INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cordoba Ranch Community Development District

October 19, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



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:
Alba Sanchez, 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, October 19, 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: 235 524 573 648 643 **Passcode:** Rw93gC6R

Dial in by phone: +1 314-798-1835, 429858712#

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.** District Accounting
     - **i.** Review of Financial Snapshot ..... Page 4
     - **ii.** Review of Budget Amendment Report ..... Page 5
     - **iii.** Cash Flow Analysis ..... Page 7
     - **iv.** Review of Trend Report ..... Page 8
     - **v.** Review of Expenditure Report ..... Page 10
     - **vi.** Review of O&M Report ..... Page 18
     - **vii.** Acceptance of September 2026 Financial Statements and Check Register ..... Page 62
   - **B.** District Manager
     - **i.** Project Board
     - **ii.** Discussion of ICS United Sweeping Accounts Option ..... Page 76
     - **iii.** Discussion of Field Inspection Scope of Service ..... Page 79
   - **C.** Sitex Aquatics Report ..... Page 80
     - **i.** Consideration of Sitex Midge Management Agreement ..... Page 93
   - **D.** Field Inspection Report ..... Page 96
   - **E.** Landscape Report ..... Page 107
     - **i.** Consideration of Crowder's August 2026 Field Report Item #15 Tree Removal Proposal #10302 ..... Page 111
     - **ii.** Consideration of Crowder's August 206 Field Report Item #1 Fakahatchee Grass Removal Proposal #10302 ..... Page 112
     - **iii.** Consideration of Crowder's Fakahatchee and Juniper removal Proposal #10316 ..... Page 114

iv. Consideration of Reverdecer Tree Service Palm Tree Removal Proposal #724..... Page 115
v. Consideration of Crowder's Grade Correction and Sod Proposal #10349 ..... Page 116
vi. Consideration of Crowder's Erosion Holes Correction Proposal #10350 ..... Page 117
vii. Consideration of First Amendment to Landscape and Irrigation Maintenance Agreement with Crowder's..... Page 118

F. District Counsel
G. District Engineer

5. Business Items
A. Ratification of FIA Egis Insurance Proposal .....Page 124
B. Ratification of Berger, Toombs, Elam, Gaines & Frank FY2026 Audit Engagement Letter .....Page 138
C. Consideration of FY2026 Completed Goals and Objectives.....Page 151
D. Consideration of Complete IT Viking Gearbox Proposal.....Page 153
E. Consideration of ComXS Website Service Proposal .....Page 155

6. Consent Agenda
A. Consideration of Minutes from the Meeting held September 21, 2026 .....Page 162
B. Consideration of Minutes from the Workshop held September 30, 2026.....Page 166

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, November 16, 2026.

CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 30, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $349,837.
  - BankUnited MM: $592,339. (minimum to keep account open is $2,500)

- **Accounts Receivable:**
  - This represents Credit Arbitrage from Inframark LLC. Billing is working on it to provide the refund.

- **Assessment collections:**
  - We are 100% fully collected on the tax roll.

- **Prepaids:**
  - US Bank trustee fees from 10/01/2026 to March 2026. ($2,128.00)
  - Illuminations Holiday Lighting for project 2026 ($4,500.00)

- **Deposits:**
  - Deposits for seven accounts from TECO started on 04/06/2023. $ 24,776.00

- **Accrued expenses:**
  - Tampa Electric, accrued water services for the month of September 2026, $400.00
  - Tampa Electric, accrued electric services for the month of September 2026, $8,750.00

- **Audit – FY 2025:**
  - Audit FY2025 has been completed.

- **Expenses:**
  - Current expenses make up 93.68% of the annual budget through the end of September 2026.
  - Total expenses for the first 12 months are approximately $789,693.

CORDOBA RANCH
Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ 40,371	$ 40,371
Interest - Tax Collector	-	-	-	1,492	1,492
Special Assmnts- Tax Collector	878,120	-	878,120	878,120	-
Special Assmnts- Discounts	(35,125)	-	(35,125)	(32,207)	2,918
Other Miscellaneous Revenues	-	-	-	339	339
Access Cards	-	-	-	1,331	1,331
TOTAL REVENUES	**842,995**	**-**	**842,995**	**889,446**	**46,451**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	-	13,000	11,200	1,800
FICA Taxes	995	-	995	230	765
ProfServ-Arbitrage Rebate	500	-	500	1,000	(500)
ProfServ-Dissemination Agent	3,000	-	3,000	-	3,000
ProfServ-Engineering	25,000	-	25,000	40,164	(15,164)
ProfServ-Legal Services	10,000	-	10,000	13,205	(3,205)
ProfServ-Mgmt Consulting	52,500	-	52,500	52,500	-
ProfServ-Trustee Fees	4,041	-	4,041	4,485	(444)
Auditing Services	3,260	-	3,260	4,075	(815)
Postage and Freight	400	-	400	206	194
Rental - Meeting Room	1,000	-	1,000	-	1,000
Public Officials Insurance	2,667	-	2,667	2,513	154
Printing and Binding	150	-	150	-	150
Legal Advertising	3,000	-	3,000	696	2,304
Misc-Assessment Collection Cost	17,562	-	17,562	16,931	631
Misc-Web Hosting	3,500	-	3,500	1,561	1,939
Annual District Filing Fee	175	-	175	175	-
Total Administration	140,750	-	140,750	148,941	(8,191)
Other Public Safety					
Contracts-Security Services	30,770	-	30,770	26,495	4,275
Communication - Telephone	2,000	-	2,000	2,307	(307)
R&M-Gate	5,000	-	5,000	11,103	(6,103)
Total Other Public Safety	37,770	-	37,770	39,905	(2,135)
Electric Utility Services					
Utility - General	12,075	-	12,075	6,855	5,220
Electricity - Streetlights	115,000	-	115,000	105,717	9,283
Total Electric Utility Services	127,075	-	127,075	112,572	14,503

CORDOBA RANCH
Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	-	18,423	16,260	2,163
Contracts-Wetland Maintenance	19,205	-	19,205	11,400	7,805
R&M-Fountain	5,750	-	5,750	1,000	4,750
Impr - Aquatic Plants	5,750	-	5,750	-	5,750
Total Flood Control/Stormwater Mgmt	49,128	-	49,128	28,660	20,468
Field					
ProfServ-Field Management	6,300	-	6,300	6,300	-
Contracts-Fountain	2,500	-	2,500	-	2,500
Contracts-Landscape	181,608	-	181,608	169,382	12,226
Insurance - Property	5,211	-	5,211	4,696	515
Insurance - General Liability	4,345	-	4,345	3,838	507
Insurance - Crime	500	-	500	500	-
R&M-Entry Feature	2,000	-	2,000	5,436	(3,436)
R&M-Irrigation	6,800	-	6,800	20,138	(13,338)
R&M-Mulch	10,000	-	10,000	16,275	(6,275)
R&M-Pest Control	5,000	-	5,000	-	5,000
R&M-Plant Replacement	10,000	-	10,000	14,540	(4,540)
R&M-Ponds	11,500	-	11,500	6,200	5,300
R&M-Sidewalks	35,000	-	35,000	11,620	23,380
R&M-Tree Trimming Services	25,000	-	25,000	60,541	(35,541)
R&M-US 1 Landscape Maintenance	10,000	-	10,000	2,675	7,325
R&M-Well Maintenance	2,500	-	2,500	1,115	1,385
R&M-Annuals	25,000	-	25,000	16,426	8,574
R&M-Roads, Alleyways and Curbs	1,000	-	1,000	-	1,000
Roadway Repair & Maintenance	15,000	90,000	105,000	96,755	8,245
Landscape- Storm Clean Up & Tree Removal	20,000	-	20,000	-	20,000
Misc-Contingency	17,508	-	17,508	8,598	8,910
Holiday Lighting & Decorations	11,500	-	11,500	10,730	770
R&M Swales	30,000	-	30,000	3,850	26,150
Reserve - Roadways	50,000	-	50,000	-	50,000
Total Field	488,272	90,000	578,272	459,615	118,657
TOTAL EXPENDITURES	**842,995**	**90,000**	**932,995**	**789,693**	**143,302**
Excess (deficiency) of revenues Over (under) expenditures	-	(90,000)	(90,000)	99,753	189,753
Net change in fund balance	-	(90,000)	(90,000)	99,753	189,753
FUND BALANCE, BEGINNING (OCT 1, 2025)	**858,278**	**-**	**858,278**	**858,278**	**-**
FUND BALANCE, ENDING	**$ 858,278**	**$ (90,000)**	**$ 768,278**	**$ 958,031**	**$ 189,753**

Cordoba Ranch CDD

Cash Flow Projection
9/30/2026

	Balances	Interest Rate	
Operating Account - Valley National Bank	349,837.00	3.56%	
Less: Current Outstanding AP	(8,149.00)		
Estimated Cash Available Today	341,688.00		
Outstanding FY26 Tax Roll	-		*last distribution received on 6/17/26*
Estimated Total Cash Available with Tax Roll	341,688.00		
Projections:			
Monthly Average Spend - month	-		
Total Monthly Average Spend	-		
Average Spend to YE (1 month -September)	-		
Expected Cash Flow at YE (9/30/26)	**341,688.00**		
Average Spend 1st QTR FY27 (3 mos avg spend)	231,236.94		
Expected Need through 1st QTR FY27	**110,451.06**		

**tax roll revenue for the new FY is received in December*

CORDOBA RANCH

Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	TOTAL Actual Thru 9/30/2026	TOTAL FY2026 Total	TOTAL Adopted Budget
Revenues															
Interest - Investments	$ 2,631	$ 2,420	$ 5,159	$ 4,533	$ 3,439	$ 3,620	$ 3,425	$ 3,354	$ 3,094	$ 3,050	$ 2,918	$ 2,726	$ 40,371	$ 40,369	$ -
Interest - Tax Collector	-	-	-	1,063	-	-	302	-	-	127	-	-	1,492	1,492	-
Special Assmnts- Tax Collector	-	77,172	701,574	30,848	21,492	18,422	14,722	6,915	6,975	-	-	-	878,120	878,120	878,120
Special Assmnts- Discounts	-	(3,132)	(27,873)	(925)	(522)	(184)	-	207	222	-	-	-	(32,207)	(32,207)	(35,125)
Other Miscellaneous Revenues	-	-	-	339	-	-	-	-	-	-	-	-	339	339	-
Access Cards	60	-	-	(4)	-	-	-	-	-	1,275	-	-	1,331	1,331	-
Total Revenues	**2,691**	**76,460**	**678,860**	**35,854**	**24,409**	**21,858**	**18,449**	**10,476**	**10,291**	**4,452**	**2,918**	**2,726**	**889,446**	**889,444**	**842,995**
Expenditures															
Administrative															
P/R-Board of Supervisors	1,000	1,000	1,000	800	800	1,000	800	1,000	1,000	800	1,000	1,000	11,200	11,200	13,000
FICA Taxes	77	77	77	-	-	-	-	-	-	-	-	-	230	231	995
ProfServ-Arbitrage Rebate	-	-	-	500	-	-	-	500	-	-	-	-	1,000	1,000	500
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
ProfServ-Engineering	-	3,044	3,793	5,841	7,638	-	708	1,130	9,752	6,120	2,138	-	40,164	40,164	25,000
ProfServ-Legal Services	(3,383)	4,728	1,373	2,053	1,739	1,769	1,541	1,405	1,370	275	154	183	13,205	13,207	10,000
ProfServ-Mgmt Consulting	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	52,500	52,500	52,500
ProfServ-Trustee Fees	2,357	-	-	-	-	-	-	2,128	-	-	-	-	4,485	4,485	4,041
Auditing Services	-	-	-	-	-	-	-	-	4,075	-	-	-	4,075	4,075	3,260
Postage and Freight	8	12	12	14	22	74	8	11	12	16	3	14	206	206	400
Rental - Meeting Room	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Public Officials Insurance	2,513	-	-	-	-	-	-	-	-	-	-	-	2,513	2,513	2,667
Printing and Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150
Legal Advertising	61	61	-	-	-	-	-	85	341	-	-	147	696	695	3,000
Misc-Assessment Collection Cost	-	1,481	13,474	598	419	365	294	142	157	-	-	-	16,931	16,930	17,562
Misc-Web Hosting	-	-	-	-	-	-	1,553	-	-	-	8	-	1,561	1,561	3,500
Annual District Filing Fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	175
Total Administrative	7,008	14,953	24,104	14,181	14,993	7,583	9,279	10,776	21,082	11,586	7,678	5,719	148,941	148,942	140,750
Other Public Safety															
Contracts-Security Services	2,213	4,110	18,169	(1,473)	682	367	457	367	367	397	397	442	26,495	26,495	30,770
Communication - Telephone	155	165	165	165	165	165	165	165	165	331	165	331	2,307	2,302	2,000
R&M-Gate	-	-	480	-	200	-	-	60	850	105	8,748	660	11,103	11,103	5,000
Total Other Public Safety	2,368	4,275	18,814	(1,308)	1,047	532	622	592	1,382	833	9,310	1,433	39,905	39,900	37,770
Electric Utility Services															
Utility - General	1,006	303	315	159	-	1,164	2,394	-	740	415	22	336	6,855	6,854	12,075
Electricity - Streetlights	9,583	8,750	8,750	16,672	-	17,495	7,290	-	18,779	9,055	9,032	312	105,717	105,718	115,000
Total Electric Utility Services	10,589	9,053	9,065	16,831	-	18,659	9,684	-	19,519	9,470	9,054	648	112,572	112,572	127,075
Flood Control/Stormwater Mgmt															

CORDOBA RANCH
Community Development District

Trend Report - General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	TOTAL Actual Thru 9/30/2026	TOTAL FY2026 Total	TOTAL Adopted Budget
Contracts-Aquatic Control	1,335	1,335	1,335	1,335	1,335	2,670	-	1,415	1,375	1,375	1,375	1,375	16,260	16,260	18,423
Contracts-Wetland Maintenance	950	950	950	950	950	950	950	950	950	950	950	950	11,400	11,400	19,205
R&M-Fountain	250	-	-	250	-	-	-	-	250	-	250	-	1,000	1,000	5,750
Impr - Aquatic Plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,750
Total Flood Control/Stormwater Mgmt	2,535	2,285	2,285	2,535	2,285	3,620	950	2,365	2,575	2,325	2,575	2,325	28,660	28,660	49,128
Field															
ProfServ-Field Management	525	525	525	525	525	525	525	525	525	525	525	525	6,300	6,300	6,300
Contracts-Fountain	208	-	-	(208)	-	-	-	-	-	-	-	-	-	-	2,500
Contracts-Landscape	13,611	13,611	13,611	13,611	13,611	13,611	13,611	14,111	19,161	13,611	13,611	13,611	169,382	169,382	181,608
Insurance - Property	4,696	-	-	-	-	-	-	-	-	-	-	-	4,696	4,696	5,211
Insurance - General Liability	3,838	-	-	-	-	-	-	-	-	-	-	-	3,838	3,838	4,345
Insurance - Crime	500	-	-	-	-	-	-	-	-	-	-	-	500	500	500
R&M-Entry Feature	-	-	5,436	-	-	-	-	-	-	-	-	-	5,436	5,436	2,000
R&M-Irrigation	8,209	456	496	469	-	1,122	1,948	1,052	4,103	1,088	1,195	-	20,138	20,138	6,800
R&M-Mulch	-	-	16,275	-	-	-	-	-	-	-	-	-	16,275	16,275	10,000
R&M-Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
R&M-Plant Replacement	-	9,965	-	200	-	1,200	3,175	-	-	-	-	-	14,540	14,540	10,000
R&M-Ponds	3,100	-	3,100	-	-	-	-	-	-	-	-	-	6,200	6,200	11,500
R&M-Sidewalks	-	-	6,946	-	4,508	-	-	165	-	-	-	-	11,620	11,619	35,000
R&M-Tree Trimming Services	416	1,500	16,010	30,221	-	-	2,000	1,000	-	-	1,650	7,744	60,541	60,541	25,000
R&M-US 1 Landscape Maintenance	-	-	-	-	-	-	-	2,400	-	-	-	275	2,675	2,675	10,000
R&M-Well Maintenance	-	-	-	1,115	-	-	-	-	-	-	-	-	1,115	1,115	2,500
R&M-Annuals	-	-	5,880	-	-	-	6,030	-	-	4,516	-	-	16,426	16,426	25,000
R&M-Roads, Alleyways and Curbs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Roadway Repair & Maintenance	-	21,590	-	350	36,130	-	38,410	-	-	-	-	275	96,755	96,755	15,000
Landscape- Storm Clean Up & Tree Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000
Misc-Contingency	66	33	34	34	4,009	236	1,056	2,404	31	234	64	400	8,598	8,601	17,508
Holiday Lighting & Decorations	4,500	-	6,430	-	-	(200)	-	-	-	-	-	-	10,730	10,730	11,500
R&M Swales	-	250	-	-	-	-	-	-	3,600	-	-	-	3,850	3,850	30,000
Reserve - Roadways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000
Total Field	39,669	47,930	74,743	46,317	58,783	16,494	66,755	21,657	27,420	19,974	17,045	22,830	459,615	459,617	488,272
Total Expenditures	**62,169**	**78,496**	**129,011**	**78,556**	**77,108**	**46,888**	**87,290**	**35,390**	**71,978**	**44,188**	**45,662**	**32,955**	**789,693**	**789,691**	**842,995**
Excess (deficiency) of revenues Over (under) expenditures	$ (59,478)	$ (2,036)	$ 549,849	$ (42,702)	$ (52,699)	$ (25,030)	$ (68,841)	$ (24,914)	$ (61,687)	$ (39,736)	$ (42,744)	$ (30,229)	99,753	99,753	-
Fund Balance, Beginning (Oct 1, 2025)													**858,278**	**858,278**	**858,278**
Fund Balance, Ending													**$ 958,031**	**$ 958,031**	**$ 858,278**

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: LEGISLATIVE						
Account Name: P/R-Board of Supervisors						
10/22/25	511001-51101-5000	ADP00025	0		ADP Wages ADP JournalEntry 10/22/2025	1,000.00
11/24/25	511001-51101-5000	ADP00026	JE		ADP Wages ADP JournalEntry 11/24/2025	1,000.00
12/18/25	511001-51101-5000	ADP00027	JE		ADP Wages ADP JournalEntry 12/18/2025	1,000.00
01/22/26	511001-51101-5000	JE001215	JE		P/R-Board of Supervisors 01/22/2026	800.00
01/22/26	511001-51101-5000	JE001236	JE		P/R-Board of Supervisors 01/22/2026	(800.00)
01/22/26	511001-51101-5000	JE001237	JE		P/R-Board of Supervisors 01/22/2026	800.00
02/23/26	511001-51101-5000	JE001246	JE		P/R-Board of Supervisors	800.00
03/20/26	511001-51101-5000	JE001253	JE		P/R-Board of Supervisors 03/20/2026	800.00
03/23/26	511001-51101-5000	JE001254	JE		P/R-Board of Supervisors 03/23/2026	200.00
04/23/26	511001-51101-5000	JE001263	JE		ADP Wages ADP JournalEntry 04/23/2026	800.00
05/21/26	511001-51101-5000	JE001271	JE		ADP Wages ADP JournalEntry 05/21/2026	1,000.00
06/18/26	511001-51101-5000	JE001279	JE		R/C P/R-Board of Supervisors	1,000.00
07/22/26	511001-51101-5000	JE001287	JE		ADP Wages ADP JournalEntry 07/22/2026	800.00
08/20/26	511001-51101-5000	JE001291	JE		ADP Wage Pay Board	1,000.00
09/23/26	511001-51101-5000	JE001295	JE		P/R-Board of Supervisors	1,000.00
					YTD Total	11,200.00
					Annual Budget	$13,000.00
					Amount Remaining / (Budget overage)	*$1,800.00*
					% of Budget	*86.2%*
Account Name: FICA Taxes						
10/22/25	521001-51101-5000	ADP00025	JE		ER FICA ADP JournalEntry 10/22/2025	76.50
11/24/25	521001-51101-5000	ADP00026	JE		ER FICA ADP JournalEntry 11/24/2025	76.50
12/18/25	521001-51101-5000	ADP00027	JE		ER FICA ADP JournalEntry 12/18/2025	76.50
					YTD Total	229.50
					Annual Budget	$995.00
					Amount Remaining / (Budget overage)	*$765.50*
					% of Budget	*23.1%*
					Legislative Department Total:	**$11,429.50**
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: ProfServ-Arbitrage Rebate						
01/15/26	531002-51301-5000	004022	VENDOR	LLS TAX SOLUTIONS INC.	Arbitrage Services	500.00
05/14/26	531002-51301-5000	004139	VENDOR	LLS TAX SOLUTIONS INC.	May 2026- Arbitrage Services	500.00
					YTD Total	1,000.00
					Annual Budget	$500.00
					Amount Remaining / (Budget overage)	*($500.00)*
					% of Budget	*200.0%*
Account Name: ProfServ-Mgmt Consulting						
10/21/25	531027-51301-5000	160736	VENDOR	INFRAMARK LLC	Mgmt Fees OCT 25	4,375.00
11/11/25	531027-51301-5000	163514	VENDOR	INFRAMARK LLC	MGMT SVC NOV 25	4,375.00
12/01/25	531027-51301-5000	165640	VENDOR	INFRAMARK LLC	DECEMBER 25	4,375.00
01/02/26	531027-51301-5000	167764	VENDOR	INFRAMARK LLC	Jan 2026- Management Fees	4,375.00
02/02/26	531027-51301-5000	170612	VENDOR	INFRAMARK LLC	Feb 2026- Management fees	4,375.00
03/02/26	531027-51301-5000	173009	VENDOR	INFRAMARK LLC	March 2026- Management fees	4,375.00
04/01/26	531027-51301-5000	175406	VENDOR	INFRAMARK LLC	April 2026- District Invoice	4,375.00
05/01/26	531027-51301-5000	178446	VENDOR	INFRAMARK LLC	May 2026- Management fees	4,375.00
06/03/26	531027-51301-5000	180956	VENDOR	INFRAMARK LLC	June 2026- Management Fees	4,375.00
07/06/26	531027-51301-5000	183715	VENDOR	INFRAMARK LLC	July 2026- Management Contract	4,375.00
08/06/26	531027-51301-5000	186064	VENDOR	INFRAMARK LLC	Aug 2026- Management Fees	4,375.00
09/01/26	531027-51301-5000	188567	VENDOR	INFRAMARK LLC	Sept 2026- Management Services	4,375.00
					YTD Total	52,500.00
					Annual Budget	$52,500.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: ProfServ-Trustee Fees						
10/01/25	531045-51301-5000	JE001193	JE		R/C Trustees From October 2025 to March 2026	2,357.00
05/29/26	531045-51301-5000	8196776	VENDOR	U.S. BANK	Trustee Fees	2,128.07
					YTD Total	4,485.07
					Annual Budget	$4,041.00
					Amount Remaining / (Budget overage)	*($444.07)*
					% of Budget	*111.0%*
Account Name: Auditing Services						
06/26/26	532002-51301-5000	376923	VENDOR	BERGER, TOOMBS, ELAM,GAINES & FRANK	June 2026- Auditing Services	4,075.00
					YTD Total	4,075.00
					Annual Budget	$3,260.00
					Amount Remaining / (Budget overage)	*($815.00)*
					% of Budget	*125.0%*
Account Name: Postage and Freight						
10/21/25	541006-51301-5000	160736	VENDOR	INFRAMARK LLC	Mgmt Fees OCT 25	8.33
11/11/25	541006-51301-5000	163514	VENDOR	INFRAMARK LLC	MGMT SVC NOV 25	8.33
11/25/25	541006-51301-5000	164529	VENDOR	INFRAMARK LLC	Postage	3.70
12/01/25	541006-51301-5000	165640	VENDOR	INFRAMARK LLC	DECEMBER 25	8.33
12/22/25	541006-51301-5000	166671	VENDOR	INFRAMARK LLC	Nov 2025- Postage	3.70
01/02/26	541006-51301-5000	167764	VENDOR	INFRAMARK LLC	Jan 2026- Management Fees	8.33
01/20/26	541006-51301-5000	169014	VENDOR	INFRAMARK LLC	Dec 2025- Postage	5.18
02/02/26	541006-51301-5000	170612	VENDOR	INFRAMARK LLC	Feb 2026- Management fees	8.33
02/17/26	541006-51301-5000	171442	VENDOR	INFRAMARK LLC	Jan 2026- Postage	13.32
03/02/26	541006-51301-5000	173009	VENDOR	INFRAMARK LLC	March 2026- Management fees	8.33
03/13/26	541006-51301-5000	173907	VENDOR	INFRAMARK LLC	Feb 2026- District Invoice	2.96
03/13/26	541006-51301-5000	JE001257	JE		R/C INFRAMARK LLC Feb 2026-District Invoice	56.56
03/31/26	541006-51301-5000	177120	VENDOR	INFRAMARK LLC	March 2026- Postage	6.02
04/01/26	541006-51301-5000	175406	VENDOR	INFRAMARK LLC	April 2026- District Invoice	8.33
05/01/26	541006-51301-5000	178446	VENDOR	INFRAMARK LLC	May 2026- Management fees	8.33
05/14/26	541006-51301-5000	179179	VENDOR	INFRAMARK LLC	April 2026- Postage	2.96
06/03/26	541006-51301-5000	180956	VENDOR	INFRAMARK LLC	June 2026- Management Fees	8.33
06/22/26	541006-51301-5000	182423	VENDOR	INFRAMARK LLC	June 2026- Postage	3.70
07/06/26	541006-51301-5000	183715	VENDOR	INFRAMARK LLC	July 2026- Management Contract	8.33
07/21/26	541006-51301-5000	184667	VENDOR	INFRAMARK LLC	June 2026 POSTAGE	7.80
08/19/26	541006-51301-5000	187215	VENDOR	INFRAMARK LLC	Aug 2026- Postage	3.12
09/01/26	541006-51301-5000	188567	VENDOR	INFRAMARK LLC	Sept 2026- Management Services	8.33
09/23/26	541006-51301-5000	189654	VENDOR	INFRAMARK LLC	postage Sept 2026	5.46
					YTD Total	206.11
					Annual Budget	$400.00

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description		Amount
						Amount Remaining / (Budget overage)	*$193.89*
						% of Budget	*51.5%*
Account Name: Public Officials Insurance							
10/01/25	545008-51301-5000	JE001190	JE		R/C Egis Insurance & Risk Advisors FY2025-2026		2,513.00
						YTD Total	2,513.00
						Annual Budget	$2,667.00
						Amount Remaining / (Budget overage)	*$154.00*
						% of Budget	*94.2%*
Account Name: Legal Advertising							
10/09/25	548002-51301-5000	25-03144H	VENDOR	BUSINESS OBSERVER	Legal Advertising		61.25
11/06/25	548002-51301-5000	25-03475H	VENDOR	BUSINESS OBSERVER	Legal Advertisement		61.25
05/21/26	548002-51301-5000	26-01747H	VENDOR	BUSINESS OBSERVER	May 2026- Legal Advertising		85.31
06/18/26	548002-51301-5000	26-02123H	VENDOR	BUSINESS OBSERVER	June 2026- Legal Advertising		262.50
06/25/26	548002-51301-5000	26-02195H	VENDOR	BUSINESS OBSERVER	June 2026- Legal Advertising		78.75
09/03/26	548002-51301-5000	JE001297	JE		R/C BUSINESS OBSERVER LEGAL NOTICE		59.06
09/17/26	548002-51301-5000	26-03378H	VENDOR	BUSINESS OBSERVER	LEGAL NOTICE		87.50
						YTD Total	695.62
						Annual Budget	$3,000.00
						Amount Remaining / (Budget overage)	*$2,304.38*
						% of Budget	*23.2%*
Account Name: Misc-Assessment Collection Cost							
11/07/25	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2025		124.94
11/14/25	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		1,120.06
11/21/25	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		235.80
12/03/25	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		1,532.72
12/05/25	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		11,436.43
12/19/25	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		504.88
01/06/26	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		598.44
02/04/26	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		419.41
03/05/26	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		364.76
04/07/26	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		294.43
05/07/26	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		142.44
06/05/26	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		76.54
06/17/26	549070-51301-5000	ASSESSMENT	JE		Assessment distribution FY2025-2026		80.41
						YTD Total	16,931.26
						Annual Budget	$17,562.00
						Amount Remaining / (Budget overage)	*$630.74*
						% of Budget	*96.4%*
Account Name: Misc-Web Hosting							
12/02/25	549915-51301-5000	17673	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Sept 2025- GOOGLE / MSP / CLOUD BACKUP /MICROSOFT		13,236.00
12/02/25	549915-51301-5000	JE001219	JE		R/C Complete I.T. Services & Solutions Google/MSP/Cloud Backup/Microsoft		(13,236.00)
04/16/26	549915-51301-5000	INV-SS-2977	VENDOR	INNERSYNC	FY26- Website Compliance		1,552.50
08/06/26	549915-51301-5000	186064	VENDOR	INFRAMARK LLC	Aug 2026- Management Fees		8.33
						YTD Total	1,560.83
						Annual Budget	$3,500.00
						Amount Remaining / (Budget overage)	*$1,939.17*
						% of Budget	*44.6%*
Account Name: Annual District Filing Fee							
11/03/25	554007-51301-5000	JE001201	JE		R/C FLORIDACOMMERCE District Filing Fee FY2025-2026		175.00
						YTD Total	175.00
						Annual Budget	$175.00
						Amount Remaining / (Budget overage)	*$0.00*
						% of Budget	*100.0%*
					Financial And Administrative Department Total:		**$84,141.89**
DEPARTMENT NAME: LEGAL COUNSEL							
Account Name: ProfServ-Legal Services							
10/01/25	531023-51401-5000	JE001276	JE		To accrue September 2025 Legal fees for client convevience AJE#3		(3,383.00)
11/24/25	531023-51401-5000	27574	VENDOR	STRALEY ROBIN VERICKER	Legal Service OCT25		4,727.62
12/23/25	531023-51401-5000	JE001205	JE		R/C STRALEY ROBIN VERICKER Legal services from 11/10/25 thru 11/18/2025		1,372.50
01/23/26	531023-51401-5000	27870	VENDOR	STRALEY ROBIN VERICKER	Dec 2025- District Counsel		2,053.10
02/18/26	531023-51401-5000	27950	VENDOR	STRALEY ROBIN VERICKER	Jan 2026- Counsel		1,738.50
03/19/26	531023-51401-5000	28076	VENDOR	STRALEY ROBIN VERICKER	Feb 2026- District Counsel		1,769.00
04/20/26	531023-51401-5000	28308	VENDOR	STRALEY ROBIN VERICKER	March 2026- District Counsel		1,541.00
05/12/26	531023-51401-5000	28317	VENDOR	STRALEY ROBIN VERICKER	April 2026- District Counsel		1,404.50
06/17/26	531023-51401-5000	28630	VENDOR	STRALEY ROBIN VERICKER	May 2026- District Counsel		1,370.00
07/14/26	531023-51401-5000	28646	VENDOR	STRALEY ROBIN VERICKER	June 2026- District Counsel		274.50
08/18/26	531023-51401-5000	28955	VENDOR	STRALEY ROBIN VERICKER	July 2026- District Counsel		154.00
09/22/26	531023-51401-5000	29040	VENDOR	STRALEY ROBIN VERICKER	For Professional Services Rendered Through August 31, 2026		183.00
						YTD Total	13,204.72
						Annual Budget	$10,000.00
						Amount Remaining / (Budget overage)	*($3,204.72)*
						% of Budget	*132.0%*
					Legal Counsel Department Total:		**$13,204.72**
DEPARTMENT NAME: COMPREHENSIVE PLANNING							
Account Name: ProfServ-Engineering							
11/04/25	531013-51501-5000	32756	VENDOR	BGE	ENGINEERING SERVICE		3,044.49
12/09/25	531013-51501-5000	35045	VENDOR	BGE	Nov 2025- District Engineer		3,792.50
01/08/26	531013-51501-5000	JE001231	JE		BGE Jan 2026 District Engineer		5,841.41
02/03/26	531013-51501-5000	38637	VENDOR	BGE	Jan 2026- District Engineer		3,414.32
02/27/26	531013-51501-5000	40340	VENDOR	BGE	Feb 2026- District Engineer		4,223.25
04/10/26	531013-51501-5000	42871	VENDOR	BGE	March 2026- District Engineer		707.62
05/14/26	531013-51501-5000	44483	VENDOR	BGE	April 2026- District Engineer		1,129.81
06/08/26	531013-51501-5000	47199	VENDOR	BGE	May 2026- District Engineer		9,751.80
07/14/26	531013-51501-5000	48560	VENDOR	BGE	June 2026- District Engineer		6,120.25
08/06/26	531013-51501-5000	50878	VENDOR	BGE	July 2026- District Engineer		1,373.75
08/31/26	531013-51501-5000	52394	VENDOR	BGE	Aug 2026- District Engineer		764.43
						YTD Total	40,163.63
						Annual Budget	$25,000.00
						Amount Remaining / (Budget overage)	*($15,163.63)*
						% of Budget	*160.7%*

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Comprehensive Planning Department Total:	**$40,163.63**

DEPARTMENT NAME: OTHER PUBLIC SAFETY

Account Name: Contracts-Security Services

10/01/25	534037-52901-5000	JE001192	JE		R/C ENvera Alarm Monitoring Systems October 2025	2,213.00
11/17/25	534037-52901-5000	JE001226	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Security Access Sticker Order	2,130.00
11/24/25	534037-52901-5000	18335	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Gate - Onsite Onboarding	1,980.00
12/02/25	534037-52901-5000	18529	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Gates Eagle Eye Monthly Brivo	367.00
12/02/25	534037-52901-5000	18527	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Eagle Eye License Plate Recognition	193.00
12/02/25	534037-52901-5000	JE001206	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Gates Eagle Eye Monthly Brivo	(367.00)
12/02/25	534037-52901-5000	JE001207	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Eagle Eye License Plate Recognition	(193.00)
12/02/25	534037-52901-5000	JE001219	JE		R/C Complete I.T. Services & Solutions Google/MSP/Cloud Backup/Microsoft	13,236.00
12/02/25	534037-52901-5000	JE001207	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Eagle Eye License Plate Recognition	193.00
12/02/25	534037-52901-5000	JE001206	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Gates Eagle Eye Monthly Brivo	367.00
12/11/25	534037-52901-5000	JE001220	JE		R/C Complete I.T. Services & Solutions Dec 2025 Windshield Tags	1,080.00
12/15/25	534037-52901-5000	JE001221	JE		R/C Complete I.T. Services & Solutions Dec 2025 Windshield Tags	1,080.00
12/31/25	534037-52901-5000	ACCRUAL	JE		Accrue Envera - Alarm Monitoring December 2025	2,213.00
01/01/26	534037-52901-5000	ACCRUAL	JE		Accrue Envera - Alarm Monitoring December 2025	(2,213.00)
01/01/26	534037-52901-5000	JE001234	JE		R/C Complete I.T. Services & Solutions Eagle Eye License	367.00
01/26/26	534037-52901-5000	JE001250	JE		R/C COMPLTE I.T. SERVICES & SOLUTIONS Jan. 2026-Gates	372.51
02/01/26	534037-52901-5000	19091	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Feb 2026- Security Services	367.00
02/10/26	534037-52901-5000	19140	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Jan 2026- Sticker Mailing	30.00
02/10/26	534037-52901-5000	18851	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Jan 2026- Sticker Mailing	105.00
02/10/26	534037-52901-5000	19139	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Jan 2026- Sticker Mailing	90.00
02/16/26	534037-52901-5000	19141	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Feb 2026- Sticker Mailing	90.00
03/01/26	534037-52901-5000	19408	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	March 2026- Complete IT	367.00
04/01/26	534037-52901-5000	19692	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	April 2026- Security Services- CompleteIT	367.00
04/06/26	534037-52901-5000	19711	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	March 2026- Sticker Mailing	15.00
04/06/26	534037-52901-5000	19715	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	April 2026- Sticker Mailing	15.00
04/20/26	534037-52901-5000	19782	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	April 2026- Sticker Mailing	60.00
05/01/26	534037-52901-5000	19997	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	May 2026- Security services	367.00
06/01/26	534037-52901-5000	20292	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	June 2026- Security services	367.00
07/01/26	534037-52901-5000	20616	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	July 2026- Complete IT	367.00
07/31/26	534037-52901-5000	20757	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	July 2026- Gate stickers	30.00
08/01/26	534037-52901-5000	20925	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Aug 2026- Complete IT	367.00
08/12/26	534037-52901-5000	20983	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Aug 2026- Stickers	30.00
09/01/26	534037-52901-5000	21253	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Sept 2026- Complete IT	367.00
09/02/26	534037-52901-5000	21284	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	SEP2026- Stickers	30.00
09/23/26	534037-52901-5000	21401	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	sticker for gate Sept 2026	15.00
09/28/26	534037-52901-5000	21415	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	ASSIGNED PRE-PURCHASED CREDENTIALS Sept 2026	30.00
					YTD Total	26,494.51
					Annual Budget	$30,770.00
					Amount Remaining / (Budget overage)	*$4,275.49*
					% of Budget	*86.1%*

Account Name: Communication - Telephone

10/01/25	541003-52901-5000	JE001194	JE		R/C Frontier period billing Sep 22 - Oct 21, 2025	155.48
11/01/25	541003-52901-5000	102225-2135 ACH	VENDOR	FRONTIER	10/22-11/21/25	165.48
11/24/25	541003-52901-5000	112225-50135 ACH	VENDOR	FRONTIER	11/22-12/21/25	165.48
11/24/25	541003-52901-5000	JE001212	JE		FRONTIER ACH PR BILL 11/22/25-12/21/25	(165.48)
12/01/25	541003-52901-5000	JE001213	JE		FRONTIER ACH PR BILL 11/22/25-12/21/25	165.48
01/01/26	541003-52901-5000	122225-02315-ACH	VENDOR	FRONTIER	12/22-/25-01/21/26	165.48
01/01/26	541003-52901-5000	122225-502135	VENDOR	FRONTIER	Billing Period 12/22-01/21/2026	165.48
01/01/26	541003-52901-5000	JE001238	JE		R/C FRONTIER Billing Period 12/22/25-01/21/2026	(165.48)
01/02/26	541003-52901-5000	JE001249	JE		R/C FRONTIER 12/22/25-01/21/2026	165.51
01/02/26	541003-52901-5000	JE001249	VENDOR	FRONTIER	Credit Memo 000060	(165.51)
02/02/26	541003-52901-5000	012226-502135 ACH	VENDOR	FRONTIER	Jan 22 - Feb 21, 2026	165.48
03/23/26	541003-52901-5000	022226-2135-ACH	VENDOR	FRONTIER	02/22-03/21/26	165.48
04/01/26	541003-52901-5000	032226-02135-ACH	VENDOR	FRONTIER	3/22-4/21/26	165.48
05/18/26	541003-52901-5000	042226-2135-ACH	VENDOR	FRONTIER	4/22-5/21/26	165.48
06/01/26	541003-52901-5000	052226-2135-ACH	VENDOR	FRONTIER	5/22-6/21/26	165.48
06/15/26	541003-52901-5000	052226-02135-ACH	VENDOR	FRONTIER	Frontier 6/13-07/12/26	165.48
06/15/26	541003-52901-5000	JE001281	JE		R/C FRONTIER PR BILLING 06/13-07/12/26	(165.48)
07/01/26	541003-52901-5000	062226-0213-ACH	VENDOR	FRONTIER	Frontier- 06/22-07/21/26	165.48
07/01/26	541003-52901-5000	052226-02135-ACH	VENDOR	FRONTIER	Credit Memo 000063	(165.48)
07/22/26	541003-52901-5000	072226-50213-ACH	VENDOR	FRONTIER	SVC 07/22-08/21/26	165.48
07/31/26	541003-52901-5000	JE001289	JE		R/C FRONTIER PR BILLING 06/13-07/12/26	165.48
08/03/26	541003-52901-5000	072226-0213-ACH	VENDOR	FRONTIER	Frontier- 07/22-08/21/26	165.48
09/04/26	541003-52901-5000	082226-0213-ACH	VENDOR	FRONTIER	SVC 08/22-09/21/26	165.48
09/22/26	541003-52901-5000	092226-2135	VENDOR	FRONTIER	SVC 09/22-10/21/26	165.48
					YTD Total	2,306.72
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*($306.72)*
					% of Budget	*115.3%*

Account Name: R&M-Gate

12/02/25	546034-52901-5000	JE001206	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Gates Eagle Eye Monthly Brivo	367.00
12/02/25	546034-52901-5000	JE001207	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Eagle Eye License Plate Recognition	193.00
12/02/25	546034-52901-5000	JE001207	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Eagle Eye License Plate Recognition	(193.00)
12/02/25	546034-52901-5000	JE001206	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Gates Eagle Eye Monthly Brivo	(367.00)
12/11/25	546034-52901-5000	18555	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Dec 2025- Windshield Tags	1,080.00
12/11/25	546034-52901-5000	JE001220	JE		R/C Complete I.T. Services & Solutions Dec 2025 Windshield Tags	(1,080.00)
12/15/25	546034-52901-5000	18573	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Dec 2025- Windshield Tags	1,080.00
12/15/25	546034-52901-5000	JE001221	JE		R/C Complete I.T. Services & Solutions Dec 2025 Windshield Tags	(1,080.00)
12/29/25	546034-52901-5000	18638	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Dec 2025- Gate repairs	480.00
01/01/26	546034-52901-5000	18829	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Jan 2026- Complete IT	367.00
01/01/26	546034-52901-5000	JE001234	JE		R/C Complete I.T. Services & Solutions Eagle Eye License	(367.00)
01/26/26	546034-52901-1000	18528	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Jan 2026- Gates	372.51
01/26/26	546034-52901-5000	JE001250	JE		R/C COMPLTE I.T. SERVICES & SOLUTIONS Jan. 2026-Gates	(372.51)
02/02/26	546034-52901-5000	1164994	VENDOR	INFRAMARK LLC	Jan 2026- Painting Four (4) Poles at the main entrance.	200.00
05/11/26	546034-52901-5000	20048	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	May 2026- Stickers	60.00
06/05/26	546034-52901-5000	1168413	VENDOR	INFRAMARK LLC	June 2026- Entry gate repairs	650.00
06/08/26	546034-52901-5000	20331	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	June 2026- Complete IT	45.00
06/15/26	546034-52901-5000	20382	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	June 2026- Complete IT	15.00
06/22/26	546034-52901-5000	20415	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	June 2026- Gate stickers	15.00
06/25/26	546034-52901-5000	1168787	VENDOR	INFRAMARK LLC	June 2026- Back gate maintenance	125.00
07/02/26	546034-52901-5000	20640	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	June 2026- Stickers	60.00
07/14/26	546034-52901-5000	20673	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	July 2026- Gate stickers	45.00
08/14/26	546034-52901-5000	20995	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Aug 2026- Gate repairs	8,358.31
08/14/26	546034-52901-5000	20994	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Aug 2026- Gate repairs- Tech Labor	330.00
08/24/26	546034-52901-5000	21073	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	WEEK OF 8/17/26	60.00

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
09/21/26	546034-52901-5000	21387	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	SEP 2026- Gate repairs- Tech Labor	330.00
09/21/26	546034-52901-5000	21388	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Sep 2026- Gate repairs- Tech Labor	330.00
					YTD Total	11,103.31
					Annual Budget	$5,000.00
					Amount Remaining / (Budget overage)	*($6,103.31)*
					% of Budget	*222.1%*
					Other Public Safety Department Total:	**$39,904.54**

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - General

10/31/25	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE October	1,006.00
11/01/25	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE October	(1,006.00)
11/01/25	543001-53100-5000	111215 ACH	VENDOR	TAMPA ELECTRIC	9/18-10/16/25	303.42
11/30/25	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE November 2025	1,006.00
12/01/25	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE November 2025	(1,006.00)
12/01/25	543001-53100-5000	121225-ACH	VENDOR	TAMPA ELECTRIC	Electric - 10/17-11/17/25	315.14
12/31/25	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE December 2025	1,006.00
01/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE December 2025	(1,006.00)
01/01/26	543001-53100-5000	011326 ACH	VENDOR	TAMPA ELECTRIC	11/18-12/17/25	388.47
01/26/26	543001-53100-5000	021626ACH	VENDOR	TAMPA ELECTRIC	12/18/25-01/20/26	376.58
01/31/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE January 2026	400.00
02/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE January 2026	(400.00)
02/28/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE February 2026	400.00
03/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE February 2026	(400.00)
03/02/26	543001-53100-5000	0301726-ACH	VENDOR	TAMPA ELECTRIC	1/21-2/18/26	252.19
03/25/26	543001-53100-5000	032526-7494-ACH	VENDOR	TAMPA ELECTRIC	2/16-3/19/25	37.31
03/25/26	543001-53100-5000	032526-6409-ACH	VENDOR	TAMPA ELECTRIC	02/19-03/19/26	334.83
03/25/26	543001-53100-5000	032526-8278-ACH	VENDOR	TAMPA ELECTRIC	2/16-3/19/25	313.78
03/25/26	543001-53100-5000	032526-7700-ACH	VENDOR	TAMPA ELECTRIC	2/16-3/19/25	194.88
03/25/26	543001-53100-5000	032526-8138-ACH	VENDOR	TAMPA ELECTRIC	2/16-3/19/25	31.50
03/31/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE March 2026	400.00
04/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE March 2026	(400.00)
04/01/26	543001-53100-5000	032526-67494-ACH	VENDOR	TAMPA ELECTRIC	02/19-03/19/26	37.31
04/24/26	543001-53100-5000	042426-4931-ACH	VENDOR	TAMPA ELECTRIC	03/20-04/20/26	1,450.95
04/24/26	543001-53100-5000	042426-7494-ACH	VENDOR	TAMPA ELECTRIC	03/20-04/20/26	36.70
04/24/26	543001-53100-5000	042426-042426-ACH	VENDOR	TAMPA ELECTRIC	03/20-04/20/26	195.68
04/24/26	543001-53100-5000	042426-8138-ACH	VENDOR	TAMPA ELECTRIC	03/20-04/20/26	24.90
04/24/26	543001-53100-5000	042426-8278-ACH	VENDOR	TAMPA ELECTRIC	03/20-04/20/26	313.78
04/24/26	543001-53100-5000	042426-6409-ACH	VENDOR	TAMPA ELECTRIC	04/24-05/15/26	334.83
04/30/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE APRIL 2026	400.00
05/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE APRIL 2026	(400.00)
05/31/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE MAY 2026	400.00
06/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE MAY 2026	(400.00)
06/02/26	543001-53100-5000	052626-8138-ACH	VENDOR	TAMPA ELECTRIC	04/21-05/29/26	22.53
06/02/26	543001-53100-5000	052626-7494-ACH	VENDOR	TAMPA ELECTRIC	04/21-05/29/26	44.53
06/02/26	543001-53100-5000	052626-7700-ACH	VENDOR	TAMPA ELECTRIC	04/21-05/29/26	245.58
06/24/26	543001-53100-5000	062426-8138-ACH	VENDOR	TAMPA ELECTRIC	TECO- 5/20-6/18	23.08
06/24/26	543001-53100-5000	062426-7700-ACH	VENDOR	TAMPA ELECTRIC	TECO- 5/20-6/18	363.21
06/24/26	543001-53100-5000	062426-7494-ACH	VENDOR	TAMPA ELECTRIC	TECO- 5/20-6/18	41.55
06/30/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JUNE 2026	400.00
07/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JUNE 2026	(400.00)
07/01/26	543001-53100-5000	032526-7494-ACH	VENDOR	TAMPA ELECTRIC	Credit Memo 000064	(37.31)
07/16/26	543001-53100-5000	CR062426-7700	VENDOR	TAMPA ELECTRIC	Credit Memo 000065	(320.78)
07/24/26	543001-53100-5000	072426-8138-ACH 1	VENDOR	TAMPA ELECTRIC	SERVICE 06/19/26 - 07/20/26	24.38
07/24/26	543001-53100-5000	072426-6409-ACH 1	VENDOR	TAMPA ELECTRIC	SERVICE 06/19/26 - 07/20/26	334.83
07/24/26	543001-53100-5000	072426-7494-ACH 1	VENDOR	TAMPA ELECTRIC	SERVICE 06/19/26 - 07/20/26	47.97
07/24/26	543001-53100-5000	072426-7700-ACH 1	VENDOR	TAMPA ELECTRIC	SERVICE 06/19/26 - 07/26/26	365.90
07/31/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JULY 2026	400.00
08/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JULY 2026	(400.00)
08/31/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE AUGUST 2026	400.00
08/31/26	543001-53100-5000	082426-8138	VENDOR	TAMPA ELECTRIC	TECO- 7/21-8/18	21.90
09/01/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE AUGUST 2026	(400.00)
09/01/26	543001-53100-5000	082426-8138-ACH	VENDOR	TAMPA ELECTRIC	SVC 07/21-08/18/26	22.80
09/01/26	543001-53100-5000	082426-7700-ACH	VENDOR	TAMPA ELECTRIC	SVC 07/21-08/18/26	268.77
09/01/26	543001-53100-5000	082426-7494-ACH	VENDOR	TAMPA ELECTRIC	SVC 07/21-08/18/26	44.00
09/30/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE SEPTEMBER 2026	400.00
					YTD Total	6,855.19
					Annual Budget	$12,075.00
					Amount Remaining / (Budget overage)	*$5,219.81*
					% of Budget	*56.8%*

Account Name: Electricity - Streetlights

10/31/25	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE October	9,583.00
11/01/25	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE October	(9,583.00)
11/01/25	543013-53100-5000	111215 ACH	VENDOR	TAMPA ELECTRIC	9/18-10/16/25	8,750.46
11/30/25	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE November 2025	9,583.00
12/01/25	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE November 2025	(9,583.00)
12/01/25	543013-53100-5000	121225-ACH	VENDOR	TAMPA ELECTRIC	Electric - 10/17-11/17/25	8,750.46
12/31/25	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE December 2025	9,583.00
01/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE December 2025	(9,583.00)
01/01/26	543013-53100-5000	011326 ACH	VENDOR	TAMPA ELECTRIC	11/18-12/17/25	8,750.46
01/26/26	543013-53100-5000	021626ACH	VENDOR	TAMPA ELECTRIC	12/18/25-01/20/26	8,754.05
01/28/26	543013-53100-5000	01326 ACH CM	VENDOR	TAMPA ELECTRIC	Credit Memo 000058	(339.12)
01/28/26	543013-53100-5000	JE001251	JE		R/C 01326 ACH TAMPA ELECTRIC Credit Memo 00058	339.12
01/29/26	543013-53100-5000	011326 CM	VENDOR	TAMPA ELECTRIC	Credit Memo 000057	(339.12)
01/29/26	543013-53100-5000	01326 ACH	VENDOR	TAMPA ELECTRIC	Invoice 003873	339.12
01/31/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE January 2026	8,750.00
02/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE January 2026	(8,750.00)
02/28/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE February 2026	8,750.00
03/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE February 2026	(8,750.00)
03/02/26	543013-53100-5000	0301726-ACH	VENDOR	TAMPA ELECTRIC	1/21-2/18/26	8,754.11
03/25/26	543013-53100-5000	032526-7916-ACH	VENDOR	TAMPA ELECTRIC	2/16-3/19/25	7,289.84
03/25/26	543013-53100-5000	032526-4931-ACH	VENDOR	TAMPA ELECTRIC	2/16-3/19/25	1,450.95
03/31/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE March 2026	8,750.00
04/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE March 2026	(8,750.00)
04/13/26	543013-53100-5000	042426-7916-ACH	VENDOR	TAMPA ELECTRIC	03/20-04/20/26	7,289.84
04/30/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE APRIL 2026	8,750.00
05/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE APRIL 2026	(8,750.00)
05/31/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE MAY 2026	8,750.00
06/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE MAY 2026	(8,750.00)
06/01/26	543013-53100-5000	052626-8278-ACH	VENDOR	TAMPA ELECTRIC	04/21-05/19/26	313.78

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
06/02/26	543013-53100-5000	052626-7916-ACH	VENDOR	TAMPA ELECTRIC	04/21-05/29/26	7,289.84
06/02/26	543013-53100-5000	052626-6409-ACH	VENDOR	TAMPA ELECTRIC	04/21-05/29/26	334.83
06/02/26	543013-53100-5000	052626-4931-ACH	VENDOR	TAMPA ELECTRIC	04/21-05/29/26	1,450.95
06/24/26	543013-53100-5000	062426-6409-ACH	VENDOR	TAMPA ELECTRIC	service date 5/20-6/18/26	334.83
06/24/26	543013-53100-5000	062426-7916-ACH	VENDOR	TAMPA ELECTRIC	TECO- 5/20-6/18	7,289.84
06/24/26	543013-53100-5000	062426-8278-ACH	VENDOR	TAMPA ELECTRIC	TECO- 5/20-6/18	313.78
06/25/26	543013-53100-5000	062426-4931-ACH	VENDOR	TAMPA ELECTRIC	TECO- 5/20-6/18	1,450.95
06/30/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JUNE 2026	8,750.00
07/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JUNE 2026	(8,750.00)
07/24/26	543013-53100-5000	072426-8278-ACH 1	VENDOR	TAMPA ELECTRIC	SERVICE 06/19/26 - 07/20/26	313.78
07/24/26	543013-53100-5000	072426-7916-ACH 1	VENDOR	TAMPA ELECTRIC	SERVICE 06/19/26 - 07/20/26	7,289.84
07/24/26	543013-53100-5000	072426-4931-ACH 1	VENDOR	TAMPA ELECTRIC	SERVICE 06/19/26 - 07/20/26	1,450.95
07/31/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JULY 2026	8,750.00
08/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE JULY 2026	(8,750.00)
08/31/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE AUGUST 2026	8,750.00
08/31/26	543013-53100-5000	082426-7916	VENDOR	TAMPA ELECTRIC	TECO- 7/21-8/18	7,254.07
08/31/26	543013-53100-5000	082426-4931	VENDOR	TAMPA ELECTRIC	TECO- 7/21-8/18	1,444.19
08/31/26	543013-53100-5000	082426-6409	VENDOR	TAMPA ELECTRIC	TECO- 7/21-8/18	333.28
09/01/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE AUGUST 2026	(8,750.00)
09/01/26	543013-53100-5000	082426-8278-ACH	VENDOR	TAMPA ELECTRIC	SVC 07/21-08/18/26	311.70
09/30/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE SEPTEMBER 2026	8,750.00
					YTD Total	105,716.78
					Annual Budget	$114,999.96
					Amount Remaining / (Budget overage)	*$9,283.18*
					% of Budget	*91.9%*
					Electric Utility Services Department Total:	**$112,571.97**

DEPARTMENT NAME: FLOOD CONTROL/STORMWATER MGMT

Account Name: Contracts-Aquatic Control

10/01/25	534067-53801-5000	10238-B	VENDOR	SITEX AQUATICS LLC	Pond Maintenance - 10-2025	1,335.00
11/01/25	534067-53801-5000	10354-B	VENDOR	SITEX AQUATICS LLC	Aquatic Maintenance NOV 25	1,335.00
12/01/25	534067-53801-5000	10453-B	VENDOR	SITEX AQUATICS LLC	Monthly Maintenance DEC 25	1,335.00
01/01/26	534067-53801-5000	10554-B	VENDOR	SITEX AQUATICS LLC	Jan 2026- Aquatics	1,335.00
01/01/26	534067-53801-5000	10576-B	VENDOR	SITEX AQUATICS LLC	Jan 2026- Aquatics	250.00
01/01/26	534067-53801-5000	JE001230	JE		R/C SITEX AQUATICS LLC Fountain Maintenance 01/31/2026	(250.00)
02/01/26	534067-53801-5000	10661-B	VENDOR	SITEX AQUATICS LLC	Feb 2026- Aquatic Maintenance	1,335.00
03/31/26	534067-53801-5000	ACCRUAL	JE		Accrue Contracts-Aquatic Control March 2026	1,335.00
03/31/26	534067-53801-5000	10767-B	VENDOR	SITEX AQUATICS LLC	March 2026- Aquatics	1,335.00
04/01/26	534067-53801-5000	ACCRUAL	JE		Accrue Contracts-Aquatic Control March 2026	(1,335.00)
04/30/26	534067-53801-5000	ACCRUAL	JE		Accrue Contracts-Aquatic Control APRIL 2026	1,335.00
05/01/26	534067-53801-5000	ACCRUAL	JE		Accrue Contracts-Aquatic Control APRIL 2026	(1,335.00)
05/01/26	534067-53801-5000	10968-B	VENDOR	SITEX AQUATICS LLC	April 2026- Aquatics	1,375.05
05/26/26	534067-53801-5000	11071-B	VENDOR	SITEX AQUATICS LLC	May 2026- Aquatics	1,375.05
06/01/26	534067-53801-5000	11192-B	VENDOR	SITEX AQUATICS LLC	June 2026- Aquatics	1,375.05
06/09/26	534067-53801-5000	10889-B	VENDOR	SITEX AQUATICS LLC	lake maintenance	250.00
06/09/26	534067-53801-5000	JE001280	JE		R/C SITEX AQUATICS LLC LAKE MAINTENANCE	(250.00)
07/01/26	534067-53801-5000	11304-B	VENDOR	SITEX AQUATICS LLC	July 2026- Aquatics	1,375.05
08/01/26	534067-53801-5000	11322-B	VENDOR	SITEX AQUATICS LLC	Aug 2026- Aquatics	1,375.05
08/14/26	534067-53801-5000	11226-B	VENDOR	SITEX AQUATICS LLC	DATA COLLECTION AND REPORTING JUNE SVC	250.00
08/14/26	534067-53801-5000	JE001292	JE		R/C SITEX AQUATICS LLC DATA COLLECTION AND REPORTING JUNE SVC	(250.00)
09/01/26	534067-53801-5000	11424-B	VENDOR	SITEX AQUATICS LLC	Sept 2026- Aquatics	1,375.05
					YTD Total	16,260.30
					Annual Budget	$18,423.00
					Amount Remaining / (Budget overage)	*$2,162.70*
					% of Budget	*88.3%*

Account Name: Contracts-Wetland Maintenance

10/01/25	534133-53801-5000	INV-4989	VENDOR	LAKE BROTHERS LLC	WETLAND MITIGATION OCT 2025	950.00
11/01/25	534133-53801-5000	INV-5259	VENDOR	LAKE BROTHERS LLC	WETLAND MITIGATION NOV 25	950.00
12/01/25	534133-53801-5000	INV-5519	VENDOR	LAKE BROTHERS LLC	Wetland/Mitigation Maintenance DEC 25	950.00
01/01/26	534133-53801-5000	INV-5779	VENDOR	LAKE BROTHERS LLC	Jan 2026- Wetland Maint	950.00
02/01/26	534133-53801-5000	INV-6023	VENDOR	LAKE BROTHERS LLC	Feb 2026- Wetland Maintenance	950.00
03/01/26	534133-53801-5000	INV-6282	VENDOR	LAKE BROTHERS LLC	March 2026- wetland/mitigation maintenance	950.00
04/01/26	534133-53801-5000	INV-6546	VENDOR	LAKE BROTHERS LLC	April 2026- Wetland/mitigation	950.00
05/01/26	534133-53801-5000	INV-6855	VENDOR	LAKE BROTHERS LLC	May 2026- Wetland/mitigation	950.00
06/01/26	534133-53801-5000	INV-7094	VENDOR	LAKE BROTHERS LLC	June 2026- Wetland/mitigation	950.00
07/01/26	534133-53801-5000	INV-7445	VENDOR	LAKE BROTHERS LLC	July 2026- Wetland/mitigation maintenance	950.00
08/01/26	534133-53801-5000	INV-7749	VENDOR	LAKE BROTHERS LLC	Aug 2026- wetland/mitigation maintenance	950.00
09/01/26	534133-53801-5000	INV-8044	VENDOR	LAKE BROTHERS LLC	Sept 2026- wetland/mitigation maintenance	950.00
					YTD Total	11,400.00
					Annual Budget	$19,205.00
					Amount Remaining / (Budget overage)	*$7,805.00*
					% of Budget	*59.4%*

Account Name: R&M-Fountain

10/01/25	546032-53801-5000	10263-B	VENDOR	SITEX AQUATICS LLC	Fountain Maintenance - 10-2025	250.00
01/01/26	546032-53801-5000	JE001230	JE		R/C SITEX AQUATICS LLC Fountain Maintenance 01/31/2026	250.00
06/09/26	546032-53801-5000	JE001280	JE		R/C SITEX AQUATICS LLC LAKE MAINTENANCE	250.00
08/14/26	546032-53801-5000	JE001292	JE		R/C SITEX AQUATICS LLC DATA COLLECTION AND REPORTING JUNE SVC	250.00
					YTD Total	1,000.00
					Annual Budget	$5,750.00
					Amount Remaining / (Budget overage)	*$4,750.00*
					% of Budget	*17.4%*
					Flood Control/Stormwater Mgmt Department Total:	**$28,660.30**

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management

10/21/25	531016-53901-5000	160736	VENDOR	INFRAMARK LLC	Mgmt Fees OCT 25	525.00
11/11/25	531016-53901-5000	163514	VENDOR	INFRAMARK LLC	MGMT SVC NOV 25	525.00
12/01/25	531016-53901-5000	165640	VENDOR	INFRAMARK LLC	DECEMBER 25	525.00
01/02/26	531016-53901-5000	167764	VENDOR	INFRAMARK LLC	Jan 2026- Management Fees	525.00
02/02/26	531016-53901-5000	170612	VENDOR	INFRAMARK LLC	Feb 2026- Management fees	525.00
03/02/26	531016-53901-5000	173009	VENDOR	INFRAMARK LLC	March 2026- Management fees	525.00
04/01/26	531016-53901-5000	175406	VENDOR	INFRAMARK LLC	April 2026- District Invoice	525.00
05/01/26	531016-53901-5000	178446	VENDOR	INFRAMARK LLC	May 2026- Management fees	525.00
06/03/26	531016-53901-5000	180956	VENDOR	INFRAMARK LLC	June 2026- Management Fees	525.00
07/06/26	531016-53901-5000	183715	VENDOR	INFRAMARK LLC	July 2026- Management Contract	525.00

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
08/06/26	531016-53901-5000	186064	VENDOR	INFRAMARK LLC	Aug 2026- Management Fees	525.00
09/01/26	531016-53901-5000	188567	VENDOR	INFRAMARK LLC	Sept 2026- Management Services	525.00
					YTD Total	6,300.00
					Annual Budget	$6,300.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: Contracts-Fountain						
					YTD Total	-
					Annual Budget	$2,499.96
					Amount Remaining / (Budget overage)	*$2,499.96*
					% of Budget	*0.0%*
Account Name: Contracts-Landscape						
10/01/25	534050-53901-5000	49335	VENDOR	CROWDER'S LANDSCAPING, INC	MONTHLY MAINTENANCE 10-2025	13,611.00
11/03/25	534050-53901-5000	49431	VENDOR	CROWDER'S LANDSCAPING, INC	MONTHLY MAINTENANCE	13,611.00
12/01/25	534050-53901-5000	49530	VENDOR	CROWDER'S LANDSCAPING, INC	Monthly Maintenance	13,611.00
01/05/26	534050-53901-5000	49623	VENDOR	CROWDER'S LANDSCAPING, INC	Jan 2026- Landscape Contract	13,611.00
02/02/26	534050-53901-5000	49715	VENDOR	CROWDER'S LANDSCAPING, INC	Feb 2026- Landscape contract	13,611.00
03/02/26	534050-53901-5000	49810	VENDOR	CROWDER'S LANDSCAPING, INC	March 2026- Landscape Contract	13,611.00
04/01/26	534050-53901-5000	49902	VENDOR	CROWDER'S LANDSCAPING, INC	April 2026- Landscape Contract	13,611.00
05/01/26	534050-53901-5000	65930	VENDOR	CROWDER'S LANDSCAPING, INC	March 2026- Debris Removal	500.00
05/01/26	534050-53901-5000	49996	VENDOR	CROWDER'S LANDSCAPING, INC	May 2026- Landscape Contract	13,611.00
06/04/26	534050-53901-5000	1034	VENDOR	CROWDER'S LANDSCAPING, INC	June 2026- Stress Guard	13,611.00
06/04/26	534050-53901-5000	1158	VENDOR	CROWDER'S LANDSCAPING, INC	June 2026- Landscape Contract	5,550.00
07/01/26	534050-53901-5000	1480	VENDOR	CROWDER'S LANDSCAPING, INC	July 2026- Landscape Maintenance	13,611.00
08/04/26	534050-53901-5000	1649	VENDOR	CROWDER'S LANDSCAPING, INC	Aug 2026- Landscape contract	13,611.00
09/01/26	534050-53901-5000	1845	VENDOR	CROWDER'S LANDSCAPING, INC	Sept 2026- Landscape Services	13,611.00
					YTD Total	169,382.00
					Annual Budget	$181,608.00
					Amount Remaining / (Budget overage)	*$12,226.00*
					% of Budget	*93.3%*
Account Name: Insurance - Property						
10/01/25	545001-53901-5000	JE001190	JE		R/C Egis Insurance & Risk Advisors FY2025-2026	4,696.00
					YTD Total	4,696.00
					Annual Budget	$5,211.00
					Amount Remaining / (Budget overage)	*$515.00*
					% of Budget	*90.1%*
Account Name: Insurance - General Liability						
10/01/25	545002-53901-5000	JE001190	JE		R/C Egis Insurance & Risk Advisors FY2025-2026	3,838.00
					YTD Total	3,838.00
					Annual Budget	$4,345.00
					Amount Remaining / (Budget overage)	*$507.00*
					% of Budget	*88.3%*
Account Name: Insurance - Crime						
10/01/25	545013-53901-5000	30373	VENDOR	EGIS INSURANCE ADVISORS, LLC	Crime was added to this policy at renewal,Policy #100125610 10/01/2025-10/01/2026	500.00
					YTD Total	500.00
					Annual Budget	$500.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: R&M-Entry Feature						
12/30/25	546021-53901-5000	JE001209	JE		R/C WILMAUMA FENCING Dec 2025 Fencing	5,436.00
					YTD Total	5,436.00
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*($3,436.00)*
					% of Budget	*271.8%*
Account Name: R&M-Irrigation						
10/24/25	546041-53901-5000	65528	VENDOR	CROWDER'S LANDSCAPING, INC	Irrigation Repairs	700.00
10/28/25	546041-53901-5000	65558	VENDOR	CROWDER'S LANDSCAPING, INC	Irrigation Repairs	160.00
10/28/25	546041-53901-5000	65555	VENDOR	CROWDER'S LANDSCAPING, INC	Irrigation Relocation	6,422.00
10/31/25	546041-53901-5000	65442	VENDOR	CROWDER'S LANDSCAPING, INC	Irrigation Repairs	927.40
11/06/25	546041-53901-5000	65584	VENDOR	CROWDER'S LANDSCAPING, INC	Irrigation Repairs	156.00
11/24/25	546041-53901-5000	65616	VENDOR	CROWDER'S LANDSCAPING, INC	Irrigation Repair	300.00
12/01/25	546041-53901-5000	65643	VENDOR	CROWDER'S LANDSCAPING, INC	Monthly Irrigation Inspection	382.50
12/17/25	546041-53901-5000	65679	VENDOR	CROWDER'S LANDSCAPING, INC	Dec 2025- Drip Line Repair	113.30
01/08/26	546041-53901-5000	65704	VENDOR	CROWDER'S LANDSCAPING, INC	Jan 2026- Irrigation Repairs	468.65
03/06/26	546041-53901-5000	65815	VENDOR	CROWDER'S LANDSCAPING, INC	Feb 2026- Irrigation repairs	478.00
03/10/26	546041-53901-5000	65824	VENDOR	CROWDER'S LANDSCAPING, INC	March 2026- Irrigation repairs	26.00
03/23/26	546041-53901-5000	65860	VENDOR	CROWDER'S LANDSCAPING, INC	March 2026- Irrigation repairs	617.50
04/02/26	546041-53901-5000	65892	VENDOR	CROWDER'S LANDSCAPING, INC	April 2026- Irrigation repairs	1,224.00
04/21/26	546041-53901-5000	65935	VENDOR	CROWDER'S LANDSCAPING, INC	April 2026- Irrigation repairs	389.00
04/27/26	546041-53901-5000	65972	VENDOR	CROWDER'S LANDSCAPING, INC	April 2026- : Replace Faulted Hunter Decoder	335.00
05/13/26	546041-53901-5000	66039	VENDOR	CROWDER'S LANDSCAPING, INC	May 2026- Irrigation Repairs	554.50
05/20/26	546041-53901-5000	66064	VENDOR	CROWDER'S LANDSCAPING, INC	May 2026- Irrigation repairs	497.00
06/02/26	546041-53901-5000	1373	VENDOR	IRRIGATION TECHNICAL SERVICES, INC	Site evaluation and report presentation	25,100.00
06/05/26	546041-53901-5000	1345	VENDOR	CROWDER'S LANDSCAPING, INC	June 2026- Irrigation Repairs	499.00
06/06/26	546041-53901-5000	1350	VENDOR	CROWDER'S LANDSCAPING, INC	June 2026- Irrigation Repairs	842.50
06/11/26	546041-53901-5000	1373	VENDOR	IRRIGATION TECHNICAL SERVICES, INC	Credit Memo 000062	(25,100.00)
06/22/26	546041-53901-5000	1423	VENDOR	CROWDER'S LANDSCAPING, INC	June 2026- Irrigation Repairs	769.00
06/22/26	546041-53901-5000	1424	VENDOR	CROWDER'S LANDSCAPING, INC	June 2026- Irrigation Repairs	1,496.82
06/22/26	546041-53901-5000	1417	VENDOR	CROWDER'S LANDSCAPING, INC	June 2026- Irrigation Repairs	496.00
07/01/26	546041-53901-5000	1467	VENDOR	CROWDER'S LANDSCAPING, INC	July 2026- Irrigation repairs	550.00
07/23/26	546041-53901-5000	1616	VENDOR	CROWDER'S LANDSCAPING, INC	July 2026- Irrigation repairs	538.00
08/05/26	546041-53901-5000	1722	VENDOR	CROWDER'S LANDSCAPING, INC	Aug 2026- Irrigation Repairs	720.89
08/20/26	546041-53901-5000	1813	VENDOR	CROWDER'S LANDSCAPING, INC	Aug 2026- Irrigation Repairs	474.50
					YTD Total	20,137.56
					Annual Budget	$6,800.00
					Amount Remaining / (Budget overage)	*($13,337.56)*
					% of Budget	*296.1%*
Account Name: R&M-Mulch						
12/11/25	546059-53901-5000	65670	VENDOR	CROWDER'S LANDSCAPING, INC	Mulch Install	16,275.00
					YTD Total	16,275.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*($6,275.00)*
					% of Budget	*162.8%*
Account Name: R&M-Plant Replacement						
11/06/25	546071-53901-5000	JE001225	JE		R/C CROWER'S LANDSCAPING,INC Landscape Enhancements	9,965.25
01/22/26	546071-53901-5000	JE001233	JE		R/C Crowder's Landscaping,Inc Jan 2026 Landscape replacement	200.00
03/04/26	546071-53901-5000	2177	VENDOR	BLUE OAK TREE FRAMS LLC	Installation of 10-15 gal Carolina Sapphire Cypress	1,200.00
04/09/26	546071-53901-5000	65909	VENDOR	CROWDER'S LANDSCAPING, INC	April 2026- : Landscaping Large Roundabout Near 2803 Cordoba Ranch Blvd	3,175.00

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					YTD Total	14,540.25
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*($4,540.25)*
					% of Budget	*145.4%*
Account Name: R&M-Ponds						
10/17/25	546073-53901-5000	JE001223	JE		R/C SITE MASTERS OF FLORIDA,LLC Lot and CreekRestoration Deposit	3,100.00
12/01/25	546073-53901-5000	JE001228	JE		R/C SITE MASTERS OF FLORIDA,LLC Lot and Creek Restoration remaining	3,100.00
01/09/26	546073-53901-5000	JE001235	JE		R/C SITE MASTERS OF FLORIDA,LLC Lot & Creek Embankment Restoration CDD portion	3,100.00
01/09/26	546073-53901-5000	JE001258	JE		SITE MASTERS OF FLORIDA lot and CreekRestoration Invoice	(3,100.00)
					YTD Total	6,200.00
					Annual Budget	$11,500.26
					Amount Remaining / (Budget overage)	*$5,300.26*
					% of Budget	*53.9%*
Account Name: R&M-Sidewalks						
12/11/25	546084-53901-5000	JE001229	JE		R/C AMERICAN POWER WASHING LLC Pressure Washing	6,946.25
02/06/26	546084-53901-5000	JE001260	JE		R/C KASEY CHANDLER SPRINGER Feb 2026-Pressure Washing	4,508.48
05/05/26	546084-53901-5000	1166059	VENDOR	INFRAMARK LLC	March 2026- Boardwalk board replacement.	165.00
					YTD Total	11,619.73
					Annual Budget	$35,000.00
					Amount Remaining / (Budget overage)	*$23,380.27*
					% of Budget	*33.2%*
Account Name: R&M-Tree Trimming Services						
10/31/25	546098-53901-5000	JE001224	JE		R/C CROWDER'S LANDSCAPING,INC Stump Removal	416.00
11/26/25	546098-53901-5000	JE001227	JE		R/C CROWDER'S LANDSCAPING,INC removals & Stump Grinding	1,500.00
12/30/25	546098-53901-5000	JE001222	JE		R/C REVERDECER TREE SERVICE LLC Nov 2025 tree service	16,010.00
01/23/26	546098-53901-5000	JE001239	JE		R/C CROWDER'S LANDSCAPING,INC Jan 2026-Forestry Mulch	30,221.00
04/02/26	546098-53901-5000	JE001264	JE		R/C CROWDER'S LANSCAPING, INC April Tree removal	2,000.00
05/08/26	546098-53901-5000	66021	VENDOR	CROWDER'S LANDSCAPING, INC	May 2026- Tree Removal	1,000.00
08/07/26	546098-53901-5000	1724	VENDOR	CROWDER'S LANDSCAPING, INC	Aug 2026- Tree Removal	1,150.00
08/24/26	546098-53901-5000	1818	VENDOR	CROWDER'S LANDSCAPING, INC	Aug 2026- Tree Service - Misc	500.00
09/25/26	546098-53901-5000	1978	VENDOR	CROWDER'S LANDSCAPING, INC	CROWDER Cleaning debris Sept 2026	125.00
09/25/26	546098-53901-5000	1977	VENDOR	CROWDER'S LANDSCAPING, INC	tree removal Sept 2026	200.00
09/28/26	546098-53901-5000	1981	VENDOR	CROWDER'S LANDSCAPING, INC	landscaping tree removal grinding Sept 2026	550.00
09/30/26	546098-53901-5000	JE001296	JE		R/C REVERDECER TREE SERVICE SEP 2026 TREE SERVICE	6,869.40
					YTD Total	60,541.40
					Annual Budget	$25,000.00
					Amount Remaining / (Budget overage)	*($35,541.40)*
					% of Budget	*242.2%*
Account Name: R&M-US 1 Landscape Maintenance						
05/20/26	546101-53901-5000	66067	VENDOR	CROWDER'S LANDSCAPING, INC	May 2026- Stress Guard	2,400.00
09/02/26	546101-53901-5000	1170092	VENDOR	INFRAMARK LLC	General Maintenance & Repairs	275.00
					YTD Total	2,675.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*$7,325.00*
					% of Budget	*26.8%*
Account Name: R&M-Well Maintenance						
01/08/26	546117-53901-5000	JE001232	JE		R/C CROWDER'S LANDSCAPING,INC Jan 2026 Well repairs	1,115.00
					YTD Total	1,115.00
					Annual Budget	$2,500.00
					Amount Remaining / (Budget overage)	*$1,385.00*
					% of Budget	*44.6%*
Account Name: R&M-Annuals						
12/11/25	546140-53901-5000	65669	VENDOR	CROWDER'S LANDSCAPING, INC	Winter Rotation	5,880.00
04/24/26	546140-53901-5000	65961	VENDOR	CROWDER'S LANDSCAPING, INC	April 2026- Annuals	6,030.00
07/23/26	546140-53901-5000	1612	VENDOR	CROWDER'S LANDSCAPING, INC	July 2026- Annuals	4,516.00
					YTD Total	16,426.00
					Annual Budget	$25,000.00
					Amount Remaining / (Budget overage)	*$8,574.00*
					% of Budget	*65.7%*
Account Name: Roadway Repair & Maintenance						
11/03/25	546167-53901-5000	102825-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Ribbon Curb Project	18,790.00
11/22/25	546167-53901-5000	1284	VENDOR	Triple Crown Maintenance Group LLC	Asphalt Repairs	2,800.00
01/27/26	546167-53901-5000	3737	VENDOR	FIELDS CONSULTING GROUP	Jan 2026- Sign repair/replacement	350.00
02/09/26	546167-53901-5000	020926-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Feb 2026- Ribbon Curbing 50% completion payment	18,790.00
02/11/26	546167-53901-5000	021126-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Feb 2026- Curb Stabilization	17,340.00
04/01/26	546167-53901-5000	033126-3	VENDOR	SITE MASTERS OF FLORIDA, LLC	April 2026- Curbing Project	10,549.00
04/01/26	546167-53901-5000	033126-2	VENDOR	SITE MASTERS OF FLORIDA, LLC	Curb Stabilization	15,150.00
04/01/26	546167-53901-5000	033126-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Curb Stabilization	15,150.00
04/15/26	546167-53901-5000	033126-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Credit Memo 000061	(15,150.00)
04/27/26	546167-53901-5000	042726-2	VENDOR	SITE MASTERS OF FLORIDA, LLC	April 2026- Curb Stabilization	4,170.00
04/27/26	546167-53901-5000	042726-3	VENDOR	SITE MASTERS OF FLORIDA, LLC	April 2026- Ribbon Curb Project	8,541.00
09/30/26	546167-53901-5000	1170700	VENDOR	INFRAMARK LLC	Maintenance Service pot hole	275.00
					YTD Total	96,755.00
					Annual Budget	$15,000.00
					Amount Remaining / (Budget overage)	*($81,755.00)*
					% of Budget	*645.0%*
Account Name: Landscape- Storm Clean Up & Tree Removal						
					YTD Total	-
					Annual Budget	$20,000.00
					Amount Remaining / (Budget overage)	*$20,000.00*
					% of Budget	*0.0%*
Account Name: Misc-Contingency						
10/06/25	549900-53901-5000	ADP	JE		ADP Payroll Fees	66.00
10/17/25	549900-53901-5000	101725-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Lot and Creek Restoration Deposit	3,100.00
10/17/25	549900-53901-5000	JE001223	JE		R/C SITE MASTERS OF FLORIDA,LLC Lot and CreekRestoration Deposit	(3,100.00)
10/31/25	549900-53901-5000	65461	VENDOR	CROWDER'S LANDSCAPING, INC	Stump Removal	416.00
10/31/25	549900-53901-5000	JE001224	JE		R/C CROWDER'S LANDSCAPING,INC Stump Removal	(416.00)
11/03/25	549900-53901-5000	ADP	JE		ADP Payroll Fees	33.00
11/06/25	549900-53901-5000	65585	VENDOR	CROWDER'S LANDSCAPING, INC	Landscape Enhancements	9,965.25
11/06/25	549900-53901-5000	JE001225	JE		R/C CROWER'S LANDSCAPING,INC Landscape Enhancements	(9,965.25)
11/17/25	549900-53901-5000	18309	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	Security Access Sticker Order	2,130.00
11/17/25	549900-53901-5000	JE001226	JE		R/C COMPLETE I.T. SERVICES & SOLUTIONS Security Access Sticker Order	(2,130.00)
11/26/25	549900-53901-5000	65639	VENDOR	CROWDER'S LANDSCAPING, INC	Removals & Stump Grinding	1,500.00
11/26/25	549900-53901-5000	JE001227	JE		R/C CROWDER'S LANDSCAPING,INC removals & Stump Grinding	(1,500.00)
12/01/25	549900-53901-5000	120125-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Lot and Creek Restoration Remaining	3,100.00
12/01/25	549900-53901-5000	ADP	JE		ADP Payroll Fees	33.50
12/01/25	549900-53901-5000	JE001228	JE		R/C SITE MASTERS OF FLORIDA,LLC Lot and Creek Restoration remaining	(3,100.00)
12/11/25	549900-53901-5000	635	VENDOR	AMERICAN POWER WASHING LLC	Pressure Washing	6,946.25

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
12/11/25	549900-53901-5000	JE001229	JE		R/C AMERICAN POWER WASHING LLC Pressure Washing	(6,946.25)
01/05/26	549900-53901-5000	JE001216	JE		ADP PAYROLL FEES	33.50
01/09/26	549900-53901-5000	100185	VENDOR	SITE MASTERS OF FLORIDA, LLC	ada	3,100.00
01/09/26	549900-53901-5000	JE001235	JE		R/C SITE MASTERS OF FLORIDA,LLC Lot & Creek Embankment Restoration CDD portion	(3,100.00)
02/02/26	549900-53901-5000	ADP	JE		ADP Payroll Fees	33.50
02/06/26	549900-53901-5000	1221	VENDOR	KASEY CHANDLER SPRINGER	Feb 2026- Pressure Washing	4,508.48
02/06/26	549900-53901-5000	JE001260	JE		R/C KASEY CHANDLER SPRINGER Feb 2026-Pressure Washing	(4,508.48)
02/09/26	549900-53901-5000	128	VENDOR	BOCA ELITE FENCE	Feb 2026- Fencing	3,975.00
03/02/26	549900-53901-5000	JE001255	JE		ADP Payroll Fees	30.80
03/03/26	549900-53901-5000	3754	VENDOR	FIELDS CONSULTING GROUP	March 2026- Sign repairs	175.00
03/20/26	549900-53901-5000	JE001256	JE		ADP Payroll Fees	30.00
04/06/26	549900-53901-5000	JE001261	JE		ADP Payroll Fees	30.80
04/22/26	549900-53901-5000	1166501	VENDOR	INFRAMARK LLC	April 2026- Fence Repairs/Cattle equipment removal	1,025.00
05/04/26	549900-53901-5000	ADP	JE		ADP Payroll Fees	53.50
05/26/26	549900-53901-5000	JE001272	JE		R/C SITEX AQUATICS LLC Feb 2026-Fountain Removal	2,350.00
06/01/26	549900-53901-5000	JE001277	JE		ADP Payroll Fees	30.80
07/06/26	549900-53901-5000	JE001286	JE		ADP Payroll Fees	33.50
07/30/26	549900-53901-5000	JE001288	JE		R/C CODE ENFORCEMENT DEPARTMENT WATER VIOLATION	200.00
08/03/26	549900-53901-5000	ADP	JE		ADP Payroll Fees	33.50
08/31/26	549900-53901-5000	ADP	JE		ADP Payroll Fees	30.80
09/04/26	549900-53901-5000	082026	VENDOR	CODE ENFORCEMENT DEPARTMENT	WATER CODE ENFORCEMENT	300.00
09/30/26	549900-53901-5000	HC-WE-26-002156	VENDOR	CODE ENFORCEMENT DEPARTMENT	WATER CODE ENFORCEMENT	100.00
					YTD Total	8,598.20
					Annual Budget	$17,508.00
					Amount Remaining / (Budget overage)	*$8,909.80*
					% of Budget	*49.1%*

Account Name: Holiday Lighting & Decorations

10/01/25	549940-53901-5000	JE001191	JE		R/C Holiday Lighting & Decorations	4,500.00
12/06/25	549940-53901-5000	351225	VENDOR	ILLUMINATIONS HOLDIAY LIGHTING	Dec 2025- Holiday Decor	4,500.00
12/16/25	549940-53901-5000	CORDOBA RANCH 2025	VENDOR	DECORATVE HOLIDAY LIGHTING	Holiday Decor - Trees	1,930.00
03/27/26	549940-53901-5000	JE001252	JE		Refund from Illumination Holiday Lighting LLC Ck# 2085	(200.00)
08/10/26	549940-53901-5000	HL-2026-018-D01	VENDOR	ILLUMINATIONS HOLDIAY LIGHTING	Aug 2026- Holiday Lighting	4,500.00
08/10/26	549940-53901-5000	JE001293	JE		R/C ILLUMINATION HOLIDAY LIGHTING PROJECT 2026 HOLIDAY LIGHTING	(4,500.00)
					YTD Total	10,730.00
					Annual Budget	$11,500.00
					Amount Remaining / (Budget overage)	*$770.00*
					% of Budget	*93.3%*

Account Name: R&M Swales

11/04/25	552166-53901-5000	65578	VENDOR	CROWDER'S LANDSCAPING, INC	Mitered End	250.00
06/04/26	552166-53901-5000	10982-B	VENDOR	SITEX AQUATICS LLC	April- Dirt removal	3,600.00
					YTD Total	3,850.00
					Annual Budget	$30,000.00
					Amount Remaining / (Budget overage)	*$26,150.00*
					% of Budget	*12.8%*

Field Department Total:	**$459,615.14**

TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 789,691.69**

Cordoba Ranch CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BGE	8/31/2026	52394	$764.43			Aug 2026- District Engineer
BUSINESS OBSERVER	9/4/2026	26-03197H	$59.06			LEGAL NOTICE
BUSINESS OBSERVER	9/18/2026	26-03378H	$87.50			LEGAL NOTICE
CODE ENFORCEMENT DEPARTMENT	8/20/2026	082026	$300.00			WATER CODE ENFORCEMENT
COMPLETE I.T. SERVICES & SOLUTIONS	9/1/2026	21253	$367.00			Sept 2026- Complete IT
COMPLETE I.T. SERVICES & SOLUTIONS	9/2/2026	21284	$30.00			SEP2026- Stickers
COMPLETE I.T. SERVICES & SOLUTIONS	9/21/2026	21387	$330.00			Aug 2026- Gate repairs- Tech Labor
COMPLETE I.T. SERVICES & SOLUTIONS	9/21/2026	21388	$330.00			SEP 2026- Gate repairs- Tech Labor
COMPLETE I.T. SERVICES & SOLUTIONS	9/23/2026	21401	$15.00			sticker
COMPLETE I.T. SERVICES & SOLUTIONS	9/28/2026	21415	$30.00			stickers
CORDOBA RANCH C/O US BANK	9/3/2026	09032026-7763	$4,141.02			Transfer to US Bank Account #6000
CROWDER'S LANDSCAPING, INC	9/1/2026	1845	$13,611.00			Sept 2026- Landscape Services
CROWDER'S LANDSCAPING, INC	9/25/2026	1978	$125.00			MONTHLY MAINTENANCE
CROWDER'S LANDSCAPING, INC	9/25/2026	1977	$200.00			MONTHLY MAINTENANCE
CROWDER'S LANDSCAPING, INC	9/28/2026	1981	$550.00			MONTHLY MAINTENANCE
FRONTIER	8/22/2026	082226-0213-ACH	$165.48			service 08/22-09/21/26
FRONTIER	9/22/2026	092226-2135	$165.48			service 09/22-10/21/26
INFRAMARK LLC	9/1/2026	188567	$8.33			Sept 2026- Management Services
INFRAMARK LLC	9/1/2026	188567	$525.00			Sept 2026- Management Services
INFRAMARK LLC	9/1/2026	188567	$4,375.00	$4,908.33		Sept 2026- Management Services
INFRAMARK LLC	8/31/2026	1170092	$275.00			General Maintenance & Repairs
INFRAMARK LLC	9/23/2026	189654	$5.46			AUGUST 2024
LAKE BROTHERS LLC	9/1/2026	INV-8044	$950.00			Sept 2026- wetland/mitigation maintenance
SITEX AQUATICS LLC	9/1/2026	11424-B	$1,375.05			Sept 2026- Aquatics
STRALEY ROBIN VERICKER	9/22/2026	29040	$183.00			legal service AUGUST 26
TAMPA ELECTRIC	8/24/2026	082426-8138	$21.90			TECO- 7/21-8/18
TAMPA ELECTRIC	8/24/2026	082426-7916	$7,254.07			TECO- 7/21-8/18
TAMPA ELECTRIC	8/24/2026	082426-4931	$1,444.19			TECO- 7/21-8/18
TAMPA ELECTRIC	8/24/2026	082426-6409	$333.28		$9,053.44	TECO- 7/21-8/18
Miscellaneous Subtotal			**$38,021.25**			

Cordoba Ranch CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$38,021.25**			

INVOICE

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

August 31, 2026
Project No: 00013606-00
Invoice No: 52394

Invoice Total $764.43

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Services current through August 21, 2026

Professional Personnel

		Hours	Rate	Amount	
Director I		2.50	295.00	737.50	
	Totals	2.50		737.50	
	Total Labor				**737.50**
Reimbursable Expenses					
R-Project Travel & Subsist.				26.93	
	Total Reimbursables			**26.93**	**26.93**
			Total this Invoice		**$764.43**

BBE/L
inframarkcms@payableslockbox.com; szanoni@azuria.com

REMIT TO: BGE, Inc. · 10777 Westheimer · Suite 400 · Houston, Texas 77042
To pay via Wire or ACH, please contact AR@bgeinc.com for instructions
INVOICE PAYABLE UPON RECEIPT

Billing Backup

Monday, August 31, 2026

BGE, Inc. Invoice 52394 Dated 8/31/2026 9:53:28 AM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip		8/17/2026	2.50	295.00	737.50	
	Research timber bridge/boardwalk on Daisy Farm Drive and provide information to DM. Site visit to 2621 CRB to review/assess sidewalk hazard at driveway. Email DM and provide suggested fix.					
	Totals		2.50		737.50	
	Total Labor					**737.50**

Reimbursable Expenses

R-Project Travel & Subsist.					
000000090070	8/17/2026	Chang, Philip / Cordoba Ranch CDD - Site Visit / Site visit to observe sidewalk hazard near 2621 CRB / 48.00 miles @ 0.51		26.93	
	Total Reimbursables			**26.93**	**26.93**
			Total this Project		**$764.43**
			Total this Report		**$764.43**

REMIT TO: BGE, Inc. - 10777 Westheimer - Suite 400 - Houston, Texas 77042
To pay via Wire or ACH, please contact AR@bgeinc.com for instructions
INVOICE PAYABLE UPON RECEIPT

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-03197H **Date 09/04/2026**

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

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

Description	Amount
Serial # 26-03197H **Notice of Workshop** **RE:** Cordoba Ranch CDD Board of Supervisors Workshop on 9/30/26 at 5:00 PM **Published:** 9/4/2026	$59.06

Important Message		
Please include our Serial # on your check	**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	Paid ()
		Total $59.06

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

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

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

INVOICE

Legal Advertising

NOTICE OF WORKSHOP
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

The Cordoba Ranch Community Development District's Board of Supervisors will hold a workshop on Wednesday, September 30, 2026, at 5:00 p.m. at 2208 Wain Ranch Lane, Lutz, Florida 33549.

This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and location to be specified on the record without additional publication of notice. A copy of the agenda for the workshop may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Telephone: (813) 873-7300.

There may be occasions when one or more Supervisors will participate via telephone. At the above location there will be present a speaker telephone so that any interested person can attend the workshop at the above location and be fully informed of the discussions taking place either in person or by any other media communication services.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Samantha Zanoni, District Manager
September 4, 2026 26-03197H

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

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-03378H **Date 09/18/2026**

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

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

Description	Amount
Serial # 26-03378H **Notice of Public Meeting Dates** **RE:** Cordoba Ranch CDD Board of Supervisors Meetings at 5:00 PM **Published:** 9/18/2026	$87.50

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$87.50**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

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

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

INVOICE

Legal Advertising

Notice of Public Meeting Dates
Cordoba Ranch Community Development District

The Board of Supervisors of the Cordoba Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2026 on the third Monday of every month at **Crowder's Landscaping Inc., 2208 Wain Ranch Lane, Lutz, FL 33549 5:00 p.m.** as follows:

October 19, 2026
November 16, 2026
December 21, 2026
January 25, 2027 (Fourth Monday)
February 22, 2027 (Fourth Monday)
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

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

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

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

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

Alba Sanchez, District Manager
September 18, 2026 26-03378H

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

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

Hillsborough County Florida

RECEIVED
AUG 24 2026
By

Post Office Box 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

CORDOBA RANCH CDD C/O INFRAMARK IMS
2005 PAN AM CIRCLE STE 300
TAMPA, FL. 33607

NOTICE OF VIOLATION

WATER USE RESTRICTION

8/20/2026

The purpose of this notice is to inform you that a violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, was witnessed on the date, time and at the address referenced below. This observance is described as follows:

CASE NUMBER:	**HC-WE-26-004242**
LOCATION	**2502 Cordoba Ranch Blvd**
PARCEL:	**033732.5778**
VIOLATION:	**WATERING DURING RESTRICTED HOURS** **WATERING ON RESTRICTED DAY :**
VIOLATION DATED:	**08/20/2026 - 07:55 AM**
PENALTY AMOUNT:	**$300.00**

The enclosed invoice reflects the assessed penalty amount to be paid within twenty (20) business days. If not paid and/or -an appeal is not filed within twenty (20) business days, it will constitute a separate violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, and this case will be referred to the Code Enforcement Special Magistrate for a hearing where additional fines may be imposed. Payment may me made online at www.HCFL.gov/CodeFines, in person or by mail. Checks and money orders shall be made payable to BOARD OF COUNTY COMMISSIONERS and sent to:

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

TO FILE AN APPEAL:

You have twenty (20) business days from the date of written notification of a penalty assessed under Ordinance 03-07, as amended, to submit a written request for appeal. Appeals can be sent via email to WaterAppeals@HCFL.Gov, or faxed to (813) 274-6609, or mailed to the address above. Please be sure to include your case number. Please note, an appeal cannot be based on a lack of knowledge of water restrictions. For additional information regarding water use restrictions and appeals, please visit www.hcfl.gov/code.

If you have any questions, please call: Jeffrey (Jeff) Norris, Code Enforcement Officer (813) 309-9488

Hillsborough County Florida

Code Enforcement Department

Invoice - Statement of Charges

Case Number: HC-WE-26-004242 Invoice Date: 8/20/2026 Parcel Number: 033732.5778

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
WATERING DURING RESTRICTED HOURS WATERING ON RESTRICTED DAY	08/20/2026	07:55 AM	$300.00

TOTAL AMOUNT DUE: $300.00

Payment may be made online at www.hcflgov.net/CodeFines or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, FL 33619

Failure to pay these fines, or file written appeal, within twenty (20) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to $5,000 per day may be assessed.

Permitted Watering Days **(Effective April 3, 2026)**

- **Addresses ending with** 0 or 1 - Monday
- **Addresses ending with** 2 or 3 - Tuesday
- **Addresses ending with** 4 or 5 - Wednesday
- **Addresses ending with** 6 or 7 - Thursday
- Address ending with 8 or 9 and common areas with or without street addresses, locations with no addresses, and locations with mixed addresses (such as office complexes and shopping centers) - Friday

Allowable watering hours are midnight to 4 a.m. or 8 p.m. to midnight.

Permitted Watering Times **(Effective April 3, 2026)**

Allowable watering hours are midnight to 4 a.m. or 8 p.m. to midnight. No watering is allowed on Saturdays or Sundays.

***Reclaimed water may be used on any day of the week and at any time, except between the hours of 10 a.m. and 4 p.m.**

Learn More Here

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

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

Invoice #	21253
Invoice Date	09-01-26
Balance Due	**$367.00**

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	4.0	$38.00
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	$45.00	2.0	$90.00
Stand-By MSP Plan (Offices/ISP)	- Price is per Network	$65.00	1.0	$65.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	$60.00	1.0	$60.00
Brivo Guest Pass	Brivo Guest pass (Through Mobile Pass)	$60.00	1.0	$60.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$18.00	3.0	$54.00

Subtotal	**$367.00**
Tax	$0.00
Invoice Total	$367.00
Payments	$0.00
Credits	$0.00
Balance Due	**$367.00**



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

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

Invoice #	21284
Invoice Date	09-02-26
Balance Due	**$30.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Credential Remote Configuration and Shipment	*Stickers added and mailed week of 8/24/26* Assignment of pre-purchased credentials to Brivo submitted by management. Includes shipment costs directly to resident.	$15.00	2.0	$30.00

Subtotal	**$30.00**
Tax	$0.00
Invoice Total	$30.00
Payments	$0.00
Credits	$0.00
Balance Due	**$30.00**



Invoice Ticket

Ticket Date	Mon 08-24-26 09:00 AM
Ticket #	13488
Subject	**Stickers Configured and Mailed**

Ticket Issue

Initial Issue Mon 08-24-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

Ticket Comments

Date	Comment
Initial Issue Mon 08-24-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

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

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

Invoice #	21387
Invoice Date	09-21-26
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**



Invoice Ticket

Ticket Date	Wed 09-16-26 04:28 PM
Ticket #	13641
Subject	**Reported Keypad reader not working**

Ticket Issue

Initial Issue Wed 09-16-26 04:28 PM Michael Fernandez	Thomas received a text from the Vice president of the CDD saying the keypad or fobs weren't working on the front gate. I went on site and tested both pin and fob. The gate opened every time. I also tested the 2n while I was there. The VP pulled up during tested and he saw that everything was working.

Ticket Comments

Date	Comment
Initial Issue Wed 09-16-26 04:28 PM Michael Fernandez	Thomas received a text from the Vice president of the CDD saying the keypad or fobs weren't working on the front gate. I went on site and tested both pin and fob. The gate opened every time. I also tested the 2n while I was there. The VP pulled up during tested and he saw that everything was working.

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

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

Invoice #	21388
Invoice Date	09-21-26
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00
Ethernet Extender	Extends Ethernet beyond 100Meters. Originally $95.00, less discount of 100% (warrantied)	$0.00	1.0	$0.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**



Invoice Ticket

Ticket Date	Wed 09-02-26 10:37 AM
Ticket #	13549
Subject	**Exit gate not closing/Camera down**

Ticket Issue

Initial Issue Wed 09-02-26 10:37 AM Michael Fernandez	Kevin and I went on site and found the clutch key was broken. This was replaced. Trouble shot for 2 hours the camera and believe it is the ethernet booster. Mark had ordered and they came in. Will go on site to replace tomorrow 9/3

Ticket Comments

Date	Comment
Note Wed 09-02-26 03:30 PM Michael Fernandez	Installed the replacement booster and camera is back online. Everything is online now
Initial Issue Wed 09-02-26 10:37 AM Michael Fernandez	Kevin and I went on site and found the clutch key was broken. This was replaced. Trouble shot for 2 hours the camera and believe it is the ethernet booster. Mark had ordered and they came in. Will go on site to replace tomorrow 9/3

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

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

Invoice #	21401
Invoice Date	09-23-26
Balance Due	**$15.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Credential Remote Configuration and Shipment	- Stickers Mailed the week of 9-14-26 - Assignment of pre-purchased credentials to Brivo submitted by management. Includes shipment costs directly to resident.	$15.00	1.0	$15.00

Subtotal	**$15.00**
Tax	$0.00
Invoice Total	$15.00
Payments	$0.00
Credits	$0.00
Balance Due	**$15.00**



Invoice Ticket

Ticket Date	Mon 09-14-26 09:00 AM
Ticket #	13611
Subject	**Stickers Configured and Mailed**

Ticket Issue

Initial Issue Mon 09-14-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

Ticket Comments

Date	Comment
Initial Issue Mon 09-14-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

CHECK REQUEST FORM

District Name:	CORDOBA RANCH CDD
Date:	3-Sep-26
Invoice Number:	09032026-7763
Please issue a check to:	
Vendor Name:	CORDOBA RANCH C/O US BANK
Vendor No.:	V00034
Check amount:	$4,141.02
Please cut check from Acct. #:	Valley National Bank # 7763 Operating
Please code to:	131000.202.1000
Check Description/Reason:	Transfer to US Bank Account #6000
Mailing instructions:	Send to US Bank - include letter
Due Date for Check:	Please include in next batch. Thank you.
Requestor:	Fernand Thomas
Date:	3-Sep-26

CORDOBA

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

September 3, 2026

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

Re: Assessment Collections

To whom it may concern:

Enclosed please find a check in the amount of ***$ 4,141.02*** representing assessment receipts collected for Cordoba CDD.

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

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

Sincerely,
CORDOBA RANCH
Community Development District

Fernand Thomas
District Accountant

INVOICE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

info@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Invoice details
Invoice no.: 1845
Terms: Net 15
Invoice date: 09/01/2026
Due date: 09/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Maintenance Service**	Monthly Maintenance Service	1	$13,611.00	$13,611.00

Total **$13,611.00**

Ways to pay

VISA BANK

Note to customer
Thank you for your business!

View and pay

INVOICE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Alba Sanchez
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Invoice details
Invoice no.: 1978
Terms: Net 15
Invoice date: 09/25/2026
Due date: 10/10/2026

#	Product or service	Description	Qty	Rate	Amount
1.		This proposal is to pick up debris associated with homeowner pruning oaks along Cordoba Ranch Blvd.			
2.		Requested by Christina Fowler and Erica Owens.			
3.		SOW: Pick-up and dispose of piles of tree branches under Oaks.			
4.	**Landscaping Install Team – Hourly**	Hourly labor for landscaping installation team. Includes disposal.	0.5	$250.00	$125.00

Total **$125.00**

Ways to pay

VISA BANK

Note to customer

Thank you for your business!

View and pay

INVOICE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Invoice details
Invoice no.: 1977
Terms: Net 15
Invoice date: 09/25/2026
Due date: 10/10/2026

Project Address/Location: Item #15 - August 2026 Report

#	Product or service	Description	Qty	Rate	Amount
1.	**Tree Removal – Ground Level**	Per Tree	1	$200.00	$200.00

Total **$200.00**

Ways to pay

VISA BANK

Note to customer

Thank you for your business!

View and pay

CORDOBA RANCH CDD Account Number: **239-177-5795-050213-5**

PIN: [redacted]

Billing Date: **Aug 22, 2026**

Billing Period: **Aug 22 - Sep 21, 2026**

Hi CORDOBA RANCH CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$165.48
Auto Pay is scheduled
Sep 15

Bill history

Previous balance	$165.48
Payment received by Aug 22, thank you	-$165.48

Service summary

	Previous month	Current month
Bundle	$160.98	$160.98
Other	$4.50	$4.50
Total services	**$165.48**	**$165.48**
Total balance		**$165.48**

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

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

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

6790 0107 DY RP 22 08242026 NNNNNN 01 007043 0030

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

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

1980002391775795050213000000000000165485

CORDOBA RANCH CDD Account Number: **239-177-5795-050213-5**

PIN: [redacted]

Billing Date: **Aug 22, 2026**

Billing Period: **Aug 22 - Sep 21, 2026**

WAYS TO PAY YOUR BILL

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

Download the MyFrontier® app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

CORDOBA RANCH CDD

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

PIN:
[redacted]

Billing Date:
Aug 22, 2026

Billing Period:
Aug 22 - Sep 21, 2026

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

Bundle

Monthly Charges

08.22-09.21	FiberOptic Internet for Business 75/75 2YR	$160.98
Bundle Total		**$160.98**

Other Charges

Monthly Charges

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

Total current month charges **$165.48**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $165.48 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

BUSINESS
FIBER 5 GIG
INTERNET

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet

CORDOBA RANCH CDD

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

PIN:
[redacted]

Billing Date:
Aug 22, 2026

Billing Period:
Aug 22 - Sep 21, 2026

239-177-5795

88/KQXA/334300/ /VZFL

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
188567	9/1/2026
CUSTOMER ID	**NET TERMS**
C1761	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

BILL TO
Cordoba Ranch Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

Services provided for the Month of: September 2026

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

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

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

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

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

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



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	

Invoice Number	1170092
Invoice Date	8/31/2026
Due Date	9/30/2026

To: **Cordoba Ranch CDD**
11555 Heron Bay Blvd, Ste 201

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	$275.00

Subtotal	$275.00
Sales Tax	$0.00
Total	$275.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

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

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

01 Sep 2026 12:13:27PM CST

DISTRICT : CORDOBA RANCH CDD

Go Green! Think before you print.

INVOICE NO. 1170092 - DETAIL

INVOICE DATE: 8/31/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/31/2026	4677373	CRCDD District Area	General Maintenance; Cordoba Ranch CDD – Fence Rail Replacement	$0.00	$0.00	$275.00	$0.00	$275.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	
				BWO Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	
				Invoice Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
189654	9/23/2026
CUSTOMER ID	**NET TERMS**
C1761	Due On Receipt
PO#	**DUE DATE**
	9/23/2026

BILL TO
Cordoba Ranch Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.78		5.46
Subtotal					**5.46**

Subtotal	$5.46
Tax	$0.00
Total Due	$5.46

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

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

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

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

Invoice

Bill to
Cordoba Ranch
3016 Cordoba Ranch Blvd
Lutz, FL 33559

Samantha.Zanoni@inframark.com
813 608-8242

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

james@lakebrothersllc.com
+1 727-421-1921

Amount due	Due date	Issue date	Invoice number
$950.00	**Oct 1, 2026**	**Sep 1, 2026**	**INV-8044**

View and pay online

Description	Quantity	Price	Tax	Amount
Cordoba Ranch CDD-wetland/mitigation maintenance services	1	600.00	0%	600.00
Haul Route Mitigation Maintenance	1	350.00	0%	350.00

View and pay online

Subtotal	950.00
Total sales tax	0.00
Total	950.00
Amount due	**$950.00**

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219-0917

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

Bill to
Cordoba Ranch CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice details
Invoice no.: 11424-b
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 30 Waterways	1	$1,335.00	$1,335.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$40.05	$40.05
3.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total **$1,375.05**

Ways to pay

BANK

View and pay

Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 24, 2026

Amount Due:	**$21.90**

Due Date: September 14, 2026
Account #: 211006628138

DO NOT PAY. Your account will be drafted on September 14, 2026

Account Summary

Current Service Period: July 21, 2026 - August 18, 2026

Previous Amount Due	$24.38
Payment(s) Received Since Last Statement	-$24.38
Current Month's Charges	**$21.90**
Amount Due by September 14, 2026	**$21.90**

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

Your Energy Insight

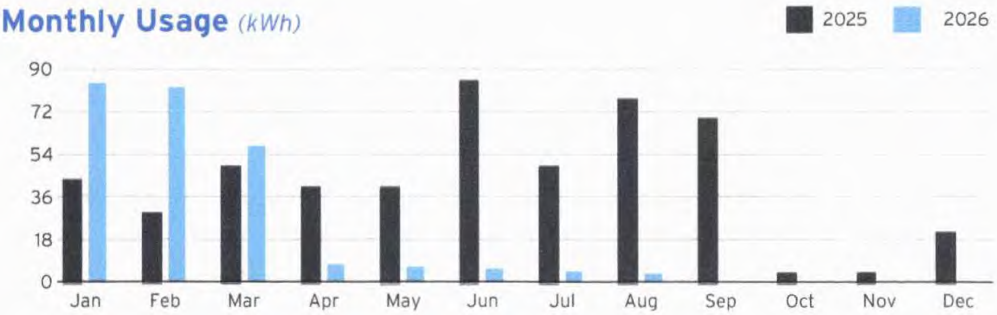
Your average daily kWh used was 95% lower than the same period last year.

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

Scan here to view your account online.



Monthly Usage *(kWh)*



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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006628138
Due Date: September 14, 2026

Amount Due:	**$21.90**
Payment Amount: $ _____	

605705759769

Your account will be drafted on September 14, 2026

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

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628138
Statement Date: August 24, 2026
Charges Due: September 14, 2026

Meter Read

Service Period: Jul 21, 2026 - Aug 18, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	08/18/2026	6,033		6,029		4 kWh	1	29 Days

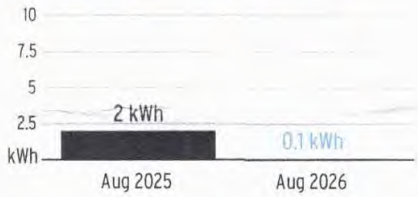
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*4 kWh @ $0.09202/kWh*	$0.37
Fuel Charge	*4 kWh @ $0.03516/kWh*	$0.14
Storm Protection Charge	*4 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*4 kWh @ $0.00418/kWh*	$0.02
Florida Gross Receipt Tax		$0.50
Electric Service Cost		**$20.19**
State Tax		$1.71
Total Electric Cost, Local Fees and Taxes		**$21.90**

Total Current Month's Charges **$21.90**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00002680-0005441-Page 8 of 14

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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

Statement Date: August 24, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Amount Due:	**$7,254.07**

Due Date: September 14, 2026
Account #: 211006627916

DO NOT PAY. Your account will be drafted on September 14, 2026

Account Summary

Current Service Period: July 21, 2026 - August 18, 2026

Previous Amount Due	$7,289.84
Payment(s) Received Since Last Statement	-$7,289.84
Current Month's Charges	**$7,254.07**
Amount Due by September 14, 2026	**$7,254.07**

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

00002680-0005438-Page 1 of 14

Scan here to view your account online.



Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006627916
Due Date: September 14, 2026

Amount Due:	**$7,254.07**
Payment Amount: $ _____	

605705759768

Your account will be drafted on September 14, 2026

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

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

00002680 FTECO108242622452110 00000 01 00000000 2680 007
CORDOBA RANCH CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627916
Statement Date: August 24, 2026
Charges Due: September 14, 2026

Service Period: Jul 21, 2026 - Aug 18, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*2614 kWh @ $0.03411/kWh*	$89.16
Fixture & Maintenance Charge	*131 Fixtures*	$2167.26
Lighting Pole / Wire	*131 Poles*	$4400.29
Lighting Fuel Charge	*2614 kWh @ $0.03452/kWh*	$90.24
Storm Protection Charge	*2614 kWh @ $0.00574/kWh*	$15.00
Clean Energy Transition Mechanism	*2614 kWh @ $0.00043/kWh*	$1.12
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$5.01
State Tax		$485.99
Lighting Charges		**$7254.07**

Total Current Month's Charges **$7,254.07**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 24, 2026

Amount Due:	**$1,444.19**

Due Date: September 14, 2026
Account #: 221008004931

DO NOT PAY. Your account will be drafted on September 14, 2026

Account Summary

Current Service Period: July 21, 2026 - August 18, 2026

Previous Amount Due	$1,450.95
Payment(s) Received Since Last Statement	-$1,450.95
Current Month's Charges	**$1,444.19**
Amount Due by September 14, 2026	**$1,444.19**

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

Scan here to view your account online.



Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

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

00002680-0005439-Page 3 of 14

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008004931
Due Date: September 14, 2026

Amount Due:	**$1,444.19**
Payment Amount: $ _____	

650150033906

Your account will be drafted on September 14, 2026

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

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008004931
Statement Date: August 24, 2026
Charges Due: September 14, 2026

Service Period: Jul 21, 2026 - Aug 18, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*494 kWh @ $0.03411/kWh*	$16.85
Fixture & Maintenance Charge	*26 Fixtures*	$431.86
Lighting Pole / Wire	*26 Poles*	$873.34
Lighting Fuel Charge	*494 kWh @ $0.03452/kWh*	$17.05
Storm Protection Charge	*494 kWh @ $0.00574/kWh*	$2.84
Clean Energy Transition Mechanism	*494 kWh @ $0.00043/kWh*	$0.21
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.95
State Tax		$101.09
Lighting Charges		**$1444.19**

Total Current Month's Charges **$1,444.19**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00002680-0005439-Page 4 of 14

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 24, 2026

Amount Due:	**$333.28**

Due Date: September 14, 2026
Account #: 221008996409

DO NOT PAY. Your account will be drafted on September 14, 2026

Account Summary

Current Service Period: July 21, 2026 - August 18, 2026

Previous Amount Due	$334.83
Payment(s) Received Since Last Statement	-$334.83
Current Month's Charges	**$333.28**
Amount Due by September 14, 2026	**$333.28**

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

00002680-00005440-Page 5 of 14

Scan here to view your account online.



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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008996409
Due Date: September 14, 2026

Amount Due:	**$333.28**
Payment Amount: $ _____	

667433846629

Your account will be drafted on September 14, 2026

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

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008996409
Statement Date: August 24, 2026
Charges Due: September 14, 2026

Service Period: Jul 21, 2026 - Aug 18, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*114 kWh @ $0.03411/kWh*	$3.89
Fixture & Maintenance Charge	*6 Fixtures*	$99.66
Lighting Pole / Wire	*6 Poles*	$201.54
Lighting Fuel Charge	*114 kWh @ $0.03452/kWh*	$3.94
Storm Protection Charge	*114 kWh @ $0.00574/kWh*	$0.65
Clean Energy Transition Mechanism	*114 kWh @ $0.00043/kWh*	$0.05
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.22
State Tax		$23.33
Lighting Charges		**$333.28**

Total Current Month's Charges **$333.28**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cordoba Ranch Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



CORDOBA RANCH
Community Development District

Table of Contents

FINANCIAL STATEMENTS	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 3
Debt Service Fund	4
SUPPORTING SCHEDULES	
Non-Ad Valorem Special Assessments - Schedule	5
Cash and Investment Report	6
Payment Register	7-9

Cordoba Ranch
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 349,837	$ -	$ 349,837
Accounts Receivable	1,750	-	1,750
Investments:			
Money Market Account	592,339	-	592,339
Reserve Fund	-	97,070	97,070
Revenue Fund	-	197,126	197,126
Prepaid Items	6,628	-	6,628
Deposits	24,776	-	24,776
TOTAL ASSETS	**$ 975,330**	**$ 294,196**	**$ 1,269,526**
LIABILITIES			
Accounts Payable	$ 8,149	$ -	$ 8,149
Accrued Expenses	9,150	-	9,150
TOTAL LIABILITIES	**17,299**	**-**	**17,299**
FUND BALANCES			
Nonspendable:			
Prepaid Items	6,628	-	6,628
Deposits	24,776	-	24,776
Restricted for:			
Debt Service	-	294,196	294,196
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	382,797	-	382,797
TOTAL FUND BALANCES	**$ 958,031**	**$ 294,196**	**$ 1,252,227**
TOTAL LIABILITIES & FUND BALANCES	**$ 975,330**	**$ 294,196**	**$ 1,269,526**

CORDOBA RANCH
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 40,371	$ 40,371	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**	**889,446**	**46,451**	**105.51%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	13,000	11,200	1,800	86.15%
FICA Taxes	995	995	230	765	23.12%
ProfServ-Arbitrage Rebate	500	500	1,000	(500)	200.00%
ProfServ-Dissemination Agent	3,000	3,000	-	3,000	0.00%
ProfServ-Engineering	25,000	25,000	40,164	(15,164)	160.66%
ProfServ-Legal Services	10,000	10,000	13,205	(3,205)	132.05%
ProfServ-Mgmt Consulting	52,500	52,500	52,500	-	100.00%
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	400	206	194	51.50%
Rental - Meeting Room	1,000	1,000	-	1,000	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	150	-	150	0.00%
Legal Advertising	3,000	3,000	696	2,304	23.20%
Misc-Assessment Collection Cost	17,562	17,562	16,931	631	96.41%
Misc-Web Hosting	3,500	3,500	1,561	1,939	44.60%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	140,750	140,750	148,941	(8,191)	105.82%
Other Public Safety					
Contracts-Security Services	30,770	30,770	26,495	4,275	86.11%
Communication - Telephone	2,000	2,000	2,307	(307)	115.35%
R&M-Gate	5,000	5,000	11,103	(6,103)	222.06%
Total Other Public Safety	37,770	37,770	39,905	(2,135)	105.65%
Electric Utility Services					
Utility - General	12,075	12,075	6,855	5,220	56.77%
Electricity - Streetlights	115,000	115,000	105,717	9,283	91.93%
Total Electric Utility Services	127,075	127,075	112,572	14,503	88.59%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	18,423	16,260	2,163	88.26%
Contracts-Wetland Maintenance	19,205	19,205	11,400	7,805	59.36%
R&M-Fountain	5,750	5,750	1,000	4,750	17.39%
Impr - Aquatic Plants	5,750	5,750	-	5,750	0.00%
Total Flood Control/Stormwater Mgmt	49,128	49,128	28,660	20,468	58.34%

CORDOBA RANCH
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	6,300	6,300	-	100.00%
Contracts-Fountain	2,500	2,500	-	2,500	0.00%
Contracts-Landscape	181,608	181,608	169,382	12,226	93.27%
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	2,000	5,436	(3,436)	271.80%
R&M-Irrigation	6,800	6,800	20,138	(13,338)	296.15%
R&M-Mulch	10,000	10,000	16,275	(6,275)	162.75%
R&M-Pest Control	5,000	5,000	-	5,000	0.00%
R&M-Plant Replacement	10,000	10,000	14,540	(4,540)	145.40%
R&M-Ponds	11,500	11,500	6,200	5,300	53.91%
R&M-Sidewalks	35,000	35,000	11,620	23,380	33.20%
R&M-Tree Trimming Services	25,000	25,000	60,541	(35,541)	242.16%
R&M-US 1 Landscape Maintenance	10,000	10,000	2,675	7,325	26.75%
R&M-Well Maintenance	2,500	2,500	1,115	1,385	44.60%
R&M-Annuals	25,000	25,000	16,426	8,574	65.70%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	96,755	(81,755)	645.03%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	-	20,000	0.00%
Misc-Contingency	17,508	17,508	8,598	8,910	49.11%
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	50,000	-	50,000	0.00%
Total Field	488,272	488,272	459,615	28,657	94.13%
TOTAL EXPENDITURES	**842,995**	**842,995**	**789,693**	**53,302**	**93.68%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	99,753	99,753	0.00%
Net change in fund balance	$ -	$ -	$ 99,753	$ 99,753	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**858,278**	**858,278**	**858,278**		
FUND BALANCE, ENDING	**$ 858,278**	**$ 858,278**	**$ 958,031**		

CORDOBA RANCH
Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 19	$ 19	$ 13,782	$ 13,763	72536.84%
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**	**495,925**	**511,405**	**15,480**	**103.12%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	10,331	10,331	9,960	371	96.41%
Total Administration	10,331	10,331	9,960	371	96.41%
Debt Service					
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)	(206)	15,645	15,851	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(206)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(206)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (206)	$ (206)	$ 15,645	$ 15,851	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**278,551**	**278,551**	**278,551**		
FUND BALANCE, ENDING	**$ 278,345**	**$ 278,345**	**$ 294,196**		

Cordoba Ranch
Community Development District

Supporting Schedules

September 30, 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				**$ -**	**$ -**	**$ -**

CORDOBA RANCH
Community Development District

Cash & Investment Report
September 30, 2026

ACCOUNT NAME	BANK NAME	YIELD	BALANCE
OPERATING FUND			
Checking General Fund	Valley	3.56%	$ 349,837
Money Market Account	Bank United	3.40%	$ 592,339
		Subtotal GF	942,176
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.50%	$ 97,070
Series 2021 Revenue Account	US Bank	3.50%	$ 197,126
		Subtotal DS	294,196
		Grand Total	**$ 1,236,372**

Cordoba Ranch
Community Development District

Check Register

09/01/2026-9/30/2026

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100279							
001	09/16/26	BUSINESS OBSERVER	26-03197H	LEGAL NOTICE	ProfServ-Legal Services	531023-51301	$59.06
						Check Total	*$59.06*
CHECK # 100280							
001	09/16/26	INFRAMARK LLC	1170092	General Maintenance & Repairs	R&M-US 1 Landscape Maintenance	546101-53901	$275.00
						Check Total	*$275.00*
CHECK # 100281							
001	09/16/26	COMPLETE I.T. SERVICES & SOLUTIONS	21284	SEP2026- Stickers	Contracts-Security Services	534037-52901	$30.00
						Check Total	*$30.00*
CHECK # 100282							
001	09/16/26	CODE ENFORCEMENT DEPARTMENT	082026	WATER CODE ENFORCEMENT	Misc-Contingency	549900-53901	$300.00
						Check Total	*$300.00*
CHECK # 100283							
001	09/29/26	COMPLETE I.T. SERVICES & SOLUTIONS	21387	SEP 2026- Gate repairs- Tech Labor	R&M-Gate	546034-52901	$330.00
001	09/29/26	COMPLETE I.T. SERVICES & SOLUTIONS	21388	Sep 2026- Gate repairs- Tech Labor	R&M-Gate	546034-52901	$330.00
001	09/29/26	COMPLETE I.T. SERVICES & SOLUTIONS	21401	sticker for gate Sept 2026	Contracts-Security Services	534037-52901	$15.00
						Check Total	*$675.00*
CHECK # 100284							
001	09/29/26	INFRAMARK LLC	189654	postage Sept 2026	Postage and Freight	541006-51301	$5.46
						Check Total	*$5.46*
CHECK # 100285							
001	09/29/26	STRALEY ROBIN VERICKER	29040	For Professional Services Rendered Through Augu	ProfServ-Legal Services	531023-51401	$183.00
						Check Total	*$183.00*
CHECK # 1213							
001	09/10/26	BGE	52394	Aug 2026- District Engineer	ProfServ-Engineering	531013-51501	$764.43
						Check Total	*$764.43*
CHECK # 1214							
001	09/10/26	COMPLETE I.T. SERVICES & SOLUTIONS	21253	Sept 2026- Complete IT	Contracts-Security Services	534037-52901	$367.00
						Check Total	*$367.00*
CHECK # 1216							
001	09/10/26	CROWDER'S LANDSCAPING, INC	1845	Sept 2026- Landscape Services	Contracts-Landscape	534050-53901	$13,611.00
						Check Total	*$13,611.00*

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1217							
001	09/10/26	INFRAMARK LLC	188567	Sept 2026- Management Services	Postage and Freight	541006-51301	$8.33
001	09/10/26	INFRAMARK LLC	188567	Sept 2026- Management Services	ProfServ-Field Management	531016-53901	$525.00
001	09/10/26	INFRAMARK LLC	188567	Sept 2026- Management Services	ProfServ-Mgmt Consulting	531027-51301	$4,375.00
						Check Total	*$4,908.33*
CHECK # 1218							
001	09/10/26	LAKE BROTHERS LLC	INV-8044	Sept 2026- wetland/mitigation maintenance	Contracts-Wetland Maintenance	534133-53801	$950.00
						Check Total	*$950.00*
CHECK # 1219							
001	09/10/26	SITEX AQUATICS LLC	11424-B	Sept 2026- Aquatics	Contracts-Aquatic Control	534067-53801	$1,375.05
						Check Total	*$1,375.05*
CHECK # 1220							
001	09/23/26	BUSINESS OBSERVER	26-03378H	LEGAL NOTICE	Legal Advertising	548002-51301	$87.50
						Check Total	*$87.50*
CHECK # 300078							
001	09/15/26	FRONTIER	082226-0213-ACH	SVC 08/22-09/21/26	Communication - Telephone	541003-52901	$165.48
						Check Total	*$165.48*
CHECK # 300079							
001	09/22/26	FRONTIER	092226-2135	SVC 09/22-10/21/26	Communication - Telephone	541003-52901	$165.48
						Check Total	*$165.48*
CHECK # 300080							
001	09/14/26	TAMPA ELECTRIC	082426-8278-ACH	SVC 07/21-08/18/26	Electricity - Streetlights	543013-53100	$311.70
						Check Total	*$311.70*
CHECK # 300081							
001	09/14/26	TAMPA ELECTRIC	082426-8138-ACH	SVC 07/21-08/18/26	Utility - General	543001-53100	$22.80
						Check Total	*$22.80*
CHECK # 300082							
001	09/14/26	TAMPA ELECTRIC	082426-7700-ACH	SVC 07/21-08/18/26	Utility - General	543001-53100	$268.77
						Check Total	*$268.77*
CHECK # 300083							
001	09/14/26	TAMPA ELECTRIC	082426-7494-ACH	SVC 07/21-08/18/26	Utility - General	543001-53100	$44.00
						Check Total	*$44.00*
						Fund Total	**$24,569.06**

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SERIES 2021 DEBT SERVICE FUND - 202							
CHECK # 1215							
202	09/10/26	CORDOBA RANCH C/O US BANK	09032026-7763	Transfer to US Bank Account #6000	Due From Other Funds	131000-0	$4,141.02
						Check Total	*$4,141.02*
						Fund Total	**$4,141.02**
						Total Checks Paid	**$28,710.08**

ICS® | CDARS®

BankUnited

Safety, Returns, and Peace of Mind: Access up to $175 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash Service℠, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of $250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to $175 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

Want to learn more? Call me today.

NAME: Whitney Motes
Title: Associate Treasury & Liquidity RM
(407) 583-9243
WMotes@BankUnited.com

With ICS and CDARS, you can:

Member FDIC

Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.

Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.

Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.

Deposit placement through CDARS or ICS is subject to the terms, conditions, and disclosures in applicable agreements. Although deposits are placed in increments that do not exceed the FDIC standard maximum deposit insurance amount ("SMDIA") at any one destination bank, a depositor's balances at the institution that places deposits may exceed the SMDIA (e.g., before settlement for deposits or after settlement for withdrawals) or be uninsured (if the placing institution is not an insured bank). The depositor must make any necessary arrangements to protect such balances consistent with applicable law and must determine whether placement through CDARS or ICS satisfies any restrictions on its deposits. A list identifying IntraFi network banks appears at https://www.intrafi.com/network-banks. The depositor may exclude banks from eligibility to receive its funds. IntraFi, ICS, and CDARS are registered service marks, and IntraFi Cash Service is a service mark, of IntraFi Network, LLC.

Bank Rates for Comparison

Truist Bank – interest rate 1.55%

Bank United Money Market - interest rate 3.4%

Hancock Whitney General Fund Checking account – no interest rate

Valley National Checking account – interest rate 3.59%

The above banks are Qualified Public Depository Institutions for Special government and government entities.

A Qualified Public Depository (QPD) is a financial institution approved to hold public funds and required to pledge collateral to protect deposits that exceed FDIC insurance limits.

Public entities must use QPDs to ensure taxpayer money is safeguarded in the event of a bank failure. QPDs pledge collateral monthly based on their average daily public deposit balances.

How Collateralization Works: QPD Designation

Financial institutions must meet statutory criteria to become a QPD, such as:

- Being authorized to receive deposits in the state
- Having federal deposit insurance
- Meeting financial condition requirements
- Filing required resolutions and agreements

Example: BankUnited Pledge Level

Since BankUnited and Valley National pledge 50%, that means it has been assigned to the 50% collateral tier under Florida's framework. QPD's must pledge collateral equal to 50% of its public deposit balances exceeding FDIC insurance. This makes QPD's a moderate risk but fully compliant QPD under the state program.

What 50% Collateral Means Practically

If a public depositor (e.g., a city, school district, or agency) has $10 million on deposit with a QPD, only the first $250,000 is insured.

For the remaining $9,750,000, the QPD must pledge:

50% × $9,750,000 = $4,875,000 in eligible collateral.

Eligible collateral types include:

- Cash
- Marketable securities
- Federal Home Loan Bank letters of credit

This collateral is held by an approved third-party custodian or similar entity, protecting the public depositor.

Why Collateralization Matters

Collateralizing public funds:

- Protects public depositors beyond FDIC limits
- Ensures funds are recoverable if a QPD fails
- Comply with state law and public fiscal stewardship requirements

Takeaways:

1. The FDIC limit is $250k – anything above that limit is subject to the 50% pledge where the district will get this back immediately and the remaining 50% will be picked up by other banks where it could take years to get reimbursed (to clarify if you have $1m in the bank the 50% is calculated on the $750k, removing the $250k)
2. Some of our districts have multiple Money Market accounts with funds in each to not overfund at one bank.
3. BankUnited has provided the attached ICS account structure for any district that wishes to use it. If your district wishes to move funds into this program, please let me know. This would be for funds more than the $250k limit.

Field Inspection Services

INFRAMARK shall provide the following field services for the DISTRICT:

1. **Monthly Property Inspection**
   Conduct a comprehensive monthly inspection of all District-owned property and areas of maintenance responsibility.
2. **Follow-Up Inspections**
   Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.
3. **Inspection Reports**
   Prepare and provide detailed monthly inspection reports, including:
   - Photographs
   - Analysis of findings
   - Recommendations for corrective actions or improvements
4. **Vendor Deficiency Notification**
   Notify District vendors of any deficiencies in service or performance discovered during inspections.
5. **Staff Coordination**
   Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.
6. **Vendor Progress Monitoring**
   Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.
7. **Budget Input**
   Provide input and recommendations to the District Manager for consideration during the annual budgeting process.
8. **Project Proposal Procurement**
   Utilize industry experience to obtain competitive proposals for various District projects and services.
9. **Procurement Assistance**
   Assist in drafting procurement documents, including:
   - Instructions to proposers
   - Scope of services
   - Related materials for competitive bidding
   - Conduct pre-application meetings with interested proposers as necessary.
10. **Meeting Attendance**
    Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

SitexAquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

OCTOBER, 2026




CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS
Church of Christ Livingston
Livingston Ave
Speedway
Sunset Ln
Swallow-tailed Entertainment
The Tree Musketeers of Lutz, Inc
N 30th St
Max Smith Rd
Carr Dr
Calvary Chapel Tampa
SprayNoz
Daisy Farm Dr
Cordoba Ranch Blvd
Sherry Brook Ln
Sherrys Brook
Licciardello Stables
Howsmoor Pl
Cordoba Ranch Blvd
110
100
120
126
125
130
150
140
170
143A
143B
165
180
145
190A
190B
200
210
220
230
240A
240B
260
280
290
270B
270A
300
310
320
Google Earth
Image Landsat / Copernicus
2000 ft

SUMMARY:

Fingers crossed cooler air is on the way! Cooler air brings cooler water, which allows dissolved oxygen levels to return to normal. Keep in mind, though, that if a quick cold snap is immediately followed by hot weather, the temperature shock can trigger a natural fish kill. Well be applying preventive pond treatments heavily this month, aiming for strong aesthetic appeal and long-term weed/algae control.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Shoreline Vegetation.



Pond #125 Treated for Algae and Shoreline Vegetation.



Pond #126 Treated for Shoreline Vegetation.



Pond #130 Treated for Algae and Shoreline Vegetation.



Pond #140 Treated for Shoreline Vegetation.



Pond #143A Treated for Shoreline Vegetation.



Pond #143B Treated for Shoreline Vegetation.



Pond #145 Treated for Shoreline Vegetation.



Pond #150 Treated for Shoreline Vegetation.



Pond #165 Treated for Shoreline Vegetation.



Pond #170 Treated for Algae and Shoreline Vegetation.



Pond #180 Treated For Shoreline Vegetation.



Pond #190A Treated for Shoreline Vegetation.



Pond #190B Treated for Hydrilla and Shoreline Vegetation.



Pond #200 Treated for Shoreline vegetation.



Pond #210 Treated for Algae and Shoreline Vegetation.



Pond #220 Treated for Shoreline Vegetation.



Pond #230 Treated for Algae and Shoreline Vegetation.



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 Shoreline vegetation.

SitexAquatics
LAKE & FOUNTAIN SERVICES

Mailing:
PO Box 917
Parrish, FL 34219

Physical:
11719 31st TER E
Palmetto, FL 34221

813.558.2125
www.sitexaquatics.com

Aquatic Midge Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Cordoba Ranch CDD hereafter called "customer"

Customer: **Cordoba Ranch CDD**
C/O: **Inframark**
Contact: **Alba Sanchez**
Address: **2005 Pan Am Cir Tampa, FL 33607**
Email: **albasanchez@infranark.com**
Phone: **813.482.1614**

Sitex agrees to provide aquatic midge fly management services for a period of 10 months In accordance with the terms and conditions of this agreement in the following sites:

Twenty-Nine (29) Pond banks located at the Cordoba Ranch Community in Lutz, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. ***Monthly Larvicide for aquatic Midge Fly's*** ***Included***
2. ***All Services Performed by State Licensed Applicator*** ***Included***

Service shall consist of 10 Monthly treatments (March-Dec)

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be for 10 months. Agreement will automatically renew as per Term and Conditions:

Pond #100	**$139.00**	**Pond #200**	**$52.00**
Pond #110	**$124.00**	**pond #210**	**$278.00**
Pond #120	**$87.00**	**Pond #220**	**$76.00**
Pond #125	**$215.00**	**Pond #230**	**$90.00**
Pond #130	**$173.00**	**Pond #240a**	**$41.00**
Pond #140	**$95.00**	**Pond #240b**	**$48.00**
Pond #143a	**$86.00**	**Pond #260**	**$69.00**
Pond #143b	**$82.00**	**Pond #270a**	**$91.00**
Pond #145	**$46.00**	**Pond #270b**	**$77.00**
Pond #150	**$70.00**	**Pond #280**	**$30.00**
Pond #165	**$82.00**	**Pond#290**	**$162.00**
Pond #170	**$161.00**	**Pond #300**	**$111.00**
Pond #180	**$234.00**	**Pond #310**	**$101.00**
Pond #190a	**$122.00**	**Pond #320**	**$61.00**
Pond #190b	**$125.00**		

Monthly Service Amount: **$3,170.00**
Total Annual Cost: **$31,700.00**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

		09/28/2026	
Accepted By	Date	President, Sitex Aquatics llc.	Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Ten (10) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two present (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a Ten (10) month period. This Agreement shall be automatically renewed at the end of the three (3) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested be the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

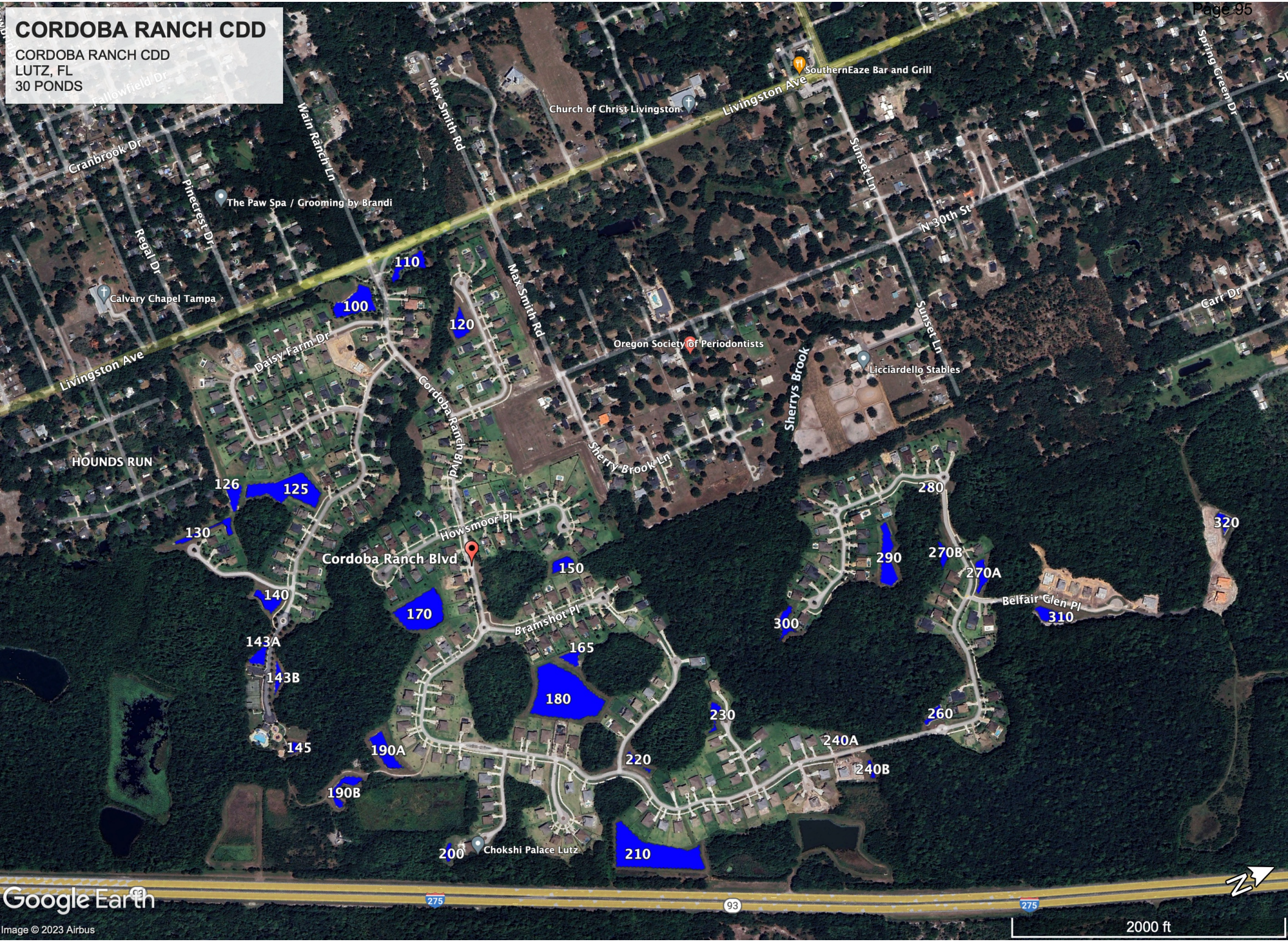
Sitex shall maintain the following insurance coverage and limits;

(a) Workman's Compensation with statutory limits;
(b) Automobile Liability;
(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

CORDOBA RANCH CDD

CORDOBA RANCH CDD
LUTZ, FL
30 PONDS





Cordoba Ranch CDD September 2026

Field Inspection Report - October 2026

Wednesday, 7 October 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Issue 1

Assigned To: Field

Community Streetlights – Various Locations

Observation: Multiple streetlights throughout the community were identified for reporting to TECO. The affected poles and their identification numbers were documented in the inspection photographs.

Recommendation: Follow up with TECO regarding the reported streetlights and confirm that necessary repairs or adjustments are completed.

Reported separately Use account number to reference and this number #2621848031-04

006000593280188
006000593280223
006000593280272
006000593280249
006000593280255
006000593280256
006000593280238
006000593280189
006000593280239
006000593280262
006000593280273


1
2648448321


2


3


4


5


6


7


8


9











Issue 2

Assigned To: Crowders

Daisy Farm Drive – Oak Trees

Observation: Sucker growth is present along the trunks of several Oak trees, requiring additional detailing.

Recommendation: Remove sucker growth from the Oak trunks.





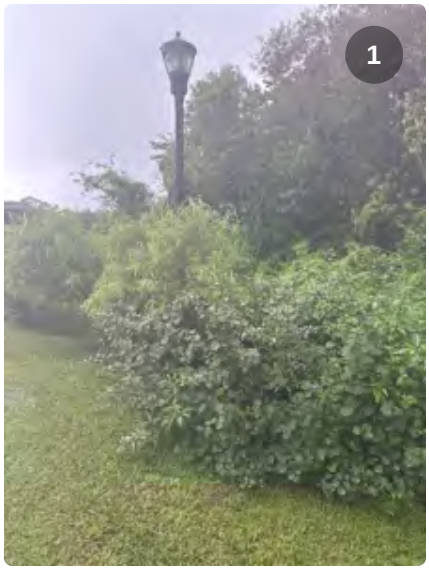
Issue 3

Assigned To: Crowders

Meadow Grange Lane – Streetlight Along Preserve

Observation: Preserve vegetation is encroaching around the streetlight pole and requires clearing to maintain adequate access and clearance.

Recommendation: Cut back preserve vegetation surrounding the streetlight.





Issue 4

Assigned To: Crowders

Cordoba Ranch Blvd. – Median Between Howsmoor Place and Bramshot Place Roundabout

Observation: Juniper plantings within the median landscape island are showing significant signs of decline.

Recommendation: Evaluate the Juniper to determine the cause of decline and treat or replace as appropriate.





Issue 5

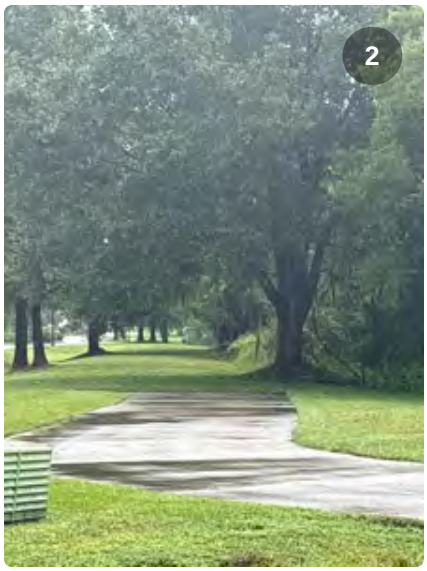
Assigned To: Crowders

Cordoba Ranch Blvd. & Bramshot Place Intersection

Observation: Oak tree limbs are extending over the sidewalk, reducing pedestrian clearance.

Recommendation: Raise the Oak canopy to provide adequate clearance over the sidewalk.





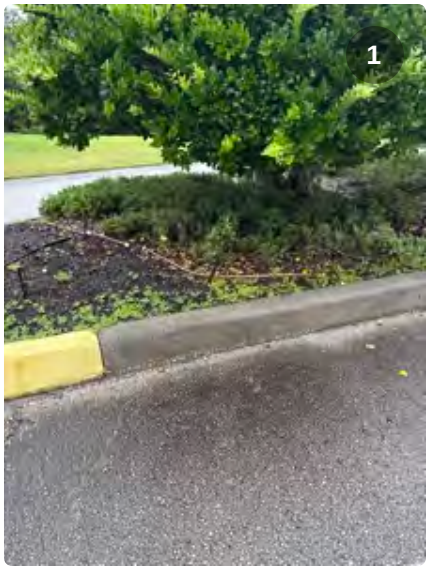
Issue 6

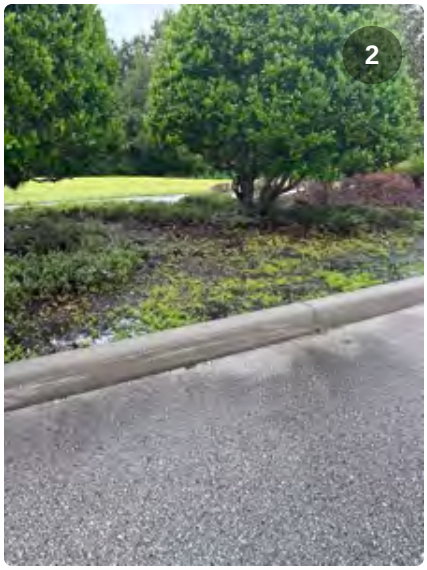
Assigned To: Crowders

Cordoba Ranch Blvd. – Median Near Bridleton Way

Observation: Weed growth is present within the median landscape bed.

Recommendation: Treat and remove weeds from the landscape bed.





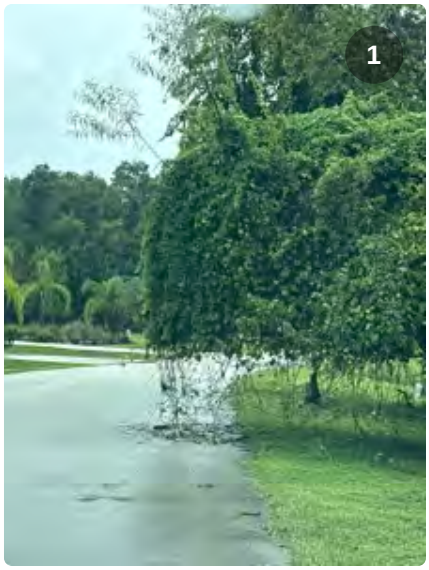
Issue 7

Assigned To: Crowders

Bridleton Way

Observation: Vegetation is extending beyond the landscape boundary and overhanging the asphalt roadway.

Recommendation: Cut back vegetation to restore adequate roadway clearance.





Issue 8

Assigned To: Crowders

Cordoba Ranch Blvd. – Wooden Fence Line

Observation: Ornamental grasses along the wooden fence are showing signs of decline. Weed growth is also present throughout the landscape beds.

Recommendation: Evaluate the declining ornamental grasses and treat as appropriate. Remove weeds and detail the landscape beds.





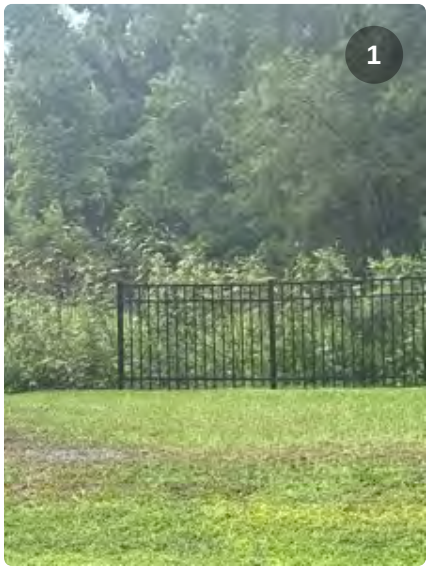
Issue 9

Assigned To: Crowders

Preserve Fence Line Adjacent to 3114 Cordoba Ranch Blvd.

Observation: Preserve vegetation is growing through the aluminum fence and encroaching onto the maintained side of the property.

Recommendation: Cut back and remove vegetation growing through the fence to maintain adequate separation.





Issue 10

Assigned To: Crowders

End of Belfair Glen Place – Streetlight

Observation: Vegetation surrounding the streetlight pole is overgrown and requires clearing.

Recommendation: Cut back vegetation around the streetlight to maintain adequate clearance.







Issue 11

Assigned To: Crowders

Cordoba Ranch Blvd. – End Roundabout

Observation: Vines and vegetation are extending over the sidewalk, reducing pedestrian clearance.

Recommendation: Cut back and raise overhanging vegetation to maintain a clear pedestrian pathway.





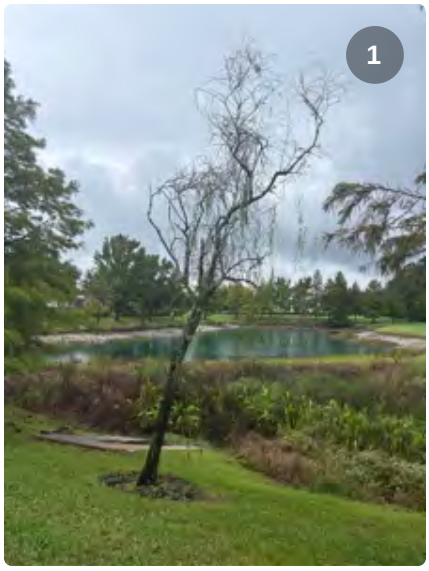
Issue 12

Assigned To: Crowders

Pond Bank Near Community Guard Gate – Inbound Side

Observation: A Willow tree along the pond bank is showing significant signs of decline, including substantial canopy dieback.

Recommendation: Have the Crowder arborist evaluate the Willow to determine its condition and appropriate corrective action.





Issue 13

Assigned To: Inframark Maintenance/Electrician

Community Guard Gate – Entrance Side, Adjacent to Sidewalk Pillar

Observation: Exposed electrical wiring was observed adjacent to the pillar near the sidewalk at the community entrance.

Recommendation: Have a qualified electrician inspect the wiring and properly secure or enclose any exposed electrical components.





Issue 15

Assigned To: Board

Pond Adjacent to Community Exit

Observation: Significant erosion and washout are present along the pond bank, resulting in

soil displacement and loss of established turf. The affected area shows substantial deterioration and requires evaluation for restoration.

Recommendation: Evaluate the extent of erosion and obtain a proposal for bank restoration and stabilization to prevent further deterioration.







CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cordoba - Timer 2	CONTROLLER IDENTIFICATION	Hunter
ADDRESS		DATE	9/21/26
		PAGE #:	1 OF 1

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A	7:00PM	100 %	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: I-Core Timer 2

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
SPRAY, ROTOR, MP, DRIP OR BUBBLER	D	D	R	R	D	R		
RUN TIME [PROGRAM:]	30	30	50	50	30	50		
RUN TIME [PROGRAM:]								
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	
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
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	4
ADDITIONAL LABOR/TROUBLESHOOT	
OTHER (SEE ADDITIONAL COMMENTS BELOW)	

ADDITIONAL COMMENTS:

TECHNICIAN NAME: Javier / Jose

SIGNATURE:

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME Cordoba Timer 3	CONTROLLER IDENTIFICATION Hunter
ADDRESS	DATE 9-21-26 PAGE #: 1 OF 1

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A	500 AM	%	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: Timer 3

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
SPRAY, ROTOR, MP, DRIP OR BUBBLER	S	S	S	B		
RUN TIME [PROGRAM:]	30	30	30	30		
RUN TIME [PROGRAM:]						
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						
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	1	2				
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						
ADDITIONAL LABOR/TROUBLESHOOT						
OTHER (SEE ADDITIONAL COMMENTS BELOW)						

ADDITIONAL COMMENTS:

TECHNICIAN NAME: Javier Maggiolo

SIGNATURE:

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cordoba	CONTROLLER IDENTIFICATION	Hunter
ADDRESS		DATE	8-21-26
		PAGE #	1/2 / 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 PM	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: Acc2

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		R		R	R	DD	S	S	R	S	D	S	DD	R	R	D	DMS	S	R	DMS
RUN TIME [PROGRAM:]	15	15	15	30		30	30	35	15	15	30	15	30	15	35	30	30	35	20	20	30	30
RUN TIME [PROGRAM:]													30						30			
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																						
HEAD BROKEN - 6" SPRAY																						
HEAD BROKEN - 12" SPRAY																						
HEAD BROKEN - 6" ROTOR							1													1		
HEAD BROKEN - 12" ROTOR																						
BROKEN RISER																						
UPGRADE 4" TO 6" POP UP																						
UPGRADE 6" TO 12" POP UP																						
NOZZLE																				1		
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													1									
ADDITIONAL LABOR/TROUBLESHOOT																						
OTHER (SEE ADDITIONAL COMMENTS BELOW)																						

ADDITIONAL COMMENTS:

TECHNICIAN NAME: Javier / Jose

SIGNATURE:

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cordoba	CONTROLLER IDENTIFICATION	Hunter
ADDRESS		DATE	9-2-26
		PAGE #:	2 OF 2

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A	12:00am	%	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: ACC 2

CONTROLLER STATUS: ☒ WORKING ☐ NOT WORKING

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

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

ZONE NUMBER		23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
SPRAY, ROTOR, MP, DRIP OR BUBBLER		D	S		D	S		D		S	D	D											
RUN TIME [PROGRAM:	]	30	15		15	15		30	30	15	30	15											
RUN TIME [PROGRAM:	]		15		15																		
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																							
HEAD BROKEN - 6" SPRAY									1														
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																				
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		1			1																		
ADDITIONAL LABOR/TROUBLESHOOT																							
OTHER (SEE ADDITIONAL COMMENTS BELOW)																							

ADDITIONAL COMMENTS:

TECHNICIAN NAME:

SIGNATURE:

ESTIMATE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Estimate details
Estimate no.: E-10302
Estimate date: 09/18/2026

Project Address/Location: Item #15 - August 2026 Report

#	Product or service	Description	Qty	Rate	Amount
1.	**Tree Removal – Ground Level**	Per Tree	1	$200.00	$200.00

Total **$200.00**

Accepted date

Accepted by

ESTIMATE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Estimate details
Estimate no.: E-10302
Estimate date: 09/18/2026

Project Address/Location: Item #1 - September Inspection

#	Product or service	Description	Qty	Rate	Amount
1.		This proposal is to remove Fakahatchee Grass at entry gate 140Ft. To improve sight lines from Daisy Farm Stop sign.			
2.		Requested by Christina Fowler			
3.		SOW: Demo Fakahatchee Grass planter 140Ft. from Daisy Farm side to last cluster of Pine trees. Add new irrigation pop-up spray zone. Grade and install top soil. Install new Seville St. Augustine.			
4.	**Landscaping, 4 Man Team – Full Day**	Full-day labor for landscaping installation team.	1.5	$1,950.00	$2,925.00
5.	**Debris Hauling & Disposal/Dump**	Per Load	1	$350.00	$350.00
6.	**Top Soil**	Per Cubic Yard	1	$200.00	$200.00
7.	**Sod, Seville St. Augustine Shade Tolerant**	Per Square Foot	3500	$1.35	$4,725.00
8.	**Irrigation System Install**	Full-day labor for irrigation team for installation	1.5	$1,500.00	$2,250.00
9.	**Misc. Parts**	Valve, Decoder, Valve box, wire, pipe, 6" Pop-ups, Misc. parts and fittings.	1	$2,325.00	$2,325.00

Total **$12,775.00**

Accepted date **Accepted by**

ESTIMATE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Alba Sanchez
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Estimate details
Estimate no.: E-10316
Estimate date: 09/23/2026

#	Product or service	Description	Qty	Rate	Amount
1.		This proposal is to remove the Fakahatchee and Juniper in both median beds adjacent to Howsmoor and Cordoba Ranch Blvd.			
2.		Requested by Erica Owens			
3.		SOW: Demo all Fakahatchee Grass and Juniper in both median planters. Haul and dispose. Infill holes with top soil.			
4.	**Landscaping Install Team – Full Day**	Full-day labor for landscaping installation team.	1	$1,950.00	$1,950.00
5.	**Debris Hauling & Disposal/Dump**	Per Load	1	$350.00	$350.00
6.	**Top Soil**	Per Cubic Yard	1	$200.00	$200.00
7.		Note: Irrigation will need to be restored prior to new plant material being installed. Will be billed at time and materials.			

Total **$2,500.00**

Accepted date **Accepted by**

Reverdecer Tree Service LLC

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

RECIPIENT:

Cordoba Ranch CDD
17802 Newcastle Field Drive
Lutz, Florida 33559

Quote #724

Sent on _____

Total $**1,562.30**

Product/Service	Description	Qty.	Unit Price	Total
Scope of Work: Remove disease Sylvester palm, remove disease Sabal palm.	Special Instructions: Bucket truck, large chain saw, rigging rope, mini skid, dump trailer.			
Location - main entrance north side by the gate.	Tall Sylvester Palm 18" DBH with lethal bronzing disease remove flush cut and haul away debris. Note: There is currently no cure for lethal bronzing disease. Immediate removal is recommended to protect other palms from insect vectors.	1	$995.00	$995.00
Location - is on the north side, by the walkaway facing the road and close to exit.	Tall Sabal Palm 9" DBH with lethal bronzing disease remove flush cut and haul away debris. Note: There is currently no cure for lethal bronzing disease. Immediate removal is recommended to protect other palms from insect vectors.	1	$395.00	$395.00
Fuel surcharge 0f 7%		1	$97.30	$97.30
Disposal / dumping fee		1	$75.00	$75.00

Total $**1,562.30**

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

ESTIMATE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Estimate details
Estimate no.: E-10349
Estimate date: 10/05/2026

Project Address/Location: Item 14 - Inspection

#	Product or service	Description	Qty	Rate	Amount
1.		This proposal is to bring grade up along sidewalk and sod near 3105 Cordoba Ranch Blvd.			
2.		Requested by Christina Fowler			
3.		SOW: Where water is causing erosion along sidewalk bring grade up with topsoil. Install erosion cloth. Sod with Argentine Bahia.			
4.	**Landscaping Install Team – Hourly**	Hourly labor for landscaping installation team.	4	$250.00	$1,000.00
5.	**Top Soil**	Per Cubic Yard	0.5	$200.00	$100.00
6.	**Miscellaneous - Landscaping**	Erosion blanket.	1	$250.00	$250.00
7.	**Sod, Bahia**	Per Square Foot	400	$1.10	$440.00
		Total			**$1,790.00**

Accepted date **Accepted by**

ESTIMATE

Crowder's Landscaping, Inc.
P.O. Box 1375
Lutz, FL 33548-1375

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

Bill to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Estimate details
Estimate no.: E-10350
Estimate date: 10/05/2026

Project Address/Location: Erosion Holes

#	Product or service	Description	Qty	Rate	Amount
1.		This proposal is to fill erosion holes at front entry pond by irrigation controller.			
2.		Requested by Christina Fowler.			
3.		SOW: Fill holes and tamp dirt for compaction. Bring space to grade. Install erosion fabric. Sod with St. Augustine.			
4.	**Landscaping Install Team – Full Day**	Full-day labor for landscaping installation team.	1	$1,950.00	$1,950.00
5.	**Top Soil**	Per Cubic Yard	10	$200.00	$2,000.00
6.	**Miscellaneous - Landscaping**	Erosion blanket.	1	$450.00	$450.00
7.	**Sod, Floratam St. Augustine**	Per Square Foot	500	$1.25	$625.00

Total **$5,025.00**

Accepted date

Accepted by

First Amendment
to the Landscape and Irrigation Maintenance Services Agreement

This First Amendment to the Landscape and Irrigation Maintenance Services Agreement (this "**Amendment**") is made and entered into as of October 9, 2026, by and between the **Cordoba Ranch Community Development District** (the "**District**") and **Crowder's Landscaping, Inc.**, a Florida Corporation (the "**Contractor**").

Background Information:

The District and the Contractor entered into the Landscape and Irrigation Maintenance Services Agreement dated May 30, 2024 (the "**Agreement**"). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to renew the Agreement and to allow for updated compensation accordingly. The District and the Contractor each have the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

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

2. **Modification of Compensation.** Beginning October 1, 2026, the District agrees to compensate the Contractor for an updated renewal amount for the existing Work areas as further broken down below and on the Proposal dated October 1, 2026, relevant portions of which are attached hereto as **Exhibit A**.

    a. Landscape Maintenance: Common Areas = $70,680.00 Annually
    b. Landscaping Maintenance: Drainage Channel = $70,860.00 Annually
    c. Addendum – 18424 Belfair Glen Place back to Pond 320 = $5,160.00 Annually
    d. Frontage Road Turf, Tree, and Shrub Programs
        i. Turf Fertilization, Weed, and Insect Control = $8,220.00 Annually
        ii. Tree, Shrub, and Groundcover Fertilization with Insect Control = $3,360.00 Annually
        iii. Palm Fertilization = $1,440.00 Annually
    e. Irrigation Inspection = $9,660.00 Annually
    f. **NEW ANNUAL CONTRACT TOTAL = $169,200.00**

    Accordingly, the District will be invoiced monthly for the total monthly amount of Fourteen Thousand One Hundred Dollars and Zero Cents ($14,100.00).

3. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this First Amendment, effective as of the date written above.

Crowder's Landscaping, Inc.	**Cordoba Ranch Community Development District**
_____	_____
Name: _____	Name: Erica Owen
Title: _____	Title: Chair of the Board of Supervisors

EXHIBIT A

ELEVATING TAMPA'S LANDSCAPES
P.O. Box 1375, Lutz, FL 33548 | 813-767-6360
www.crowderslandscaping.com

LANDSCAPE MANAGEMENT RENEWAL AMENDMENT

Property: **Cordoba Estates**
Address: **Lutz, FL 33549**
Renewal Effective Date: **October 1, 2026**

SERVICE DESCRIPTION	MONTHLY	YEARLY
Landscaping Maintenance: Common Areas • Mowing, Weeding, Edging • Blowing Debris • Shrub Detail • Bed Weed Control • Shrubs and Groundcover Pruning	$5,890.00	$70,680.00
Landscaping Maintenance: Drainage Channel • Mowing, Weeding, Edging	$5,890.00	$70,860.00
Addendum to Original Proposal • 18424 Belfair Glen Place back to Pond 320	$430.00	$5,160.00
Frontage Road Turf, Tree, and Shrub Programs.		
• Turf Fertilization, Weed and Insect Control	$685.00	$8,220.00
• Tree, Shrub, and Groundcover Fertilization w/ Insect Control	$280.00	$3,360.00
• Palm Fertilization	$120.00	$1,440.00

Irrigation Inspection • Monthly Wet-Check of all irrigation zones. • Monthly head adjustments for peak performance.	$805.00	$9,660.00
TOTAL BASE SERVICE	**$14,100.00**	**$169,200.00**

A. Suspension for Non-Payment

If the Client fails to make payment for services rendered within 60 days of the due date, Crowders reserves the right to suspend all landscaping services immediately upon written notice to the Client. During the suspension period, Crowders shall not be obligated to perform any further services until all outstanding balances are settled. The Client understands that any delays in payment may result in disruptions to scheduled services. Once all outstanding balances are paid in full, services will resume as scheduled.

B. Landscape Maintenance Specifications

a. Turf Care Requirements

i. Mowing: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance during scheduled service. It is anticipated that mowing services shall be provided weekly during the growing season, April 15 through October 15, and every other week during the non-growing season or as needed from November through March. Turf shall be cut at a height ranging between 4 to 5 inches as conditions warrant. Bahia shall be cut at an elevation of 3.5 to 4.5 inches as conditions warrant. A push mower or weed-eating shall maintain turf areas inaccessible to riding mowers. All other regions, including rooms adjacent to buildings, trees, fences, etc., can be controlled by weed-eating (monofilament) type equipment. A continuous cutting height shall be maintained when weed eating is required to prevent turf scalping. All blowing will be done in a direction away from buildings and vehicles and will be blown into turf areas, not mulched beds. ***Crowder's Landscaping is not responsible for missed services due to Acts of God. Examples include but are not limited to Hurricanes, Tornados, Flooding, and Earthquakes.***

ii. Edging: All turf edges of walkways, street curbs, patios, and turf bed lines shall be performed during each mowing using only a metal blade power edger. Weed-eating (monofilament) type equipment shall not be used to edge. A soft edge of all bed areas will be performed every other mowing. Crowder's will remove grass and weeds around posts, lights, signs, trees, and utility installations to keep a neat, clean appearance. The turf around sprinkler heads shall be trimmed so as not to interfere with or intercept water output. Care shall be taken so as not to go over the edge or cut continually backward towards the turf/grass, leaving wider gaps between the mulch area and turf/grass.

C. Tree, Shrub, Hedge, and Groundcover Care

a. Pruning: Trees, shrubs, hedges, and ground cover shall be pruned as follows:
   i. Overhanging tree limbs and branches of less than 1-inch caliper shall be pruned when necessary or as instructed by the Property Manager. Pruning shall be done throughout the year to keep vegetation away from structures and include trimming or removing any overhanging limbs or branches over pedestrian walkways, parking pads, and vehicular traffic up to ten (10) feet above ground/street level less than 1-inch caliper.
   ii. Palm trees will be trimmed up to a height of ten (10) feet. Any trimming above 10 feet will be considered a supplemental charge. This includes the removal of dead fronds, seed pods, and the resulting debris. Supplemental charges will be assessed based on the additional labor and equipment required for trimming at heights above 10 feet.
   iii. All shrubs, hedges, and privacy fence shrubbery up to seven (7) feet shall be pruned and shaped a minimum of twelve (12) times per calendar year. This will help the individual plant maintain a good appearance, retain its natural form, and eliminate branches or stems from rubbing against any structures.
   iv. All sucker growth from trunks, base of trees, and certain shrubs shall be removed to promote better health and reduce the main plant's infestation. Herbicides shall not be used in eliminating or controlling plant suckers.
   v. Ground covers and vines will be maintained uniformly throughout the year.

b. Weeding:
   i. Manual (hand pulling or cutting) and chemical (herbicides) control methods will be used. Weeds will be removed in conjunction with our mowing services.

D. Miscellaneous:

a. Clean-Up
   i. During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. Trash shall be picked up throughout the property before each mowing. This shall require policing all maintained areas to remove the loose paper, sticks, cans, bottles, leaves, loose/fallen palm boots, and other debris during each visit. Trash shall be disposed of offsite. **Crowder's Landscaping is not responsible for private construction debris or related waste during clean-up. As part of this Agreement, the contractor shall not be responsible for cleaning up or removing debris because of damage caused by major flooding, hurricanes, or other Acts of God.**

b. Leaf/Acorn Removal
   i. Large volumes of Leaf and Acorn accumulations shall not be blown randomly toward the landscape or on turf at any time. Any collection in shrub beds shall be blown out of the beds and collected to prevent damage to plant material while providing the neighborhood with a neat and clean appearance. Leaf and acorn debris shall be collected and removed from all maintained areas, including streets, curb lines, and parking lots, specifically during the late fall and winter, with up to four removals scheduled throughout the year. **Additional leaf removals beyond the designated four will be considered supplemental requests.**

c. Hand Pruning / Structural Pruning
    i. This pruning shall be done at least once per year during the dormant months to prune old wood and prune behind multiple breaks to maintain proper proportion and promote interior growth. Removal of up to 50% of the height and foliage of plants can take place during this pruning, allowing the plant material to grow fuller during the growing season.
d. Replacement of Plant Material
    i. Trees and shrubs in a state of decline will be brought to the property manager's attention. Crowder's Landscaping can furnish supplemental work to replace plant material.
e. Work Orders/Cost Estimates/Additional Services
    i. Crowder's Landscaping shall prepare work orders showing materials, labor, and estimated cost of any additional service not covered or included in this contract. Optional services may include but are not limited to removing dead or dying trees, renovations to landscaping, plant replacement, annual treatment for fire ants, major irrigation modifications, and sod replacement. Upon authorization, Crowder's Landscaping will complete the approved estimates. **Crowder's Landscaping does not warranty third-party plant material, is not responsible for third-party maintenance, and does not accept third-party invoices.**

E. Irrigation Inspection

a. All irrigation zones shall be inspected to ensure proper operation during scheduled irrigation inspection. Zones shall be turned on to check for any coverage issues for any broken irrigation components, and include the physical inspection. Any issues that require adjustments will be dealt with during the assessment. Any problems caused by Crowder's Landscaping shall be repaired at no cost to the Property Manager. Minor adjustments will be performed as needed during the inspection, with a billable allowance of up to **$500 per visit for any necessary fixes.** Should irrigation repairs surpass the agreed-upon $500 limit, an estimate will be provided for client approval before proceeding with the additional work at a later date.
b. Crowder's Landscaping will not be held responsible for turf or plant loss due to county or state water restrictions. Crowder's Landscaping is not responsible for third-party irrigation maintenance or repairs and does not accept third-party invoices.

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Cordoba Ranch Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126610

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$659,684
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$15,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$4,085**

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	$100,000	$1,000
Theft, Disappearance or Destruction	$100,000	$1,000
Computer Fraud including Funds Transfer Fraud	$100,000	$1,000
Employee Dishonesty, including faithful performance, per loss	$100,000	$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126610

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$4,085
Crime	$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,121
Public Officials and Employment Practices Liability	$2,701
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$11,407**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Cordoba Ranch Community Development District

(Name of Local Governmental Entity)

By: DocuSigned by: Alba Sanchez 14AEDB00B3A0459...
Signature

Alba Sanchez
Print Name

Witness By: Signed by: Tabitha Blackwelder 7F5C7F65CFD1442...
Signature

Tabitha Blackwelder
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$659,684	As per schedule attached
☑	Inland Marine	$15,000	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: DocuSigned by: Alba Sanchez 14AED800B3A0459... Date: 9/25/2026

Name: Alba Sanchez

Title: District Manager

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

FLORIDA INSURANCE ALLIANCE

Property Schedule

Cordoba Ranch Community Development District

Policy No.: 100126610
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Front Gate w/Support Columns Cordoba Ranch Blvd & Livingston Ave Lutz FL 33559			2015 Non combustible	10/01/2026 10/01/2027	$47,614				$47,614
2	Entry monument Cordoba Ranch Blvd & Livingston Ave Lutz FL 33559			2015 Masonry non combustible	10/01/2026 10/01/2027	$89,276				$89,276
3	Aluminum Perimeter Fencing Various Lutz FL 33559			2015 Non combustible	10/01/2026 10/01/2027	$77,373				$77,373
4	Columns- 28 Various Lutz FL 33559			2015 Masonry non combustible	10/01/2026 10/01/2027	$80,944				$80,944
5	Well Pump Cordoba Ranch Blvd & Livingston Ave Lutz FL 33559			2015 Pump / lift station	10/01/2026 10/01/2027	$7,142				$7,142
6	2 Sm Columns and Entrywall column (Roundabout) 17803 Newcastle Field Drive Lutz FL 33559			2015 Masonry non combustible	10/01/2026 10/01/2027	$22,022				$22,022
7	2 Bridge monuments 2508 Cordoba Ranch Blvd Lutz FL 33559			2015 Masonry non combustible	10/01/2026 10/01/2027	$22,736				$22,736

Sign: DocuSigned by: 14AEDB00B3A0459... Print Name: Alba Sanchez Date: 9/25/2026

FLORIDA INSURANCE ALLIANCE

Property Schedule

Cordoba Ranch Community Development District

Policy No.: 100126610
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Well pump 2509 Cordoba Ranch Blvd Lutz FL 33559			2015 Pump / lift station	10/01/2026 10/01/2027	$7,142				$7,142
9	Well pump 2510 Cordoba Ranch Blvd Lutz FL 33559			2015 Pump / lift station	10/01/2026 10/01/2027	$7,142				$7,142
10	3 Bridge monuments (1 in Roundabout) 3101 Cordoba Ranch Blvd Lutz FL 33559			2015 Masonry non combustible	10/01/2026 10/01/2027	$22,736				$22,736
11	2 Fountains 2502 Cordoba Ranch Blvd Lutz FL 33559			2015 Pump / lift station	10/01/2026 10/01/2027	$25,585				$25,585
12	Entry Knee Wall Cordoba Ranch Blvd & Livingston Ave Lutz FL 33559			2015 Masonry non combustible	10/01/2026 10/01/2027	$47,614				$47,614
13	Roundabout Knee Wall Cordoba Ranch Blvd & Bramshot Pl Lutz FL 33559			2015 Masonry non combustible	10/01/2026 10/01/2027	$47,614				$47,614
14	Wooden Bridge Railing 3101 Cordoba Ranch Blvd Lutz FL 33559			2015 Frame	10/01/2026 10/01/2027	$11,903				$11,903

Sign: DocuSigned by: 14AEDB00B3A0459... Print Name: Alba Sanchez Date: 9/25/2026

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

FLORIDA INSURANCE ALLIANCE

Property Schedule

Cordoba Ranch Community Development District

Policy No.: 100126610
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
15	Wooden Bridge Railing Belfair Glen Pl Lutz FL 33559			2015 Frame	10/01/2026 10/01/2027	$11,903				$11,903
16	4-Rail Vinyl Perimeter Fencing Max Smith Rd Lutz FL 33559			2015 Non combustible	10/01/2026 10/01/2027	$41,662				$41,662
17	Pedestrian Walking Bridge Livingston Ave Lutz FL 33559			2015 Frame	10/01/2026 10/01/2027	$89,276				$89,276

Total:	Building Value	Contents Value	Insured Value
	$659,684	$0	$659,684

Sign: DocuSigned by: Alba Sanchez 14AEDB00B3A0459... Print Name: Alba Sanchez Date: District Manager

Docusign Envelope ID: 83BC76DF-0344-88B6-828E-1FC7DA09A76B

FLORIDA INSURANCE ALLIANCE

Inland Marine Schedule

Cordoba Ranch Community Development District

Policy No.: 100126610
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Decorative Street Signs		Other inland marine	10/01/2026 / 10/01/2027	$5,000	$1,000
2	Security Cameras		Electronic data processing equipment	10/01/2026 / 10/01/2027	$10,000	$1,000
				Total	**$15,000**	

Sign: DocuSigned by: 14AEDB00B3A0459... Print Name: Alba Sanchez Date: 9/25/2026

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

October 6, 2026

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit the governmental activities and each major fund of Cordoba Ranch Community Development District (the "District") as of and for the year ended September 30, 2026, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ended September 30, 2026, and thereafter if mutually agreed upon by Cordoba Ranch Community Development District and Berger, Toombs, Elam, Gaines & Frank.

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

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS, GAS, and Chapter 10.550, Rules of the Auditor General. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

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

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

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

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

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

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

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

Management is responsible for:

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

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

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

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

4. Establishing and maintaining a process for tracking the status of audit findings and recommendations; and

5. Identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives of this engagement, including any corrective actions taken to address significant findings and recommendations resulting from those audits, engagements, or studies, and providing management's views on our current findings, conclusions, and recommendations, as well as planned corrective actions, for inclusion in our report.

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

As part of our engagement, we will apply certain limited procedures to the District's RSI, which will consist of Management's Discussion and Analysis and the budgetary comparison schedule, in accordance with GAAS. These limited procedures will consist of management inquiries regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management is responsible for preparing and providing the information required by Section 218.39(3)(c), Florida Statutes, for inclusion in the management letter required by Chapter 10.550, Rules of the Auditor General. We will provide no assurance on this information.

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

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

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

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

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

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

4. For report distribution; and

5. To provide us with:

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

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

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

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

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

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

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

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

Reporting

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

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

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

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

2. Auditor General Management Letter; and

3. Report on Compliance with Section 218.415, Florida Statutes

Communications with Those Charged with Governance

We are responsible for ensuring that those charged with governance are informed about certain matters related to the conduct of the audit, including (i) our responsibilities under GAAS and GAS, (ii) an overview of the planned scope and timing of the audit, (iii) significant findings from the audit, including our views about the qualitative aspects of the District's accounting practices, difficulties encountered in performing the audit, and any uncorrected or corrected misstatements, and (iv) other significant matters, including any disagreements with management.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession. The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition for our completion of the audit and issuance of our audit report.

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

Non-audit Services

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

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

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

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

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

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

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

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

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ended September 30, 2026 will not exceed $4,280 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

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

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

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

Other Relevant Information

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

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

Limitation of Liability and Claim Resolution

To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

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

Retention of Records

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

File Inspections

In accordance with professional regulations, and by our firm's policy, our client files may periodically be reviewed by practice inspectors and by other engagement file reviewers to ensure that we are adhering to our professional and firm's standards. File reviewers are required to maintain the confidentiality of client information.

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

Termination

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

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

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

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

Miscellaneous

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

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

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

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

Governing Law

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

Dispute Resolution

The District agrees that any dispute that may arise regarding the meaning, performance, or enforcement of this Engagement Letter will, prior to resorting to litigation, be submitted to mediation, and that it will engage in the mediation process in good faith once a written request to mediate has been given by either party. The results of any such mediation will be binding only upon the agreement of each party to be bound. The costs of any mediation proceeding will be shared equally by the participating parties. This provision does not waive or limit the dispute-resolution, liability, or other provisions set forth elsewhere in this Engagement Letter.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties. If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

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

E-Verify Requirements

We shall register with and use the E-Verify system to verify the work authorization status of all new employees. We shall require each subcontractor performing work under this Engagement Letter to register with and use the E-Verify system. If we enter into a contract with a subcontractor, the subcontractor shall provide us with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and we shall maintain a copy of the affidavit for the duration of this Engagement Letter. The parties shall comply with the termination requirements of Section 448.095(5)(c), Florida Statutes.

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

Public Records

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

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

2. Upon request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this Engagement Letter if we do not transfer the records to the District; and

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

We acknowledge that requests to inspect or copy public records relating to this Engagement Letter must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If the District notifies us of a public records request for records not in the District's possession but in our possession, we shall provide the records to the District or allow the records to be inspected or copied within a reasonable time. If we fail to provide the public records to the District within a reasonable time, we may be subject to penalties under Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS C/O INFRAMARK LLC, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607; TELEPHONE: (813) 873-7300; EMAIL: publicrecords@azuria.com

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

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

Electronic Signatures and Counterparts

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

Acknowledgement and Acceptance

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

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

Sincerely,

Berger Toombs Elam Gaines + Frank

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

Confirmed on behalf of the addressee:

Sign: DocuSigned by: 14AEDB00B3A0459...

Title: District Manager

Date: 10/14/2026

Docusign Envelope ID: F3D0CB24-FEDB-8624-8205-C53DFF66A83F

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DGPerry
CPAs + Advisors

Cordoba Ranch Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least 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: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the 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 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: _____ Date: _____

Printed Name: _____

Cordoba Ranch Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Cordoba Ranch Community Development District

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

Customer Contact Information:

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

Estimate #	6645
Estimate Date	10-06-26
Sales Team Member	Kevin Hernandez
Total	**$850.00**

Item	Description	Unit Cost	Quantity	Line Total
(none)	Viking Gearbox	$355.00	1.0	$355.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	3.0	$495.00

THIS IS ONLY AN ESTIMATE

Subtotal	$850.00
Tax (if applicable)	$0.00
Estimate Total	**$850.00**

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____ Date: _____

Billing Contact:

- **Name:_____**
- **Email :_____**

communityxs

CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

The Back-End

A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

With their help, we make a great product with awesome features.

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allows users to log on, add, edit and remove web content and documents that appear on the public facing interface.

The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is "Responsive".** This is a term used to describe a web interface that's capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It's highly accessible.** The public facing interface of a CommunityXS site is the most "Accessible" interface. Relative to competing technology, CommunityXS is superior. You won't find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It's maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It's customizable.** Custom colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email DLP (5)	Email DLP (5)	
				Email DLP (5)	Email DLP (5)	Email Manager (1)		
					Email Manager (1)			
Monthly Total:	**$80**	**$120**	**$195**	**$245**	**$270**	**$230**	**$205**	**$155**

- Site Hosting – The monthly service fee that covers access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox, typically for a Board of five people. The cost of a mailbox is $15 a month.
- Email DLP (Data Loss Prevention) – The additional monthly cost of a more advanced plan that allows for the implementation of loss prevention policies. The cost is $10.00 month in addition to the mailbox. If the service is selected, all mailboxes must utilize this service.
- Email Manager – The monthly cost of having an email manager who typically has administrative access to all mailboxes. The cost of an email manager is $25 a month.

Transition to CommunityXS:

We typically create a site in less than four hours!

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time, and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

APPLICATION HOSTING AGREEMENT
CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Service Term:
- a. The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.

2) Fees and Payments
- a. Setup Fee: Not to exceed $320.00.
- b. Service Fee: $80.00 per month.
- c. Domain Name Registration: $29.99 per year.
- d. Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- e. If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.

3) Services:
- a. Provider shall host a web content management system and delivery platform ("Software").
- b. Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c. Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.

4) Authorized Usage:
- a. Customer agrees that access to Service shall be restricted to authorized agents.
- b. Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c. Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.

5) Service Level:
- a. Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.

6) Limited Warranty:
- a. Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.

7) Customer Remedies:
- a. Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

8) No Other Warranties:
- a. Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.

9) Limited Liability:
- a. It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the fees paid by Customer to Provider during the preceding three (3) months.

10) Other Agreements:
- a. This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
- b. Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.

11) No Waiver:
- a. Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

12) Severability:
- a. If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

13) Law:
- a. This Agreement shall be governed by the laws of the State of Florida, and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) General:
- a. Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree with the terms and conditions of this Application Hosting Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:

SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE
CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

1) Engagement:
- a. Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
- b. Customer desires that Consultant remedy issues found during a website accessibility evaluation.
- c. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.

2) Fees and Payments
- a. Service Fee: $40.00 per month.
- b. Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- c. If payment is not made according to the terms of the invoice, Consultant reserves the right to terminate Services.

3) Services:
- a. Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the “Services”) with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
- b. Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the “Services”) to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).

4) Performance:
- a. Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
- b. Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are “Passed”.

5) Service Frequency:
- a. Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.

6) Authorized Usage:
- a. Customer agrees that authorized Consultant support personnel may access system as required to facilitate Services.

7) Errors and Omissions:
- a. Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such error or omission.

8) Limitation of Liability
- a. It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, liability shall not exceed the fees paid by Customer to Consultant during the preceding three (3) months.

9) Customer Remedies:
- a. Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

10) Supplemental Agreement:
- a. This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS**.**

11) No Waiver:
- a. Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

12) Severability:
- a. If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

13) Law:
- a. This Agreement shall be governed by the laws of the State of Florida, and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) General:
- a. Should you have any questions concerning this Agreement, or if you desire to contact Consultant for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree with the terms and conditions of this Consulting Service Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:

HOSTED EMAIL SERVICE AGREEMENT

IMPORTANT - READ CAREFULLY: This Hosted Email Services Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the provision, resale and management by Provider of the Microsoft Exchange Platform. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Services

a. Hosted Email Services
Provider shall provision and resell hosted email services based on Microsoft Exchange Online and related Microsoft 365 services (“Services”) to Customer.

b. Third-Party Platform
Customer acknowledges that the Services are hosted and operated by Microsoft Corporation (“Microsoft”) and are subject to Microsoft’s technical architecture, features, availability, and limitations.

c. No Modification of Microsoft Services
Provider does not control and cannot modify the underlying Microsoft Exchange Online service, feature set, availability, or roadmap.

2) Microsoft Terms Apply

a. Pass-Through Terms
Customer agrees that its use of the Services is subject to and governed by the applicable Microsoft terms, including but not limited to:
- Microsoft Product Terms
- Microsoft Online Services Terms
- Microsoft End User License Agreement (EULA)
- Microsoft Privacy Statement

(collectively, the “Microsoft Terms”)

b. Conflict of Terms
In the event of a conflict between this Agreement and the Microsoft Terms, the Microsoft Terms shall control with respect to the Microsoft services.

c. Acceptance Required
Customer represents that it has reviewed and accepted the applicable Microsoft Terms or authorizes Provider to accept such terms on Customer’s behalf as permitted under Microsoft’s reseller framework.

3) Account Ownership and Administrative Access

a. Tenant Ownership
Unless otherwise agreed in writing, the Microsoft tenant is provisioned for Customer’s exclusive use, and Customer retains ownership of its data.

b. Administrative Rights
Provider may retain administrative access solely for:
- Provisioning and deprovisioning accounts
- Billing and license management
- Troubleshooting and support

c. Data Access
Provider does not access Customer email content except as required to provide support and only with Customer authorization or as required by law.

4) Billing and Payment

a. Monthly Billing
Customer shall pay Provider a monthly recurring fee based on the number and type of licenses provisioned. Fee schedule:
   i. Exchange Online (Plan 1) - $15.00 per month / per licensed user
      1. 50 GB primary mailbox (50 GB archive) and messages up to 150 MB
   ii. Exchange Online (Plan 2) - $25.00 per month / per licensed user
      1. 100 GB primary mailbox (1.5 TB archive) and messages up to 150 MB
      2. Built-in data loss prevention (DLP)

b. Billing Cycle
Fees are billed monthly in advance unless otherwise stated in writing.

c. Pricing Changes
Provider may adjust pricing with [30] days’ written notice, including changes resulting from Microsoft price adjustments or licensing changes.

d. Non-Payment
Provider may suspend or terminate Services for non-payment.

5) Service Availability and Support

a. Service Availability
Service uptime, redundancy, and availability are provided by Microsoft in accordance with Microsoft’s published service level commitments.

b. No Independent SLA by Provider
Provider does not offer a separate or additional service-level agreement beyond Microsoft’s SLA.

c. Support Scope
Provider may provide:
   i. First-line support
   ii. License management
   iii. Basic configuration assistance
   iv. Issues beyond Provider’s control may require escalation to Microsoft Support.

6) Data Privacy and Security

a. Customer Data Ownership
Customer retains all ownership rights to its data.

b. Data Processing
Microsoft acts as the data processor for the Services. Provider does not host Customer data.

7) Compliance

a. Customer is responsible for determining whether the Services meet its regulatory or compliance obligations. (Florida CDD public records retention is governed by the Florida Public Records Law “Chapter 119”).

8) Acceptable Use

a. Acceptable Use Policy
Customer agrees not to use the Services in violation of Microsoft's Acceptable Use Policy or applicable law.

b. Suspension for Violations
Violations may result in suspension or termination by Microsoft without notice to Provider.

9) Term and Termination

a. Term
This Agreement shall continue on a month-to-month basis unless terminated.

b. Termination for Convenience
Either Party may terminate with [30] days' written notice.

c. Effect of Termination
Upon termination:

i. Customer is responsible for exporting its data prior to termination
ii. Provider is not responsible for data loss after termination
iii. Microsoft may permanently delete data as per its retention policies

10) Limitations of Liability

a. No Control Over Microsoft Services
Provider is not liable for outages, data loss, or service disruptions caused by Microsoft.

b. Limitation
To the maximum extent permitted by law, Provider's total liability shall not exceed the fees paid by Customer to Provider during the preceding three (3) months.

c. Excluded Damages
Provider shall not be liable for indirect, incidental, consequential, or loss-of-business damages.

11) Indemnification

a. Customer Indemnification
Customer shall indemnify and hold Provider harmless from claims arising out of Customer's misuse of the Services or violation of Microsoft Terms.

12) Relationship of the Parties

a. Independent Contractors
The Parties are independent contractors. Nothing creates a partnership, agency, or joint venture.

b. No Authority
Provider has no authority to make representations or warranties on behalf of Microsoft.

13) Governing Law

a. This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) Entire Agreement

a. This Agreement constitutes the entire agreement between the Parties regarding the Services and supersedes all prior agreements or understandings.

I agree with the terms and conditions of this Hosted Email Service Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:

MINUTES OF MEETING
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Monday, September 21, 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
Brian Napert	Assistant Secretary

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

Alba Sanchez	District Manager, Inframark
Kent Huerta	District Engineer, BGE *(via Teams)*
Christy Fowler	Field Services Manager, Inframark
Gage Montagna	Field Services Manager, Inframark
Representative	Sitex Aquatics
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. Sanchez called the meeting to order and conducted a 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 September 21, 2026, agenda carried. (5-0)

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

There were no audience comments on the agenda items. The Board proceeded with the next order of business.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

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

B. District Engineer

Mr. Huerta discussed three items with the Board. The mailboxes are leaning which could be the result of weak soil, shallow installation of encased concrete posts, or misplacement of anchor screws. The mailboxes were installed by USPS.

Discussion ensued and no action was taken to move forward with repairs due to the responsibility being that of USPS.

Mr. Huerta advised the Board that the tree which obstructed the sidewalk bridge had been removed. The sidewalk bridge project will be tabled until June 2027.

Mr. Huerta discussed the storm infrastructure in the community and advised that the swales are not draining within 72 hours. It was noted that continued irrigation during rainfall may be contributing to the swales' failure to drain within 72 hours. Vegetation is also covering the grates and will need to be removed. The Board requested a do not exceed proposal to conduction an investigation of the storm infrastructure.

C. Sitex Aquatics Report

A representative for Sitex Aquatics was present to review their report with the Board and discuss the recent work completed. He advised the Board that he was instructed by Ms. Zanoni to remove the "hump" per the scope of service.

The Board explained the intended outcome was to have the standing water drain as designed. The hump was not the only issue preventing this from happening. Mr. Saldana agreed to walk the area with the Sitex Aquatics representative and Ms. Fowler to look for a more complete resolution to the drainage issues.

D. Field Inspection Report

Ms. Fowler reviewed the field inspection report with the Board and answered questions. She advised that some items were sent to the HOA for resolution including but not limited to violation notices.

E. Landscape Report

No landscape report was provided by Crowder's. Ms. Sanchez requested that Crowder's Landscaping send over their contract renewal via email for District Counsel to review and create a service agreement for the Board.

Mr. Montagna presented under separate cover Proposal #468 for grinding operations in accordance with applicable ADA requirements in the amount of $1,968.00.

> On MOTION by Ms. Owen, seconded by Mr. Napert, with all in favor, the motion to approve the Inframark Grinding Proposal #468 in the amount of $1,968.00 carried. (5-0)

F. District Manager

Ms. Sanchez introduced herself to the Board advising she would be their new District Manager. She provided the Board with a summary of her experience within the industry and discussed new additions to the financials moving forward. A financial snapshot was read into the record.

FIFTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-09; Designation of Officers

An administrative correction to the District Manager's name will be made to the resolution before being signed.

> On MOTION by Mr. Therrien, seconded by Mr. Saldana, with all in favor, the motion to adopt Resolution 2026-09; Designation of Officers with the correction made to the District Manager's name carried. (5-0)

B. Consideration of Site Masters Bridge Replacement Proposal

This item was discussed with the District Engineer's portion of the agenda and was tabled until June 2027.

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting held August 17, 2026

B. Acceptance of August 2026 Financial Statements

On MOTION by Mr. Therrien, seconded by Mr. Napert, with all in favor, the motion to approve the consent agenda containing August 17, 2026, meeting minutes and August 2026 financial statements carried. (5-0)

SEVENTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Saldana requested that every Friday the Board receives an update from Ms. Sanchez on open action items.

Ms. Owen requested a status update on the Code Enforcement violations that are open and paid for by the District.

Ms. Sanchez will work with Mr. Leggit from Inframark to track down the open tickets.

Ms. Marlow inquired about the AR entry for $1,700.00 sitting as a credit and when it was expected to appear in the operating account as a credit or reimbursement.

Ms. Sanchez will investigate this entry and follow up with the Board.

EIGHTH ORDER OF BUSINESS **Audience Comments**

There were no audience comments on the agenda items. The Board proceeded with the next order of business.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Marlow, seconded by Ms. Owen, with all in favor, the motion to adjourn the meeting at 7:05 p.m. carried. (5-0)

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson

MINUTES OF WORKSHOP
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Wednesday, September 30, 2026, at 5:00 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
Brian Napert	Assistant Secretary

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

Alba Sanchez	District Manager, Inframark
Jennifer Goldyn	Regional Manager, Inframark
Christy Fowler	Field Services Manager, Inframark
Jason Leggit	Field Services Supervisor, Inframark
Taylor	Representative, Rizetta
John Beaver	Representative, Rizetta
Ed Dailey	Representative, Halifax

This is not a certified or verbatim transcript but rather represents the context and summary of the workshop. The full workshop 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. Sanchez called the workshop to order at 5:00 p.m.

The Board approved the workshop agenda as presented.

SECOND ORDER OF BUSINESS **Discussion of District Management Performance**

Ms. Owen provided historical context regarding the District's relationship with Inframark. She noted that Inframark has managed the District since the developer-controlled Board. She stated that she, as Chair, has raised service concerns with Inframark leadership over the course of that relationship. The District has had five District Managers during that time: Andy, Jayna, Christina, Sam, and now Alba. Erica stated that she has remained in close communication with Inframark leadership and has been clear regarding the District's service expectations.

Ms. Owen also noted that several years ago she made a motion to explore other management companies due to service concerns. She asked that the workshop discussion remain forward-looking, recognizing that the District cannot change what occurred in the past. With a new District Manager now in place, Erica stated that this is an opportunity to clearly define what good district management looks like and set the management team up for success going forward.

Ms. Owen explained that she planned the workshop to allow adequate time for a focused discussion on district management. Regular Board meetings have full agendas, making it difficult to devote sufficient time to this important topic. The purpose of the workshop was to discuss what good district management looks like, establish clear expectations for Infraramark, and discuss how the Board will assess service. The goal is a successful partnership that moves District priorities forward between meetings.

A. Project Schedule

Ms. Marlow expressed concern regarding the financial information provided and stated that she needed to follow up with the accounting team to obtain requested deliverables. An example of this is that she has requested the Excel version of the Profit & Loss statements to be included in with the financials moving forward and this has not been done. She stated that moving forward the proposals need to be clearly defined. No proposals should be included in the agenda without a minimum of three for each project. She is looking for more expertise and guidance from the management team. She stated that too many of the invoices needed to be reclassified. Moving forward she wants the budgeted amounts for each project next to the proposals so it can be determined if the Board can proceed with approval. It was noted that many projects were tabled due to the lack of scope of services or lack of three proposals when presented.

Mr. Saldana stated he wants a more accurate tracking system for open projects. The field service team needs to take ownership of the process of inspecting after each project is completed to ensure that it was completed correctly before payment is made. He stated that institutional knowledge needs to be passed down to the field inspector.

Mr. Napert stated that there have been too many personnel changes and high turnover with the District Manager and Field Inspector positions.

Mr. Therrien stated he wants to make sure the Board provides proper guidance to the management team and wants equal time for all Board members to discuss issues at meetings. He stated the Board should be provided with completion dates or estimated timelines on the project boards. The District Manager and Field Services team need to coordinate on future project boards and add if the action items are budgeted or not.

Ms. Owen discussed management expertise. She stated that Inframark should serve as the District's management experts and bring informed recommendations to the Board. She emphasized that the Board's role is to govern and provide oversight, not to provide daily management.

Ms. Owen discussed the need for a proactive annual operating calendar. Recurring maintenance, inspections, renewals, reporting requirements, landscaping, budget milestones, filings, and other predictable District needs should be planned in advance. The goal is to allow adequate time for proposals and Board approvals when needed.

Ms. Owen discussed the organization and quality of Board meeting materials. She stated that the agenda should be organized logically, with high-priority items first. Meeting materials should be complete and include corresponding photos, proposals, relevant background, scope, cost, timing, and the decision being requested when applicable.

Ms. Owen discussed coordination between the District Manager and Field Manager. She noted that she had contacted Inframark leadership and asked that district management and field management meet regularly to stay aligned and keep District priorities moving forward. The discussion emphasized that district and field management should work together as one team.

Ms. Owen discussed timely resident service. Resident inquiries should be acknowledged and addressed promptly. Matters should be tracked through resolution. The District email and phone line should have defined coverage and reasonable response expectations.

Ms. Owen discussed the open item log. She stated that each item should include the date it was opened so the Board can see how long matters have remained outstanding. She clarified that the log should be sent weekly, on either Thursday or Friday, and should show progress made during the prior week.

THIRD ORDER OF BUSINESS **Audience Comments**

The Rizzetta representatives spoke to the Board on the services and solutions they could provide the District and advised that John Beaver will be the District Manager assigned.

Mr. Dailey, Halifax's CEO, and sole District Manager, provided the Board with information about the company and its services.

FOURTH ORDER OF BUSINESS **Adjournment**

The workshop was adjourned at 7:16 p.m.

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson