGNATURE:
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Corolla #2

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME <i>Corolla</i>	CONTROLLER IDENTIFICATION	
ADDRESS	DATE <i>07-15-26</i>	PAGE #: <i>1</i> OF <i>1</i>

	START TIMES	SEASONAL ADJUST	RUN DAYS						
Program A	<i>7:00 P/m</i>	%	M	<i>(T)</i>	W	TH	F	S	S
Program B		%	M	T	W	TH	F	S	S
Program C	<i>5:00 A/m</i>	%	<i>(M)</i>	<i>(T)</i>	<i>(W)</i>	<i>(TH)</i>	<i>(F)</i>	<i>(S)</i>	<i>(S)</i>
Program D		%	M	T	W	TH	F	S	S

CHECKED WEATHER SENSOR: ☒ YES ☐ NO

WEATHER SENSOR STATUS: ☒ YES ☐ NO

CONTROLLER MAKE & MODEL:

Hunter I-CORE

CONTROLLER STATUS:

☒ WORKING

☐ NOT WORKING

POC INFO:

☐ POTABLE WATER

☐ RECLAIM WATER

☒ WELL WATER

☐ LAKE WATER

PUMP STATUS & TYPE:

☒ PRESSURIZED

☒ PUMP START

☐ CENTRIFUGAL

☐ SUBMERSIBLE

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10										
SPRAY, ROTOR, MP, DRIP OR BUBBLER	<i>A</i>	<i>B</i>	<i>TL</i>	<i>RL</i>	<i>D</i>	<i>TL</i>														
RUN TIME [PROGRAM: 1]	<i>30</i>	<i>30</i>	<i>50</i>	<i>50</i>	<i>30</i>	<i>50</i>														
RUN TIME [PROGRAM: 1]	<i>20</i>	<i>20</i>			<i>20</i>															
BATTERY PACK/DOUBLER/ADD-A-ZONE																				
ZONE FAULTS OR ALARMS																				
ZONE OKAY	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
CONTRACT/MAINTENANCE (NO CHARGE)																				
CHECKED FILTERS/CLEANED																				
MAINTENANCE REPAIRS																				
CLOGGED NOZZLES																				
BILLABLE REPAIRS OR UPGRADES																				
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HEAD BROKEN - 6" ROTOR																				
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BROKEN RISER																				
UPGRADE 4" TO 6" POP UP																				
UPGRADE 6" TO 12" POP UP																				
NOZZLE																				
MP NOZZLE																				
HEAD STRAIGHTENED																				
ADJUSTMENTS																				
SEVERE LINE CLOG																				
LATERAL LINE BREAK																				
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HEAD RAISED OR LOWERED ON TURF																				
HEAD RAISED OR LOWERED ON SHRUB																				
DAMAGED VALVE BOX																				
VALVE - INOPERATIVE/STICKING																				
DRIP LINE BREAK	<i>3</i>																			
ADDITIONAL LABOR/TROUBLESHOOT																				
OTHER (SEE ADDITIONAL COMMENTS BELOW)																				

ADDITIONAL COMMENTS:

TECHNICIAN NAME: <i>Hector M</i>	SIGNATURE:
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CROWDER'S LANDSCAPING IRRIGATION INSPECTION			
PROPERTY NAME	Cordoba	CONTROLLER IDENTIFICATION	
ADDRESS		DATE 07-15-26	PAGE #: 1 OF 1

	START TIMES	SEASONAL ADJUST	RUN DAYS							
Program A	5:00 A/m	%	M	T	W	TH	F	S	S	
Program B		%	M	T	W	TH	F	S	S	
Program C		%	M	T	W	TH	F	S	S	
Program D		%	M	T	W	TH	F	S	S	

CHECKED WEATHER SENSOR: ☒ YES ☐ NO

WEATHER SENSOR STATUS: ☒ YES ☐ NO

CONTROLLER MAKE & MODEL: Hunter Pro-c

CONTROLLER STATUS: ☒ WORKING ☐ NOT WORKING

POC INFO: ☐ POTABLE WATER ☐ RECLAIM WATER ☒ WELL WATER ☐ LAKE WATER

PUMP STATUS & TYPE: ☒ PRESSURIZED ☒ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

[illegible]**ADDITIONAL COMMENTS:****TECHNICIAN NAME:**

SIGNATURE:



COCOPLUM
RED TIPS

CRISA HOLL

SNOW-N-SUMMER
MINIMA JASMINE



COCOPLUM
RED TIPS

CARRISA HOLLY

BABY SUN ROSE



COCOPLUM
RED TIPS

CARRISA HOLLY

SNOW-N-SUMMER
MINIMA JASMINE



Accepted by

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Cordoba Ranch Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST 2026

ATTEST:

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

Chairman / Vice Chairman

Exhibit A: Schedule

Exhibit A**Notice of Fiscal Year 2026 Meetings
Cordoba Ranch
Community Development District**

The Board of Supervisors of the Cordoba Ranch Community Development District will hold the meetings for Fiscal Year 2027 at the Crowder's Landscaping, Inc. Office located at 2208 Wain Ranch Lane, Lutz, Florida 33549 on the third Monday of every month at 5:00 p.m. at as follows:

October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027 (MLK Day)
February 15, 2027 (President's Day)
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

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

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

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

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cordoba Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17TH day of August 2026.

ATTEST:

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Cordoba Ranch Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____
Printed Name: _____
Cordoba Ranch Community Development District

Date: _____

District Manager: _____
Printed Name: _____
Cordoba Ranch Community Development District

Date: _____

Cordoba Ranch CDD

August 07, 2026
Gabe Montagna

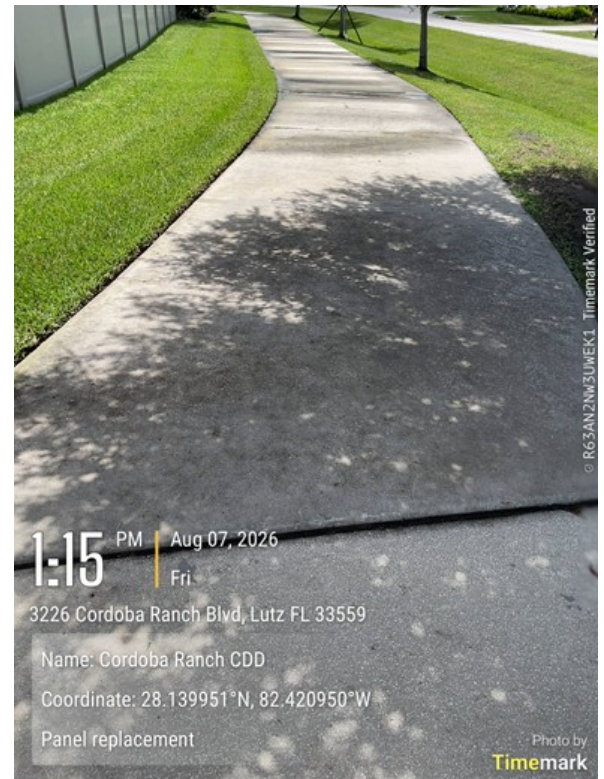
Time: 1:15 Aug 07, 2026

Address: 3226 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.139951°N, 82.420950°W

Name: Cordoba Ranch CDD

Panel replacement



Time: 1:10 Aug 07, 2026

Address: 3241 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.138063°N, 82.419116°W

Name: Cordoba Ranch CDD

Panel replacement



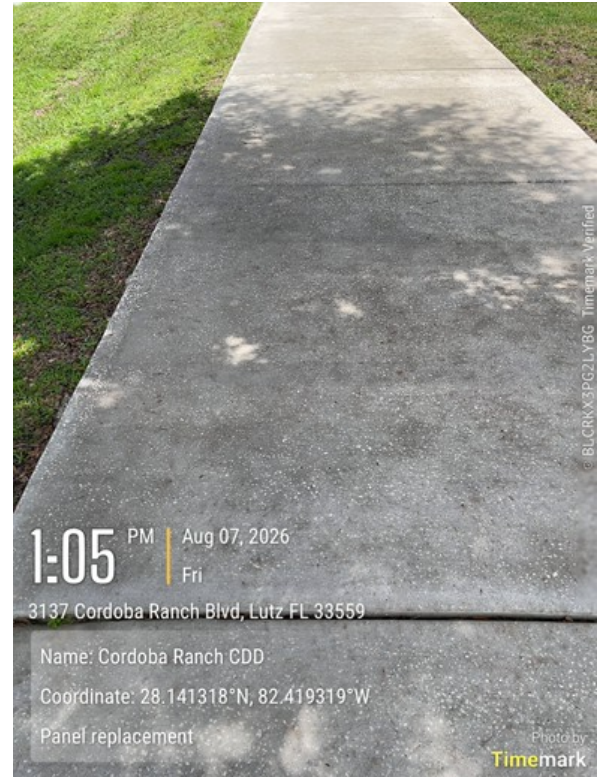
Time: 1:05 Aug 07, 2026

Address: 3137 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.141318°N, 82.419319°W

Name: Cordoba Ranch CDD

Panel replacement



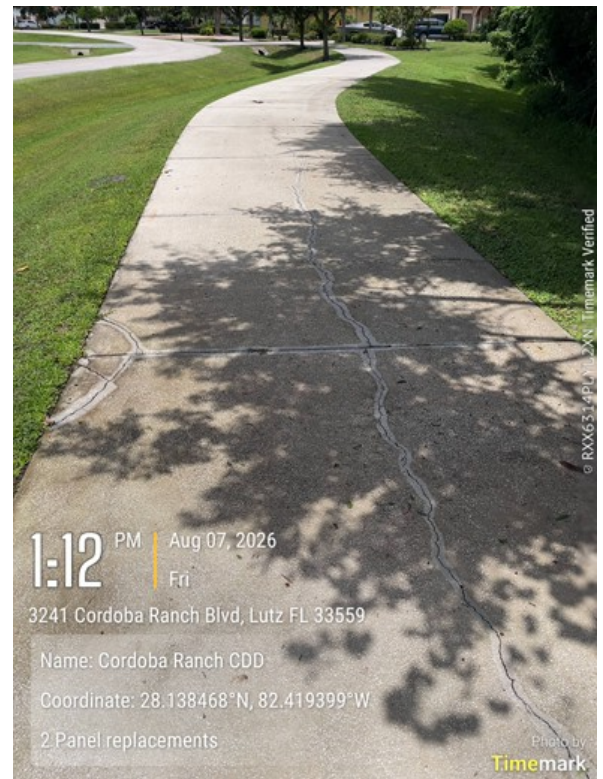
Time: 1:12 Aug 07, 2026

Address: 3241 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.138468°N, 82.419399°W

Name: Cordoba Ranch CDD

2 Panel replacements



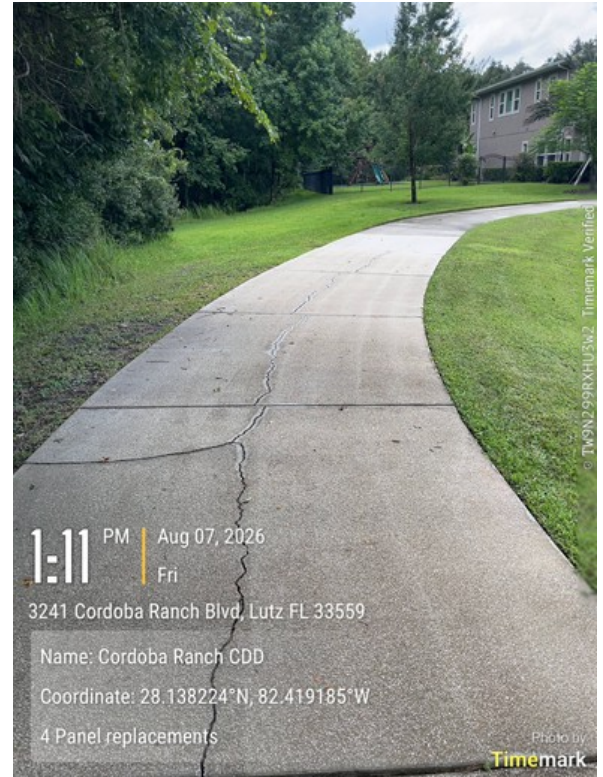
Time: 1:11 Aug 07, 2026

Address: 3241 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.138224°N, 82.419185°W

Name: Cordoba Ranch CDD

4 Panel replacements



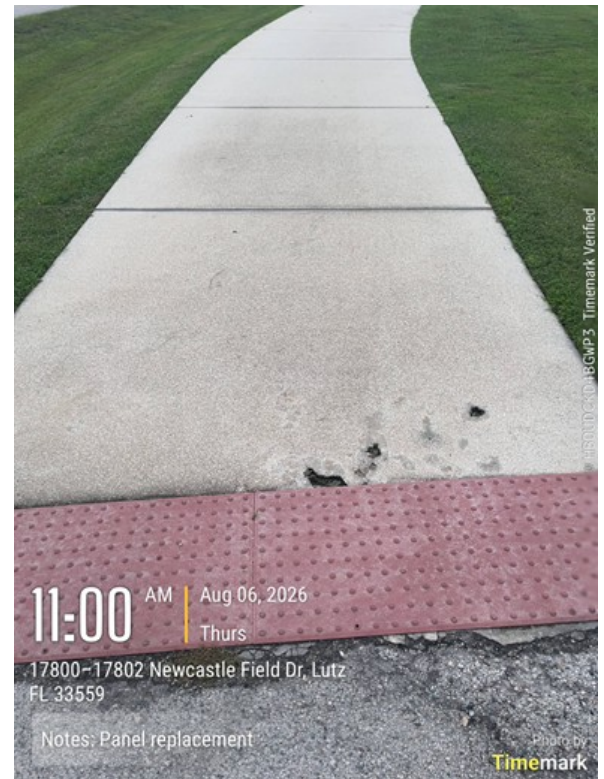
Cordoba Ranch CDD

August 07, 2026
Gabe Montagna

Time: 11:00 Aug 06, 2026

Address: 17800–17802 Newcastle Field Dr, Lutz FL 33559

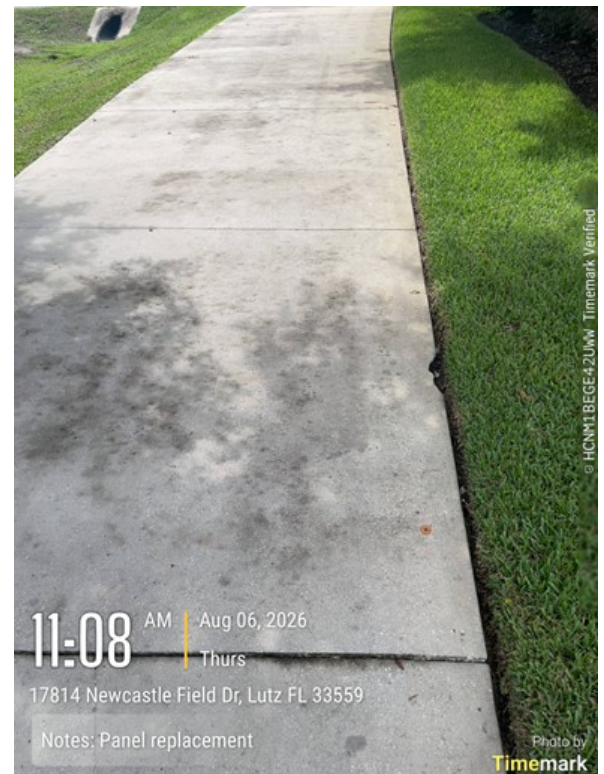
Notes: Panel replacement



Time: 11:08 Aug 06, 2026

Address: 17814 Newcastle Field Dr, Lutz FL 33559

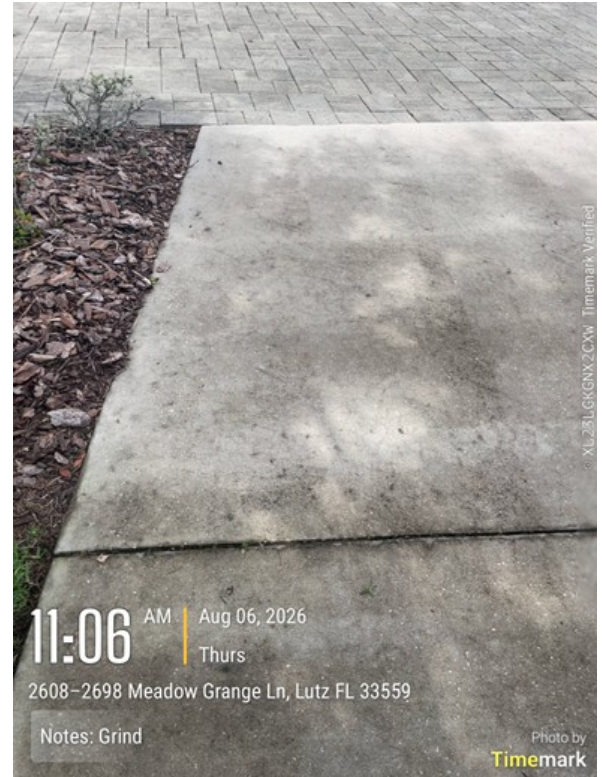
Notes: Panel replacement



Time: 11:06 Aug 06, 2026

Address: 2608–2698 Meadow Grange Ln, Lutz FL 33559

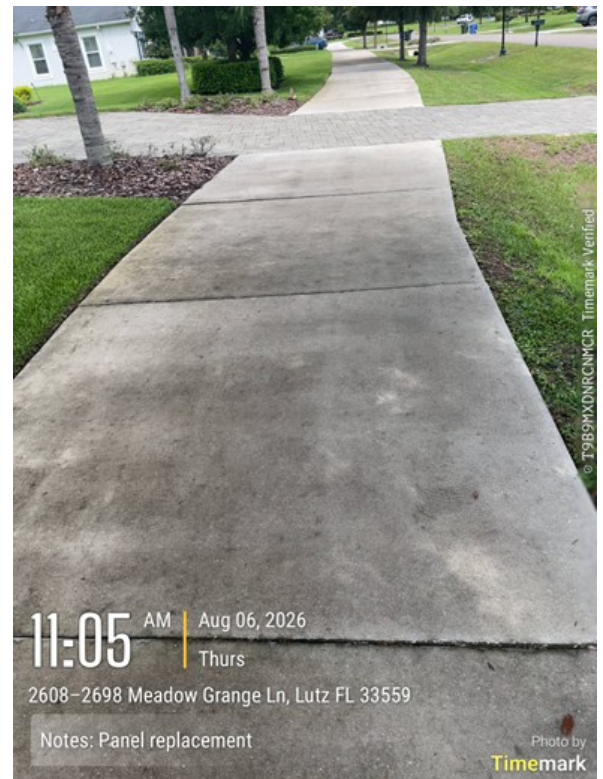
Notes: Grind



Time: 11:05 Aug 06, 2026

Address: 2608–2698 Meadow Grange Ln, Lutz FL 33559

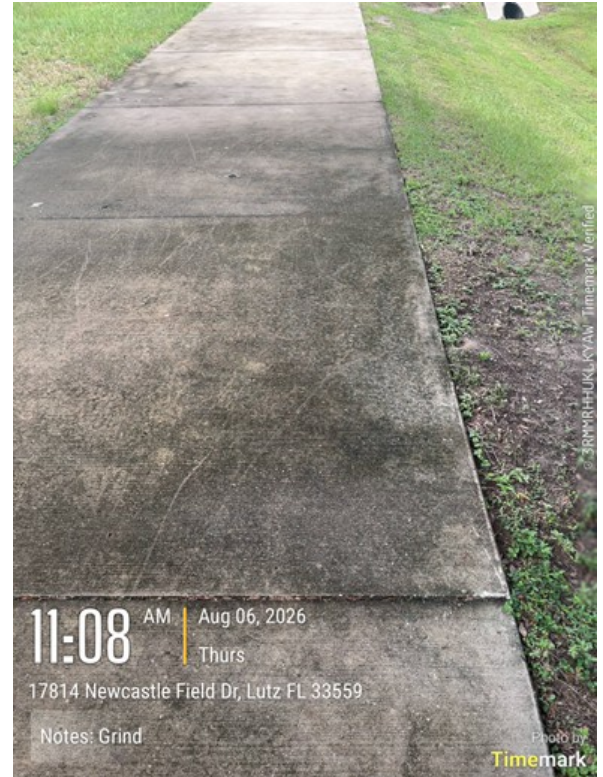
Notes: Panel replacement



Time: 11:08 Aug 06, 2026

Address: 17814 Newcastle Field Dr, Lutz FL 33559

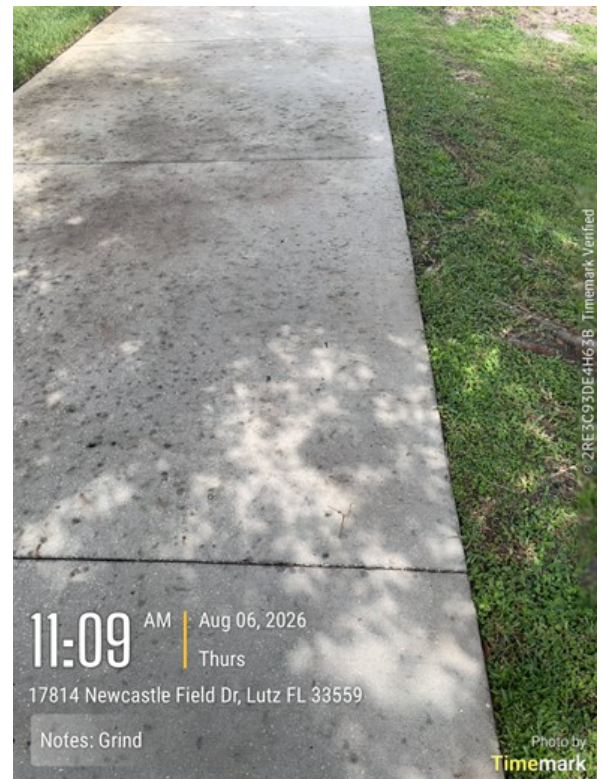
Notes: Grind



Time: 11:09 Aug 06, 2026

Address: 17814 Newcastle Field Dr, Lutz FL 33559

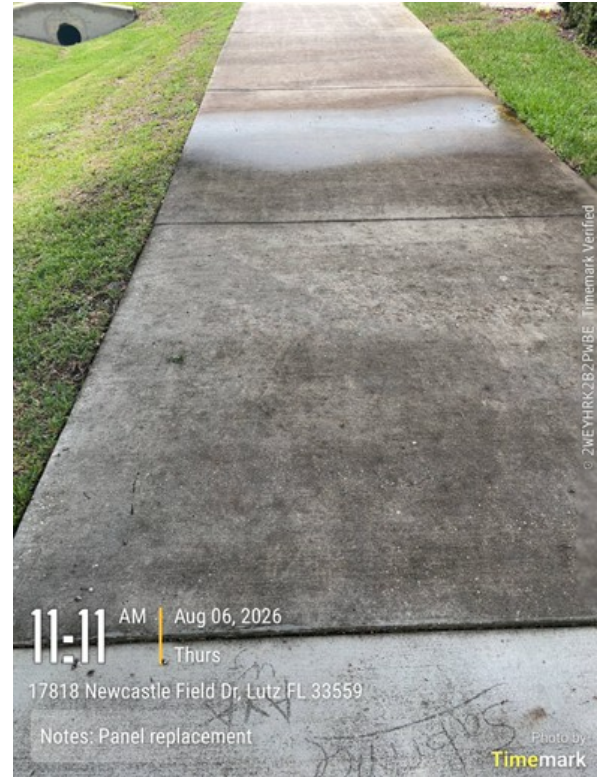
Notes: Grind



Time: 11:11 Aug 06, 2026

Address: 17818 Newcastle Field Dr, Lutz FL 33559

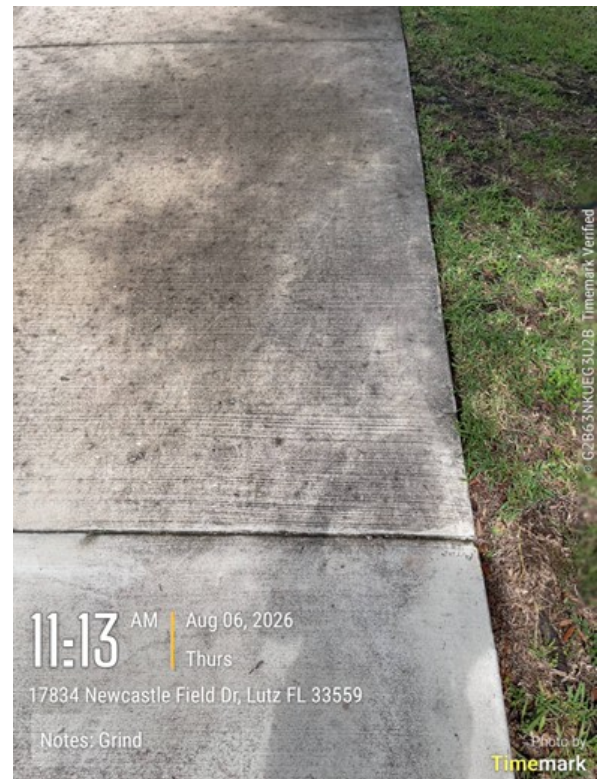
Notes: Panel replacement



Time: 11:13 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

Notes: Grind



Time: 11:13 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

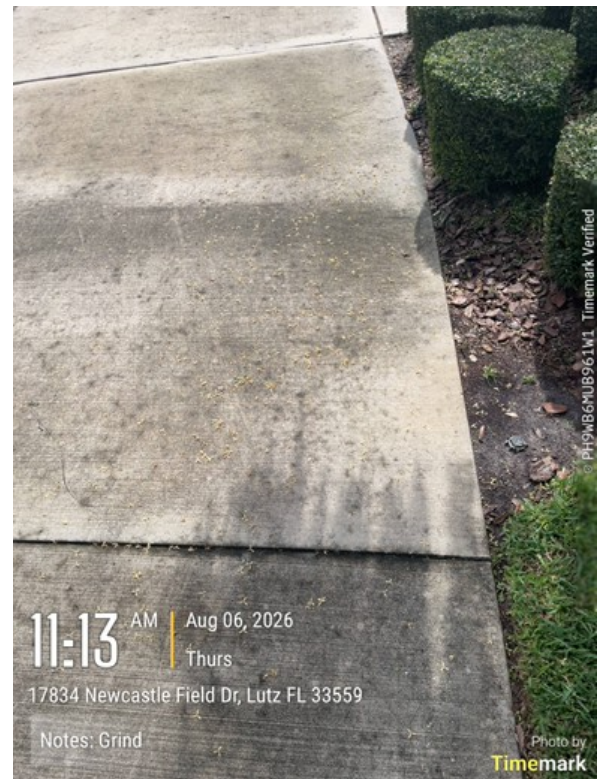
Notes: Grind



Time: 11:13 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

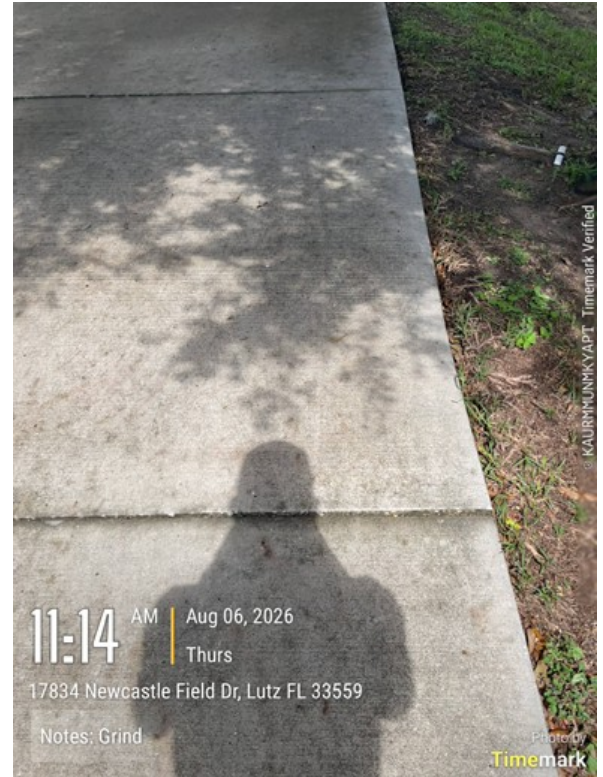
Notes: Grind



Time: 11:14 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

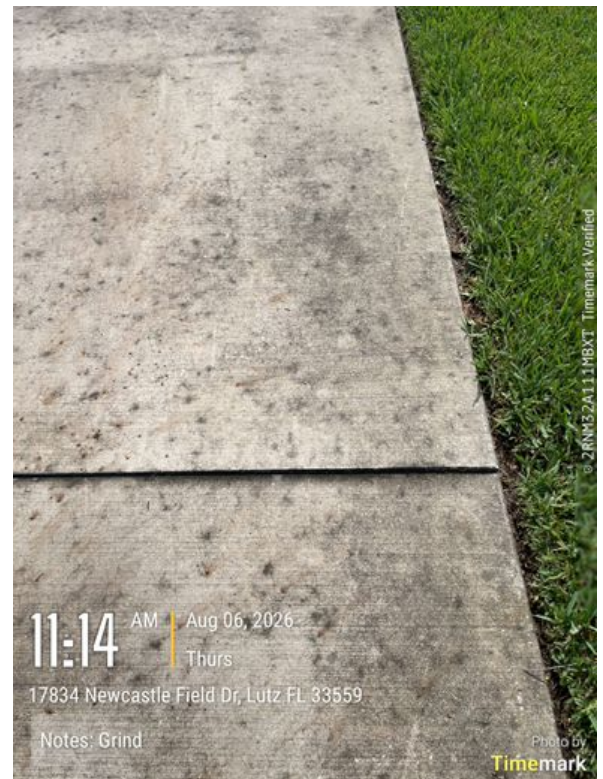
Notes: Grind



Time: 11:14 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

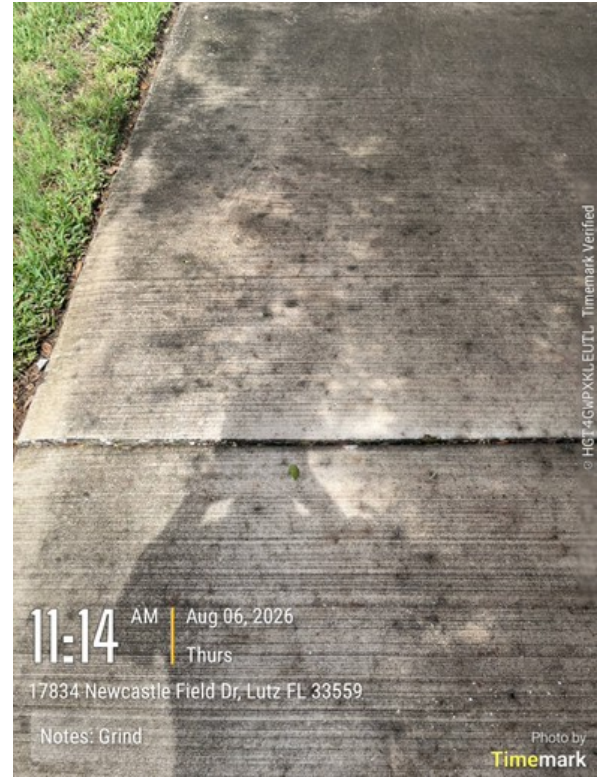
Notes: Grind



Time: 11:14 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

Notes: Grind



Time: 11:15 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

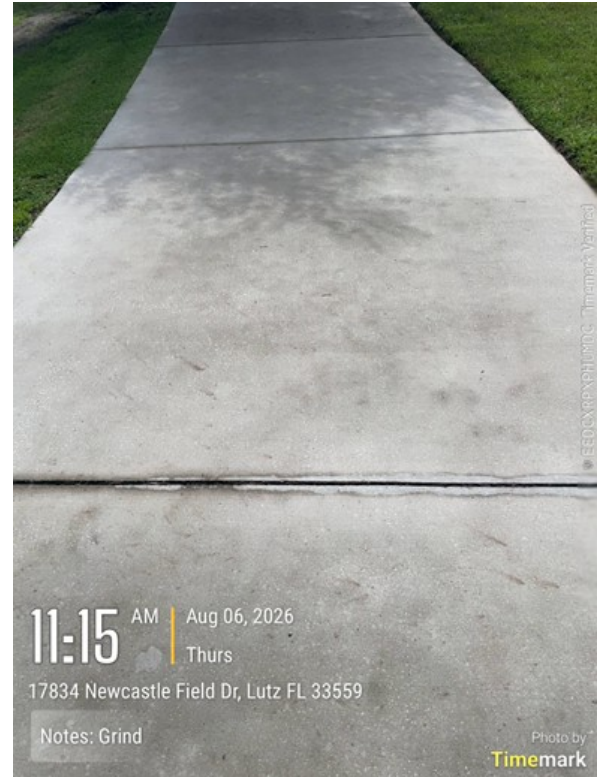
Notes: Grind



Time: 11:15 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

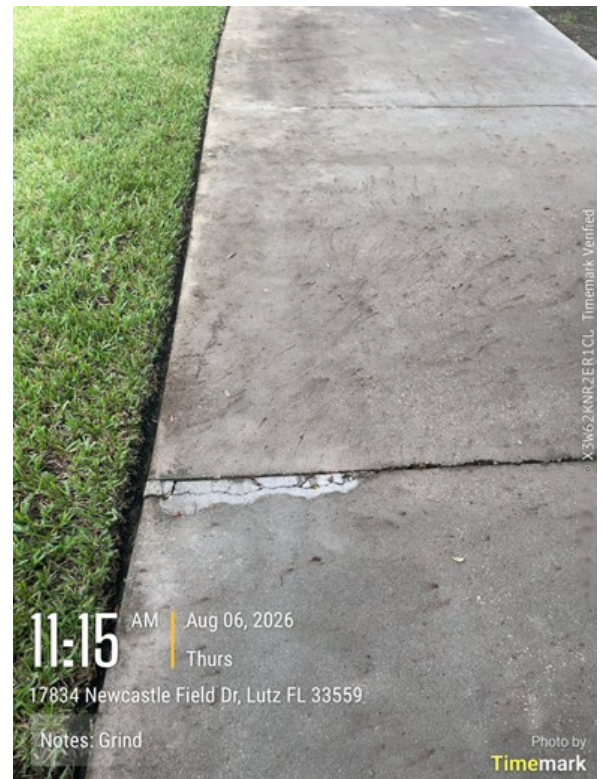
Notes: Grind



Time: 11:15 Aug 06, 2026

Address: 17834 Newcastle Field Dr, Lutz FL 33559

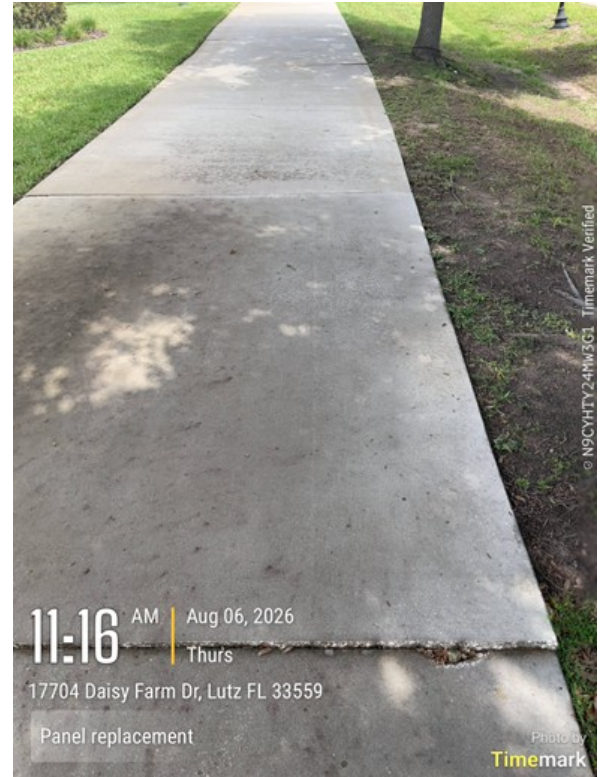
Notes: Grind



Time: 11:16 Aug 06, 2026

Address: 17704 Daisy Farm Dr, Lutz FL 33559

Panel replacement



Time: 11:16 Aug 06, 2026

Address: 17704 Daisy Farm Dr, Lutz FL 33559

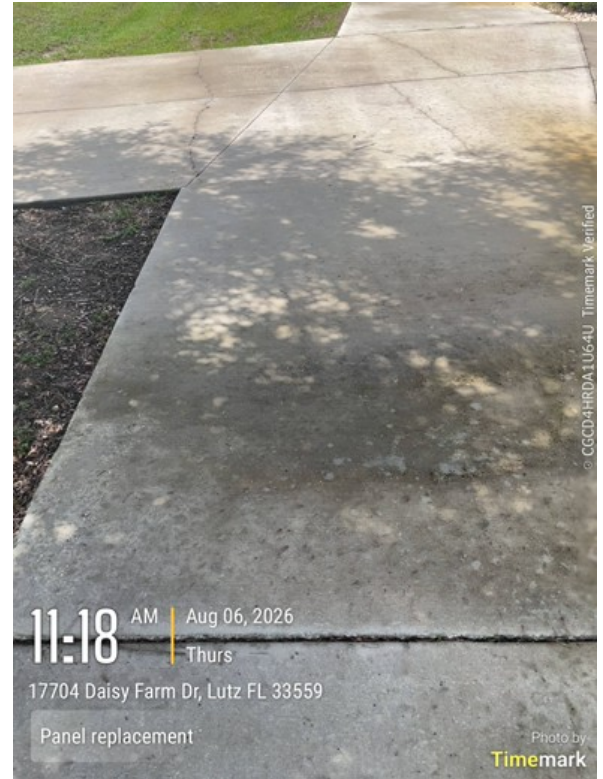
Panel replacement



Time: 11:18 Aug 06, 2026

Address: 17704 Daisy Farm Dr, Lutz FL 33559

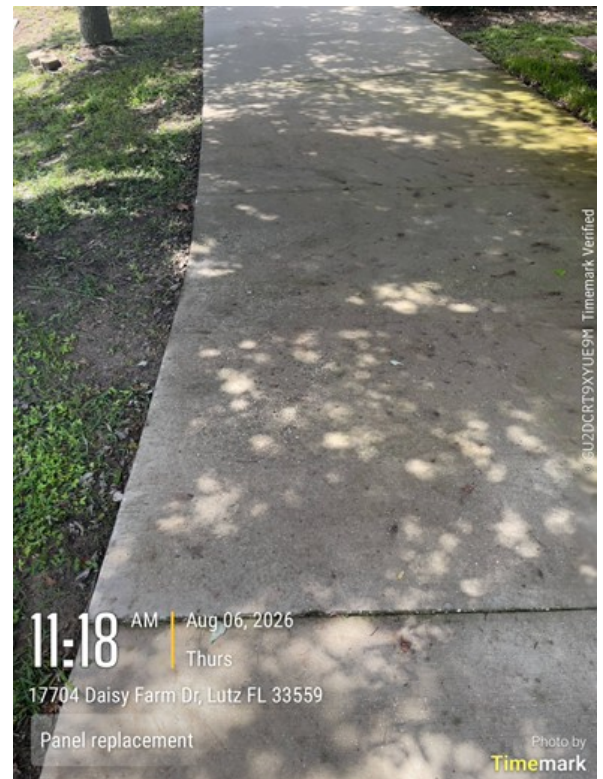
Panel replacement



Time: 11:18 Aug 06, 2026

Address: 17704 Daisy Farm Dr, Lutz FL 33559

Panel replacement



Time: 11:19 Aug 06, 2026

Address: 17707 Daisy Farm Dr, Lutz FL 33559

Grind



Time: 11:19 Aug 06, 2026

Address: 17707 Daisy Farm Dr, Lutz FL 33559

Grind



Time: 11:20 Aug 06, 2026

Address: 17707 Daisy Farm Dr, Lutz FL 33559

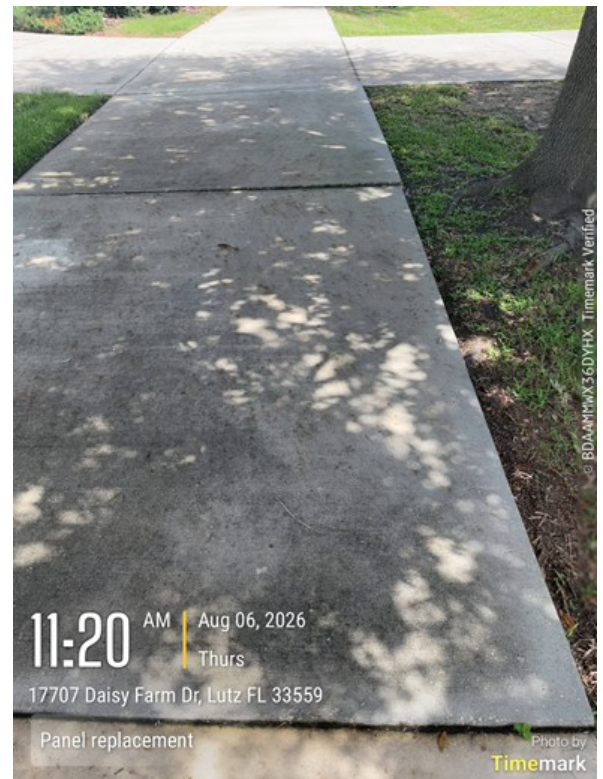
Panel replacement



Time: 11:20 Aug 06, 2026

Address: 17707 Daisy Farm Dr, Lutz FL 33559

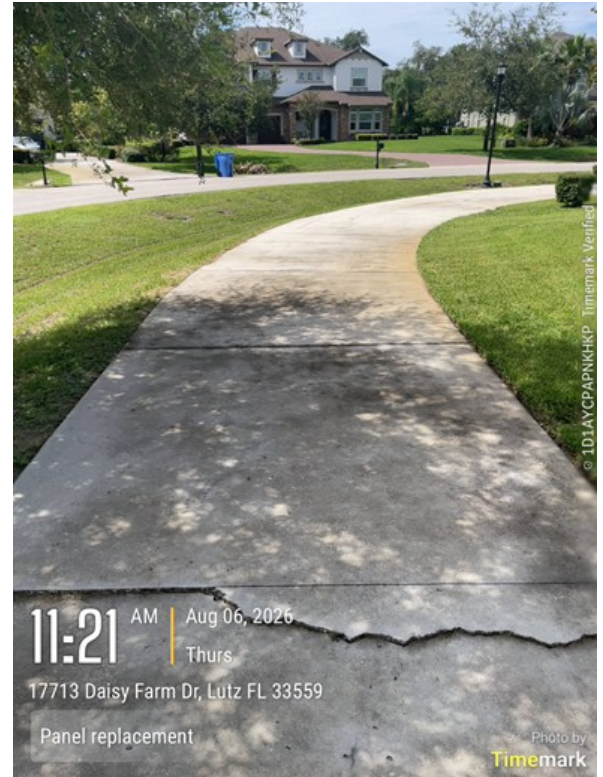
Panel replacement



Time: 11:21 Aug 06, 2026

Address: 17713 Daisy Farm Dr, Lutz FL 33559

Panel replacement



Time: 11:21 Aug 06, 2026

Address: 17713 Daisy Farm Dr, Lutz FL 33559

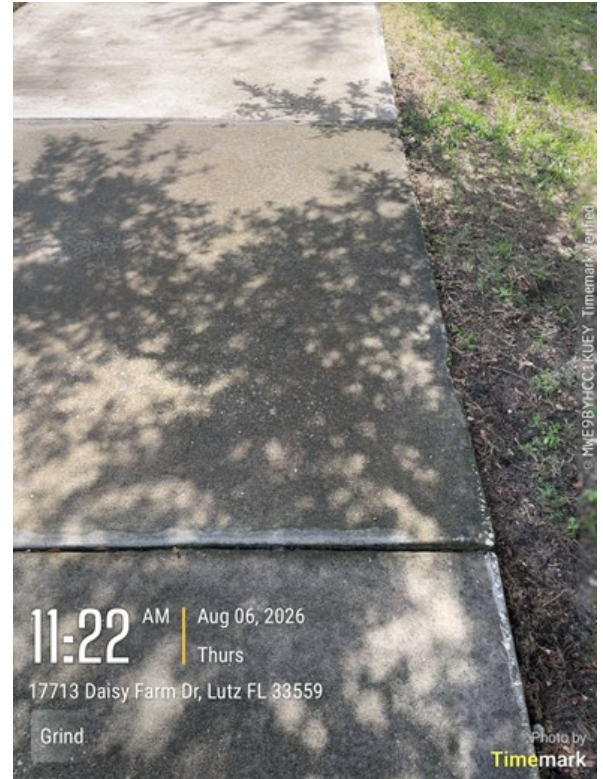
Grind



Time: 11:22 Aug 06, 2026

Address: 17713 Daisy Farm Dr, Lutz FL 33559

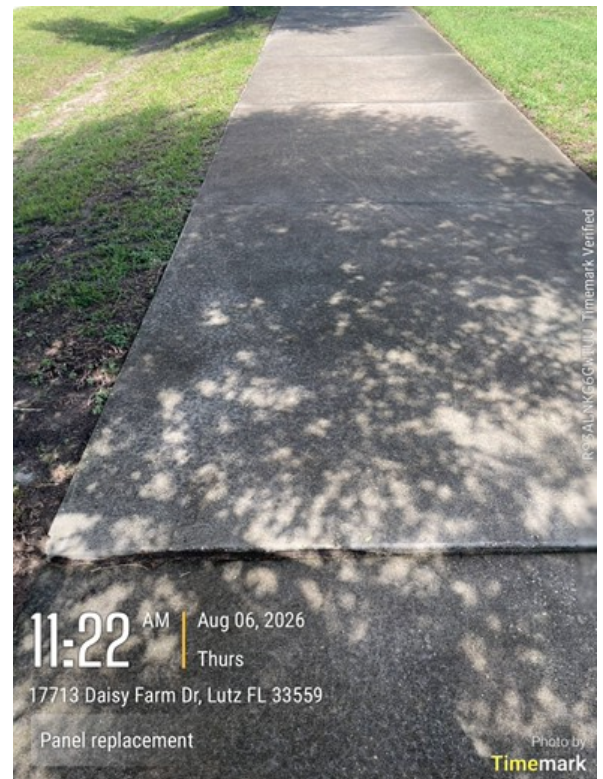
Grind



Time: 11:22 Aug 06, 2026

Address: 17713 Daisy Farm Dr, Lutz FL 33559

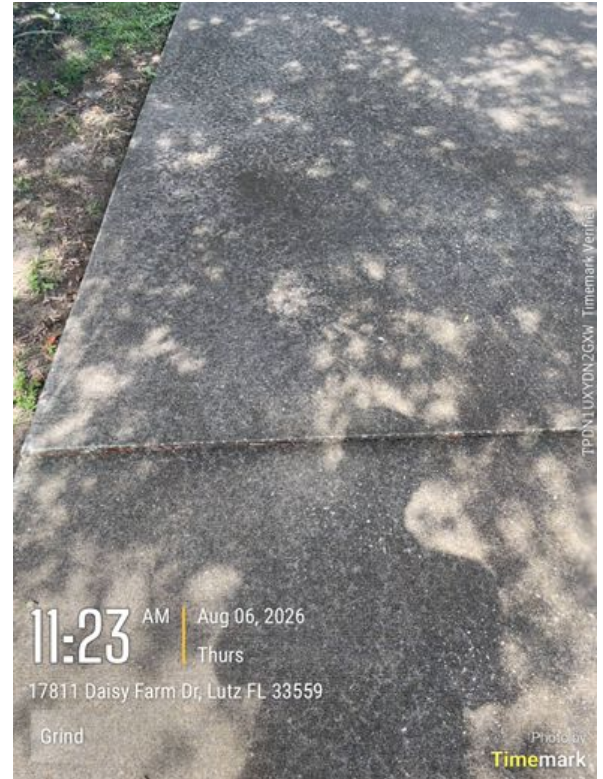
Panel replacement



Time: 11:23 Aug 06, 2026

Address: 17811 Daisy Farm Dr, Lutz FL 33559

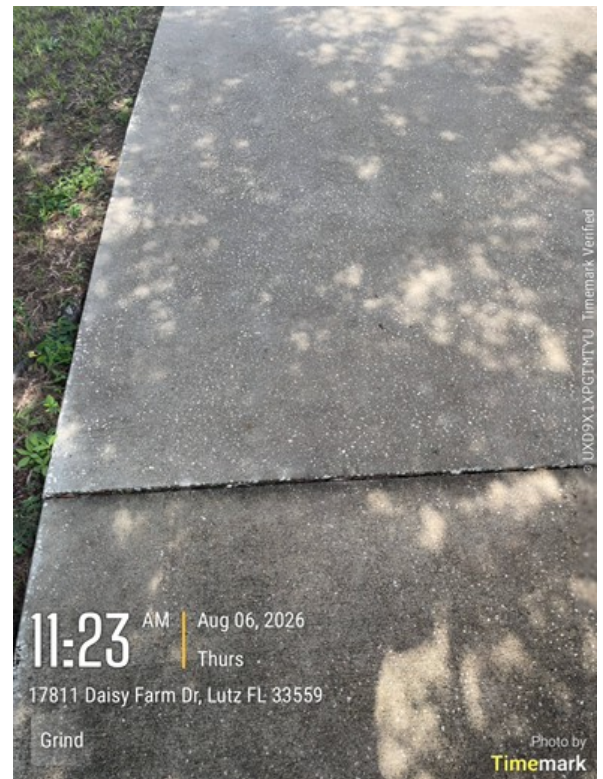
Grind



Time: 11:23 Aug 06, 2026

Address: 17811 Daisy Farm Dr, Lutz FL 33559

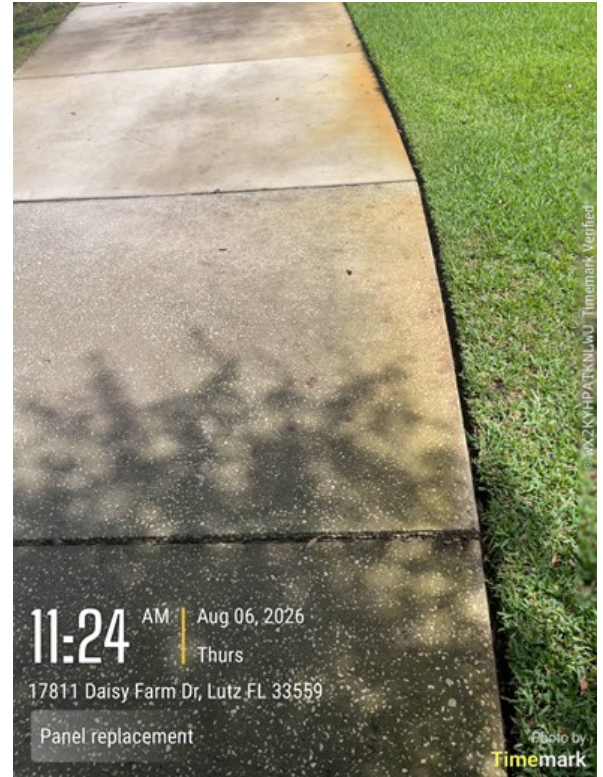
Grind



Time: 11:24 Aug 06, 2026

Address: 17811 Daisy Farm Dr, Lutz FL 33559

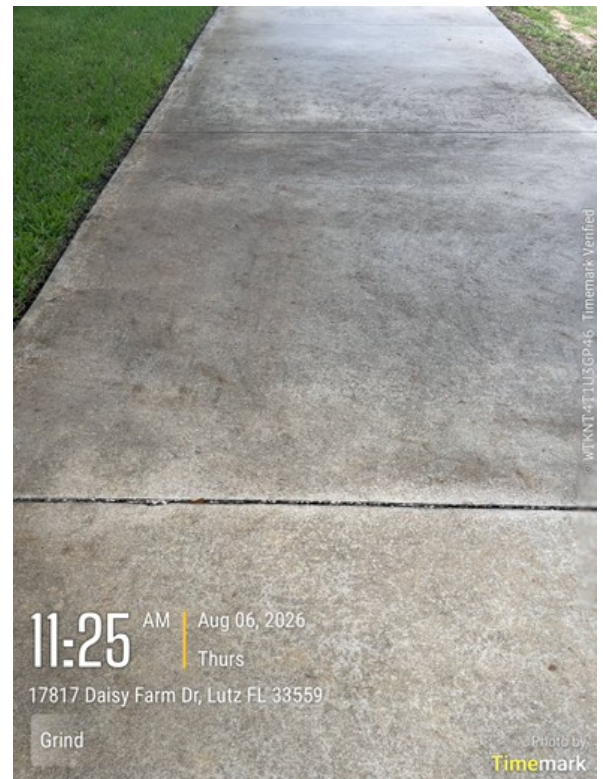
Panel replacement



Time: 11:25 Aug 06, 2026

Address: 17817 Daisy Farm Dr, Lutz FL 33559

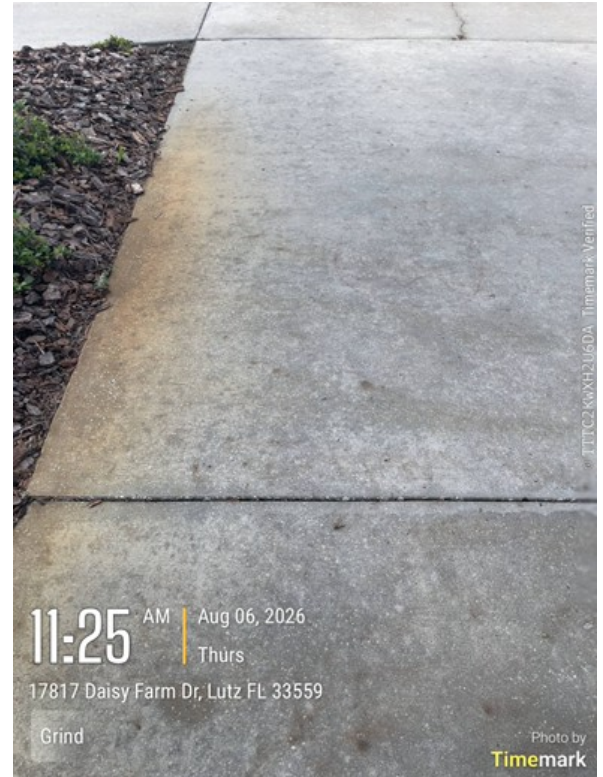
Grind



Time: 11:25 Aug 06, 2026

Address: 17817 Daisy Farm Dr, Lutz FL 33559

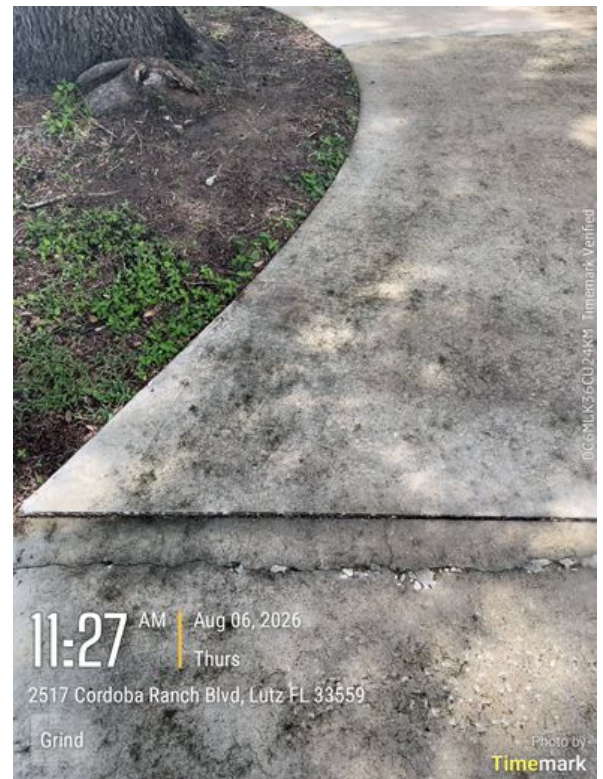
Grind



Time: 11:27 Aug 06, 2026

Address: 2517 Cordoba Ranch Blvd, Lutz FL 33559

Grind



Time: 11:30 Aug 06, 2026

Address: 2517 Cordoba Ranch Blvd, Lutz FL 33559

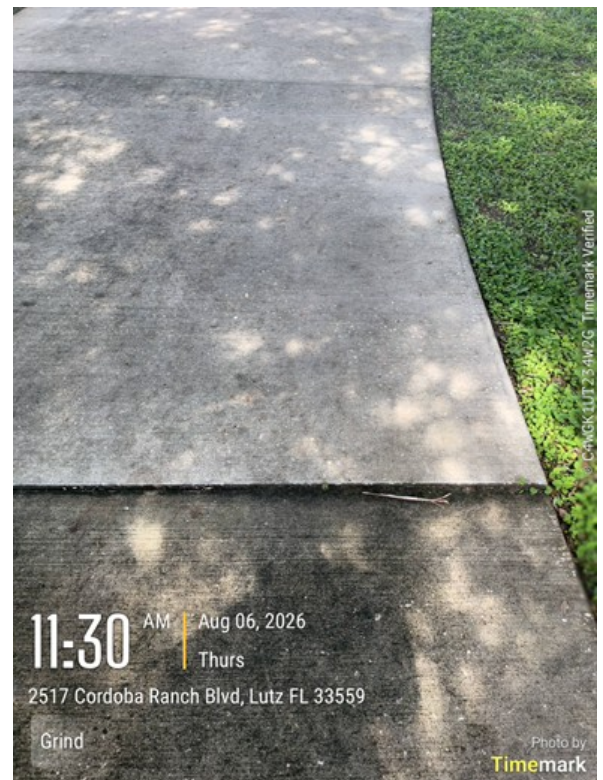
Grind



Time: 11:30 Aug 06, 2026

Address: 2517 Cordoba Ranch Blvd, Lutz FL 33559

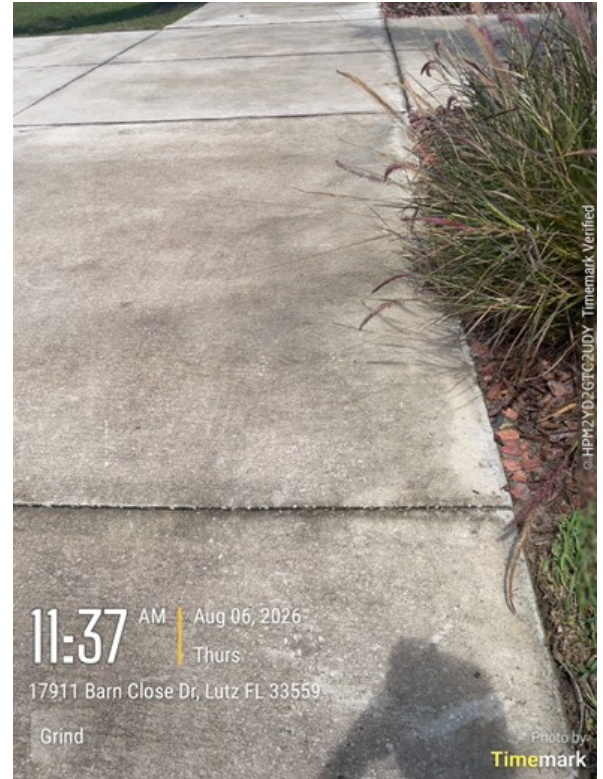
Grind



Time: 11:37 Aug 06, 2026

Address: 17911 Barn Close Dr, Lutz FL 33559

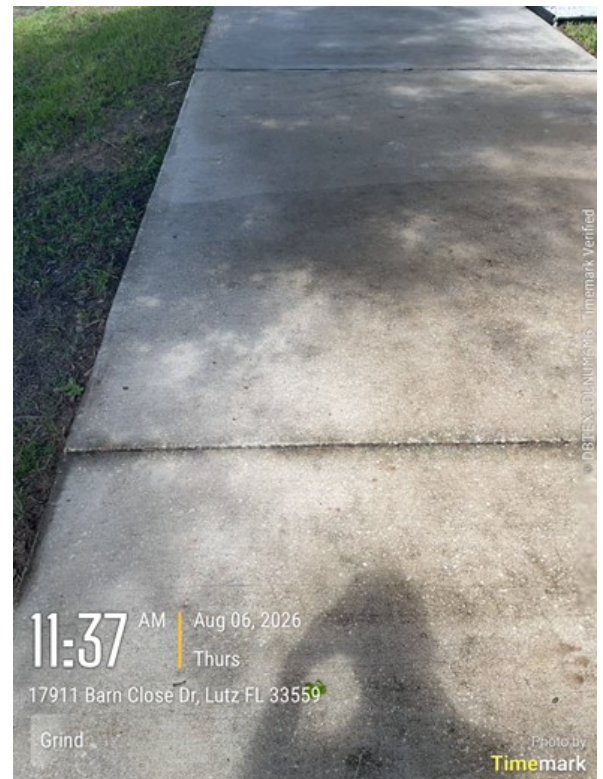
Grind



Time: 11:37 Aug 06, 2026

Address: 17911 Barn Close Dr, Lutz FL 33559

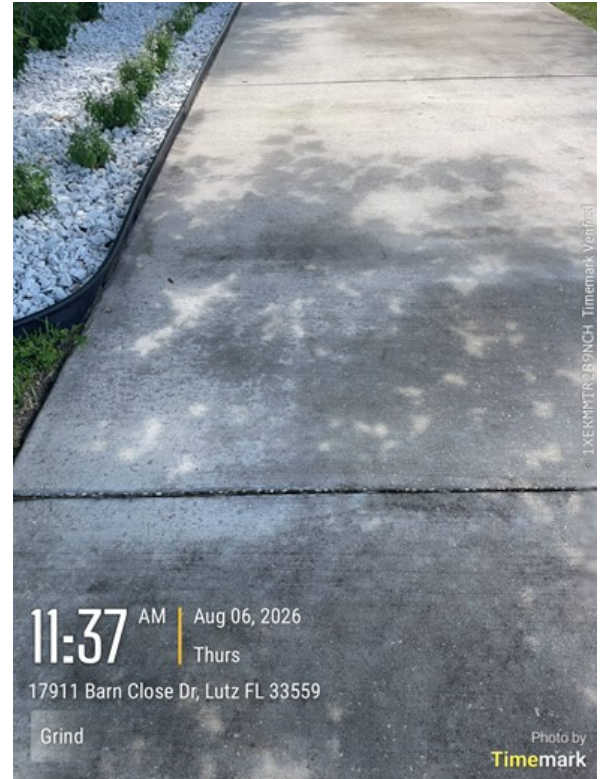
Grind



Time: 11:37 Aug 06, 2026

Address: 17911 Barn Close Dr, Lutz FL 33559

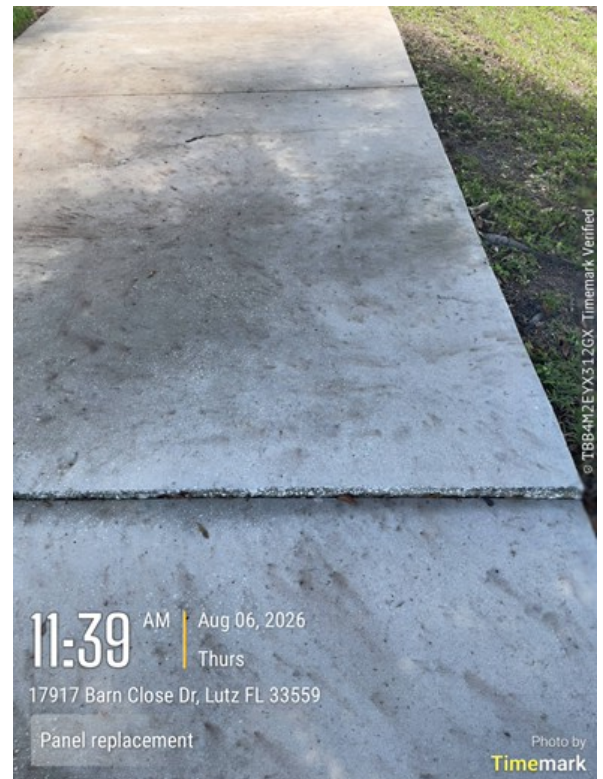
Grind



Time: 11:39 Aug 06, 2026

Address: 17917 Barn Close Dr, Lutz FL 33559

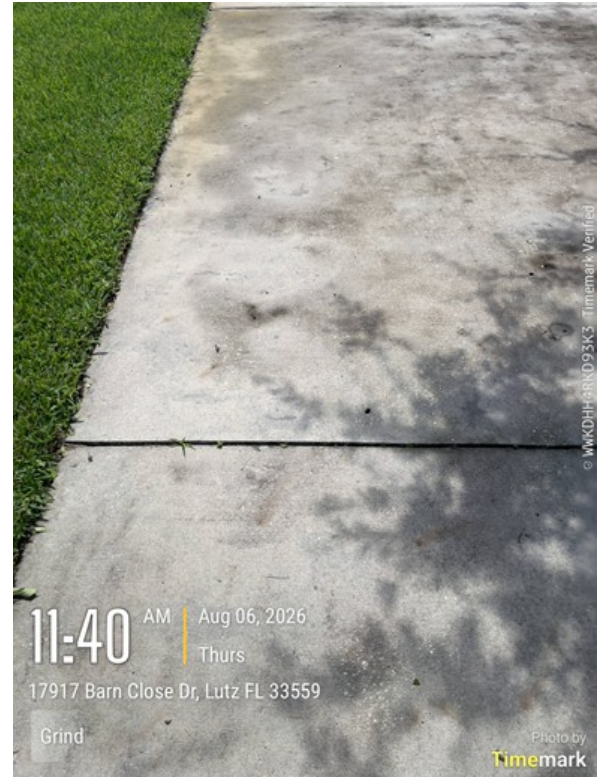
Panel replacement



Time: 11:40 Aug 06, 2026

Address: 17917 Barn Close Dr, Lutz FL 33559

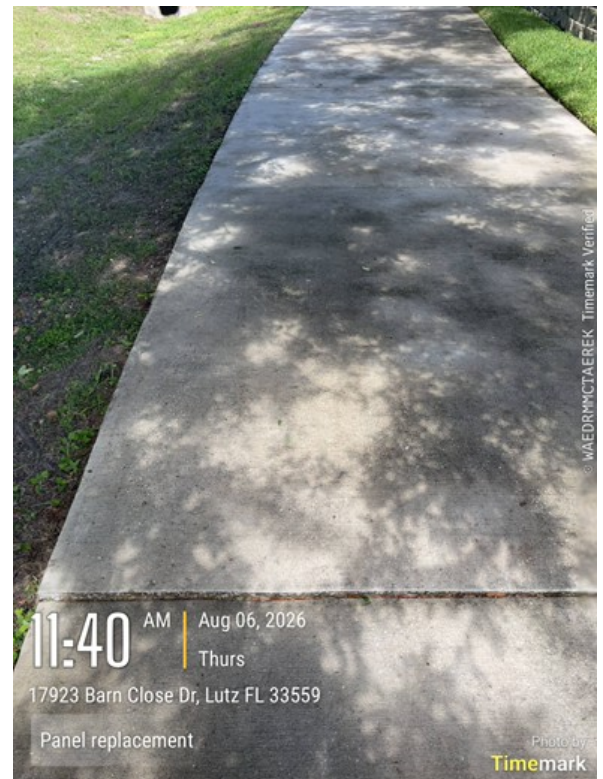
Grind



Time: 11:40 Aug 06, 2026

Address: 17923 Barn Close Dr, Lutz FL 33559

Panel replacement



Time: 11:41 Aug 06, 2026

Address: 17923 Barn Close Dr, Lutz FL 33559

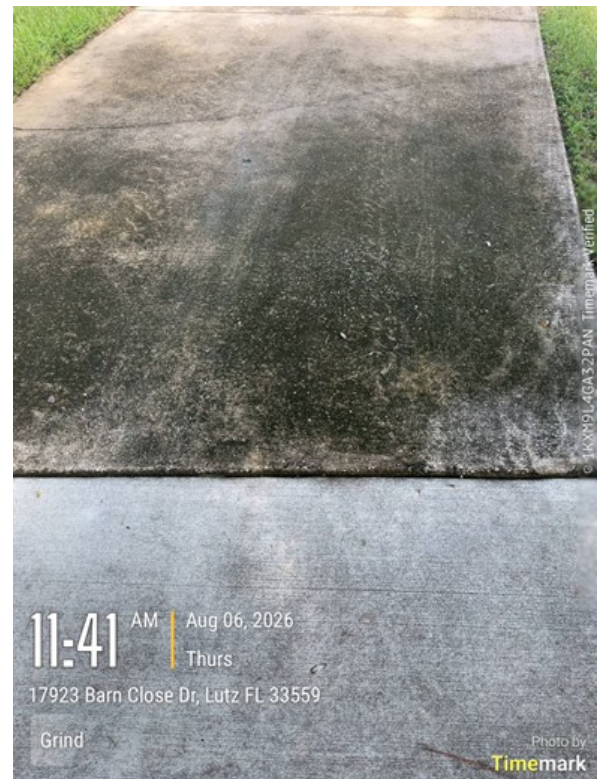
Grind



Time: 11:41 Aug 06, 2026

Address: 17923 Barn Close Dr, Lutz FL 33559

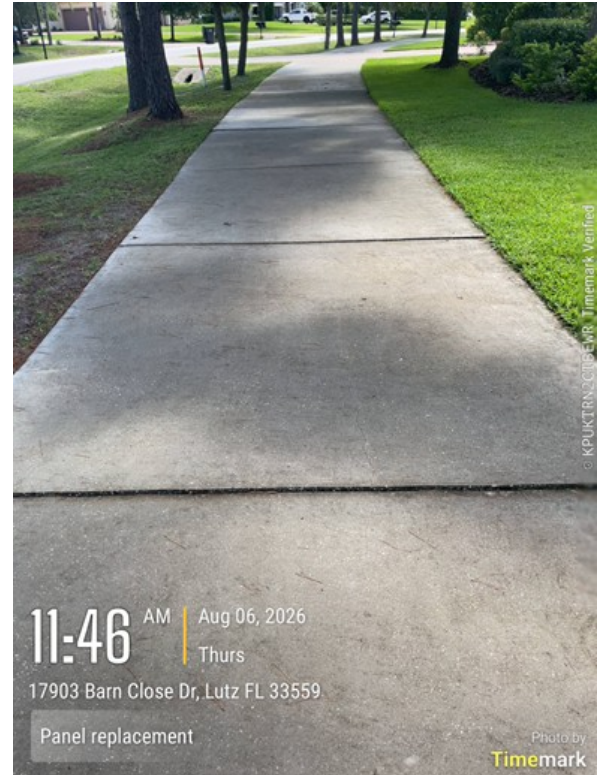
Grind



Time: 11:46 Aug 06, 2026

Address: 17903 Barn Close Dr, Lutz FL 33559

Panel replacement



Time: 11:47 Aug 06, 2026

Address: 17903 Barn Close Dr, Lutz FL 33559

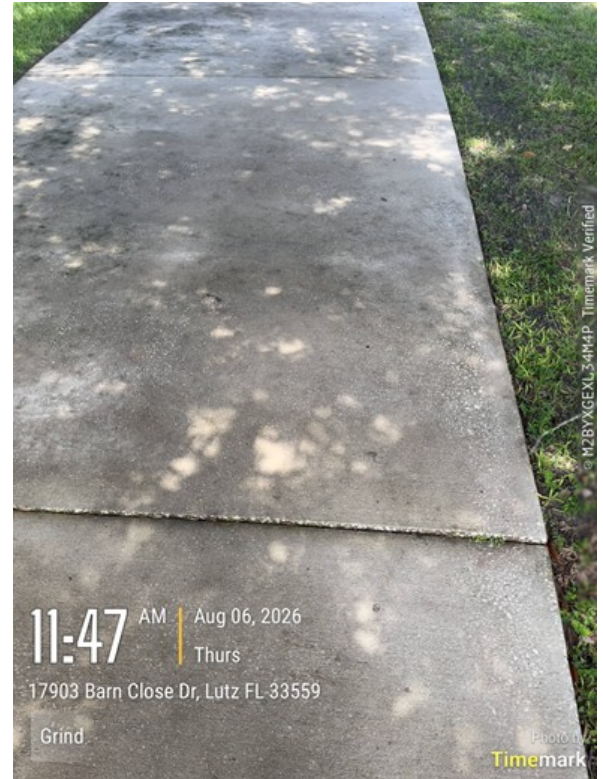
Grind



Time: 11:47 Aug 06, 2026

Address: 17903 Barn Close Dr, Lutz FL 33559

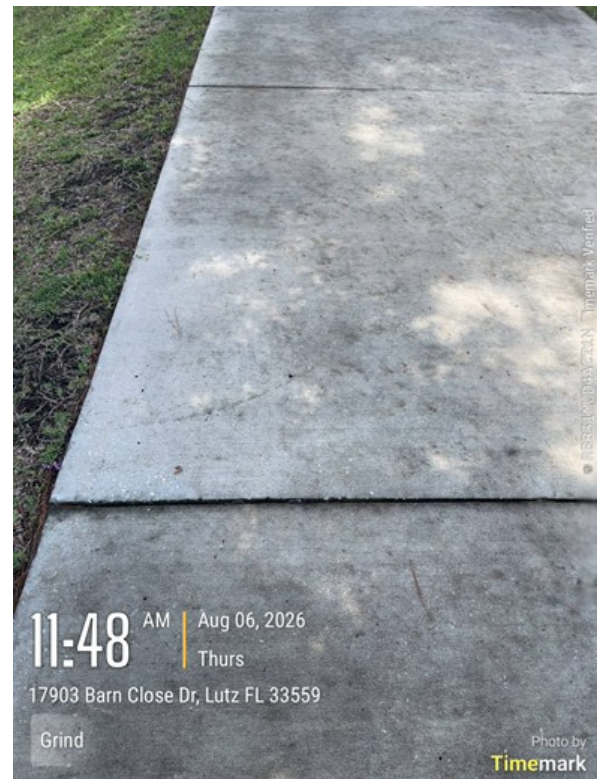
Grind



Time: 11:48 Aug 06, 2026

Address: 17903 Barn Close Dr, Lutz FL 33559

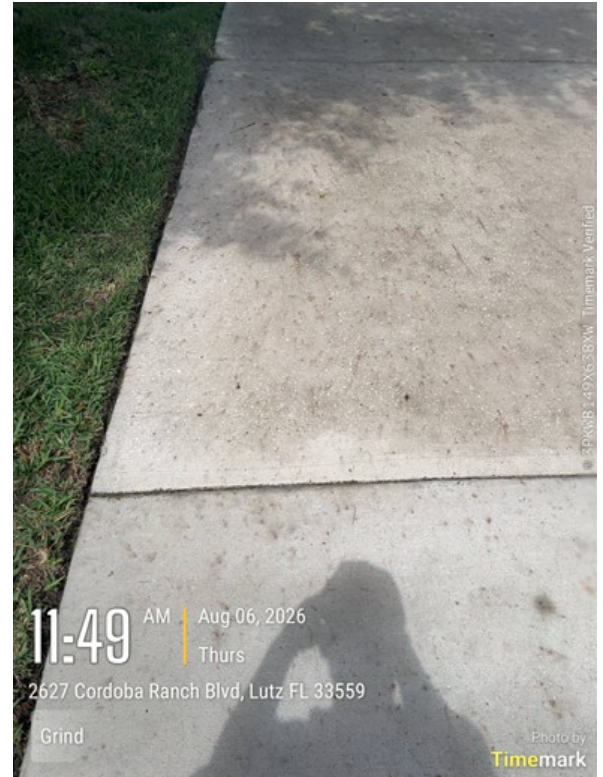
Grind



Time: 11:49 Aug 06, 2026

Address: 2627 Cordoba Ranch Blvd, Lutz FL 33559

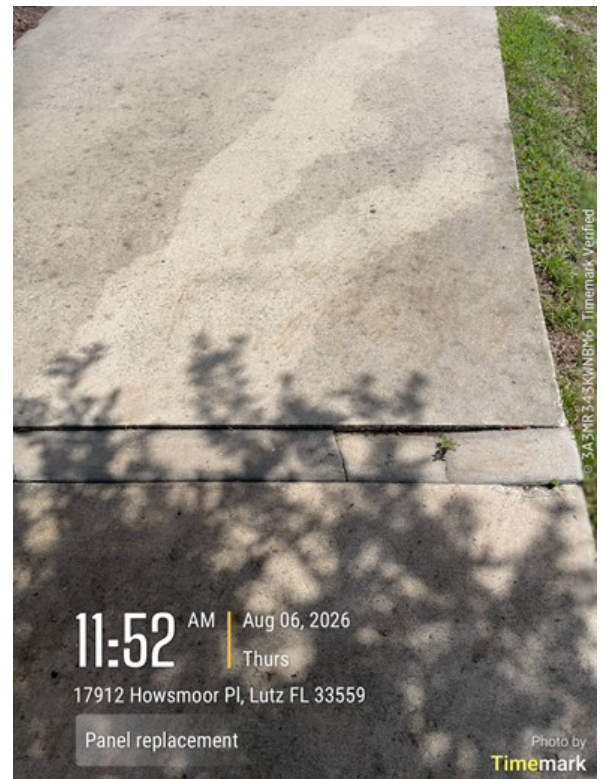
Grind



Time: 11:52 Aug 06, 2026

Address: 17912 Howsmoor Pl, Lutz FL 33559

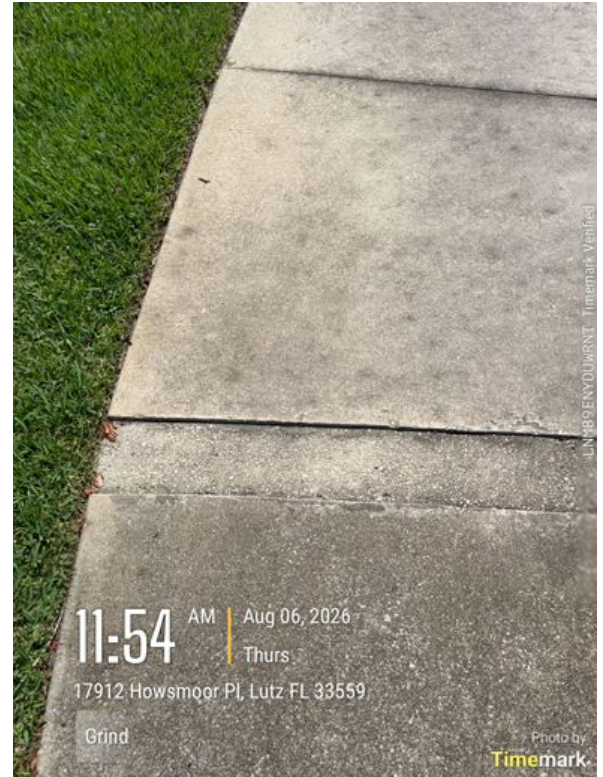
Panel replacement



Time: 11:54 Aug 06, 2026

Address: 17912 Howsmoor Pl, Lutz FL 33559

Grind



Time: 11:55 Aug 06, 2026

Address: 17922 Howsmoor Pl, Lutz FL 33559

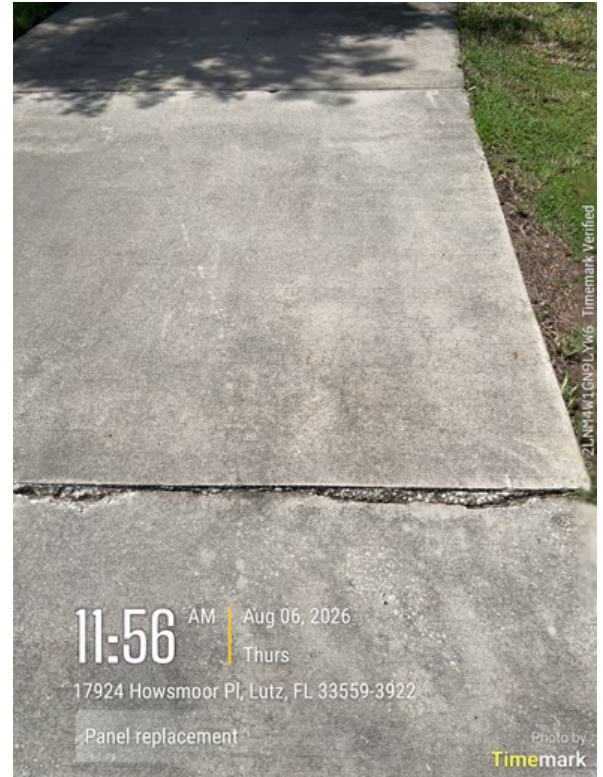
Grind



Time: 11:56 Aug 06, 2026

Address: 17924 Howsmoor Pl, Lutz, FL 33559-3922

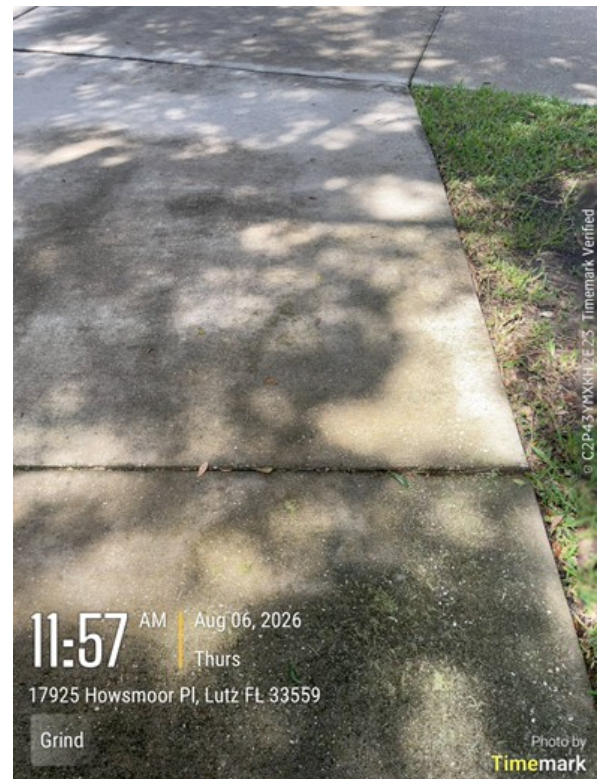
Panel replacement



Time: 11:57 Aug 06, 2026

Address: 17925 Howsmoor Pl, Lutz FL 33559

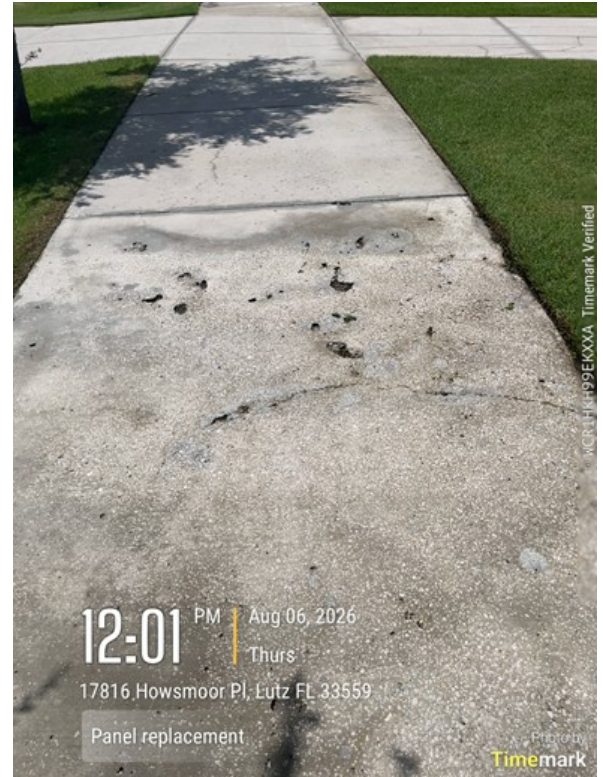
Grind



Time: 12:01 Aug 06, 2026

Address: 17816 Howsmoor Pl, Lutz FL 33559

Panel replacement

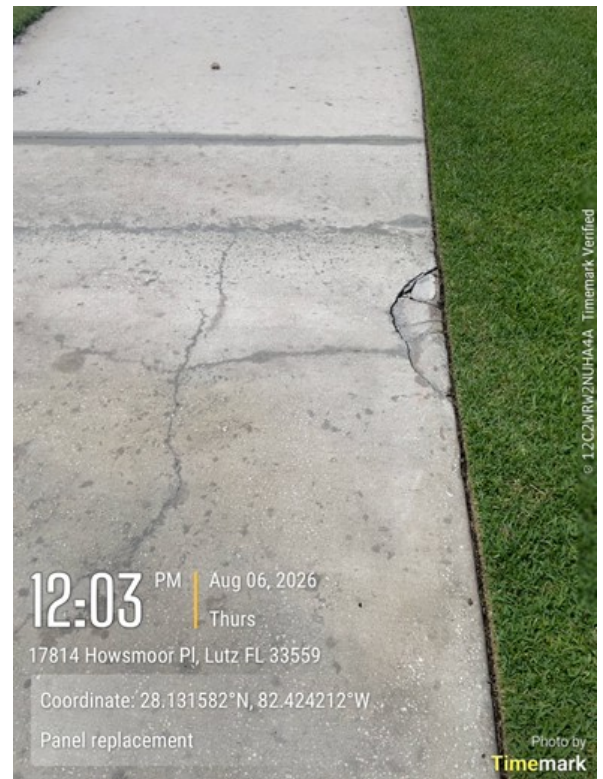


Time: 12:03 Aug 06, 2026

Address: 17814 Howsmoor Pl, Lutz FL 33559

Coordinate: 28.131582°N, 82.424212°W

Panel replacement

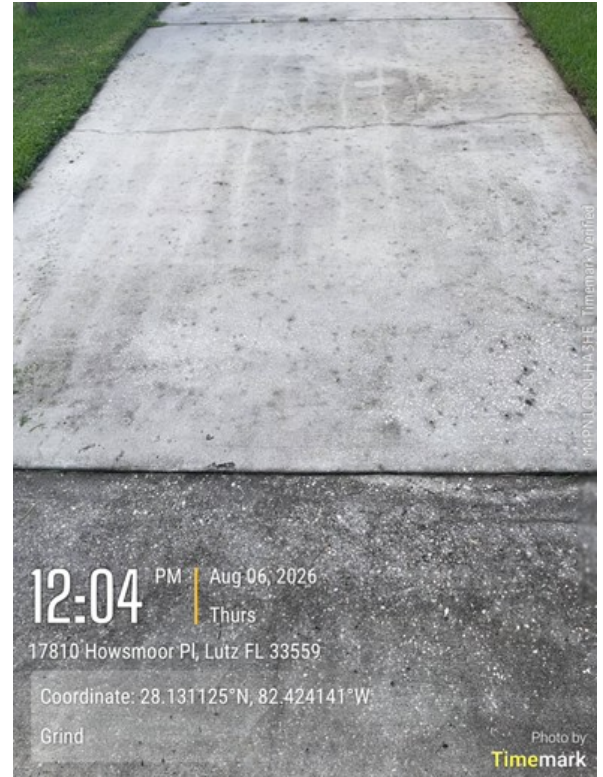


Time: 12:04 Aug 06, 2026

Address: 17810 Howsmoor Pl, Lutz FL 33559

Coordinate: 28.131125°N, 82.424141°W

Grind

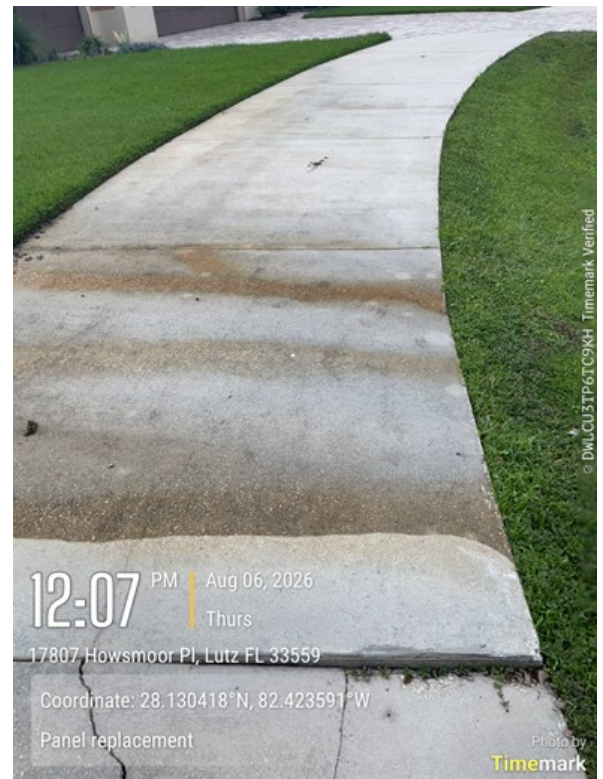


Time: 12:07 Aug 06, 2026

Address: 17807 Howsmoor Pl, Lutz FL 33559

Coordinate: 28.130418°N, 82.423591°W

Panel replacement

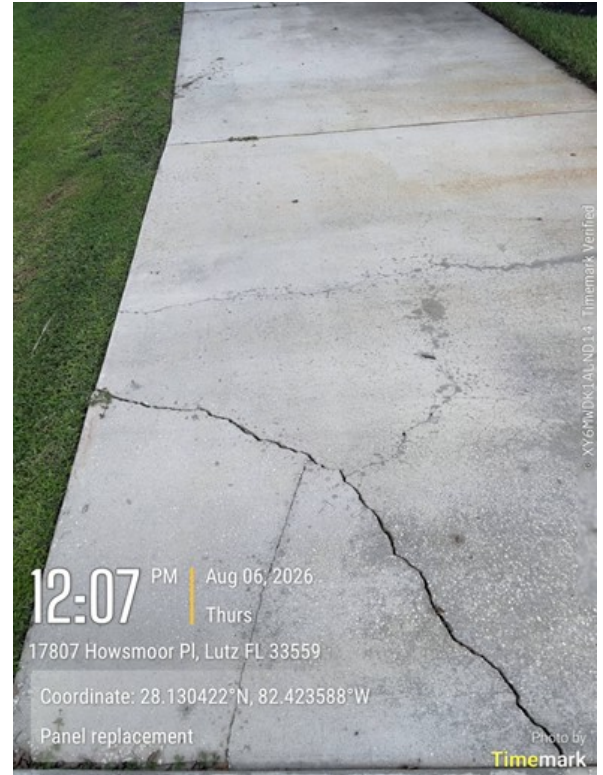


Time: 12:07 Aug 06, 2026

Address: 17807 Howsmoor Pl, Lutz FL 33559

Coordinate: 28.130422°N, 82.423588°W

Panel replacement

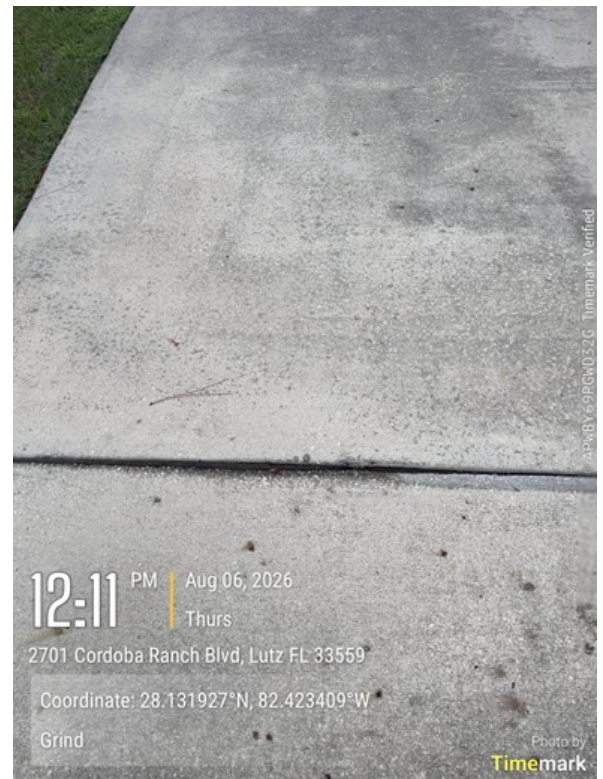


Time: 12:11 Aug 06, 2026

Address: 2701 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.131927°N, 82.423409°W

Grind

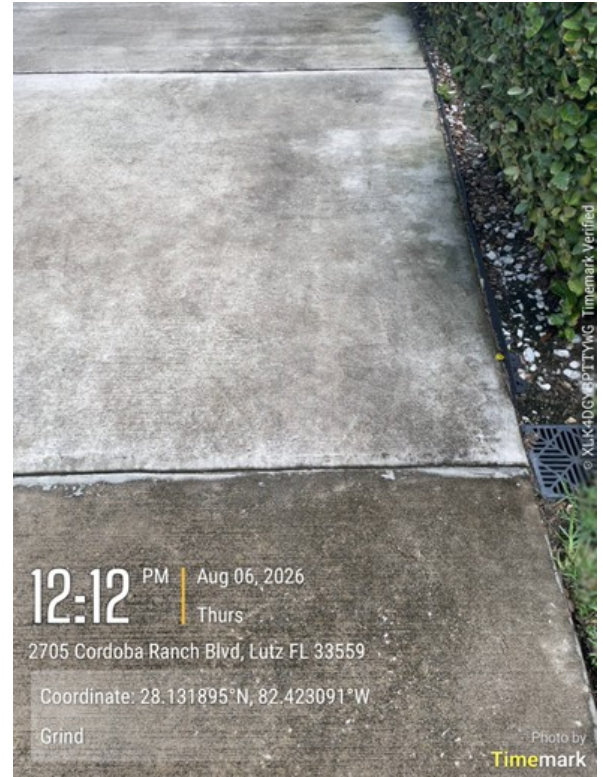


Time: 12:12 Aug 06, 2026

Address: 2705 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.131895°N, 82.423091°W

Grind

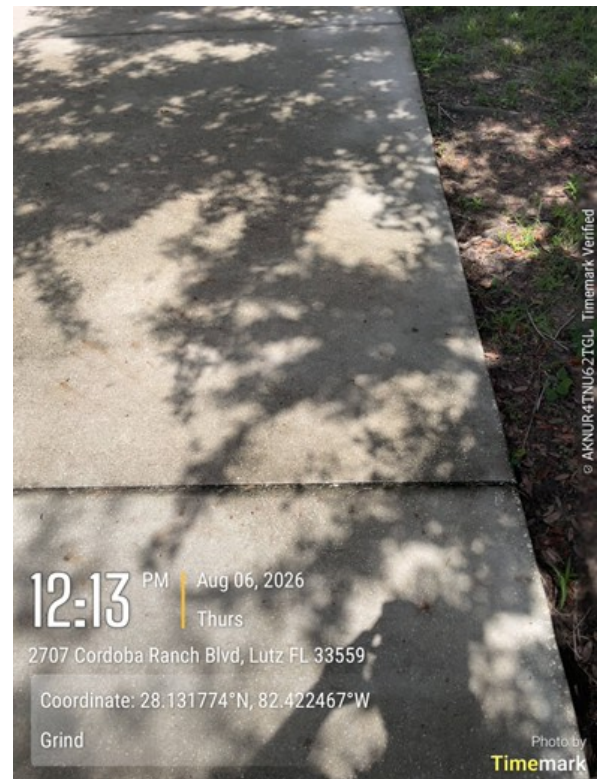


Time: 12:13 Aug 06, 2026

Address: 2707 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.131774°N, 82.422467°W

Grind

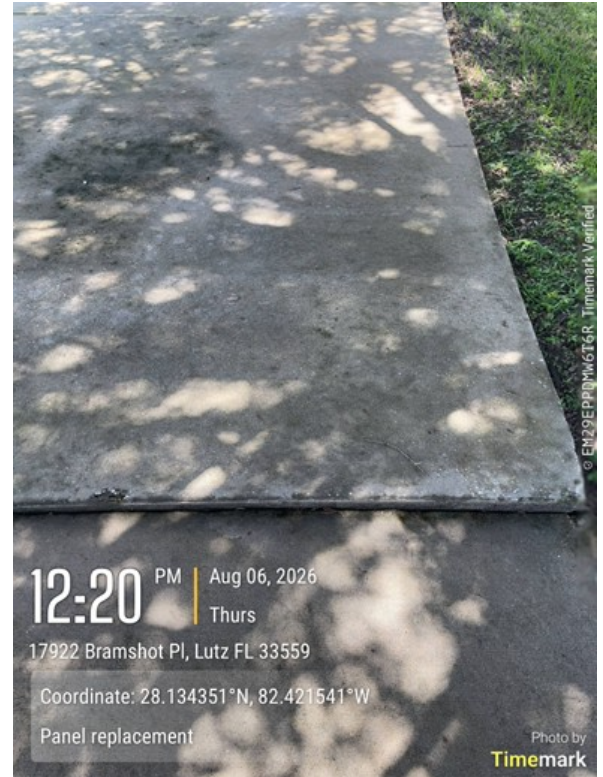


Time: 12:20 Aug 06, 2026

Address: 17922 Bramshot Pl, Lutz FL 33559

Coordinate: 28.134351°N, 82.421541°W

Panel replacement

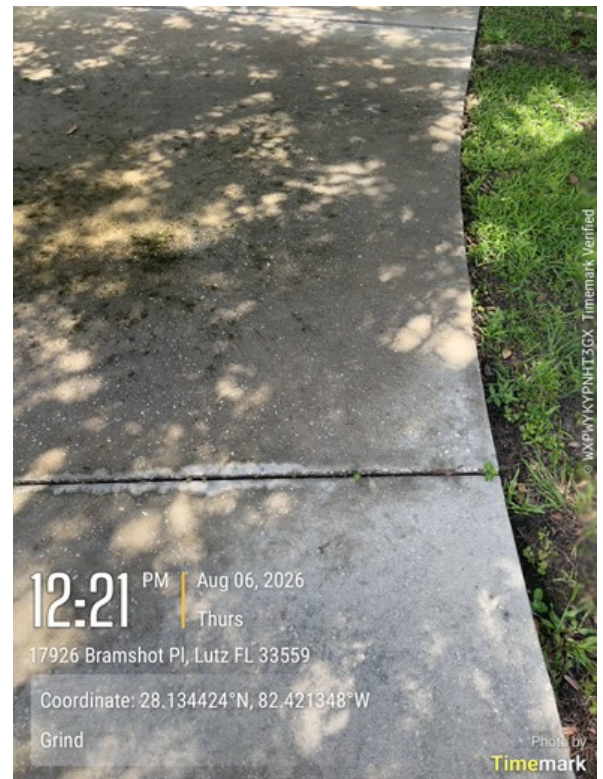


Time: 12:21 Aug 06, 2026

Address: 17926 Bramshot Pl, Lutz FL 33559

Coordinate: 28.134424°N, 82.421348°W

Grind

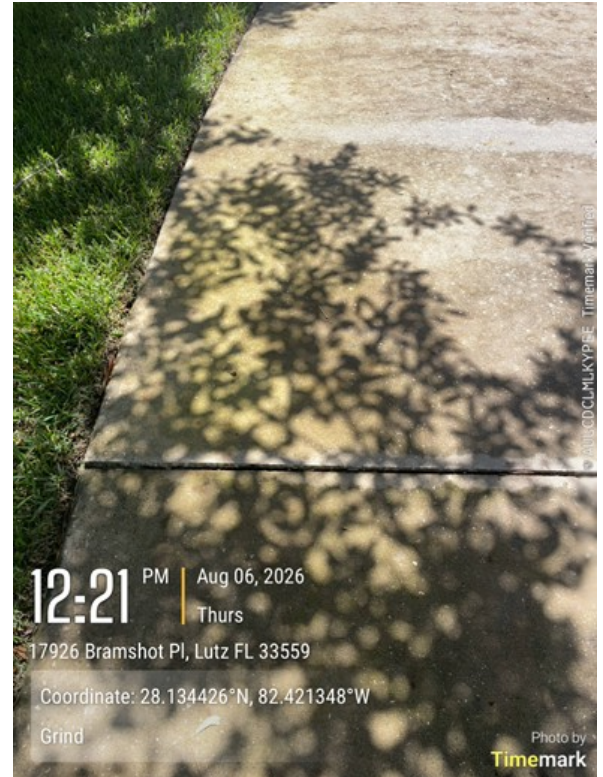


Time: 12:21 Aug 06, 2026

Address: 17926 Bramshot Pl, Lutz FL 33559

Coordinate: 28.134426°N, 82.421348°W

Grind

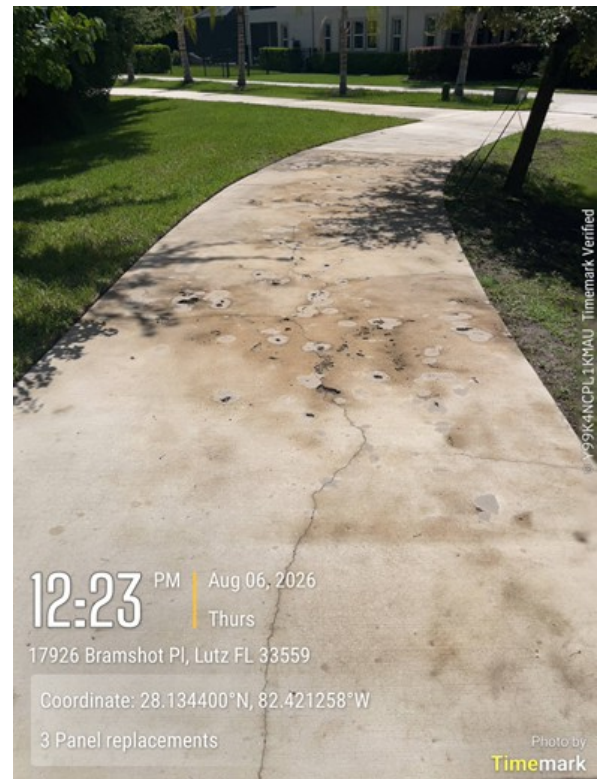


Time: 12:23 Aug 06, 2026

Address: 17926 Bramshot Pl, Lutz FL 33559

Coordinate: 28.134400°N, 82.421258°W

3 Panel replacements

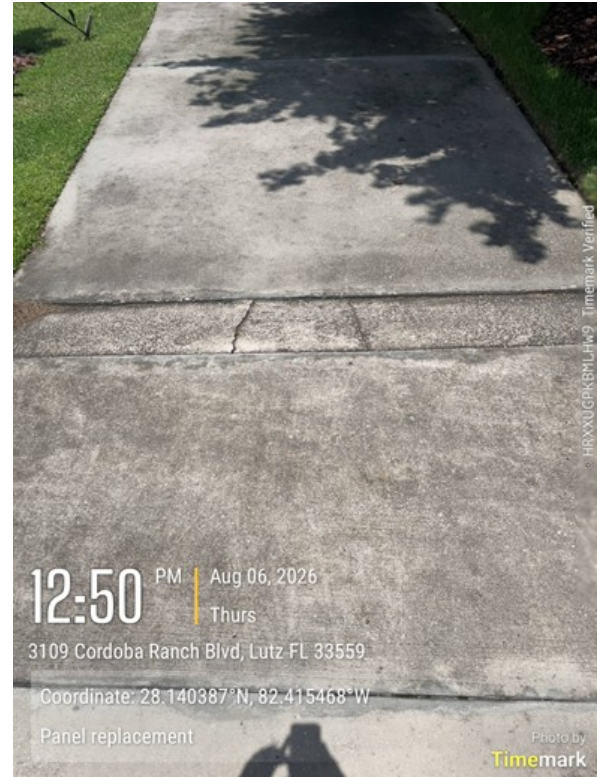


Time: 12:50 Aug 06, 2026

Address: 3109 Cordoba Ranch Blvd, Lutz FL 33559

Coordinate: 28.140387°N, 82.415468°W

Panel replacement



INFRAMARK | PROJECT PROPOSAL

Cordoba Ranch CDD Sidewalk Replacement Program

Comprehensive replacement of designated sidewalk panels with site restoration, root-management protocols, irrigation protection, and daily project reporting.



Prepared for Cordoba Ranch Community Development District	Prepared through Inframark
Proposal date August 7, 2026	Project basis Field review and replacement locations identified August 6-7, 2026

**37 replacement panels | Approximately 4,070 SF | 4-inch concrete |
Turnkey project delivery**

Executive Project Summary

Inframark presents a comprehensive sidewalk replacement program for the designated locations throughout Cordoba Ranch CDD. The replacement scope is based on the field documentation supplied for August 6-7, 2026 and the field-verified correction of the multi-panel location to four panels.

The program is intentionally structured as a complete-site solution, not simply a concrete pour. The proposed price includes the normal restoration and coordination that follow sidewalk demolition: affected sod replacement, contractor-caused irrigation restoration, routine root mitigation, planned material-handling logistics, cleanup, photo documentation, and written daily project updates.

37	4,070	\$15.50
Replacement Panels	Approx. Square Feet	Volume Rate / SF

One contract. One price. Complete restoration.

The District is not simply purchasing 4,070 square feet of concrete. It is purchasing completed sidewalk repairs with the surrounding work area responsibly restored and the project actively documented.

- Demolition, removal, hauling, and disposal of designated replacement concrete.
- Preparation, forming, placement, finishing, and jointing of new 4-inch concrete sidewalk.
- Routine root cutting/grinding required to restore the sidewalk footprint, subject to tree-protection protocols.
- Replacement of sod necessarily disturbed by the sidewalk operations.
- Repair or replacement of functioning irrigation components damaged directly by the contractor's work.
- Concrete pumping/material-handling logistics where site access warrants.
- Daily written progress reports, production planning, and representative progress photos.

Important scope clarification

Sidewalk grinding is excluded from this proposal and will remain outside the replacement scope.

The Turnkey Commitment

The primary differentiator is accountability for the work area around the new sidewalk - not only the concrete itself.

01 SOD RESTORATION INCLUDED

Any existing sod necessarily damaged or removed directly as a result of sidewalk operations will be removed and replaced with new sod as part of the original contract price. The goal is a finished edge - not exposed soil left for the District to address later.

02 CONTRACTOR-CAUSED IRRIGATION INCLUDED

If an existing, functioning irrigation line, fitting, sprinkler head, or other irrigation component is damaged as a direct result of the contractor's operations, the affected component will be repaired or replaced as part of the original contract price. Labor, material, and restoration are included - no additional charge to the District for contractor-caused damage.

03 ROOT MANAGEMENT WITH TREE PROTECTION

Routine interfering roots may be selectively cut or ground where appropriate. If an exposed root condition raises a legitimate concern regarding tree health or stability, work at that individual location will stop, the area will be documented, and qualified arborist review will be coordinated before proceeding.

04 CLEANUP & COMPLETE-SITE RESPONSIBILITY

Construction debris will be removed and active work areas maintained in an orderly condition. The project is treated as complete when the identified sidewalk work and associated restoration are complete - not simply when the concrete truck leaves.

Pre-existing conditions: Irrigation deficiencies, concealed damage, or other conditions that existed before work began will be photographed and documented. Work outside the contracted replacement scope will not proceed without District direction.

Built for the Conditions We Expect to Encounter

Representative prior project photography demonstrates the field conditions commonly encountered during sidewalk replacement and the hands-on work required beyond the concrete itself.



ROOT MANAGEMENT Expose, assess, and mitigate root conflicts responsibly.	IRRIGATION AWARENESS Protect and restore functioning irrigation affected by our operations.	PREPARATION & SAFETY Form, barricade, and control active work zones.
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Concrete replacement is only part of the job.

The project approach is designed around managing what is underneath the sidewalk, what surrounds it, and what remains after the new concrete is placed.

The Concrete Standard

Representative completed work - demonstrating controlled placement, clean finishing, transitions, utility interfaces, and larger flatwork capability.



PREPARED CORRECTLY. POURED CORRECTLY. LEFT COMPLETE.

Site Access & Production Plan

Cordoba Ranch includes landscaped setbacks and roadside drainage swales between roadway access and portions of the sidewalk system. These conditions affect demolition handling, debris removal, and concrete placement and have been considered in the proposed price.



Representative site access condition - sidewalk setback and vegetated roadside drainage swale.

Planned logistics

- Use manual carts, wheelbarrows, powered buggies, or comparable handling methods as required to move demolition material without unnecessary disturbance to landscaped drainage areas.
- Stage ready-mix trucks only where suitable access and safe traffic conditions allow.
- Use concrete pumping where practical to place concrete efficiently while minimizing equipment traffic across swales and turf.
- Sequence demolition, preparation, and pours in grouped production runs to reduce repeated mobilization and limit the time individual areas remain open.

These access conditions are already incorporated into the contract price. The District is not being presented a low-access assumption that later becomes a logistics change order.

Daily Communication Commitment

YOU SHOULD NEVER HAVE TO ASK YOUR CONTRACTOR FOR AN UPDATE.

At the conclusion of each active workday, District management will receive a written project update so the team knows what was accomplished, what happens next, and where the overall project stands.

TODAY'S PRODUCTION

Locations worked, demolition completed, concrete placed, restoration performed, and notable field activity.

PROGRESS PHOTOS

Representative visual documentation of completed work and relevant conditions encountered.

NEXT-DAY PLAN

Locations and activities planned for the following workday, including anticipated production.

SITE SCHEDULE

Expected crew arrival, active work window, and planned concrete/equipment activity when applicable.

FIELD ISSUES

Root conditions, irrigation discoveries, access concerns, or decisions requiring management awareness.

NO CHASING. NO GUESSING. NO SURPRISES.

Production Sequence

A repeatable production sequence will be used across the designated replacement locations to maintain quality, safety, and documentation.

1	MARK & PROTECT Confirm the designated replacement area and establish the active work zone.
2	DEMOLISH Remove failed concrete and transport debris for proper disposal.
3	ASSESS Inspect exposed subgrade, roots, and irrigation conditions before reconstruction.
4	PREPARE Perform appropriate routine root mitigation, establish grade, and form the replacement area.
5	PLACE & FINISH Place 4-inch concrete, finish the surface, and provide appropriate joints/transitions.
6	RESTORE Replace affected sod and address contractor-caused irrigation impacts.
7	CLEAN Remove construction debris and leave the immediate work area orderly.
8	DOCUMENT Photograph production and issue the daily written project update.

Volume Pricing & District Value

For comparable sidewalk replacement work, the established reference rate is \$18.00 per square foot. Because Cordoba Ranch is consolidating approximately 4,070 square feet into one coordinated replacement program, the proposal applies a reduced volume rate while retaining the turnkey services described in this proposal.

	Reference Rate	Cordoba Volume Rate
Approx. Quantity	4,070 SF	4,070 SF
Rate / SF	\$18.00	\$15.50
Project Value	\$73,260	\$63,085

DISTRICT SAVINGS	\$10,175
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Total Proposed Contract

\$63,085.00

Based on approximately 4,070 SF at \$15.50/SF.

Included: demolition and disposal; normal sidewalk subgrade preparation; routine root mitigation; forming; 4-inch concrete placement and finishing; pumping/material-handling logistics as required; affected sod replacement; repair of functioning irrigation damaged directly by contractor operations; arborist consultation when warranted by conditions encountered during the work; construction cleanup; progress photography; and daily written reporting.

Excluded: sidewalk grinding; tree removal/replacement unless separately authorized; and correction of pre-existing conditions requiring work beyond the sidewalk replacement scope.

Project Closeout & Authorization

At completion, District management will receive a concise closeout package documenting the replacement program and any locations that required special review.

- Final completion summary and confirmed replacement count.
- Representative completion photographs.
- Documentation of any locations reviewed due to significant root/tree concerns.
- Outstanding recommendations, if any, requiring future District consideration.

THE PROJECT IS COMPLETE WHEN THE IDENTIFIED SIDEWALK WORK AND ASSOCIATED RESTORATION ARE COMPLETE - NOT SIMPLY WHEN THE FINAL CONCRETE TRUCK LEAVES.

PROPOSED CONTRACT AMOUNT	\$63,085.00
Authorized by:	
Title:	
Signature:	
Date:	

Pricing is based on the replacement quantity and dimensions established for this proposal. Any District-requested additions or deletions to the identified replacement scope should be documented in writing before execution.



STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "Client" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____ (please initial)

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all

circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation,

Agreed to: _____ (please initial)

surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY*

DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Agreed to: _____ (please initial)

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client:
Cordoba Ranch Community Development District
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a

party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____ (please initial)



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:**Samantha Zanoni**

Cordoba Ranch CDD
 18115 N US Highway 41
 Lutz, Florida 33549

Estimate #454

Sent on Aug 05, 2026

Total \$3,285.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Cordoba Ranch Sidewalk Replacement Proposal Across from 3215 Cordoba Ranch Blvd, a section of sidewalk requires replacement due to a panel that has heaved approximately 2 inches at the control joint, creating a severe trip hazard. The displacement appears to be caused by tree root intrusion/lift beneath the slab. Our scope of work includes removing the affected section of sidewalk, cutting and removing any roots located beneath the slab, preparing the subgrade, and pouring a new concrete sidewalk section. Upon completion, all construction debris and excess materials will be removed from the site. Any grass or landscaping disturbed during the repair process will be restored to its original condition. Cost includes mobilization, labor, materials, cleanup, and landscape restoration. the sidewalk section measures 130 square feet.	1	\$3,285.00	\$3,285.00

Total \$3,285.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



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 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:
Samantha Zanoni

Cordoba Ranch CDD
 18115 N US Highway 41
 Lutz, Florida 33549

Estimate #468

Sent on Aug 07, 2026

Total \$1,968.00

Product/Service	Description	Qty.	Unit Price	Total
Sidewalk Grinds	The contractor will provide all necessary labor, equipment, materials, supervision, and cleanup to grind designated uneven concrete sidewalk joints and mitigate identified trip hazards along the accessible pedestrian route. **Scope of Work** 1. Conduct a thorough inspection and mark each designated sidewalk joint that requires corrective grinding. 2. Establish appropriate pedestrian control measures, including the use of cones, barricades, and warning signage. 3. Employ commercial-grade concrete grinding equipment to remove raised edges and create smooth transitions between adjoining sidewalk panels. 4. Perform grinding operations in accordance with applicable ADA requirements: - Vertical changes in level will not exceed ¼ inch. - Changes between ¼ inch and ½ inch will be beveled at a slope no steeper than 1:2. - Changes exceeding ½ inch that cannot be adequately corrected through grinding will be documented and reported for an alternative repair method. 5. Feather the grinding area into the surrounding concrete to eliminate abrupt edges and ensure a smooth, stable, firm, and slip-resistant walking surface. 6. Utilize dust control equipment during grinding operations and take reasonable precautions to safeguard surrounding buildings, landscaping, vehicles, and pedestrians. 7. Vacuum and remove all concrete dust, slurry, and debris generated by the work. 8. Inspect each completed transition to verify that the corrected joint complies with the required change-in-level criteria. 9. Reopen each work area to pedestrian traffic only after it has been thoroughly cleaned and deemed safe.	41	\$48.00	\$1,968.00

Total \$1,968.00



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:**Samantha Zanoni**

Cordoba Ranch CDD
 18115 N US Highway 41
 Lutz, Florida 33549

Estimate #455

Sent on Aug 05, 2026

Total \$1,850.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Cordoba Ranch Bridge Repair and Cleaning Provide all labor, materials, equipment, and mobilization necessary to repair and restore the small bridge located on Daisy Farm Drive. Scope of work includes removing and replacing six (6) 2" x 6" x 10' deck boards and one (1) 2" x 6" x 16' railing board. Upon completion of repairs, the entire bridge will be pressure washed to remove mold, algae, dirt, and other surface contaminants, improving the overall appearance and restoring the structure to an acceptable condition. Cost includes mobilization, labor, materials, disposal of debris, and pressure washing services.	1	\$1,850.00	\$1,850.00

Total \$1,850.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

**MINUTES OF MEETING
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Monday, July 20, 2026, at 5:01 p.m. at Crowder's Landscaping Inc., 2208 Wain Ranch Lane, Lutz, Florida 33549.

Present and constituting a quorum were:

Erica Owen	Chairperson
Greg Saldana	Vice Chairperson
Jane Marlow	Assistant Secretary
James Therrien	Assistant Secretary (<i>via phone</i>)

Also present, either in person or via Zoom Communications, were:

Samantha Zanoni	District Manager, Inframark
Christy Fowler	Field Services Manager, Inframark
Thomas Giella	Representative, CompleteIT
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Zanoni called the meeting to order and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Ms. Marlow, seconded by Mr. Therrien, with all in favor, the motion to approve the July 20, 2026, agenda carried. 4-0

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board received audience comments regarding issues with the fiscal year 2027 budget.

Cordoba Ranch CDD
July 20, 2026

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2027 Budget**

A. Open Public Hearing on Adopting Fiscal Year 2027 Budget

On MOTION by Ms. Owen, seconded by Mr. Therrien, with all in favor, the motion to open the Public Hearing on Adopting Fiscal Year 2027 Budget carried. 4-0

Ms. Marlow reviewed the budget presentation with the Board.

B. Consideration of Resolution 2026-05; Adopting Fiscal Year 2027 Budget

On MOTION by Ms. Marlow, seconded by Mr. Therrien, with all in favor, the motion to adopt Resolution 2026-05; Adopting Fiscal Year 2027 Budget carried. 4-0

C. Close Public Hearing on Adopting Fiscal Year 2027 Budget

On MOTION by Ms. Owen, seconded by Mr. Saldana, with all in favor, the motion to close the Public Hearing on Adopting Fiscal Year 2027 Budget carried. 4-0

FIFTH ORDER OF BUSINESS

**Public Hearing on Levying O&M
Assessments**

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Ms. Owen, seconded by Ms. Marlow, with all in favor, the motion to open the Public Hearing on Levying O&M Assessments carried. 4-0

B. Consideration of Resolution 2026-06; Levying O&M Assessments

On MOTION by Ms. Owen, seconded by Mr. Therrien, with all in favor, the motion to adopt Resolution 2026-06; Levying O&M Assessments carried. 4-0

C. Close Public Hearing on Levying O&M Assessments

On MOTION by Ms. Owen, seconded by Mr. Saldana, with all in favor, the motion to close the Public Hearing on Levying O&M Assessments carried. 4-0

Cordoba Ranch CDD
July 20, 2026

SIXTH ORDER OF BUSINESS

Staff Reports

A. Sitex Aquatics Report

Ms. Zanoni reviewed the aquatics report with the Board. The Board requested a Sitex representative to attend the August 17, 2026, meeting.

B. Field Inspection Report

Ms. Fowler reviewed the field inspection report with the Board and answered questions. Discussion ensued regarding issues observed in the report.

C. Landscape Report

Andy, a representative with Crowders, provided the Board with updates on Landscaping and answered their questions.

i. Consideration of Crowder's Palm Tree Trimming Proposal #E-10031

The proposal was not approved. Andy will work on revising this proposal for the August 17, 2026, meeting.

On MOTION by Ms. Owen, seconded by Mr. Therrien, with all in favor, the motion for an NTE of \$6, 900.00 for tree trimming carried. 4-0

ii. Consideration of Reverdecer Tree Trimming Proposal #676

The proposal was not approved.

iii. Consideration of Crowder's Irrigation Repair Proposal #E10070

On MOTION by Mr. Therrien, seconded by Ms. Marlow, with all in favor, the motion to approve Crowder's Irrigation Repair Proposal #E10070 in the amount of \$720.89 carried. 4-0

iv. Consideration of Crowder's Annual Flower Rotation Proposal #E10116

Proposal was tabled.

Cordoba Ranch CDD
July 20, 2026

v. Consideration of Crowder's Maintenance Supplemental Work
Proposal #E-10028

Proposal was tabled. The Board requested additional information from Crowder's regarding this project.

D. District Engineer

District Engineer was not present and had no updates for the Board.

E. District Counsel

District Counsel was not present and had no updates for the Board.

F. District Manager

i. Discussion of Strongroom View-Only Access for Board Members

Ms. Zaroni advised the Board of the view-only access for Strongroom. The Board wishes to have this access.

Ms. Zaroni announced that the next meeting was scheduled for August 17, 2026, at 5:00 p.m.

Mr. Giella, a representative of CompleteIT, spoke with the Board regarding issues with the exit gate operator.

On MOTION by Ms. Owen, seconded by Mr. Therrien, with all in favor, the motion to approve the CompleteIT Proposal #6429 in the amount of \$8,358.31 carried. 4-0
--

SEVENTH ORDER OF BUSINESS **Business Items**

A. Consideration of Advanced Aquatic Erosion Repair Proposal

Proposal tabled until the August 17, 2026, meeting.

Cordoba Ranch CDD
July 20, 2026

B. Ratification of Triple Crown Maintenance Group Asphalt Patches Proposal
#RF2026113

On MOTION by Ms. Owen, seconded by Mr. Therrien, with all in favor, the motion to ratify the Triple Crown Maintenance Group Asphalt Patches Proposal #RF2026113 in the amount of \$1,200.00 carried. 4-0

EIGHTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting held June 15, 2026

B. Review of Financial Snapshot

C. Acceptance of June 2026 Financial Statements

On MOTION by Mr. Therrien, seconded by Mr. Saldana, with all in favor, the motion to approve the consent agenda containing the June 15, 2026, meeting minutes, financial snapshot, and June 2026 financial statements carried. 4-0

NINTH ORDER OF BUSINESS **Supervisor's Requests**

The Board requested that the district treasurer be present at the August 17, 2026, meeting. They would like weekly recaps from Ms. Zanoni regarding ongoing projects. The Board also requested information regarding street parking and proposals for sidewalk grinding and swale clearing.

TENTH ORDER OF BUSINESS **Audience Comments**

A resident commented on the aquatic plants in the ponds.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Owen, seconded by Ms. Marlow, with all in favor, the motion to adjourn the meeting at 7:03 p.m. carried. 4-0

 Secretary/ Assistant Secretary

 Chairperson/ Vice Chairperson

Cordoba Ranch Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

July 31, 2026

CORDOBA RANCH

Community Development District

Governmental Funds**Balance Sheet**
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 441,897	\$ -	\$ 441,897
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	4,141	4,141
Investments:			
Money Market Account	589,029	-	589,029
Reserve Fund	-	97,070	97,070
Revenue Fund	-	191,270	191,270
Prepaid Items	2,128	-	2,128
Deposits	24,776	-	24,776
TOTAL ASSETS	\$ 1,059,580	\$ 292,481	\$ 1,352,061
<u>LIABILITIES</u>			
Accounts Payable	\$ 15,119	\$ -	\$ 15,119
Accrued Expenses	9,150	-	9,150
Due To Other Funds	4,141	-	4,141
TOTAL LIABILITIES	28,410	-	28,410
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	2,128	-	2,128
Deposits	24,776	-	24,776
Restricted for:			
Debt Service	-	292,481	292,481
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	460,436	-	460,436
TOTAL FUND BALANCES	\$ 1,031,170	\$ 292,481	\$ 1,323,651
TOTAL LIABILITIES & FUND BALANCES	\$ 1,059,580	\$ 292,481	\$ 1,352,061

CORDOBA RANCH

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 34,727	\$ 34,727	0.00%
Interest - Tax Collector	-	-	1,492	1,492	0.00%
Special Assmnts- Tax Collector	878,120	878,120	878,120	-	100.00%
Special Assmnts- Discounts	(35,125)	(35,125)	(32,207)	2,918	91.69%
Other Miscellaneous Revenues	-	-	339	339	0.00%
Access Cards	-	-	1,331	1,331	0.00%
TOTAL REVENUES	842,995	842,995	883,802	40,807	104.84%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	13,000	10,833	9,200	1,633	70.77%
FICA Taxes	995	829	230	599	23.12%
ProfServ-Arbitrage Rebate	500	500	1,000	(500)	200.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	20,833	38,025	(17,192)	152.10%
ProfServ-Legal Services	10,000	8,333	12,868	(4,535)	128.68%
ProfServ-Mgmt Consulting	52,500	43,750	43,750	-	83.33%
ProfServ-Trustee Fees	4,041	4,041	4,485	(444)	110.99%
Auditing Services	3,260	3,260	4,075	(815)	125.00%
Postage and Freight	400	333	189	144	47.25%
Rental - Meeting Room	1,000	833	-	833	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	125	-	125	0.00%
Legal Advertising	3,000	1,000	549	451	18.30%
Misc-Assessment Collection Cost	17,562	17,562	16,931	631	96.41%
Misc-Web Hosting	3,500	3,500	1,553	1,947	44.37%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	140,750	118,574	135,543	(16,969)	96.30%
<u>Other Public Safety</u>					
Contracts-Security Services	30,770	25,642	25,656	(14)	83.38%
Communication - Telephone	2,000	1,667	1,645	22	82.25%
R&M-Gate	5,000	4,167	1,695	2,472	33.90%
Total Other Public Safety	37,770	31,476	28,996	2,480	76.77%
<u>Electric Utility Services</u>					
Utility - General	12,075	10,063	6,498	3,565	53.81%
Electricity - Streetlights	115,000	95,833	96,374	(541)	83.80%
Total Electric Utility Services	127,075	105,896	102,872	3,024	80.95%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	18,423	15,353	13,510	1,843	73.33%
Contracts-Wetland Maintenance	19,205	16,004	9,500	6,504	49.47%
R&M-Fountain	5,750	4,792	750	4,042	13.04%
Impr - Aquatic Plants	5,750	4,792	-	4,792	0.00%
Total Flood Control/Stormwater Mgmt	49,128	40,941	23,760	17,181	48.36%

CORDOBA RANCH

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

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	5,250	5,250	-	83.33%
Contracts-Fountain	2,500	2,083	-	2,083	0.00%
Contracts-Landscape	181,608	151,340	142,160	9,180	78.28%
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	1,667	5,436	(3,769)	271.80%
R&M-Irrigation	6,800	5,667	18,942	(13,275)	278.56%
R&M-Mulch	10,000	8,333	16,275	(7,942)	162.75%
R&M-Pest Control	5,000	4,167	-	4,167	0.00%
R&M-Plant Replacement	10,000	8,333	14,540	(6,207)	145.40%
R&M-Ponds	11,500	9,584	6,200	3,384	53.91%
R&M-Sidewalks	35,000	35,000	11,620	23,380	33.20%
R&M-Tree Trimming Services	25,000	25,000	51,147	(26,147)	204.59%
R&M-US 1 Landscape Maintenance	10,000	10,000	2,400	7,600	24.00%
R&M-Well Maintenance	2,500	2,083	1,115	968	44.60%
R&M-Annuals	25,000	20,833	16,426	4,407	65.70%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	96,480	(81,480)	643.20%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	-	20,000	0.00%
Misc-Contingency	17,508	14,590	8,134	6,456	46.46%
Holiday Lighting & Decorations	11,500	11,500	10,730	770	93.30%
R&M Swales	30,000	30,000	3,850	26,150	12.83%
Reserve - Roadways	50,000	-	-	-	0.00%
Total Field	488,272	391,486	419,739	(28,253)	85.96%
TOTAL EXPENDITURES	842,995	688,373	710,910	(22,537)	84.33%
Excess (deficiency) of revenues					
Over (under) expenditures	-	154,622	172,892	18,270	0.00%
Net change in fund balance	\$ -	\$ 154,622	\$ 172,892	\$ 18,270	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	858,278	858,278	858,278		
FUND BALANCE, ENDING	\$ 858,278	\$ 1,012,900	\$ 1,031,170		

CORDOBA RANCH

Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 19	\$ 16	\$ 12,067	\$ 12,051	63510.53%
Special Assmnts- Tax Collector	516,569	516,569	516,569	-	100.00%
Special Assmnts- Discounts	(20,663)	(20,663)	(18,946)	1,717	91.69%
TOTAL REVENUES	495,925	495,922	509,690	13,768	102.78%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	10,331	10,331	9,960	371	96.41%
Total Administration	10,331	10,331	9,960	371	96.41%
<u>Debt Service</u>					
Principal Debt Retirement	340,000	340,000	340,000	-	100.00%
Interest Expense	145,800	145,800	145,800	-	100.00%
Total Debt Service	485,800	485,800	485,800	-	100.00%
TOTAL EXPENDITURES	496,131	496,131	495,760	371	99.93%
Excess (deficiency) of revenues					
Over (under) expenditures	(206)	(209)	13,930	14,139	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(206)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(206)	-	-	-	0.00%
Net change in fund balance	\$ (206)	\$ (209)	\$ 13,930	\$ 14,139	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	278,551	278,551	278,551		
FUND BALANCE, ENDING	\$ 278,345	\$ 278,342	\$ 292,481		

**Cordoba Ranch
Community Development District**

Supporting Schedules

July 31, 2026

Cordoba Ranch

Community Development District

Non-Ad Valorem Special Assessments
 (Hillsborough County Tax Collector - Monthly Collection Distributions)
 For the Fiscal Year Ending September 30, 2026

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied 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
12/03/25	119,284	5,072	2,434	126,790	79,829	46,961
12/05/25	890,041	37,842	18,164	946,047	595,647	350,400
12/19/25	39,292	1,356	802	41,451	26,098	15,353
01/06/26	46,574	1,470	950	48,995	30,848	18,147
02/04/26	32,641	829	666	34,136	21,492	12,643
03/05/26	28,387	293	579	29,259	18,422	10,837
04/07/26	22,914	-	468	23,382	14,722	8,660
05/11/26	11,086	(329)	226	10,983	6,915	4,068
06/05/26	4,922	(177)	122	4,867	3,064	1,803
06/17/26	6,258	(186)	128	6,200	3,903	2,296
TOTAL	\$ 1,316,644	\$ 51,143	\$ 26,891	\$ 1,394,689	\$ 878,120	\$ 516,569
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

Cash & Investment Report
July 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	3.56%	\$ 441,897
Money Market Account	Bank United	3.40%	\$ 589,029
		Subtotal GF	<u>1,030,926</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.50%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.50%	\$ 191,270
		Subtotal DS	<u>288,340</u>
		Grand Total	<u><u>\$ 1,319,266</u></u>

Cordoba Ranch
Community Development District

[Check Register](#)

[7/01/2026-7/31/2026](#)

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

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

GENERAL FUND - 001

CHECK # 100254

001	07/08/26 LAKE BROTHERS LLC	INV-7445	July 2026- Wetland/mitigation maintenance	Contracts-Wetland Maintenance	534133-53801	\$950.00
Check Total						\$950.00

CHECK # 100255

001	07/08/26	COMPLETE I.T. SERVICES & SOLUTIONS	20616	July 2026- Complete IT	Contracts-Security Services	534037-52901	\$367.00
							<i>Check Total</i>
							<u>\$367.00</u>

CHECK # 100256

001	07/08/26	BERGER, TOOMBS, ELAM,GAINES & FRANK	376923	June 2026- Auditing Services	Auditing Services	532002-51301	\$4,075.00
Check Total							\$4,075.00

CHECK # 100257

001	07/08/26	CROWDER'S LANDSCAPING, INC	1480	July 2026- Landscape Maintenance	Contracts-Landscape	534050-53901	\$13,611.00
001	07/08/26	CROWDER'S LANDSCAPING, INC	1467	July 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$550.00
						Check Total	\$14,161.00

CHECK # 100258

001	07/08/26	SITEX AQUATICS LLC	11304-B	July 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,375.05
Check Total							\$1,375.05

CHECK # 100259

001	07/10/26	COMPLETE I.T. SERVICES & SOLUTIONS	20640	June 2026- Stickers	R&M-Gate	546034-52901	\$60.00
Check Total							\$60.00

CHECK # 100260

001	07/16/26	INFRAMARK LLC	183715	July 2026- Management Contract	Postage and Freight	541006-51301	\$8.33
001	07/16/26	INFRAMARK LLC	183715	July 2026- Management Contract	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	07/16/26	INFRAMARK LLC	183715	July 2026- Management Contract	ProfServ-Field Management	531016-53901	\$525.00
Check Total							\$4,908.33

CHECK # 100261

001	07/29/26	COMPLETE I.T. SERVICES & SOLUTIONS	20673	July 2026- Gate stickers	R&M-Gate	546034-52901	\$45.00
Check Total							\$45.00

CHECK # 100262

001	07/29/26 STRALEY ROBIN VERICKER	28646	June 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$274.50
					Check Total	\$274.50

CHECK # 100263

001	07/29/26	BGE	48560	June 2026- District Engineer	ProfServ-Engineering	531013-51501	\$6,120.25
Check Total							\$6,120.25

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300057							
001	07/06/26	TAMPA ELECTRIC	062426-6409-ACH	service date 5/20-6/18/26	Electricity - Streetlights	543013-53100	\$334.83
Check Total							\$334.83
CHECK # 300058							
001	07/06/26	TAMPA ELECTRIC	062426-8138-ACH	TECO- 5/20-6/18	Utility - General	543001-53100	\$23.08
Check Total							\$23.08
CHECK # 300059							
001	07/06/26	TAMPA ELECTRIC	062426-7916-ACH	TECO- 5/20-6/18	Electricity - Streetlights	543013-53100	\$7,289.84
Check Total							\$7,289.84
CHECK # 300061							
001	07/15/26	TAMPA ELECTRIC	062426-4931-ACH	TECO- 5/20-6/18	Electricity - Streetlights	543013-53100	\$1,450.95
Check Total							\$1,450.95
CHECK # 300062							
001	07/15/26	TAMPA ELECTRIC	062426-7494-ACH	TECO- 5/20-6/18	Utility - General	543001-53100	\$41.55
Check Total							\$41.55
CHECK # 300063							
001	07/15/26	TAMPA ELECTRIC	062426-8278-ACH	TECO- 5/20-6/18	Electricity - Streetlights	543013-53100	\$313.78
Check Total							\$313.78
CHECK # 300064							
001	07/15/26	FRONTIER	062226-0213-ACH	Frontier- 06/22-07/21/26	Communication - Telephone	541003-52901	\$165.48
Check Total							\$165.48
CHECK # 300065							
001	07/24/26	TAMPA ELECTRIC	072426-8278-ACH 1	SERVICE 06/19/26 - 07/20/26	Electricity - Streetlights	543013-53100	\$313.78
Check Total							\$313.78
CHECK # 300066							
001	07/24/26	TAMPA ELECTRIC	072426-4931-ACH 1	SERVICE 06/19/26 - 07/20/26	Electricity - Streetlights	543013-53100	\$1,450.95
Check Total							\$1,450.95
CHECK # 300067							
001	07/24/26	TAMPA ELECTRIC	072426-6409-ACH 1	SERVICE 06/19/26 - 07/20/26	Utility - General	543001-53100	\$334.83
Check Total							\$334.83
CHECK # 300068							
001	07/24/26	TAMPA ELECTRIC	072426-7916-ACH 1	SERVICE 06/19/26 - 07/20/26	Electricity - Streetlights	543013-53100	\$7,289.84
Check Total							\$7,289.84

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300069							
001	07/24/26	TAMPA ELECTRIC	072426-7494-ACH 1	SERVICE 06/19/26 - 07/20/26	Utility - General	543001-53100	\$47.97
Check Total							\$47.97
CHECK # 300070							
001	07/24/26	TAMPA ELECTRIC	072426-8138-ACH 1	SERVICE 06/19/26 - 07/20/26	Utility - General	543001-53100	\$24.38
Check Total							\$24.38
CHECK # 300071							
001	07/24/26	TAMPA ELECTRIC	072426-7700-ACH 1	SERVICE 06/19/26 - 07/26/26	Utility - General	543001-53100	\$365.90
Check Total							\$365.90
CHECK # DD147							
001	07/16/26	TAMPA ELECTRIC	062426-7700-ACH	TECO- 5/20-6/18	Utility - General	543001-53100	\$363.21
001	07/16/26	TAMPA ELECTRIC	CR062426-7700	Credit Memo 000065	Utility - General	543001-53100	(\$320.78)
Check Total							\$42.43
Fund Total							\$51,825.72

Total Checks Paid	\$51,825.72
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CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100254

001	07/08/26 LAKE BROTHERS LLC	INV-7445	July 2026- Wetland/mitigation maintenance	Contracts-Wetland Maintenance	534133-53801	\$950.00
						Check Total
						\$950.00

CHECK # 100255

001	07/08/26	COMPLETE I.T. SERVICES & SOLUTIONS	20616	July 2026- Complete IT	Contracts-Security Services	534037-52901	\$367.00
						Check Total	<u>\$367.00</u>

CHECK # 100256

001	07/08/26	BERGER, TOOMBS, ELAM,GAINES & FRANK	376923	June 2026- Auditing Services	Auditing Services	532002-51301	\$4,075.00
Check Total							\$4,075.00

CHECK # 100257

001	07/08/26	CROWDER'S LANDSCAPING, INC	1480	July 2026- Landscape Maintenance	Contracts-Landscape	534050-53901	\$13,611.00
001	07/08/26	CROWDER'S LANDSCAPING, INC	1467	July 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$550.00
Check Total							\$14,161.00

CHECK # 100258

001	07/08/26	SITEX AQUATICS LLC	11304-B	July 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,375.05
Check Total							\$1,375.05

CHECK # 100259

001	07/10/26	COMPLETE I.T. SERVICES & SOLUTIONS	20640	June 2026- Stickers	R&M-Gate	546034-52901	\$60.00
Check Total							\$60.00

CHECK # 100260

001	07/16/26	INFRAMARK LLC	183715	July 2026- Management Contract	Postage and Freight	541006-51301	\$8.33
001	07/16/26	INFRAMARK LLC	183715	July 2026- Management Contract	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	07/16/26	INFRAMARK LLC	183715	July 2026- Management Contract	ProfServ-Field Management	531016-53901	\$525.00
Check Total							\$4,908.33

CHECK # 100261

001	07/29/26	COMPLETE I.T. SERVICES & SOLUTIONS	20673	July 2026- Gate stickers	R&M-Gate	546034-52901	\$45.00
Check Total							\$45.00

CHECK # 100262

001	07/29/26	STRALEY ROBIN VERICKER	28646	June 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$274.50
Check Total							\$274.50

CHECK # 100263

001	07/29/26	BGE	48560	June 2026- District Engineer	ProfServ-Engineering	531013-51501	\$6,120.25
Check Total							\$6,120.25

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300057							
001	07/06/26	TAMPA ELECTRIC	062426-6409-ACH	service date 5/20-6/18/26	Electricity - Streetlights	543013-53100	\$334.83
Check Total							\$334.83
CHECK # 300058							
001	07/06/26	TAMPA ELECTRIC	062426-8138-ACH	TECO- 5/20-6/18	Utility - General	543001-53100	\$23.08
Check Total							\$23.08
CHECK # 300059							
001	07/06/26	TAMPA ELECTRIC	062426-7916-ACH	TECO- 5/20-6/18	Electricity - Streetlights	543013-53100	\$7,289.84
Check Total							\$7,289.84
CHECK # 300061							
001	07/15/26	TAMPA ELECTRIC	062426-4931-ACH	TECO- 5/20-6/18	Electricity - Streetlights	543013-53100	\$1,450.95
Check Total							\$1,450.95
CHECK # 300062							
001	07/15/26	TAMPA ELECTRIC	062426-7494-ACH	TECO- 5/20-6/18	Utility - General	543001-53100	\$41.55
Check Total							\$41.55
CHECK # 300063							
001	07/15/26	TAMPA ELECTRIC	062426-8278-ACH	TECO- 5/20-6/18	Electricity - Streetlights	543013-53100	\$313.78
Check Total							\$313.78
CHECK # 300064							
001	07/15/26	FRONTIER	062226-0213-ACH	Frontier- 06/22-07/21/26	Communication - Telephone	541003-52901	\$165.48
Check Total							\$165.48
CHECK # 300065							
001	07/24/26	TAMPA ELECTRIC	072426-8278-ACH 1	SERVICE 06/19/26 - 07/20/26	Electricity - Streetlights	543013-53100	\$313.78
Check Total							\$313.78
CHECK # 300066							
001	07/24/26	TAMPA ELECTRIC	072426-4931-ACH 1	SERVICE 06/19/26 - 07/20/26	Electricity - Streetlights	543013-53100	\$1,450.95
Check Total							\$1,450.95
CHECK # 300067							
001	07/24/26	TAMPA ELECTRIC	072426-6409-ACH 1	SERVICE 06/19/26 - 07/20/26	Utility - General	543001-53100	\$334.83
Check Total							\$334.83
CHECK # 300068							
001	07/24/26	TAMPA ELECTRIC	072426-7916-ACH 1	SERVICE 06/19/26 - 07/20/26	Electricity - Streetlights	543013-53100	\$7,289.84
Check Total							\$7,289.84

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300069							
001	07/24/26	TAMPA ELECTRIC	072426-7494-ACH 1	SERVICE 06/19/26 - 07/20/26	Utility - General	543001-53100	\$47.97
Check Total							\$47.97
CHECK # 300070							
001	07/24/26	TAMPA ELECTRIC	072426-8138-ACH 1	SERVICE 06/19/26 - 07/20/26	Utility - General	543001-53100	\$24.38
Check Total							\$24.38
CHECK # 300071							
001	07/24/26	TAMPA ELECTRIC	072426-7700-ACH 1	SERVICE 06/19/26 - 07/26/26	Utility - General	543001-53100	\$365.90
Check Total							\$365.90
CHECK # DD147							
001	07/16/26	TAMPA ELECTRIC	062426-7700-ACH	TECO- 5/20-6/18	Utility - General	543001-53100	\$363.21
001	07/16/26	TAMPA ELECTRIC	CR062426-7700	Credit Memo 000065	Utility - General	543001-53100	(\$320.78)
Check Total							\$42.43
Fund Total							\$51,825.72

Total Checks Paid	\$51,825.72
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