Cordoba Ranch Community Development District

January 27, 2025

Revised Agenda Package

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Cordoba Ranch Community Development District

Board of Supervisors
James Therrien, Chairperson
Erica Owen, Vice Chairperson
Jane Marlow, Assistant Secretary
Vacant, Assistant Secretary
Greg Saldana, Assistant Secretary

Christina Newsome, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Clay Wright, Field Manager

Meeting Agenda
Monday, January 27, 2024 – 4:00 p.m.

TEAMS INFORMATION: ID: 234 680 449 199 PASSCODE: oHWG9G
Call-In #: 1 (646) 838-1601 172397418#

1. Call to Order/Roll Call (2min- 4:00)

2. Audience Comments on Agenda Items (3min-4:02)

3. Review of FY 2025 Budget to Date (5min-4:07)

4. Organizational Matters (20min- 4:12)

A. Consideration of Candidates for Seat 3 – Expiring 11/2028
   i. David Boulos –
   ii. Anthony Cascio –

B. Consideration of Resolution 2025-03, Designation of Officers

C. Resolution 2025;04 Authorizing Spending Authority

5. Business (10min – 4:32)

A. Tree Removal Reimbursement
B. Envera Redesign Proposal
C. Asphalt Repair-Barn Close and Cordoba
D. Fence Repair Update

6. Staff Reports (50min -4:45)

A. District Engineer

i. Update on Repair Depression
ii. Action Item List

B. District Counsel

i. Swale Tree Ownership Update
ii. Lennar Reimbursement Request
iii. Deed Transfer of Amenity Parcels
iv. Action Item List

C. District Manager

i. Review of Project Tracker
ii. Action Item List

D. Field Manager

i. Field Inspect Report *(To be Sent Under Separate Cover)*

7. **Pond Report – Sitex (3min-5:35)**
8. **Approval of the Consent Agenda (3m-5:38)**
   A. Meeting Minutes
   B. Financials
9. **Audience Comments (6m-5:41)**
10. **Supervisor Requests (10m-5:46)**
11. **Adjournment (1m-5:56)**

The next meeting will be on Monday, February 17, 2025

Third Order of Business

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL Actual Thru 12/31/2024	TOTAL Projected Next 9 Mths	TOTAL FY2025 Total	TOTAL Adopted Budget	TOTAL % of Budget
Revenues																	
Interest - Investments	$ 2,323	$ 2,129	$ 4,236	$ 1,550	$ 1,550	$ 1,550	$ 1,550	$ 1,550	$ 1,550	$ 1,550	$ 1,550	$ 1,550	$ 8,688	$ 13,950	$ 22,638	$ 18,594	122%
Interest - Tax Collector	-	-	-	500	-	-	500	-	-	500	-	500	-	2,000	2,000	2,000	100%
Special Assmnts- Tax Collector	-	25,614	494,847	78,795	157,725	34,706	34,706	-	-	-	-	-	520,461	305,932	826,393	826,393	100%
Special Assmnts- Discounts	-	(1,092)	(19,787)	(1,388)	(1,388)	(1,388)	(1,388)	-	-	-	-	-	(20,879)	(5,552)	(26,431)	(33,056)	80%
Access Cards	270	509	-	-	-	-	-	-	-	-	-	-	779	-	779	-	0%
Total Revenues	**2,593**	**27,160**	**479,296**	**79,457**	**157,887**	**34,868**	**35,368**	**1,550**	**1,550**	**2,050**	**1,550**	**2,050**	**509,049**	**316,330**	**825,379**	**813,932**	**101%**
Expenditures																	
Administrative																	
P/R-Board of Supervisors	-	800	-	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	800	9,747	10,547	13,000	81%
FICA Taxes	-	61	-	83	83	83	83	83	83	83	83	83	61	747	808	995	81%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	500	-	500	500	500	100%
ProfServ-Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
ProfServ-Engineering	-	1,451	3,358	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	4,809	15,003	19,812	20,000	99%
ProfServ-Legal Services	-	223	2,593	833	833	833	833	833	833	833	833	833	2,815	7,498	10,313	10,000	103%
ProfServ-Mgmt Consulting	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	12,500	37,504	50,004	50,000	100%
ProfServ-Trustee Fees	2,357	-	-	-	-	-	-	-	-	-	-	-	2,357	-	2,357	4,041	58%
Auditing Services	-	-	-	-	1,000	-	-	2,260	-	-	-	-	-	3,260	3,260	3,260	100%
Postage and Freight	8	12	8	33	33	33	33	33	33	33	33	33	28	297	325	400	81%
Rental - Meeting Room	-	-	-	83	83	83	83	83	83	83	83	83	-	747	747	1,000	75%
Public Officials Insurance	2,371	-	-	-	-	-	-	-	-	-	-	-	2,371	-	2,371	2,438	97%
Printing and Binding	-	-	-	13	13	13	13	13	13	13	13	13	-	117	117	150	78%
Legal Advertising	-	-	-	-	-	-	-	-	-	-	2,000	-	-	2,000	2,000	3,000	67%
Misc-Assessment Collection Cost	-	490	9,501	694	694	694	694	-	-	-	-	-	9,992	2,775	12,767	16,528	77%
Misc-Web Hosting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,500	0%
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	-	175	175	100%
Total Administrative	9,078	7,204	19,627	8,656	9,656	8,656	8,656	10,222	7,962	7,962	9,962	8,462	35,908	80,195	116,103	131,987	88%
Other Public Safety																	
Contracts-Security Services	2,192	2,213	2,213	2,051	2,051	2,051	2,051	2,051	2,051	2,051	2,051	2,051	6,618	18,459	25,077	24,616	102%
Communication - Telephone	144	154	154	167	167	167	167	167	167	167	167	167	453	1,502	1,955	2,000	98%
R&M-Gate	1,943	-	-	250	250	250	250	250	250	250	250	250	1,943	2,250	4,193	3,000	140%
Total Other Public Safety	4,279	2,367	2,367	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	2,468	9,014	22,211	31,225	29,616	105%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL Actual Thru 12/31/2024	TOTAL Projected Next 9 Mths	TOTAL FY2025 Total	TOTAL Adopted Budget	TOTAL % of Budget
Electric Utility Services																	
Utility - General	626	850	875	875	875	875	875	875	875	875	875	875	2,351	7,875	10,226	10,500	97%
Electricity - Streetlights	8,842	8,844	8,500	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	26,187	74,996	101,183	100,000	101%
Total Electric Utility Services	9,468	9,694	9,375	9,208	9,208	9,208	9,208	9,208	9,208	9,208	9,208	9,208	28,538	82,871	111,409	110,500	101%
Flood Control/Stormwater Mgmt																	
Contracts-Aquatic Control	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	4,005	12,015	16,020	16,020	100%
Contracts-Wetland Maintenance	950	950	950	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	2,850	12,528	15,378	16,700	92%
R&M-Fountain	250	-	-	417	417	417	417	417	417	417	417	417	250	3,753	4,003	5,000	80%
R&M Lake & Pond Bank	-	-	-	833	833	833	833	833	833	833	833	833	-	7,497	7,497	10,000	75%
Impr - Aquatic Plants	-	-	-	417	417	417	417	417	417	417	417	417	-	3,753	3,753	5,000	75%
Total Flood Control/Stormwater Mgmt	2,535	2,285	2,285	4,394	4,394	4,394	4,394	4,394	4,394	4,394	4,394	4,394	7,105	39,546	46,651	52,720	88%
Field																	
ProfServ-Field Management	500	500	500	500	500	500	500	500	500	500	500	500	1,500	4,500	6,000	6,000	100%
Contracts-Landscape	13,160	13,160	13,160	13,160	13,160	13,160	13,160	13,160	13,160	13,160	13,160	13,160	39,480	118,440	157,920	157,920	100%
Insurance - Property	4,825	-	-	-	-	-	-	-	-	-	-	-	4,825	-	4,825	5,117	94%
Insurance - General Liability	3,621	-	-	-	-	-	-	-	-	-	-	-	3,621	-	3,621	3,892	93%
R&M-Entry Feature	-	-	-	167	167	167	167	167	167	167	167	167	-	1,503	1,503	2,000	75%
R&M-Irrigation	-	305	-	567	567	567	567	567	567	567	567	567	305	5,103	5,408	6,800	80%
R&M-Mulch	-	-	-	833	833	833	833	833	833	833	833	833	-	7,497	7,497	10,000	75%
R&M-Pest Control	-	-	-	233	233	233	233	233	233	233	233	233	-	2,097	2,097	2,800	75%
R&M-Plant Replacement	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-	15,003	15,003	20,000	75%
R&M-Tree Trimming Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000	0%
R&M-Well Maintenance	-	-	-	208	208	208	208	208	208	208	208	208	-	1,872	1,872	2,500	75%
R&M-Annuals	-	9,210	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	9,210	22,500	31,710	30,000	106%
Misc-Contingency	6,775	9,471	17,730	7,933	7,933	7,933	7,933	7,933	7,933	7,933	7,933	7,933	33,976	71,397	105,373	95,200	111%
Holiday Lighting & Decorations	7,500	2,370	3,750	-	-	-	-	-	-	-	-	-	13,620	-	13,620	10,000	136%
R&M Swales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36,880	0%
Reserve - Roadways	-	-	-	-	-	-	-	-	-	-	-	50,000	-	50,000	50,000	50,000	100%
Total Field	36,381	35,016	35,140	27,768	27,768	27,768	27,768	27,768	27,768	27,768	27,768	77,768	106,537	299,912	406,449	489,109	83%
Total Expenditures	**61,741**	**56,566**	**68,794**	**52,494**	**53,494**	**52,494**	**52,494**	**54,060**	**51,800**	**51,800**	**53,800**	**102,300**	**187,102**	**524,735**	**711,837**	**813,932**	87%
Excess (deficiency) of revenues Over (under) expenditures	$ (59,148)	$ (29,406)	$ 410,502	$ 26,963	$ 104,393	$ (17,626)	$ (17,126)	$ (52,510)	$ (50,250)	$ (49,750)	$ (52,250)	$ (100,250)	321,947	(208,405)	113,542	-	0%
Fund Balance, Beginning (Oct 1, 2024)													**626,031**	**-**	**626,031**	**626,031**	
Fund Balance, Ending													**$ 947,978**	**$ (208,405)**	**$ 739,573**	**$ 626,031**	

Fourth Order of Business

4Ai.

My name is David Boulos, and I am submitting my interest for selection to the Cordoba Ranch CDD Board of Supervisors.

PERSONAL: My family and I have been residents of Cordoba Ranch since 2020 and we believe this community offers a fantastic place to live and raise our children, and I look forward to working well with the other board members, management team, vendors, and other homeowners to continue making Cordoba Ranch a great place to live.

EXPERIENCE: I have been a practicing attorney for over 20 years and own my own law firm, Boulos Law Group. My main purpose as an attorney is to listen and really understand each and every one of my clients' needs and determine the best possible avenue to achieve them. Many times, I have to explain to a client what they believe to be reasonable or equitable, is not necessarily accurate and then attempt to educate that person as to why their beliefs may not be as accurate as they believe, while trying not to offend or belittle them. For the last 4 years as a resident, I have heard and read on our community page many complaints (more than I would have liked to read 😊) from our fellow Cordoba Ranch residents. Some complaints are legitimate, while others were not. As for those complaints that were not legitimate, one theme kept coming to mind, most of the complaints were simply because the residents were not properly educated on whatever issue they were complaining about.

Goals: Should I be selected to the Cordoba Ranch CDD Board of Supervisors to move forward in this process, I would use my skill and training as an attorney, as well as my 20+ years of experience dealing with clients, on finding the best ways to really educate our residents as to what exactly the CDD does and how to accomplish their goals. I would listen to the residents' issues and complaints while at the same time, being sensitive to the budget and finances of the CDD. If selected, I can provide a different point of view and ideas/solutions in helping execute the CDD's existing proposals and supporting the CDD's current path.

I look forward to the opportunity to assist the Cordoba Ranch CDD Board of Supervisors and provide any knowledge and skill I possess to make sure Cordoba Ranch continues to be a place where families, like mine, love living in and being a part of a great community! Thank you!

David Boulos
813-943-3630
david@bouloslawgroup.com

DAVID A. BOULOS

17910 Beacon Pasture Way
Lutz, Florida 33559
813.943.3630 (M)
David@Bouloslawgroup.com

Admitted to practice law in Florida and New Jersey

EDUCATION

WIDENER UNIVERSITY SCHOOL OF LAW, 4601 Concord Pike, P.O. Box 7474, Wilmington, DE 19803
Juris Doctor, June 2004

UNIVERSITY OF SOUTH FLORIDA, 4202 E. Fowler Ave., Tampa, Florida 33620
BS, Business Administration, May 2001

LEGAL EXPERIENCE

Owner/Founder of Boulos Law Group

Dates Employed: October 2022-Present

- Established and managed a solo legal practice, providing legal services across diverse practice areas, including estate planning and administration and personal injury.
- Efficiently managed all aspects of a solo practice, including budgeting, accounting, client billing, and compliance with ethical and professional standards.
- Leveraged technology tools and software for legal research, document management, and communication to enhance efficiency and productivity.
- Upheld the highest ethical standards and maintained client confidentiality, ensuring trust and professionalism in all interactions.
- Committed to staying updated with changes in the law, attending relevant CLE courses, and actively participating in legal associations and organizations.
- Engaged in pro bono work and community outreach activities to give back to the community and build a positive reputation.

Estate Planning and Administration

- Profound expertise in estate planning, including wills, trusts, probate, power of attorney, healthcare directives, and other related legal instruments.
- Demonstrated success in assisting clients with comprehensive estate plans that align with their financial goals, family dynamics, and unique circumstances.
- Extensive experience in guiding clients through the probate process, including estate administration, asset distribution, and resolving disputes among beneficiaries.
- Skilled in navigating complex tax implications related to estates, including estate tax, gift tax, and generation-skipping transfer tax.
- Proficient in staying updated with changes in estate planning laws and regulations to provide clients with the most current and relevant advice.
- Commitment to upholding ethical standards and maintaining confidentiality in all client interactions.
- Membership in relevant bar associations and professional organizations, reflecting a commitment to ongoing professional development and staying connected with the legal community.

Personal Injury Litigation

- Extensive experience in handling personal injury cases, including motor vehicle accidents, wrongful death, trucking accidents, premises liability, slip and fall incidents, and workplace injuries.

- Proven track record of securing favorable settlements and verdicts for clients, resulting in substantial compensation for their injuries and damages.
- Proficient in all stages of the litigation process, from case evaluation and filing complaints to discovery, motion practice, and trial preparation.
- Strong knowledge of relevant laws, regulations, and legal precedents pertaining to personal injury claims, ensuring effective representation for clients.
- Exceptional oral and written communication skills, enabling clear and persuasive presentation of arguments in court, during negotiations, and in written documents.
- Strong advocacy skills, including the ability to effectively communicate complex legal concepts to clients and juries, and to passionately represent their interests.
- Commitment to staying current with legal developments, attending seminars, and participating in professional organizations to enhance expertise and provide clients with the best possible representation.

Pro Bono

Represent and advise clients with various legal issues including, guardianships, estate administration, immigration, family law, criminal law, real estate and landlord/tenant law.

Partner at Dan Newlin Injury Attorneys

Dates Employed: February 2017-October 2022

- Significant experience in handling personal injury cases, including motor vehicle accidents, wrongful death, trucking accidents, and premises liability.
- Obtaining and securing favorable settlements and verdicts for clients, resulting in substantial compensation for their injuries and damages.
- Skilled in conducting thorough investigations, including gathering evidence, interviewing witnesses, and collaborating with experts to build compelling cases.
- Demonstrated ability to negotiate with insurance companies, opposing counsel, and other parties involved in order to achieve optimal outcomes for clients.
- Collaborative member and supervisor with experience working alongside paralegals, investigators, and support staff to ensure seamless handling of cases.

Partner at Lewis, Brisbois, Bisgaard & Smith, LLP

Dates Employed: January 2010-Present

- Represent insureds and insurance carriers related to personal injury claims, automobile claims, wrongful death, premises liability, employment law actions, construction accidents and bad faith claims.
- Prepare and maintain an extensive case load and participate in all aspects of litigation in State and Federal Courts.
- Research and analyze complex legal issues and prepare confidential legal memoranda, court motions, and briefs.

Allen, Kopet & Associates, PLLC

Dates Employed: May 2006 – January 2010

Associate

- Represent defendants in professional and general liability actions, including automobile fraud prevention/SIU, personal injury, employment issues and property damage claims.
- Provide first party coverage defense and representation for insurance companies.
- Argue motions frequently in Florida State courts.
- Conference with clients in reference to case strategy and defenses.

Cole, Scott & Kissane, P.A.
Dates Employed: August 2004 – May 2006

Associate

- Represent defendants in professional and general liability actions, including personal injury and nursing home claims.
- Prepare pleadings, discovery requests and responses, procedural and dispositive motions, petitions, and other filings for Federal Court litigation, state court litigation and arbitration proceedings.
- Prepare initial appellate briefs, as well as, reply briefs throughout the Florida District Courts of Appeal.
- Provide analysis, examination and opinion concerning matters involving insurance claims, professional and general liability; personal injury; nursing home; products liability; and copyright infringement matters.

OTHER QUALIFICATIONS

Job-Related Training Courses

- Ethics and Professionalism.
- Immigration & Naturalization.
- Legal Skill – Real Estate Law.
- Practice Management and Professionalism.

Job-Related Skills

- Fluent in Arabic.
- Proficient in various computer software and hardware, including Lexis-Nexis, Westlaw, Juris, Word Perfect and Microsoft Office.

Job-Related Certificates and Licenses

- New Jersey State Bar.
- Florida State Bar.
- Middle District of Florida.
- Southern District of Florida.
- Northern District of Florida.
- Member of the New Jersey State Bar Association.
- Member of the Florida State Bar Association.

Distinctions

- Trial Advocacy Society.
- Moe Levine Honor Society.
- Juvenile Justice Program.

4Aii.

January 9, 2025

Cordoba Ranch CDD
2634 Cypress Ridge Boulevard, Suite 102
Wesley Chapel, FL 33544

Dear CDD Board Members,

I am writing to express my interest in the open seat on the Cordoba Ranch CDD Board. As a Tampa native and proud resident of our community for over six years, I am eager to contribute my skills, knowledge, and innovative mindset to help shape the future of our district. My professional background in engineering and business strategy has equipped me with the diverse knowledge and interdisciplinary expertise necessary to understand the complex issues facing the CDD board. In my current role as Senior Director of Markets at Strong Force Innovation Portfolios, I have honed my skills in project management, strategic analysis, and vendor selection, which I believe will be valuable assets to the board. I am drawn to the opportunity to serve on the CDD board because:

- I have a deep understanding of our community's needs and aspirations.
- I am committed to fiscal responsibility and transparency in governance.
- I have a vision for our community’s continued development that balances the maintenance needs of our common areas with making improvements that residents want.

If selected to serve on the board, I would prioritize:

- Representing and respecting the diverse interests of our community’s residents.
- Exploring innovative solutions to address our infrastructure maintenance and improvement projects while maintaining fiscal responsibility.
- Enhancing communication between the CDD, the POA, and residents to ensure greater transparency and community involvement.

I am excited about the possibility of serving our community in this capacity and would welcome the opportunity to further discuss my qualifications. Thank you for your consideration, and I look forward to seeing you at the next CDD meeting.

Sincerely,

Anthony Cascio

ajcascio@gmail.com

M: +1 813 310 6578

4B

RESOLUTION 2025-03

A RESOLUTION DESIGNATING OFFICERS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Cordoba Ranch Community Development District at a regular business meeting desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
Christina Newsome	Secretary
Leah Popelka	Treasurer
Angel Montagna	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 27th DAY OF JANUARY 2025.

_____

Chairperson

_____

Secretary

4C.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the "**Board**") typically meets bimonthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved**. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. **Limited Spending Authorization**. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District or (2) to remedy an unforeseen disruption in services relating to the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
    a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to **$____.00** per proposal/event.
    b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to **$____.00** per proposal/event.
    c. Only for emergency situations relating to the amenities where there was first an attempt to hold an emergency meeting, but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to **$____.00** per proposal/event.

3. **Ratification of Spending Authorization at Future Meeting**. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.

4. **Repeal of Prior Spending Authorizations**. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on January 27, 2025.

Attest:	**Cordoba Ranch** **Community Development District**
_____	_____
Name: _____	Name: James Therrien
Title: Secretary/Assistant Secretary	Title: Chair of the Board of Supervisors

Fifth Order of Business

5A

Dezha Lawn Service

INVOICE

4929 Genesis Ave
Holiday, FL 34690-5976

INVOICE #1056
DATE: 1/10/2025

TO:
Cordoba Estates CDD
c/o Inframark IMS
2634 Cypress Ridge Blvd, Suite 102
Wesley Chapel, FL 33544
(813)991-1116
Attention: Christina Newsome

COMMENTS OR SPECIAL INSTRUCTIONS:
Removal of fallen trees on CDD property

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Victor					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
3	Grand Oak Trees Removal		
1	Palm Tree Removal		
3	Grind Tree Stump		

SUBTOTAL	
SALES TAX	
SHIPPING & HANDLING	
TOTAL DUE	$4,100.00

Make all checks payable to Dezha Lawn Service
If you have any questions concerning this invoice, contact Victor at (352) 453-6140

THANK YOU FOR YOUR BUSINESS!

5B

Quotation

Quote #: Q-15493-3
Date: 12/12/2024
Expires On: 2/28/2025

Envera Systems

Next Generation Security
4171 W Hillsboro Blvd Ste 2
Coconut Creek, FL 33073
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Cordoba Ranch CDD - Lutz
2502 Cordoba Ranch Blvd
Lutz, Florida 33559

SECURITY CONSULTANT	PHONE	EMAIL
Ashley Cueller	+1 9412607317	acueller@enverasystems.com

Pricing valid with a new 3 Year Agreement.

INSTALLATION INVESTMENT

Main Gate - Upgrade Virtual Gate Guard

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated License Plate Technology	
1	License Plate Camera - ALPR	
1	16' Aluminum 4 X 4 Pole	
1	Traffic Light - Red/Green	
3	Ground Loop - Reno Detector Harness	
1	NVR iFT 16 IP Channels 10TB	
3	Outdoor Bullet Camera - 4MP	
1	License Plate Camera - 2 MP	
1	Emergency Access Device	
1	Outdoor Enclosure Kit - Large SS	
1	8' Post	
2	16' Aluminum 4 X 4 Pole	
2	Bore Setup	
65	Bore	
50	Trenching & Backfilling	
55	Conduit	
700	Wire	
1	iBoot Bar	
1	16' Aluminum 4 X 4 Pole	
1	Rack Mount 1000VA/900W UPS w/surge	
1	Fortigate Router (40F)	
	Main Gate - Upgrade Virtual Gate Guard TOTAL:	$27,020.70

Credentials

QTY	PRODUCT	INSTALL INVESTMENT
10	AWID Windshield (Box of 50)	
	Credentials TOTAL:	$3,000.00

Installation Investment Total: $30,020.70

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99% | Monthly Payment: $886.21

- Finance Options Based on Credit Approval
- $85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT

Community - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	$110.00	$110.00
	Community - Access Control TOTAL:		$110.00

Main Gate - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated License Plate Technology	$550.00	$550.00
286	Per Home (Address) Monitoring - Custom Hours*	$5.50	$1,573.00
1	Service & Maintenance Plan	$258.34	$258.34
	Main Gate - Virtual Gate Guard TOTAL:		$2,381.34

Main Gate - Access Control for Resident Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$46.20	$46.20
	Main Gate - Access Control for Resident Vehicles TOTAL:		$46.20

Monthly Investment Total: $2,537.54

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will perform system checks of all cameras on a daily basis.
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 286 current homes, with a maximum of 286 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera’s Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a “soft opening” giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

5C.

TRIPLE CROWN
MAINTENANCE GROUP

Triple Crown
Maintenance Group
1316 W Busch Blvd Ste E
Tampa, FL 33612
813-895-6115

Customer	Project Address
Inframark **2654 Cypress Ridge Blvd** **Wesley Chapel, FL 33544**	**Cordoba & Carn Close** **Lutz, FL**

Quote #: 2024197	Date: 12/27/2024	Project Name:

Description	Amount
Asphalt Repair - Saw cut damaged and cracked asphalt and haul offsite. Compact base and install 2" of Hot asphalt. Rolled & Compacted	$ 1,600.00

Terms & Conditions

All labor and material included is as specified in this estimate. All work to be complete in a workmanlike manner in accordance with industry standards.12 month warranty on all work performed.
This Contract does not include permits, fees or other documents not stated above.
Deposit of 50% may apply with final Invoice upon completion of the project. If an invoice is not paid in full within 15 days, then a finance charge will be imposed from the invoice date on the balance of purchases at a periodic rate Annual) until paid. Triple Crown Maintenance Group, LLC, shall have the right to elect to stop work under this Contract until all outstanding amounts, Finance of 1.5% per month (18% Charges are paid in full. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Contractor agrees to pay all reasonable attorneys fees. This estimate shall be made part of our contract agreement for this project. This estimate is an offer for materials and service that remains open for 30 days and may be withdrawn if not accepted within 30 days. Commencement of work on this project without signature or an executed contract agreement shall constitute acceptance of the prices, terms, and conditions set forth herein. Any alteration or deviation from the work and materials specified in this estimate will be executed only upon written signed order, and will become and extra charge over and above this estimate. This estimate is contingent on no delays beyond our control.

Total:	$1,600.00

Accepted By: _____

Name/Title: _____ Date: _____

Sixth Order of Business

6Aii

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

PROPOSAL

Cordoba Ranch CDD

Howsmoor - Grading For Drainage

1/14/2025

Provide grading of swale for drainage relief from rear property line of 17812 Howsmoor Place to the creek in CDD drainage easement.

Install Bahia sod on graded area

Total $3,200

Estimate

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

Date	Estimate #
1/13/2025	3482

Bill To

Cordoba Ranch
Attention: Jayna Cooper
2902 Cordoba Ranch Blvd
Lutz, FL 33559

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
	17812 Howsmoor Place. Swale in back Requested by Nico Ramos SOW: Re-grade swale to have a more tempered appearance and sod.			
Equipment	Loader and Mini Excavator	2	500.00	1,000.00
Labor/Crew	Crew time	1	1,750.00	1,750.00
Hauling	Removal of approximately 25 yards of soil.	1	500.00	500.00
Sod	Argentine Bahia	800	0.80	640.00
	Note: Homeowner at location has declined access through his yard. Currently there is an erosion issue preventing any other access to the area.			

Thank you for your business.

Total $3,890.00

6Cii.

Entry Date	Category	Action Item	District Staff Assigned	Vendor	Status	Est Completion Date	Notes
4/20/24	District Counsel	Reimbursement Letter to Lennar	KC Hopkinson		In progress		Presented to Lennar in Feb 2024, KC follow up once project is closer to completion
	District Counsel	Natural Areas Policy	KC Hopkinson		In progress		Waiting on confirmation of tree ownership. 012425 - No addtional Update.
11/18/24	District Counsel	Curb Quantities RFP	KC Hopkinson				Infromation to be received from DE to start the RFP process. MV and DE to work together on scope.
	District Counsel	Lennar Reimbursment	KC Hopkinson				KC to bring 2 outside counsel recommendations to Dec Meeting. 012425 - No addtional Update.
	District Counsel	Amenity Center Parcel Transfer	Cari Webster		In progress		010225-CW noticed errors in the sketch. PC sent his surveyor out and sent the updated legal/sketch information. 012425 - No addtional Update.
	District Engineer	Roadway Improvement Plan	Phil Chang		Not started		
	District Counsel & Di	Tree Ownership	KC /Phil Chang		In progress		12/16-no additional update provided at meeting.per KC on 10/28 - I spoke with Matt King and discussed the CDD's position on tree maintenance. He is going to discuss with his guys and get some language to me. We are all in agreement though that the trees are to be maintained by the homeowner.
	District Engineer	Complete survey to convey tennis court area to HOA	Phil Chang		In progress		
10/28/24	District Engineer	Erosion Repair - Cordoba Ranch		BGE		10/31/24	BGE sent a representative to review the area and report findings but erosion was on private proptery so site visit will completed at another time. 012425 - CN coordinated with resident and confirmed DE has approval to enter the private property to pinpoint washout. DE will coordibate with resident from here.
10/28/24	District Engineer	Erosion Repair - Howsmoor		BGE		10/31/24	Call with engineers firm stated that the temporary fix needs to be stablized to become permanent. Call with Sitemasters needs to be set up, DE and DM to discuss repair issues and how they can gain the trust of the board again after orginal repair in 2023 failed.
11/13/24	District Engineer	Erosion under fence @ CRB past Brewster	Nico Ramos				Compaction of soil by fence post is recommended. No storm pipe in vicinity so erosion could not be from a collapsed storm pipe.
12/9/24	District Engineer	Erosion Repair - Howsmoor - Common Area and Temp Relief	Nico Ramos				121624-DE will contact landscaper to obtain a proposal for sodding in this area.This swale was dug to allow the ponding water to drain into the "common area." Swale grading needs to be cleaned up and sodded to prevent future erosion. Removal of 1 to 2 of the rows of stone so swale continues to drain. This area runs along the back of the resident's property. 010725-DM contacted landscaper to obtain quote for the sodding. 012425 - Quotes added to agenda
	District Engineer	Replace metal 36" FES at pond	Nico Ramos		Not started	Tabled to dry season	121624 - Proposal remains tabled until weather is dry. Replace deteriorated metal 36" FES at pond located on north side of Cordoba Ranch Blvd west of Belfair Glen Place. Additional $2 will be added IF they have to dewater pond. To avoid this proposal was tabled until weather is more dry.
	District Engineer	Review planning plats for curbing	Nico Ramos/Mark Vega		Not started		DE and Mark to work together to review history and create specifications on what was approved/not approved. 012425 - No addtional Update.
	District Manager	Assign ID numbers to each median	Christina Newsome		Not started		Will do this on new map with tree ownership identified
	District Manager	Electrical box replacement	Christina Newsome	Tampa Electric	In progress		FL 33559, TECO ticket 2001847655
10/17/24	District Manager	Contacted to repair fences mentioned in the field manager report	Christina Newsome	Big Dog Fence	In progress		010825-Email sent to BigDog for scheduling updates as supplies should have arrived.
	District Manager	Ground Box Repair	Christina Newsome	Spectrum			Open ticket with Spectrum to fix the in ground box repair
	Field	Beacon Pasture Way Conservation Encroachment	Clay Wright		Not started		DM emailed Gary on 7/8 requesting he inspect on next site visit
	Field	Edging between swales and streets	Clay Wright	Crowders	Not started		Received confirmation from Crowders on 7/5
12/12/24	Field	Review status of annuals being eaten by deer	Clay Wright				
	Lennar	CRB executive roundabout irrigation restoration			In progress		Lennar will be taking care of this
	Lennar	ADA mat on Brewster Glen sidewalk			In progress		Lennar is looking into this

6Di.

CORDOBA RANCH CDD

Field Inspection - January 2025

Monday, 13 January 2025

Prepared For Cordoba Ranch Board Of Supervisors

32 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To: Crowders

The annuals and landscaping in the median at the Livingston Ave entrance look good. Everything is trimmed and well maintained.







Item 2

Assigned To: Inframark

The camera pole is leaning in the annual bed at the Livingston Ave entrance.



Item 3

Assigned To: Sitex

Fountain is off in pond 110.



Item 4

Assigned To: Crowders

Heading north along Livingston Ave looks good. The Loropetalum is nicely trimmed.



Item 5

Assigned To: Inframark

Visitors sign is damaged at the entrance.



Item 6

Assigned To: Crowders

Leaning tree near the entrance.



Item 7

Assigned To: Crowders

Heading south along Livingston Ave looks good.

Item 8

Assigned To: Inframark

Broken sidewalk panels on either side of the entrance



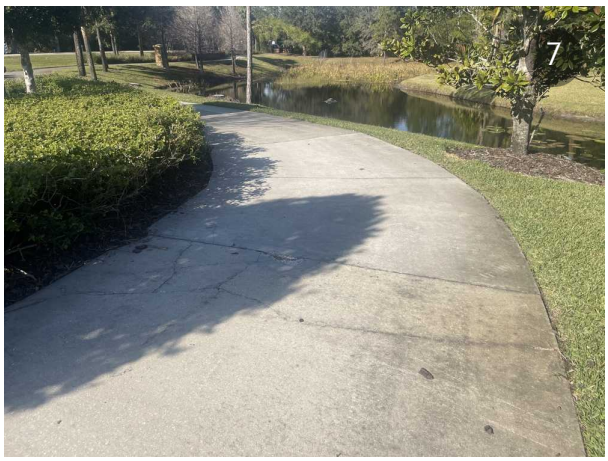














Item 9

Assigned To: Crowders

Hanger on the palm tree needs to be trimmed just south of the entrance.



Item 10

Assigned To: Crowders

Hanger in the palm behind the gate needs to be trimmed.



Item 11

Assigned To: Inframark

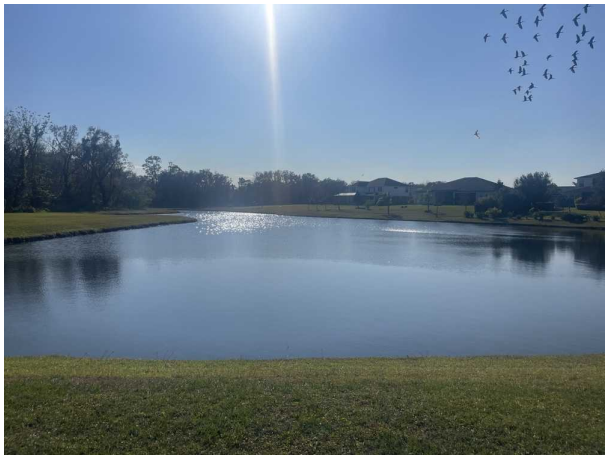
Fence repair needed just south of the entrance.



Item 12

Assigned To: Sitex

Torpedo grass mixed in with the beneficials in pond 100.



Item 13

Assigned To: Sitex

Pond 125 looks good.



Item 14

Assigned To: Sitex

Pond 140 looks good.



Item 15

Assigned To: Crowders

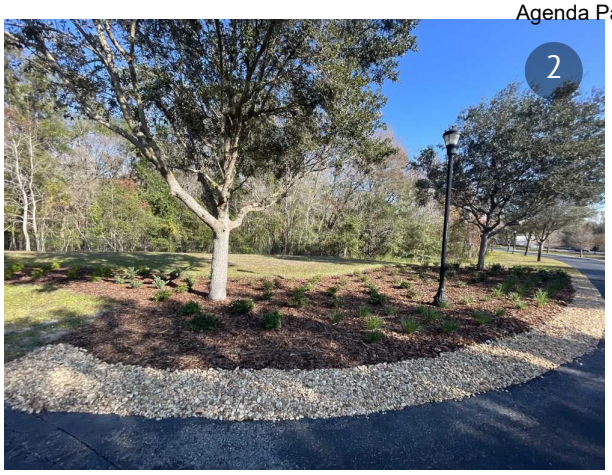
New sod installation is establishing well on Newcastle Field Dr.

Item 16

Assigned To: Crowders

Appears to be a new landscaping installation along Newcastle Field Dr. Goldmounds, Hibiscus, Ilex, Podocarpus, etc. looks great.







Item 17

Assigned To: Crowders

Annual bed on Newcastle field Dr looks good.



Item 18

Assigned To: Sitex

Pond 143A looks good.

Item 19

Assigned To: Crowders

Plumbago, Goldmounds, Loropetalum, and Viburnum look good along the tennis courts.







Item 28

Assigned To: Sitex

Pond 145 looks good.



Item 30

Assigned To: Sitex

Some torpedo grass among the Spikerush in pond 143b.



Item 31

Assigned To: Inframark

Tree limb has fallen onto CDD property at the end of Meadow Grange Ln.



Item 32

Assigned To: Crowders

Leaning pines in the island at the end of Barn Close Dr.

Item 33

Assigned To: Sitex/Crowders

Looks like a mat of turf that has died off was lain to repair an eroded shoreline at pond 120.





Item 34

Assigned To: Crowders

Some of the annuals have washed out and the Fakahatchee looks like it has Mite damaged in the median on Cordoba Ranch Blvd.





Item 35

Assigned To: Crowders

Annuals have all died off or washed out on one side of the next median on Cordoba Ranch Blvd.







Item 36

Assigned To: Crowders

The roundabout looks good on Cordoba Ranch Blvd.

Item 37

Assigned To: Crowders

Annuals have mostly died off at the next median on Cordoba Ranch Blvd. Fresh mulch is lain.





Item 38

Assigned To: Inframark

Damaged fences near Beacon Pasture Way on Cordoba Ranch Blvd.







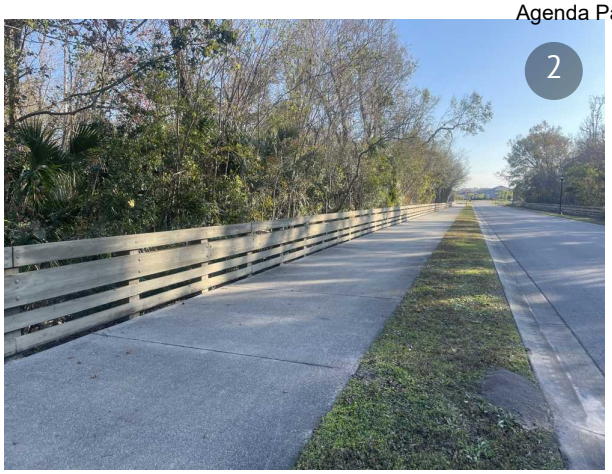


Item 39

Assigned To: Crowders

A lot of empty bed space along the bridge on Cordoba Ranch Blvd. Mulch needed in a few spots.











Item 40

Assigned To: Crowders

Leaning oak near Belfair Glen Pl.

Item 41

Assigned To: Inframark

Storm debris is cut and stacked in piles behind 17920 Howsmoor Pl.


1


2


3


4

Seventh Order of Business

SitexAquatics
LAKE & FOUNTAIN SERVICES

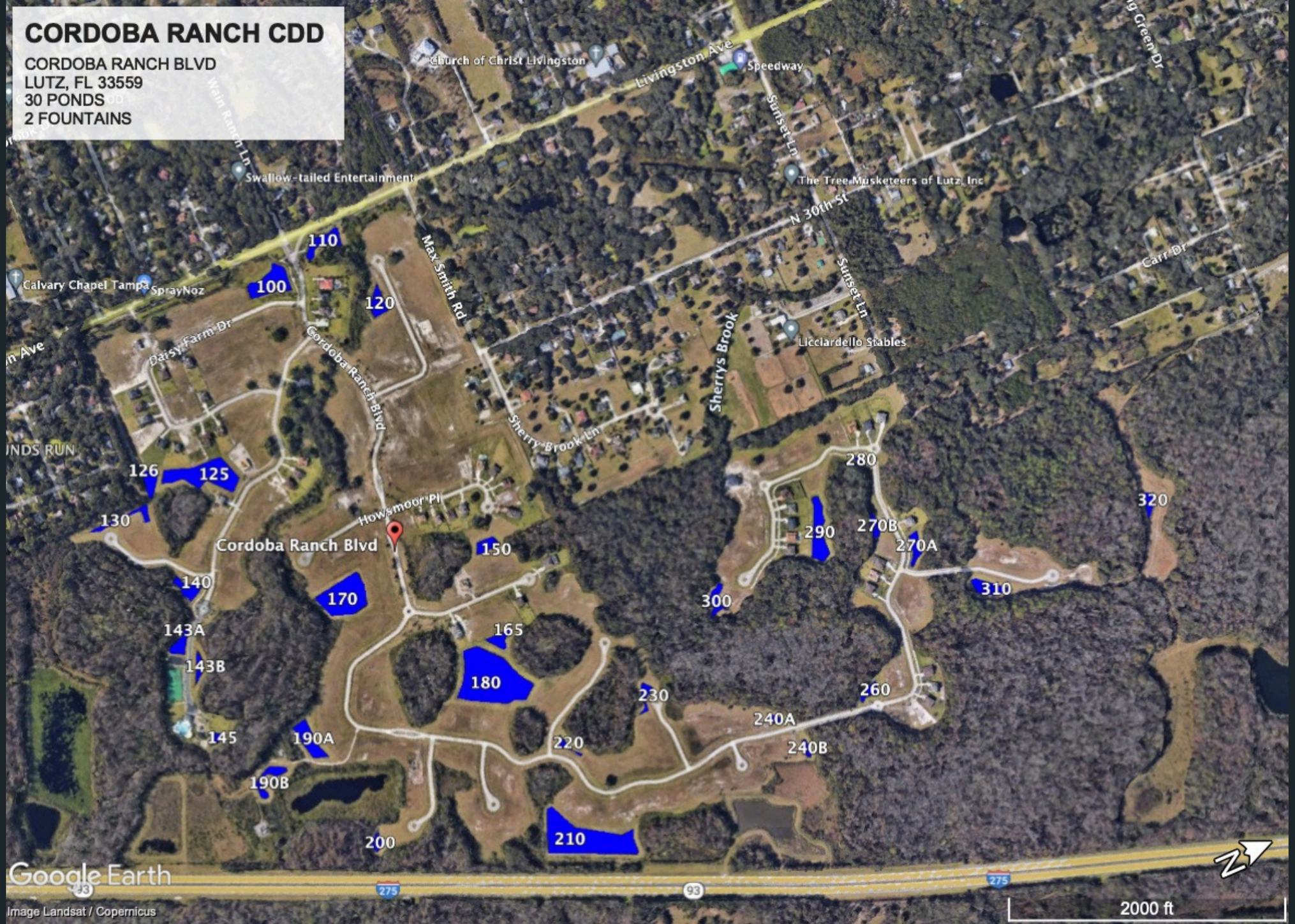
MONTHLY REPORT

JANUARY, 2025



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Prepared for: Mona Slaughter
Prepared By: Devon Craig

SUMMARY:

Winter is finally here in Florida. After a crazy summer it is nice to start seeing air temperatures drop and pond growth reduce. A few things to keep in mind during cooler months. On abnormally hot winter days algae will pop up pretty fast. When this happens this growth respond great to treatment. Dissolved oxygen levels are high and native fish are thriving. The last thing to watch for is invasive species struggling during freezes. Tilapia can die during prolonged cooler temps as they are from very tropical environment. Hope the holidays were great and happy new year.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Algae and Shoreline Vegetation.



Pond #125 Treated for Shoreline Vegetation.



Pond #126 Treated for Algae and Shoreline Vegetation.



Pond #130 Treated for Algae and Shoreline Vegetation.



Pond #140 Treated for Algae and Shoreline Vegetation.



Pond #143A Treated for Shoreline Vegetation.



Pond #143B Treated for Shoreline Vegetation.



Pond #145 Treated for Shoreline Vegetation.



Pond #150 Treated for Algae and Shoreline Vegetation.



Pond #165 Treated for Shoreline Vegetation.



Pond #170 Treated for Shoreline Vegetation.



Pond #180 Treated For Algae and Shoreline Vegetation.



Pond #190A Treated for Shoreline Vegetation.



Pond #190B Treated for 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 Shoreline Vegetation.



Pond #240A Treated for Algae and 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 Algae and 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.

Eighth Order of Business

8A

MINUTES OF MEETING
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Monday, December 16, 2024 at 4:00 p.m. at the Jimmie B Keel Regional library, 2902 W. Bearss Ave, Lutz FL 33548.

Present and constituting a quorum were:

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

Also present were:

Christina Newsome	District Manager
Mark Vega	District Manager
Cari Webster	District Counsel
Nico Ramos	District Engineer
Leah Popelka	Inframark - VP Finance
Resident	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**
The meeting was called to order and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**
There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Review of FY 2025 Budget to Date**

- Discussion ensued regarding the financials and invoices of the district and Ms. Popelka, who was in attendance, answered all Board questions. Ms. Popelka and Ms. Marlow will be discussing additional topics offline.

FOURTH ORDER OF BUSINESS **Organizational Matters**

A. Declaring Seat 3& 5 Vacant

- The Board discussed the currently vacant Board seats 3 and 5.

On MOTION by Mr. Therrien, seconded by Ms. Owen, with all in favor, Board seats 3 and 5 were declared vacant. 5-0

B. Consideration of Candidates for Seats 3 and 5

> On MOTION by Ms. Marlow, seconded by Ms. Owen, with all in favor, to reappoint Mr. Greg Saldana to seat 5 of the Cordoba Ranch CDD Board, was approved. 4-0

C. Consideration of Resolution 2025-03; Designation of Officers

This item was tabled until the January meeting, when the new Board member is appointed.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

A. September 21, 2024 Meeting Minutes

B. October 2024 Financials

The Consent Agenda was tabled due to a lack of details in the meeting minutes. The November meeting minutes will be drafted to include more detailed information.

SIXTH ORDER OF BUSINESS Business

A. Ground Elm Removal

- The resident contacted a vendor to remove a tree from CDD property and is requesting reimbursement from the CDD for the tree removal.

> On MOTION by Ms. Marlow, seconded by Mr. Saldana, with all in favor, to approve Ground Elm Removal, not to exceed $3,700, pending the verification of the vendor's credentials, was approved. (4-0)

- This item will be added to the January agenda for further discussion.

B. General Matters of the District

- The Board discussed the current spending authority for the Supervisors' and decided to implement a resolution on the matter.

> On MOTION by Mr. Saldana, seconded by Ms. Marlow, with all in favor, of District Counsel to prepare a resolution limiting spending authority, was approved. (4-0)

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Engineer

i. Update on Repair Depression

ii. Action Item List

- Mr. Ramos updated the Board on the open action item list stating that Sitemasters is scheduled to start at the end of the week. The FES project will continue to be tabled

until the dry season. The current engineering firm will reach out to the former firm to obtain details from the initial discussion of this project. The swale repair was also discussed.

On MOTION by Ms. Owen, seconded by Mr. Therrien, with all in favor, for the engineering firm to contact and obtain Sod Proposal from Crowders Landscape not to exceed $1,000 was approved. 4-0

B. District Counsel

i. Swale Tree Ownership Update

- Ms. Cari Webster was present and introduced herself to the Board and informed them that she will be assisting with the Lennar Parcels. The Board voiced their frustration on the lack of action and follow up from District Counsel. They are requesting a report of action items from the November meeting as well as a report from counsel each month going forward. Mr. Vega will follow up with Ms. H on action items and what is expected from the Board moving forward.
- There is no current update on the Swale Tree Ownership.

ii. Curb Quantities RFP Update

- Discussion ensued and it was determined that the district had not accepted anything from Lennar regarding this item. The current engineering firm has a report from the previous firm and Mr. Ramos and Mr. Vega will work together on the scope of work and report back to the Board.

iii. Lennar Reimbursement Request

- Ms. Webster discussed the district's request for reimbursement from Lennar as well as any turnover documentation that was or was not obtained for this matter

iv. Deed Transfer of Amenity Parcels

- Ms. Webster discussed the transfer deed for the Lennar parcels of land. She will be working to create documents and have them prepared for the next meeting.

v. Action Item List

- Mr. Vega will follow up on action items and what is expected from the Board moving forward.

C. District Manager

i. Review of Project Tracker

ii. Action Item List

The Project Tracker and Action Item List were reviewed.

- Ms. Newsome informed the Board that there has been no movement on scheduling from Big Dog Fence on the open repair proposal. The Board discussed finding another vendor who can perform the work.

> On MOTION by Ms. Owen seconded by Ms. Marlow, with all in favor, to obtain a proposal from Big Sun Fence not to exceed $10,000 to replace the fence along Cordoba Ranch Boulevard and Beacon Ranch. 4-0

D. Field Manager

i. Field Inspect Report *(To be Sent Under Separate Cover)*

This item was not discussed.

EIGHTH ORDER OF BUSINESS **Pond Report - Sitex**

The Pond Report was reviewed and there were no questions.

NINTH ORDER OF BUSINESS **Audience Comments**

- The audience comments were received thanking the district for persistent efforts and actions on items.
- Comments suggesting a joint CDD and HOA meeting were also received.

TENTH ORDER OF BUSINESS **Supervisor Requests**

The Board made the following requests:

- Proposal showing the costs of enclosing the entire district.
- License plate reader proposal from Envera.

ELEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Ms. Owen seconded by Ms. Marlow, with all in favor, the meeting was adjourned at 6:02 p.m. 4-0

_____

James Therrien
Chairperson

8B

Cordoba Ranch
Community Development District

Financial Report

December 31, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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Cordoba Ranch
Community Development District

Financial Statements

(Unaudited)

December 31, 2024

Balance Sheet
December 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 827,787	$ -	$ 827,787
Accounts Receivable	2	-	2
Due From Other Funds	-	314,009	314,009
Investments:			
Money Market Account	430,216	-	430,216
Reserve Fund	-	97,070	97,070
Revenue Fund	-	79,280	79,280
Deposits	16,740	-	16,740
TOTAL ASSETS	**$ 1,274,745**	**$ 490,359**	**$ 1,765,104**
LIABILITIES			
Accounts Payable	$ 3,383	$ -	$ 3,383
Accrued Expenses	9,375	-	9,375
Due To Other Funds	314,009	-	314,009
TOTAL LIABILITIES	**326,767**	**-**	**326,767**
FUND BALANCES			
Nonspendable:			
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	490,359	490,359
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Unassigned:	437,408	-	437,408
TOTAL FUND BALANCES	**$ 947,978**	**$ 490,359**	**$ 1,438,337**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,274,745**	**$ 490,359**	**$ 1,765,104**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 18,594	$ 4,649	$ 8,688	$ 4,039
Interest - Tax Collector	2,000	-	-	-
Special Assmnts- Tax Collector	826,393	643,479	520,461	(123,018)
Special Assmnts- Discounts	(33,056)	(27,503)	(20,879)	6,624
Access Cards	-	-	779	779
TOTAL REVENUES	**813,932**	**620,625**	**509,049**	**(111,576)**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	13,000	3,250	800	2,450
FICA Taxes	995	249	61	188
ProfServ-Arbitrage Rebate	500	-	-	-
ProfServ-Dissemination Agent	3,000	3,000	-	3,000
ProfServ-Engineering	20,000	5,000	4,809	191
ProfServ-Legal Services	10,000	2,500	2,815	(315)
ProfServ-Mgmt Consulting	50,000	12,500	12,500	-
ProfServ-Trustee Fees	4,041	4,041	2,357	1,684
Auditing Services	3,260	-	-	-
Postage and Freight	400	100	28	72
Rental - Meeting Room	1,000	250	-	250
Public Officials Insurance	2,438	2,438	2,371	67
Printing and Binding	150	38	-	38
Legal Advertising	3,000	1,000	-	1,000
Misc-Assessment Collection Cost	16,528	13,751	9,992	3,759
Misc-Web Hosting	3,500	3,500	-	3,500
Annual District Filing Fee	175	175	175	-
Total Administration	131,987	51,792	35,908	15,884
Other Public Safety				
Contracts-Security Services	24,616	6,154	6,618	(464)
Communication - Telephone	2,000	500	453	47
R&M-Gate	3,000	750	1,943	(1,193)
Total Other Public Safety	29,616	7,404	9,014	(1,610)
Electric Utility Services				
Utility - General	10,500	2,625	2,351	274
Electricity - Streetlights	100,000	25,000	26,187	(1,187)
Total Electric Utility Services	110,500	27,625	28,538	(913)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Flood Control/Stormwater Mgmt				
Contracts-Aquatic Control	16,020	4,005	4,005	-
Contracts-Wetland Maintenance	16,700	4,175	2,850	1,325
R&M-Fountain	5,000	1,250	250	1,000
R&M Lake & Pond Bank	10,000	2,500	-	2,500
Impr - Aquatic Plants	5,000	1,250	-	1,250
Total Flood Control/Stormwater Mgmt	52,720	13,180	7,105	6,075
Field				
ProfServ-Field Management	6,000	1,500	1,500	-
Contracts-Landscape	157,920	39,480	39,480	-
Insurance - Property	5,117	5,117	4,825	292
Insurance - General Liability	3,892	3,892	3,621	271
R&M-Entry Feature	2,000	500	-	500
R&M-Irrigation	6,800	1,700	305	1,395
R&M-Mulch	10,000	2,500	-	2,500
R&M-Pest Control	2,800	700	-	700
R&M-Plant Replacement	20,000	5,000	-	5,000
R&M-Tree Trimming Services	50,000	50,000	-	50,000
R&M-Well Maintenance	2,500	625	-	625
R&M-Annuals	30,000	7,500	9,210	(1,710)
Misc-Contingency	95,200	23,800	33,976	(10,176)
Holiday Lighting & Decorations	10,000	10,000	13,620	(3,620)
R&M Swales	36,880	36,880	-	36,880
Reserve - Roadways	50,000	-	-	-
Total Field	489,109	189,194	106,537	82,657
TOTAL EXPENDITURES	**813,932**	**289,195**	**187,102**	**102,093**
Excess (deficiency) of revenues Over (under) expenditures	-	331,430	321,947	(9,483)
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**-**	**-**
Net change in fund balance	$ -	$ 331,430	$ 321,947	$ (9,483)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**626,031**	**626,031**	**626,031**	
FUND BALANCE, ENDING	**$ 626,031**	**$ 957,461**	**$ 947,978**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 19	$ 5	$ 1,943	$ 1,938
Special Assmnts- Tax Collector	516,569	413,255	325,334	(87,921)
Special Assmnts- Discounts	(20,663)	(16,530)	(13,051)	3,479
TOTAL REVENUES	**495,925**	**396,730**	**314,226**	**(82,504)**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	10,331	8,265	6,246	2,019
Total Administration	10,331	8,265	6,246	2,019
Debt Service				
Principal Debt Retirement	330,000	-	-	-
Interest Expense	155,700	77,850	77,850	-
Total Debt Service	485,700	77,850	77,850	-
TOTAL EXPENDITURES	**496,031**	**86,115**	**84,096**	**2,019**
Excess (deficiency) of revenues Over (under) expenditures	(106)	310,615	230,130	(80,485)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(106)	-	-	-
TOTAL FINANCING SOURCES (USES)	**(106)**	**-**	**-**	**-**
Net change in fund balance	$ (106)	$ 310,615	$ 230,130	$ (80,485)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**260,229**	**260,229**	**260,229**	
FUND BALANCE, ENDING	**$ 260,123**	**$ 570,844**	**$ 490,359**	

Cordoba Ranch
Community Development District

Supporting Schedules

December 31, 2024

Cordoba Ranch
Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025

					ALLOCATION	
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied FY 2025				$ 1,342,963	$ 826,394	$ 516,569
Allocation %				100%	62%	38%
11/06/24	$ 12,547	$ 647	$ 256	$ 13,450	$ 8,277	$ 5,174
11/15/24	$ 4,418	$ 188	$ 90	$ 4,696	$ 2,889	$ 1,806
11/22/24	$ 22,088	$ 939	$ 451	$ 23,478	$ 14,447	$ 9,031
12/03/24	$ 26,506	$ 1,127	$ 541	$ 28,174	$ 17,337	$ 10,837
12/06/24	$ 622,895	$ 26,484	$ 12,712	$ 662,091	$ 407,418	$ 254,672
12/17/24	$ 107,174	$ 4,544	$ 2,187	$ 113,905	$ 70,092	$ 43,813
TOTAL	**$ 795,628**	**$ 33,929**	**$ 16,237**	**$ 845,794**	**$ 520,461**	**$ 325,334**
% COLLECTED				63%	63%	63%
TOTAL OUTSTANDING				**$ 497,169**	**$ 305,933**	**$ 191,235**

Cash & Investment Report
December 31, 2024

ACCOUNT NAME	BANK NAME	YIELD	BALANCE
OPERATING FUND			
Checking General Fund	Valley	4.60%	$ 827,787
Money Market Account	Bank United	4.39%	$ 430,216
		Subtotal GF	1,258,003
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	4.25%	$ 97,070
Series 2021 Revenue Account	US Bank	4.25%	$ 79,280
		Subtotal DS	176,350
		Grand Total	**$ 1,434,353**

Cordoba Ranch
Community Development District

Check Register

12/01/204-12/31/2024

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(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 # 100050							
001	12/06/24	MANDY'S ELECTRIC INC	18296	SERVICE CALL 11/22/24	Misc-Contingency	549900-53901	$778.00
						Check Total	*$778.00*
CHECK # 100051							
001	12/06/24	CANOPY CRAFTERS, LLC	1082	CLEAN UP	R&M-Other Landscape	546036-57201	$750.00
						Check Total	*$750.00*
CHECK # 100052							
001	12/06/24	STRALEY ROBIN VERICKER	25590	LEGAL SERVICE FOR OCT 2024	LEGAL SERVICES 10/18 & 28 24	531023-51401	$222.50
						Check Total	*$222.50*
CHECK # 100053							
001	12/13/24	CROWDER'S LANDSCAPING, INC	48225	FILL CRB MEDIAN BED SOUTH OF BRIDELTON	CLEAN UP AND PLANT INSTALLATION, IRRIGATION, MULCH	549900-53901	$7,910.00
						Check Total	*$7,910.00*
CHECK # 100054							
001	12/13/24	SITEX AQUATICS LLC	9359-B	AQUATIC MAINTENANCE DEC 2024	LAKE MAINTENANCE DEC 2024	534067-53801	$1,335.00
						Check Total	*$1,335.00*
CHECK # 100055							
001	12/13/24	INFRAMARK LLC	139058	DECEMBER 24 SERVICES	MANAGEMENT FEE DECEMBER 2024	531016-53901	$500.00
001	12/13/24	INFRAMARK LLC	139058	DECEMBER 24 SERVICES	MANAGEMENT FEE DECEMBER 2024	541006-51301	$8.33
001	12/13/24	INFRAMARK LLC	139058	DECEMBER 24 SERVICES	MANAGEMENT FEE DECEMBER 2024	531027-51301	$4,166.67
						Check Total	*$4,675.00*
CHECK # 100056							
001	12/13/24	STRALEY ROBIN VERICKER	25654	LEGAL SERVICE	NOV 24 LEGAL SERVICES	531023-51401	$2,592.50
						Check Total	*$2,592.50*
CHECK # 100057							
001	12/13/24	BIG DOG FENCE, INC	112124-	FENCE REPAIR	Misc-Contingency	549900-53901	$3,880.00
						Check Total	*$3,880.00*
CHECK # 100058							
001	12/19/24	ILLUMINATIONS HOLDIAY LIGHTING	351224	HOLIDAY LIGHTS	Misc-Contingency	549900-53901	$3,750.00
						Check Total	*$3,750.00*
CHECK # 100059							
001	12/19/24	CROWDER'S LANDSCAPING, INC	48246	MONTHLY LANDSCAPING MAINTENANCE	MONTHLY MAINTENANCE	534050-53901	$13,160.00
001	12/19/24	CROWDER'S LANDSCAPING, INC	48350	PROPOSAL TO STRAIGHTEN TREES	Misc-Contingency	549900-53901	$8,650.00
						Check Total	*$21,810.00*
CHECK # 100060							
001	12/19/24	BGE	11475	ENGINEERING SERVICES	ENGINEERING SERVICE	531013-51501	$1,912.50
						Check Total	*$1,912.50*
CHECK # 100061							
001	12/19/24	LAKE BROTHERS LLC	INV-2860	WETLAND/MITIGATION DEC 2024	WETLAND/ MITIGATION DEC 2024	534133-53801	$950.00
						Check Total	*$950.00*

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100062							
001	12/27/24	SITE MASTERS OF FLORIDA, LLC	121924-1	Repaired defective storm pipe at manhole	Misc-Contingency	549900-53901	$5,200.00
						Check Total	*$5,200.00*
CHECK # 100063							
001	12/27/24	INFRAMARK LLC	139834	POSTAGE NOV 2024	POSTAGE	541006-51301	$2.76
						Check Total	*$2.76*
CHECK # 300001							
001	12/23/24	FRONTIER - ACH	18314589571	INTERNET	Communication - Telephone	541003-52901	$140.98
						Check Total	*$140.98*
CHECK # DD135							
001	12/05/24	TAMPA ELECTRIC - ACH	12/12/24-ACH	SERVICE DATE 10/18-11/15/24	service date 10/18-11/15/24	543001-53100	$849.60
001	12/05/24	TAMPA ELECTRIC - ACH	12/12/24-ACH	SERVICE DATE 10/18-11/15/24	service date 10/18-11/15/24	543013-53100	$8,843.46
						Check Total	*$9,693.06*
CHECK # DD136							
001	12/17/24	FRONTIER - ACH	0502135-NOV24	SERVICE DATE 11/22-12/21/24	SERVICE DATE 11/22-12/21/24	541003-52901	$154.47
						Check Total	*$154.47*
						Fund Total	**$65,756.77**

Total Checks Paid	**$65,756.77**

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(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 # 100050							
001	12/06/24	MANDY'S ELECTRIC INC	18296	SERVICE CALL 11/22/24	Misc-Contingency	549900-53901	$778.00
						Check Total	*$778.00*
CHECK # 100051							
001	12/06/24	CANOPY CRAFTERS, LLC	1082	CLEAN UP	R&M-Other Landscape	546036-57201	$750.00
						Check Total	*$750.00*
CHECK # 100052							
001	12/06/24	STRALEY ROBIN VERICKER	25590	LEGAL SERVICE FOR OCT 2024	LEGAL SERVICES 10/18 & 28 24	531023-51401	$222.50
						Check Total	*$222.50*
CHECK # 100053							
001	12/13/24	CROWDER'S LANDSCAPING, INC	48225	FILL CRB MEDIAN BED SOUTH OF BRIDELTON	CLEAN UP AND PLANT INSTALLATION, IRRIGATION, MULCH	549900-53901	$7,910.00
						Check Total	*$7,910.00*
CHECK # 100054							
001	12/13/24	SITEX AQUATICS LLC	9359-B	AQUATIC MAINTENANCE DEC 2024	LAKE MAINTENANCE DEC 2024	534067-53801	$1,335.00
						Check Total	*$1,335.00*
CHECK # 100055							
001	12/13/24	INFRAMARK LLC	139058	DECEMBER 24 SERVICES	MANAGEMENT FEE DECEMBER 2024	531016-53901	$500.00
001	12/13/24	INFRAMARK LLC	139058	DECEMBER 24 SERVICES	MANAGEMENT FEE DECEMBER 2024	541006-51301	$8.33
001	12/13/24	INFRAMARK LLC	139058	DECEMBER 24 SERVICES	MANAGEMENT FEE DECEMBER 2024	531027-51301	$4,166.67
						Check Total	*$4,675.00*
CHECK # 100056							
001	12/13/24	STRALEY ROBIN VERICKER	25654	LEGAL SERVICE	NOV 24 LEGAL SERVICES	531023-51401	$2,592.50
						Check Total	*$2,592.50*
CHECK # 100057							
001	12/13/24	BIG DOG FENCE, INC	112124-	FENCE REPAIR	Misc-Contingency	549900-53901	$3,880.00
						Check Total	*$3,880.00*
CHECK # 100058							
001	12/19/24	ILLUMINATIONS HOLDIAY LIGHTING	351224	HOLIDAY LIGHTS	Misc-Contingency	549900-53901	$3,750.00
						Check Total	*$3,750.00*
CHECK # 100059							
001	12/19/24	CROWDER'S LANDSCAPING, INC	48246	MONTHLY LANDSCAPING MAINTENANCE	MONTHLY MAINTENANCE	534050-53901	$13,160.00
001	12/19/24	CROWDER'S LANDSCAPING, INC	48350	PROPOSAL TO STRAIGHTEN TREES	Misc-Contingency	549900-53901	$8,650.00
						Check Total	*$21,810.00*
CHECK # 100060							
001	12/19/24	BGE	11475	ENGINEERING SERVICES	ENGINEERING SERVICE	531013-51501	$1,912.50
						Check Total	*$1,912.50*
CHECK # 100061							
001	12/19/24	LAKE BROTHERS LLC	INV-2860	WETLAND/MITIGATION DEC 2024	WETLAND/ MITIGATION DEC 2024	534133-53801	$950.00
						Check Total	*$950.00*

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100062							
001	12/27/24	SITE MASTERS OF FLORIDA, LLC	121924-1	Repaired defective storm pipe at manhole	Misc-Contingency	549900-53901	$5,200.00
						Check Total	*$5,200.00*
CHECK # 100063							
001	12/27/24	INFRAMARK LLC	139834	POSTAGE NOV 2024	POSTAGE	541006-51301	$2.76
						Check Total	*$2.76*
CHECK # 300001							
001	12/23/24	FRONTIER - ACH	18314589571	INTERNET	Communication - Telephone	541003-52901	$140.98
						Check Total	*$140.98*
CHECK # DD135							
001	12/05/24	TAMPA ELECTRIC - ACH	12/12/24-ACH	SERVICE DATE 10/18-11/15/24	service date 10/18-11/15/24	543001-53100	$849.60
001	12/05/24	TAMPA ELECTRIC - ACH	12/12/24-ACH	SERVICE DATE 10/18-11/15/24	service date 10/18-11/15/24	543013-53100	$8,843.46
						Check Total	*$9,693.06*
CHECK # DD136							
001	12/17/24	FRONTIER - ACH	0502135-NOV24	SERVICE DATE 11/22-12/21/24	SERVICE DATE 11/22-12/21/24	541003-52901	$154.47
						Check Total	*$154.47*
						Fund Total	**$65,756.77**

Total Checks Paid	**$65,756.77**

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
813-264-9234
carie@mandyselectric.com
www.mandyselectric.com

Invoice

BILL TO	SHIP TO
Cordoba Ranch CDD 2005 Pan Am Circle Tampa, FL 33607	Cordoba Ranch Entry

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
18296	11/25/2024	$778.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Service call on 11/22: - Troubleshot and repaired (3) WP GFI receptacles for holiday lights - Tested and repaired up lighting at entry. There are (14) light fixtures that are not working and need to be replaced	1	778.00	778.00

BALANCE DUE **$778.00**

INVOICE

Canopy Crafters, LLC
Lutz, FL 33549

thecanopycrafters@gmail.com
+1 (813) 863-1769
thecanopycrafters.com

Bill to
Cordoba Ranch CDD
17931 Livingston Ave
Lutz, FL 33559

Ship to
Cordoba Ranch CDD
17931 Livingston Ave
Lutz, FL 33559

Invoice details
Invoice no.: 1082
Terms: Due on receipt
Invoice date: 10/09/2024
Due date: 10/09/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/07/2024	**Disaster Cleanup Services**	Emergency clean up of several plies of trimming debris before Hurricane Milton. 27 cubic yard grapple truck was utilized for the clean up effort.	1	$750.00	$750.00

Ways to pay

BANK

Total **$750.00**

Overdue 10/09/2024

Note to customer

Cash, Check, or ACH Bank transfer accepted. All major Credit Cards accepted with a 3% processing fee.
Please send Checks to 1910 Sunset Ln, Lutz Fl 33549 and make payable to Canopy Crafters, LLC

Pay invoice

View invoice online
Scan code or go to the link below to view the invoice online
View invoice

Straley Robin Vericker

1510 W. Cleveland Street

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

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

November 22, 2024
Client: 001286
Matter: 000001
Invoice #: 25590

Page: 1

RE: GENERAL

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/18/2024	TJR	REVIEW AND COMPLETE FY-2024 SPECIAL DISTRICT PROFILE UPDATE.	0.2	$70.00
10/18/2024	KCH	PHONE CALL WITH J.COOPER REGARDING CLOSURE OF LIBRARY AND NEED TO CANCEL BOS MEETING.	0.1	$30.50
10/28/2024	KCH	PHONE CALL WITH HOA ATTORNEY MATT KING REGARDING TREES IN TREE SWALES AND THE RESPONSIBILITY OF PRUNING SAME.	0.4	$122.00
		Total Professional Services	0.7	$222.50

November 22, 2024
Client: 001286
Matter: 000001
Invoice #: 25590

Total Services	$222.50	
Total Disbursements	$0.00	
Total Current Charges		$222.50
Previous Balance		$1,792.55
Less Payments		*($1,792.55)*
PAY THIS AMOUNT		**$222.50**

Please Include Invoice Number on all Correspondence

Invoice

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

Date	Invoice #
11/21/2024	48225

Bill To

Cordoba Ranch
Attention: Jayna Cooper
2902 Cordoba Ranch Blvd
Lutz, FL 33559

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
	Proposal is to Infill CRB median bed South of Bridelton Requested by Gary Schwartz			
Clean Up	Remove any remaining landscaping material where gold mounds were located. Clean and prep for install. Install new plant material.	1	1,750.00	1,750.00
Plant Installation	7 Gallon Loropetalum	80	22.50	1,800.00
Irrigation	Replace drip pipe in space to be infilled.	1	2,960.00	2,960.00
Mulch	Medium Pine bark	20	70.00	1,400.00
	Alternate 1: Demo declining Juniper. Install new drip pipe and Juniper. $5700.00			

Thank you for your business.

Total $7,910.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

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

Ship to
Cordoba Ranch CDD
Attn:Andrew Mendenhall
2654 Cypress Ridge Blvd, Ste 101
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 9359-B
Terms: Net 30
Invoice date: 12/01/2024
Due date: 12/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 30 Waterways	1	$1,335.00	$1,335.00

Total **$1,335.00**

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
139058	12/3/2024
CUSTOMER ID	**NET TERMS**
C1761	Net 30
PO#	**DUE DATE**
	1/2/2025

BILL TO

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

Services provided for the Month of: December 2024

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

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

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

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

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

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

Straley Robin Vericker

1510 W. Cleveland Street

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

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

December 09, 2024
Client: 001286
Matter: 000001
Invoice #: 25654

Page: 1

RE: GENERAL

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/4/2024	KCH	PREPARE WETLAND MITIGATION MAINTENANCE AGREEMENT WITH LAKE BROTHERS; REVIEW TRACTS AND ASSOCIATED LEGAL DESCRIPTION OF THREE TRACTS TO BE DEEDED FROM HOA TO CDD; EMAILS WITH DISTRICT ENGINEER P.CHANG REGARDING SAME.	3.0	$915.00
11/6/2024	CAW	REVIEW REQUEST TO TRANSFER A PORTION OF TRACT AA TO THE HOA AND A PORTION OF TRACT E TO THE DISTRICT; REVIEW PROPERTY RECORDS AND THE PLAT OF CORDOBA RANCH TO CONFIRM PROPERTY INTERESTS.	0.4	$122.00
11/11/2024	KCH	REVIEW PLATS AND OWNERSHIP FOR TREES IN QUESTION AT CORNER OF CORDOBA RANCH BOULEVARD AND BLACKFORD BURN COURT; EMAILS WITH CHRISTINE NEWSOME REGARDING SAME.	1.5	$457.50
11/14/2024	KCH	REVIEW RESPONSIBILITY OF TWO TREES AT CORNER OF CORDOBA RANCH BOULEVARD AND BLACKFORD BURN COURT.	0.5	$152.50
11/18/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	3.1	$945.50
		Total Professional Services	8.5	$2,592.50

December 09, 2024
Client: 001286
Matter: 000001
Invoice #: 25654

Total Services	$2,592.50	
Total Disbursements	$0.00	
Total Current Charges		$2,592.50
Previous Balance		$222.50
PAY THIS AMOUNT		**$2,815.00**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25590	November 22, 2024	$222.50	$0.00	$0.00	$0.00	$2,815.00
				Total Remaining Balance Due		**$2,815.00**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$2,815.00	$0.00	$0.00	$0.00

BIG DOG FENCE INC.
31116 Eloian Drive
Wesley Chapel, FL.33545
Off. 813-907-9877
alan@bigdogfence.com

CONTRACT-INVOICE

Date: 11-18-24
241118A

To: Cordoba Ranch CDD – Lutz
C/O: Inframark Infrastructure Manager Services
Mgr: Jayna Cooper - District Manager
Add: 2654 Cypress Ridge Blvd, Suite 101 - Wesley Chapel, FL 33544
Proj: Near **2913 Cordoba Ranch Blvd & Livingston, Lutz, FL 33559 - Aluminum Fence Repair**
Subd: Cordoba Ranch, Lutz
Off: 813.608-8242
Cell:
Email: Jayna.cooper@inframark.com
Rep: Alan Lanier
Term: 10 days

Units	**Description**
222’	Cordoba Ranch Blvd, Remove/Reinstall/Replace 2-Rail Fence as needed on Wall Top & In Ground Install, Wall Cap Stones clean and Re-glue down.
18’	Livingston – Remove Install New 5’h Black Aluminum Material – 3-rail Dispose Damaged Fence Material

Amount:	7,760.00
Deposit Due:	**3,880.00**
Balance Due on completion:	3,880.00

Please Sign/Fill in & send to alan@bigdongfence.com
Approved by:
Name: _____

Signature: *Christina Newsome w/ chair approval* _____

Title: District Manager _____

Date: 11/21/2024 _____/_____/_____

Payment Information:
Please make Check payable to “Big Dog Fence, Inc.” and forward to “31116 Eloian Drive, Wesley Chapel, FL 33545”. Credit Card Process & Handling Fee 3.5%. To make a payment with credit card, please call 813-907-9877.

Thank You for Your Business!

Illuminations Holiday Lighting

Invoice 351224

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

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

JOB DESCRIPTION
Christmas Lighting Invoice for Cordoba Estates

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Front Entrance		$7,500.00
Center Median		
Install clear C9s outlining entrance wall and flower beds		
Install lighted wreaths with bows on back column of entrance sign (one per side)		
Install clear lights in ligustrums in center median		
Center Median - Gate		
Install clear, warm white mini lights in 1 Palm tree behind center median		
Install clear, warm white mini lights in the fronds of Palm tree		
Entrance		
Install clear, warm white mini lights in 3 Palm trees on either side of side walk		
Install clear, warm white mini lights in 2 Holly trees on either side of side walk		
Exit		
Install clear, warm white mini lights in 2 Palm trees on either side of side walk		
Install clear, warm white mini lights in 3 Holly trees on either side of side walk		
	TOTAL	$7,500.00
Requires 50% Deposit	**DEPOSIT PAID**	$3,750.00
	BALANCE DUE	**$3,750.00**

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

Tim Gay
PREPARED BY

12/6/2024
DATE

Invoice

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

Date	Invoice #
12/1/2024	48246

Bill To

Cordoba Ranch
Attention: Jayna Cooper
2902 Cordoba Ranch Blvd
Lutz, FL 33559

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Maintenance	Monthly Maintenance		12,760.00	12,760.00
Maintenance	Monthly Maintenance - Addendum to Landscaping Maintenance Proposal		400.00	400.00

Thank you for your business.

Total $13,160.00

Invoice

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

Date	Invoice #
12/9/2024	48350

Bill To

Cordoba Ranch
Attention: Jayna Cooper
2902 Cordoba Ranch Blvd
Lutz, FL 33559

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
	Proposal is to straighten all leaning trees in the common swales along roadway. Includes tree staking kits, labor, and equipment.			
	Large trees defined as 5" caliper or greater Small trees defined as 4" caliper or less			
	Newcastle Field			
Tree Stakes	Large trees	3	150.00	450.00
	Daisy Farm			
Tree Stakes	Small trees	3	50.00	150.00
Tree Stakes	Large trees	4	150.00	600.00
	Cordoba Ranch Blvd.			
Tree Stakes	Small trees	61	50.00	3,050.00
	Barn close			
Tree Stakes	Small trees	2	50.00	100.00
Tree Stakes	Large trees	2	150.00	300.00
	Howsmoore			
Tree Stakes	Large trees	11	150.00	1,650.00
	Bramshot			
Tree Stakes	Large trees	3	150.00	450.00
	Bridleton			
Tree Stakes	Small trees	2	50.00	100.00
Tree Removal	Dead tree to be removed and backfill	1	150.00	150.00
	Blackford Burn Ct.			
Tree Stakes	Large trees	1	150.00	150.00
Tree Stakes	Small trees	3	50.00	150.00

Thank you for your business.

Total

Invoice

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

Date	Invoice #
12/9/2024	48350

Bill To

Cordoba Ranch
Attention: Jayna Cooper
2902 Cordoba Ranch Blvd
Lutz, FL 33559

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Tree Removal	Dead tree to be removed and backfill	1	150.00	150.00
Tree Stakes	Brewster Green Small trees	1	50.00	50.00
Tree Stakes	Belfair Glen Small trees	5	50.00	250.00
Tree Stakes	Linden Common Small trees	8	50.00	400.00
Tree Stakes	Beacon Pasture Small trees	10	50.00	500.00

Thank you for your business.

Total $8,650.00

INVOICE

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

December 4, 2024
Project No: 00013606-00
Invoice No: 11475

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Services current through November 22, 2024

Professional Personnel

	Hours	Rate	Amount	
Director I	1.50	260.00	390.00	
Project Manager I	3.00	170.00	510.00	
Engineer I	7.50	135.00	1,012.50	
Totals	12.00		1,912.50	
Total Labor				**1,912.50**
			Total this Invoice	**$1,912.50**

Outstanding Invoices

Number	Date	Balance
9716	11/6/2024	961.04
Total		**961.04**

BBE/L
inframarkcms@payableslockbox.com

Billing Backup

Wednesday, December 4, 2024

BGE, Inc. Invoice 11475 Dated 12/4/2024 9:45:09 AM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	10/28/2024	.25	260.00	65.00	
Chang, Philip	10/31/2024	.50	260.00	130.00	
Chang, Philip	11/14/2024	.50	260.00	130.00	
Chang, Philip	11/18/2024	.25	260.00	65.00	
Project Manager I					
Ramos, Nicolas	10/31/2024	1.00	170.00	170.00	
Ramos, Nicolas	11/13/2024	.50	170.00	85.00	
Ramos, Nicolas	11/15/2024	.50	170.00	85.00	
Ramos, Nicolas	11/18/2024	1.00	170.00	170.00	
Engineer I					
Eltalla, Yasmin	10/28/2024	4.00	135.00	540.00	
Eltalla, Yasmin	11/14/2024	.50	135.00	67.50	
Eltalla, Yasmin	11/18/2024	3.00	135.00	405.00	
Totals		12.00		1,912.50	
Total Labor					**1,912.50**
			Total this Project		**$1,912.50**
			Total this Report		**$1,912.50**

INVOICE

Cordoba Ranch
3016 Cordoba Ranch Blvd
LUTZ FL 33559
USA

Invoice Date
Dec 1, 2024

Invoice Number
INV-2860

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

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

Due Date: Dec 31, 2024

View and pay online now

PAYMENT ADVICE

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

Customer	Cordoba Ranch
Invoice Number	INV-2860
Amount Due	**950.00**
Due Date	Dec 31, 2024
Amount Enclosed	

Enter the amount you are paying above

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

INVOICE
#121924-1

To: Cordoba Ranch CDD
c/o Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Date: December 19, 2024

Repaired defective storm pipe at manhole located near 2701 Cordoba Ranch Blvd. and restored right of way.

TOTAL $5,200

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
139834	12/20/2024
CUSTOMER ID	**NET TERMS**
C1761	Net 30
PO#	**DUE DATE**
	1/19/2025

BILL TO

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

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					**2.76**

Subtotal	$2.76
Tax	$0.00
Total Due	$2.76

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.

FRONTIER

CORDOBA RANCH CDD

Your Monthly Invoice

Account Summary

New Charges Due Date	**3/18/24**
Billing Date	2/22/24
Account Number	239-177-5795-050213-5
PIN	3916
Previous Balance	140.98
Payments Received Thru 2/15/24	-140.98
Thank you for your payment!	
Balance Forward	.00
New Charges	140.98
Total Amount Due	**$140.98**

ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL

frontier.com/signupforautopay

800-801-6652

Google Play App Store

MyFrontier® app

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

FRONTIER

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

6790 0007 NO RP 22 02232024 NNNNNNNN 01 002374 0008

CORDOBA RANCH CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Date of Bill 2/22/24

Account Number 239-177-5795-050213-5

CURRENT BILLING SUMMARY

Local Service from 02/22/24 to 03/21/24

Qty	Description	239/177-5795.0	Charge
	Non Basic Charges		
	FiberOptic Internet for Business 75/75 2YR		140.98
	Total Non Basic Charges		**140.98**

TOTAL 140.98

CIRCUIT ID DETAIL

88/KQXA/334300/ /VZFL

CUSTOMER TALK

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 $140.98 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.

Invoice

Armstrong Environmental Services, Inc.
P.O. Box 518
Safety Harbor, Florida 34695

Date	Invoice #
2/27/2024	14755

Bill To
Cordoba Ranch CDD c/o Inframark Suite 200210 N. University Drive Suite 702 Coral Springs, FL 33071

Due Date	P.O. No.	Terms	Project
2/27/2024		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Date: February 7, 2024	600.00	600.00
	Haul Route Mitigation Maintenance Treatment Date: February 7, 2024	350.00	350.00

Please place Customer Number and Invoice Number on all checks.

Total $950.00

	CORDOBA RANCH			
TAMPA ELECTRIC				
Vendor : V00003				
INV #		**12/12/24-ACH**		
DATE:		11/21/2024		
New ACCT#	**METER#**	**ADDRESS**		
			SERVICE DATES	**10/18-11/15/24**
			ACH	12-Dec
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	780.74
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	27.42
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	41.44
		001-543001-53100-5000	**TOTAL**	**$ 849.60**
211006627916		CORDOBA RANCH PH1&1A	LIGHTING	6856.35
211006628278		CORDOBA RANCH BV	LIGHTING	294.58
211008004931		CORDOBA RANCH BLVD	LIGHTING	1358.51
221008996409		18446 BELFAIR GLEN PL	LIGHTING	334.02
		001-543013-53100-5000	**TOTAL**	**$ 8,843.46**
		GRAND TOTAL		**$ 9,693.06**

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: November 21, 2024

Amount Due:	$294.58

Due Date: December 12, 2024
Account #: 211006628278

DO NOT PAY. Your account will be drafted on December 12, 2024

Account Summary

Current Service Period: October 18, 2024 - November 15, 2024

Previous Amount Due	$294.58
Payment(s) Received Since Last Statement	-$294.58
Current Month's Charges	**$294.58**
Amount Due by December 12, 2024	**$294.58**

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

Scan here to view your account online.

SCAM

Don't Get Scammed!

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at **TampaElectric.com/Scam.**

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

00000004-0000074-Page 3 of 30

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006628278
Due Date: December 12, 2024

Amount Due:	$294.58
Payment Amount: $ _____	

655087908596

Your account will be drafted on December 12, 2024

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
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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.

00000004-0000075-Page 5 of 30



The Tampa Bay History Center received a free Energy Audit and money-back rebates for installing energy-efficient equipment.

OUR BUSINESS IS TO HELP Your Business Save.

FREE COMMERCIAL ENERGY AUDIT

We'll evaluate your electric usage and provide you with the tools to understand your business's energy usage, equipment, and processes. Whether a restaurant, retail, or manufacturer, we are here to provide you with solutions to reduce your energy costs. In addition, we'll explain the many rebate programs available to you.

PAID ENERGY AUDIT

In addition to the measures you'll receive with the free audit, we'll sub-meter and monitor* energy-consuming equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency. A typical paid audit starts at $75.

**Available on equipment or panels < 480 volts.*

OTHER ENERGY-SAVING PROGRAMS THAT OFFER MONEY-BACK REBATES

Lighting:
Earn a rebate when you install energy-efficient lighting technology and systems that help reduce your demand for electricity.

Variable Frequency Drive Control for Compressors:
Maximize your production efficiency and reduce your electricity for compressor-based electric equipment.

Water Heating:
Receive a rebate when you install a high-efficiency water heating system at your facility.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Visit **TampaElectric.com/BizSave** to learn more about all our energy-saving programs.

EEE100523 Rev 10.24

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: November 21, 2024

Amount Due:	$27.42

Due Date: December 12, 2024
Account #: 211006628138

DO NOT PAY. Your account will be drafted on December 12, 2024

Account Summary

Current Service Period: October 18, 2024 - November 15, 2024

Previous Amount Due	$26.63
Payment(s) Received Since Last Statement	-$26.63
Current Month's Charges	**$27.42**
Amount Due by December 12, 2024	**$27.42**

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 **900% higher** than the same period last year.

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

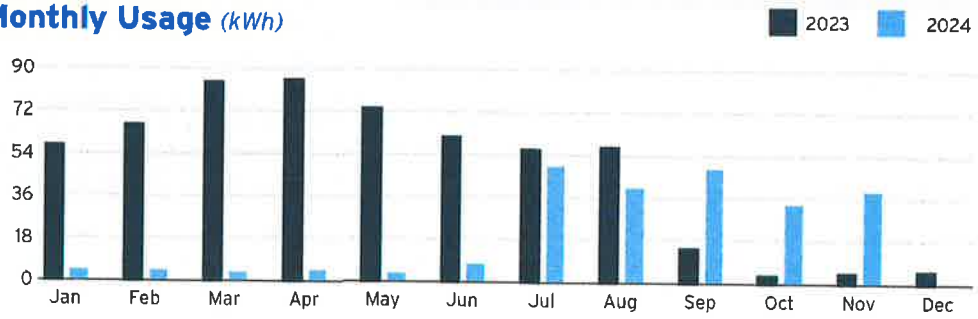
Scan here to view your account online.

SCAM

Don't Get Scammed!

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at **TampaElectric.com/Scam**.

Monthly Usage *(kWh)*



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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628138
Due Date: December 12, 2024

Amount Due:	$27.42
Payment Amount: $_____	

655087908595

Your account will be drafted on December 12, 2024

Pay your bill online at TampaElectric.com

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

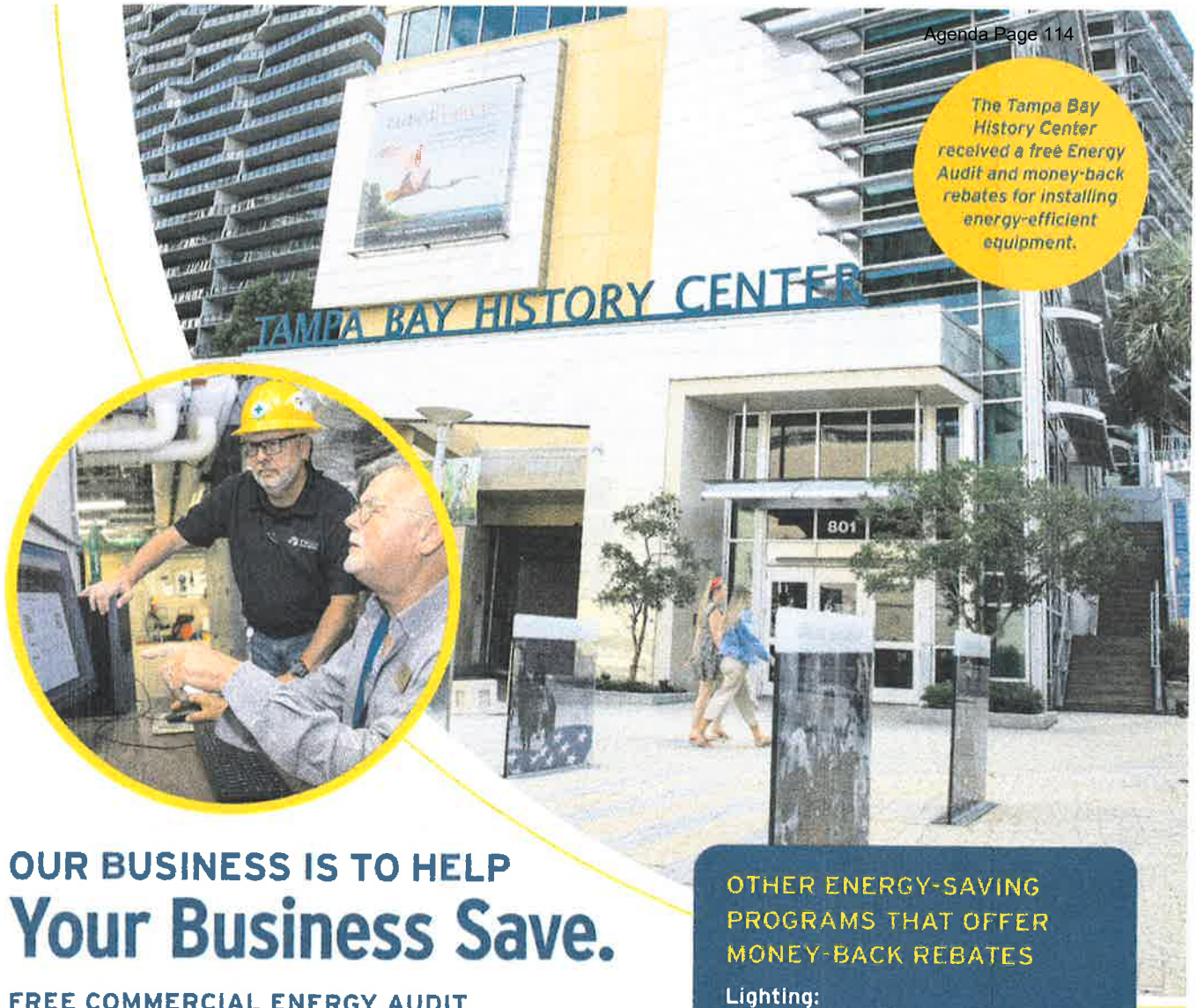
Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

CORDOBA RANCH CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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.

00000004-0000077-Page 9 of 30



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FREE COMMERCIAL ENERGY AUDIT

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PAID ENERGY AUDIT

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**Available on equipment or panels < 480 volts.*

OTHER ENERGY-SAVING PROGRAMS THAT OFFER MONEY-BACK REBATES

Lighting:
Earn a rebate when you install energy-efficient lighting technology and systems that help reduce your demand for electricity.

Variable Frequency Drive Control for Compressors:
Maximize your production efficiency and reduce your electricity for compressor-based electric equipment.

Water Heating:
Receive a rebate when you install a high-efficiency water heating system at your facility.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Visit **TampaElectric.com/BizSave** to learn more about all our energy-saving programs.

EEE000523 Rev 10.24

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: November 21, 2024

Amount Due:	$6,856.35

Due Date: December 12, 2024
Account #: 211006627916

DO NOT PAY. Your account will be drafted on December 12, 2024

Account Summary

Current Service Period: October 18, 2024 - November 15, 2024

Previous Amount Due	$6,856.35
Payment(s) Received Since Last Statement	-$6,856.35
Current Month's Charges	**$6,856.35**
Amount Due by December 12, 2024	**$6,856.35**

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

Scan here to view your account online.



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

00000004-0000078-Page 11 of 30

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627916
Due Date: December 12, 2024

Amount Due:	$6,856.35
Payment Amount: $ _____	

655087908594

Your account will be drafted on December 12, 2024

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
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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.

00000004-0000079-Page 13 of 30



The Tampa Bay History Center received a free Energy Audit and money-back rebates for installing energy-efficient equipment.

OUR BUSINESS IS TO HELP Your Business Save.

FREE COMMERCIAL ENERGY AUDIT

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Available on equipment or panels < 480 volts.

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Water Heating:
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TECO TAMPA ELECTRIC AN EMERA COMPANY

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: November 21, 2024

Amount Due:	$1,358.51

Due Date: December 12, 2024
Account #: 221008004931

DO NOT PAY. Your account will be drafted on December 12, 2024

Account Summary

Current Service Period: October 18, 2024 - November 15, 2024

Previous Amount Due	$1,358.51
Payment(s) Received Since Last Statement	-$1,358.51
Current Month's Charges	**$1,358.51**
Amount Due by December 12, 2024	**$1,358.51**

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

Scan here to view your account online.

SCAM
Don't Get Scammed!
Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at **TampaElectric.com/Scam**.

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221008004931
Due Date: December 12, 2024

Amount Due:	$1,358.51
Payment Amount: $_____	

672371776275

Your account will be drafted on December 12, 2024

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

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CORDOBA RANCH CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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

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

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Available on equipment or panels < 480 volts.

OTHER ENERGY-SAVING PROGRAMS THAT OFFER MONEY-BACK REBATES

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Water Heating:
Receive a rebate when you install a high-efficiency water heating system at your facility.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Visit **TampaElectric.com/BizSave** to learn more about all our energy-saving programs.

EEE100523 Rev 10.24

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: November 21, 2024

Amount Due:	$334.02

Due Date: December 12, 2024
Account #: 221008996409

DO NOT PAY. Your account will be drafted on December 12, 2024

Account Summary

Current Service Period: October 18, 2024 - November 15, 2024

Previous Amount Due	$334.02
Payment(s) Received Since Last Statement	-$334.02
Current Month's Charges	**$334.02**
Amount Due by December 12, 2024	**$334.02**

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

Scan here to view your account online.



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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221008996409
Due Date: December 12, 2024

Amount Due:	$334.02

Payment Amount: $ _____

684717412842

Your account will be drafted on December 12, 2024

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

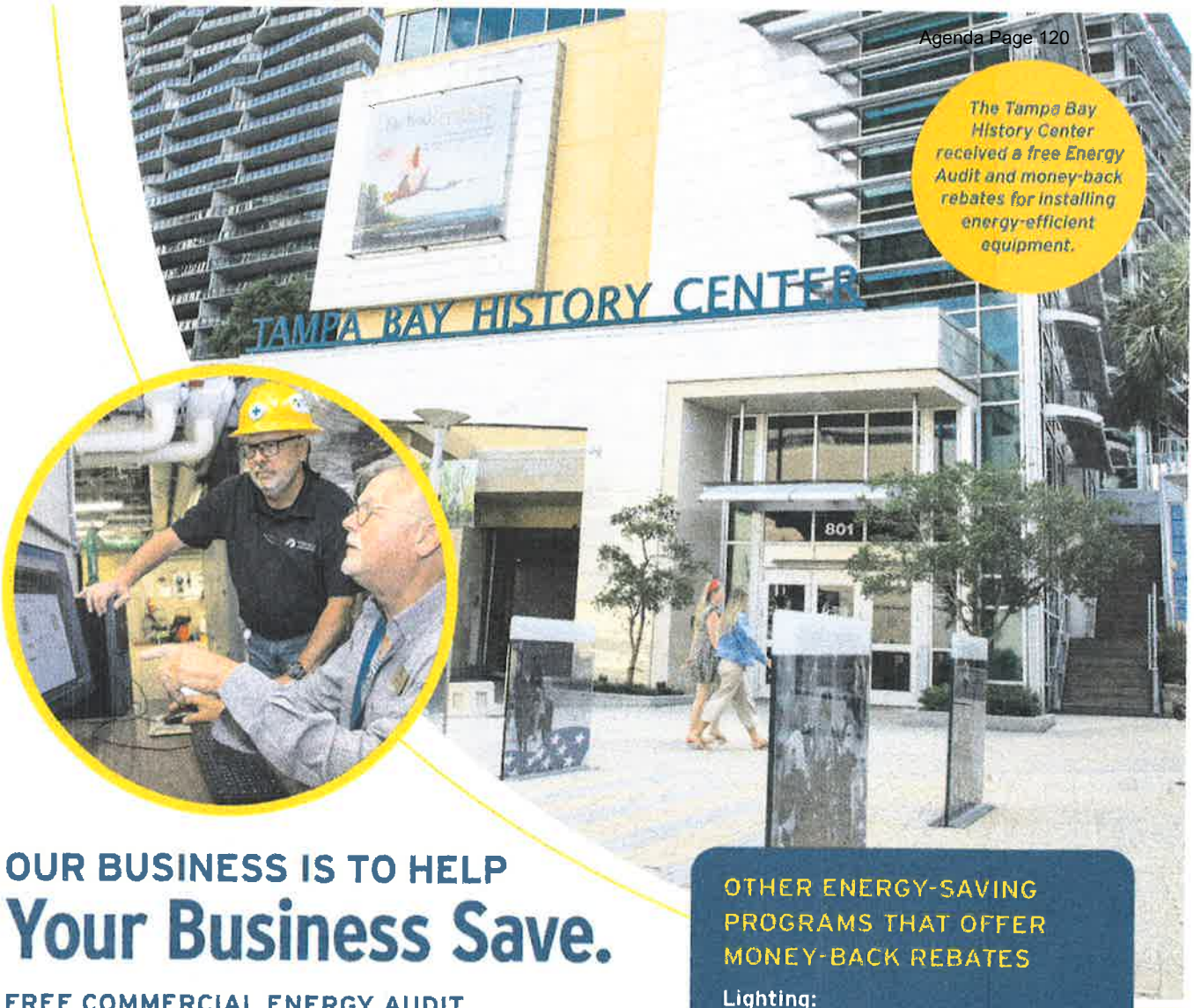
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CORDOBA RANCH CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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

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

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Your Business Save.

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EEE100523 Rev 10.24

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TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

Statement Date: November 21, 2024

Amount Due:	$41.44

Due Date: December 12, 2024
Account #: 211006627494

DO NOT PAY. Your account will be drafted on December 12, 2024

Account Summary

Current Service Period: October 18, 2024 - November 15, 2024

Previous Amount Due	$31.74
Payment(s) Received Since Last Statement	-$31.74
Current Month's Charges	**$41.44**
Amount Due by December 12, 2024	**$41.44**

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 **66.67% higher** than the same period last year.

Your average daily kWh used was **150% higher** than it was in your previous period.

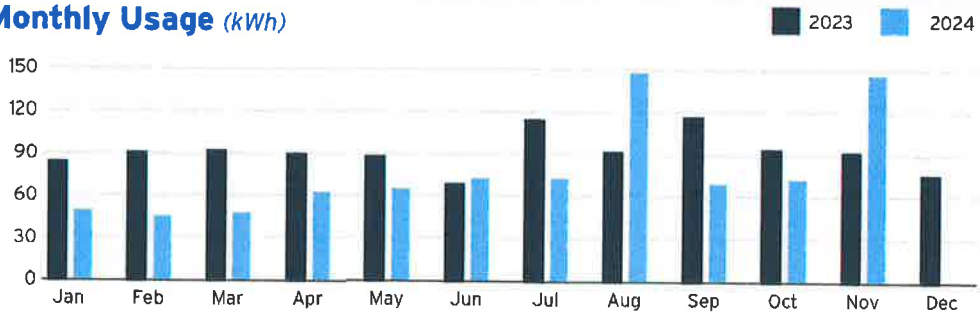
Scan here to view your account online.

SCAM

Don't Get Scammed!

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at **TampaElectric.com/Scam**.

Monthly Usage *(kWh)*



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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211006627494
Due Date: December 12, 2024

Amount Due:	$41.44

Payment Amount: $ _____

655087908592

Your account will be drafted on December 12, 2024

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

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CORDOBA RANCH CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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

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

00000004-0000085-Page 25 of 30



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EEE100523 Rev 10.24

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: November 21, 2024

Amount Due Page 123 $780.74

Due Date: December 12, 2024
Account #: 211006627700

DO NOT PAY. Your account will be drafted on December 12, 2024

Account Summary

Current Service Period: October 18, 2024 - November 15, 2024

Previous Amount Due	$567.66
Payment(s) Received Since Last Statement	-$567.66
Current Month's Charges	**$780.74**
Amount Due by December 12, 2024	**$780.74**

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

Your Energy Insight

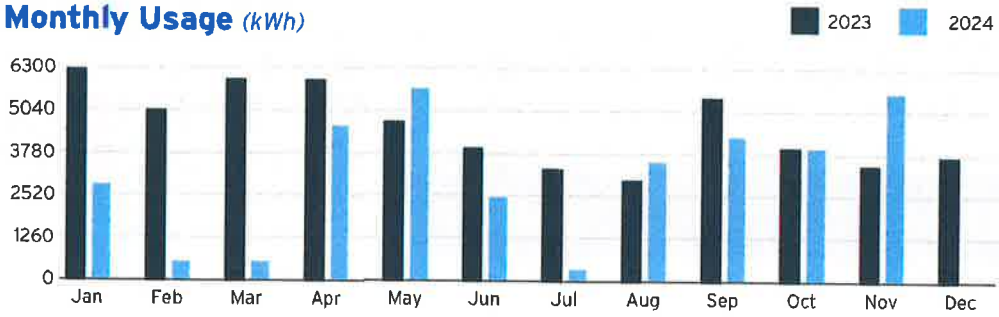
Your average daily kWh used was **64.1% higher** than the same period last year.

Your average daily kWh used was **41.18% higher** than it was in your previous period.

Scan here to view your account online.



Monthly Usage (kWh)



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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627700
Due Date: December 12, 2024

Amount Due: $780.74

Payment Amount: $ _____

655087908593

Your account will be drafted on December 12, 2024

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CORDOBA RANCH CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

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

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

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00000004-0000087-Page 29 of 30



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Your Business Save.

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P.O. Box 31318
Tampa FL 33631-3318

00000004 FTECO1112124230831FL 00000 01 00000000 22371 015

CORDOBA RANCH CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

00000004-0000073-Page 1 of 30

FRONTIER

Your Monthly Invoice

Account Summary

New Charges Due Date	**12/16/24**
Billing Date	11/22/24
Account Number	239-177-5795-050213-5
PIN	3916
Previous Balance	154.47
Payments Received Thru 11/15/24	-154.47
Thank you for your payment!	
Balance Forward	.00
New Charges	154.47
Total Amount Due	**$154.47**

ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

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WAYS TO PAY YOUR BILL

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800-801-6652

MyFrontier app

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

FRONTIER

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

6790 0007 NO RP 22 11252024 NNNNNNNN 01 001658 0006

CORDOBA RANCH CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Date of Bill 11/22/24
Account Number 239-177-5795-050213-5

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES
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 CONSUMER 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.

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Date of Bill 11/22/24

Account Number 239-177-5795-050213-5

CURRENT BILLING SUMMARY

Local Service from 11/22/24 to 12/21/24

Qty	Description	239/177-5795.0	Charge
	Non Basic Charges		
	FiberOptic Internet for Business 75/75 2YR		150.98
	Printed Bill Fee		3.49
	Total Non Basic Charges		**154.47**

TOTAL 154.47

CIRCUIT ID DETAIL

88/KQXA/334300/ /VZFL

CUSTOMER TALK

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 $154.47 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.

Cordoba Ranch Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Dec 31, 2024
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: LEGISLATIVE						
Account Name: P/R-Board of Supervisors						
11/22/24	511001-51101-5000	ADP00004			ADP Wages ADP JournalEntry 11/22/2024	800.00
					YTD Total	800.00
					Annual Budget	$13,000.00
					Amount Remaining / (Budget overage)	*$12,200.00*
					% of Budget	*6.2%*
Account Name: FICA Taxes						
11/22/24	521001-51101-5000	ADP00004			ER FICA ADP JournalEntry 11/22/2024	61.20
					YTD Total	61.20
					Annual Budget	$995.00
					Amount Remaining / (Budget overage)	*$933.80*
					% of Budget	*6.2%*
					Legislative Department Total:	**$861.20**
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: ProfServ-Dissemination Agent						
					YTD Total	-
					Annual Budget	$3,000.00
					Amount Remaining / (Budget overage)	*$3,000.00*
					% of Budget	*0.0%*
Account Name: ProfServ-Mgmt Consulting						
10/25/24	531027-51301-5000	JE001024			R/C MANAGEMENT FEE OCT 2024	4,166.67
11/05/24	531027-51301-5000	JE001037			R/C Inframark, LLC Nov 2024 Service	4,166.67
12/03/24	531027-51301-5000	139058	VENDOR	INFRAMARK LLC	DECEMBER 24 SERVICES	4,166.67
					YTD Total	12,500.01
					Annual Budget	$50,000.00
					Amount Remaining / (Budget overage)	*$37,499.99*
					% of Budget	*25.0%*
Account Name: ProfServ-Trustee Fees						
10/01/24	531045-51301-5000	JE001013			R/C ProfServ-Trustee Fees FY2024-2025	2,357.03
					YTD Total	2,357.03
					Annual Budget	$4,041.00
					Amount Remaining / (Budget overage)	*$1,683.97*
					% of Budget	*58.3%*
Account Name: Auditing Services						
					YTD Total	-
					Annual Budget	$3,260.00
					Amount Remaining / (Budget overage)	*$3,260.00*
					% of Budget	*0.0%*
Account Name: Postage and Freight						
10/31/24	541006-51301-5000	JE001023			R/C Management Services Oct 2024	8.33
11/05/24	541006-51301-5000	JE001038			R/C Inframark, LLC Nov 2024 Service	8.33
11/14/24	541006-51301-5000	137436	VENDOR	INFRAMARK LLC	OCTOBER POSTAGE	0.69
11/30/24	541006-51301-5000	139834	VENDOR	INFRAMARK LLC	POSTAGE NOV 2024	2.76
12/03/24	541006-51301-5000	139058	VENDOR	INFRAMARK LLC	DECEMBER 24 SERVICES	8.33
					YTD Total	28.44
					Annual Budget	$400.00
					Amount Remaining / (Budget overage)	*$371.56*
					% of Budget	*7.1%*
Account Name: Rental - Meeting Room						
					YTD Total	-
					Annual Budget	$1,000.00
					Amount Remaining / (Budget overage)	*$1,000.00*
					% of Budget	*0.0%*
Account Name: Public Officials Insurance						
10/01/24	545008-51301-5000	JE001020			R/C Public Officials Insurance FY2024-2025	2,371.00
					YTD Total	2,371.00
					Annual Budget	$2,438.00
					Amount Remaining / (Budget overage)	*$67.00*
					% of Budget	*97.3%*
Account Name: Misc-Assessment Collection Cost						
11/06/24	549070-51301-5000	ASSESSMENT			Assessment distribution FY2024-2025	157.57
11/15/24	549070-51301-5000	ASSESSMENT			Assessment distribution FY2024-2025	55.48
11/22/24	549070-51301-5000	ASSESSMENT			Assessment distribution FY2024-2025	277.39
12/02/24	549070-51301-5000	ASSESSMENT			Assessment distribution FY2024-2025	332.87

Cordoba Ranch Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Dec 31, 2024
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
12/06/24	549070-51301-5000	ASSESSMENT			Assessment distribution FY2024-2025	7,822.43
12/17/24	549070-51301-5000	ASSESSMENT			Assessment distribution FY2024-2025	1,345.91
					YTD Total	9,991.65
					Annual Budget	$16,528.00
					Amount Remaining / (Budget overage)	*$6,536.35*
					% of Budget	*60.5%*
Account Name: Annual District Filing Fee						
10/21/24	554007-51301-5000	JE000993			R/C FLORIDA COMMERCE DISTRICT FILING FEES	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:	**$27,423.13**
DEPARTMENT NAME: LEGAL COUNSEL						
Account Name: ProfServ-Legal Services						
11/22/24	531023-51401-5000	25590	VENDOR	STRALEY ROBIN VERICKER	LEGAL SERVICE FOR OCT 2024	222.50
12/09/24	531023-51401-5000	25654	VENDOR	STRALEY ROBIN VERICKER	LEGAL SERVICE	2,592.50
					YTD Total	2,815.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*$7,185.00*
					% of Budget	*28.2%*
					Legal Counsel Department Total:	**$2,815.00**
DEPARTMENT NAME: COMPREHENSIVE PLANNING						
Account Name: ProfServ-Engineering						
11/14/24	531013-51501-5000	JE001042			R/C BGE INVOICE# 9214 PARK SURVEY EXHIBIT	490.00
11/14/24	531013-51501-5000	JE001043			R/C BGE INVOICE# 9716 ENG SERVICES	961.04
12/05/24	531013-51501-5000	11475	VENDOR	BGE	ENGINEERING SERVICES	1,912.50
12/31/24	531013-51501-5000	JE001062			R/C BGE Inv# 12934 Services through December 27, 2024	1,445.00
					YTD Total	4,808.54
					Annual Budget	$20,000.00
					Amount Remaining / (Budget overage)	*$15,191.46*
					% of Budget	*24.0%*
					Comprehensive Planning Department Total:	**$4,808.54**
DEPARTMENT NAME: OTHER PUBLIC SAFETY						
Account Name: Contracts-Security Services						
10/07/24	534037-52901-5000	INV000007870	VENDOR	ENVERA SYSTEMS	SECURITY MONITORNING	2,191.88
11/01/24	534037-52901-5000	746334	VENDOR	ENVERA SYSTEMS	NOVEMBER 2024 SERVICES	2,213.00
12/02/24	534037-52901-5000	JE001040			R/C ENVERA SYSTEMS GATE MONITORING DEC 2024	2,213.00
					YTD Total	6,617.88
					Annual Budget	$24,616.00
					Amount Remaining / (Budget overage)	*$17,998.12*
					% of Budget	*26.9%*
Account Name: Communication - Telephone						
10/01/24	541003-52901-5000	0502135-0924	VENDOR	FRONTIER - ACH	SERVICE DATE 9/22-10/21/24	144.47
11/30/24	541003-52901-5000	JE001051			R/C FRONTIER ACH SERVICE DATE 10/22-11/21/24	154.47
12/04/24	541003-52901-5000	0502135NOV24	VENDOR	FRONTIER - ACH	SERVICE DATE 11/22-12/21/24	154.47
					YTD Total	453.41
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*$1,546.59*
					% of Budget	*22.7%*
Account Name: R&M-Gate						
10/31/24	546034-52901-5000	JE001026			R/C ENVERA SYSTEMS GATE SERVICES OCT 2024	1,943.00
					YTD Total	1,943.00
					Annual Budget	$3,000.00
					Amount Remaining / (Budget overage)	*$1,057.00*
					% of Budget	*64.8%*

Cordoba Ranch Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Dec 31, 2024
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Other Public Safety Department Total:	**$9,014.29**

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - General

10/17/24	543001-53100-5000	101724 ACH	VENDOR	TAMPA ELECTRIC - ACH	service date 9/19-10/17/24	626.03
11/21/24	543001-53100-5000	12/12/24-ACH	VENDOR	TAMPA ELECTRIC - ACH	SERVICE DATE 10/18-11/15/24	849.60
12/31/24	543001-53100-5000	ACCRUAL			Accrue Dec. 2024 Utility General	875.00
					YTD Total	2,350.63
					Annual Budget	$10,500.00
					Amount Remaining / (Budget overage)	*$8,149.37*
					% of Budget	*22.4%*

Account Name: Electricity - Streetlights

10/17/24	543013-53100-5000	101724 ACH	VENDOR	TAMPA ELECTRIC - ACH	service date 9/19-10/17/24	8,842.46
11/14/24	543013-53100-5000	JE001032			adj. DD133 Tampa Electric account# 211006627916	1.00
11/21/24	543013-53100-5000	12/12/24-ACH	VENDOR	TAMPA ELECTRIC - ACH	SERVICE DATE 10/18-11/15/24	8,843.46
12/31/24	543013-53100-5000	ACCRUAL			Accrue Dec. 2024 Electricity Streetlights	8,500.00
					YTD Total	26,186.92
					Annual Budget	$100,000.00
					Amount Remaining / (Budget overage)	*$73,813.08*
					% of Budget	*26.2%*
					Electric Utility Services Department Total:	**$28,537.55**

DEPARTMENT NAME: FLOOD CONTROL/STORMWATER MGMT

Account Name: Contracts-Aquatic Control

10/01/24	534067-53801-5000	9144-B	VENDOR	SITEX AQUATICS LLC	MONTHLY LAKE MAINTENANCE	1,335.00
11/01/24	534067-53801-5000	9255-B	VENDOR	SITEX AQUATICS LLC	AQUATIC MAINTENANCE	1,335.00
12/01/24	534067-53801-5000	9359-B	VENDOR	SITEX AQUATICS LLC	AQUATIC MAINTENANCE	1,335.00
					YTD Total	4,005.00
					Annual Budget	$16,020.00
					Amount Remaining / (Budget overage)	*$12,015.00*
					% of Budget	*25.0%*

Account Name: Contracts-Wetland Maintenance

10/31/24	534133-53801-5000	JE001029			R/C Lake Brothers Oct 2024	950.00
11/06/24	534133-53801-5000	JE001041			R/C LAKE BROTHERS LLC WETLAND/MITIGATION NOV 2024	950.00
12/01/24	534133-53801-5000	INV-2860	VENDOR	LAKE BROTHERS LLC	WETLAND/MITIGATION DEC 2024	950.00
					YTD Total	2,850.00
					Annual Budget	$16,700.00
					Amount Remaining / (Budget overage)	*$13,850.00*
					% of Budget	*17.1%*

Account Name: R&M-Fountain

10/31/24	546032-53801-5000	JE001025			R/C SITEX AQUATICS LLC FOUNTAIN CLEANING	250.00
					YTD Total	250.00
					Annual Budget	$5,000.00
					Amount Remaining / (Budget overage)	*$4,750.00*
					% of Budget	*5.0%*
					Flood Control/Stormwater Mgmt Department Total:	**$7,105.00**

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management

10/25/24	531016-53901-5000	135410	VENDOR	INFRAMARK LLC	MANAGEMENT FEE OCT 2024	500.00
11/05/24	531016-53901-5000	136743	VENDOR	INFRAMARK LLC	NOV 2023 SERVICE	500.00
12/03/24	531016-53901-1000	139058	VENDOR	INFRAMARK LLC	DECEMBER 24 SERVICES	500.00
					YTD Total	1,500.00
					Annual Budget	$6,000.00
					Amount Remaining / (Budget overage)	*$4,500.00*
					% of Budget	*25.0%*

Account Name: Contracts-Landscape

10/01/24	534050-53901-5000	47876	VENDOR	CROWDER'S LANDSCAPING, INC	MONTHLY MAINTENANCE	13,160.00
11/01/24	534050-53901-5000	48083	VENDOR	CROWDER'S LANDSCAPING, INC	MONTHLY LANDSCAPING MAINTENANCE	13,160.00
12/02/24	534050-53901-5000	48246	VENDOR	CROWDER'S LANDSCAPING, INC	MONTHLY LANDSCAPING MAINTENANCE	13,160.00
					YTD Total	39,480.00

Cordoba Ranch Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Dec 31, 2024
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Annual Budget	$157,920.00
					Amount Remaining / (Budget overage)	*$118,440.00*
					% of Budget	*25.0%*
Account Name: Insurance - Property						
10/01/24	545001-53901-5000	JE001020			R/C Insurance - Property FY2024-2025	4,825.00
					YTD Total	4,825.00
					Annual Budget	$5,117.00
					Amount Remaining / (Budget overage)	*$292.00*
					% of Budget	*94.3%*
Account Name: Insurance - General Liability						
10/01/24	545002-53901-5000	JE001020			R/C Insurance - General Liability FY2024-2025	3,621.00
					YTD Total	3,621.00
					Annual Budget	$3,892.00
					Amount Remaining / (Budget overage)	*$271.00*
					% of Budget	*93.0%*
Account Name: R&M-Irrigation						
11/06/24	546041-53901-5000	48190	VENDOR	CROWDER'S LANDSCAPING, INC	IRR INSPECTION	305.00
					YTD Total	305.00
					Annual Budget	$6,800.00
					Amount Remaining / (Budget overage)	*$6,495.00*
					% of Budget	*4.5%*
Account Name: R&M-Annuals						
11/20/24	546140-53901-5000	48223	VENDOR	CROWDER'S LANDSCAPING, INC	WINTER FLOWER ROTATION	9,210.00
					YTD Total	9,210.00
					Annual Budget	$30,000.00
					Amount Remaining / (Budget overage)	*$20,790.00*
					% of Budget	*30.7%*
Account Name: Misc-Contingency						
10/06/24	549900-53901-5000	JE000994			R/C JAYMAN ENTERPRISES, LLC ASSESSMENT OF AREA	475.00
10/15/24	549900-53901-5000	JE000992			R/C CROWDER'S LANDSCAPING, INC MILTON STORM CLEAN UP	1,500.00
10/16/24	549900-53901-5000	3485	VENDOR	JAYMAN ENTERPRISES, LLC	REPAIR POT HOLE	300.00
10/22/24	549900-53901-5000	3418	VENDOR	FIELDS CONSULTING GROUP	INSTALL SIGNAGE	500.00
10/25/24	549900-53901-5000	JE001044			R/C CROWDER'S LANDSCAPING, INC HURRICANE MILTON CLEAN U	4,000.00
11/04/24	549900-53901-5000	JE001036			R/C ADP Payroll fees	33.00
11/21/24	549900-53901-5000	48225	VENDOR	CROWDER'S LANDSCAPING, INC	FILL CRB MEDIAN BED SOUTH OF BRIDELTON	7,910.00
11/25/24	549900-53901-5000	18296	VENDOR	MANDY'S ELECTRIC INC	SERVICE CALL 11/22/24	778.00
11/30/24	549900-53901-5000	JE001057			R/C CANOPY CRAFTERS, LLC CLEAN UP	750.00
12/09/24	549900-53901-5000	48350	VENDOR	CROWDER'S LANDSCAPING, INC	PROPOSAL TO STRAIGHTEN TREES	8,650.00
12/10/24	549900-53901-5000	112124-	VENDOR	BIG DOG FENCE, INC	FENCE REPAIR	3,880.00
12/19/24	549900-53901-5000	121924-1	VENDOR	SITE MASTERS OF FLORIDA, LLC	Repaired defective storm pipe at manhole	5,200.00
					YTD Total	33,976.00
					Annual Budget	$95,200.00
					Amount Remaining / (Budget overage)	*$61,224.00*
					% of Budget	*35.7%*
Account Name: Holiday Lighting & Decorations						
10/01/24	549940-53901-5000	JE001014			R/C Holiday Lighting & Decorations	7,500.00
11/06/24	549940-53901-5000	CORDOBA RANCH 2024	VENDOR	DECORATVE HOLIDAY LIGHTING	HOLIDAY LIGHTS	2,370.00
12/06/24	549940-53901-5000	JE001065			R/C ILLUMINATIONS HOLIDAY LIGHTING HOLIDAY LIGHTS	3,750.00
					YTD Total	13,620.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*($3,620.00)*
					% of Budget	*136.2%*
					Field Department Total:	**$106,537.00**
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 187,101.71**