

**Cordoba Ranch
Community Development District**

July 21, 2025

AGENDA PACKAGE

TEAMS INFORMATION: ID: 289 655 370 839 PASSCODE: UY6FD6dx
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Cordoba Ranch Community Development District

Board of Supervisors

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

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

**Budget Public hearing &
 Regular Meeting Agenda**
 Monday, July 21, 2025 – 4:00 p.m.

TEAMS INFORMATION: ID: 289 655 370 839 PASSCODE: UY6FD6dx
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- 1. Call to Order/Roll Call**
- 2. Audience Comments on Agenda Items**
- 3. Public Hearing on Adopting Fiscal Year 2025 Final Budget**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Consideration of Resolution 2025-07; Adopting Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget
- 4. Public Hearing on Levying O&M Assessments**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Consideration of Resolution 2025-08; Levying O&M Assessments
 - C. Close Public Hearing on Levying O&M Assessments
- 5. Review of the Consent Agenda**
 - A. June 16, 2025 Regular Meeting Minutes
 - B. Financials as of June 30, 2025
- 6. Business Items**
 - A. Consideration of Resolution 2025-09; Adopting Fiscal Year 2026 Meeting Schedule
 - B. Consideration of Holiday Lighting Vendors
 - C. Consideration of Swale Maintenance Proposals
 - D. Annual Landscape Partnership Review
 - E. Consideration of Complete I.T. Service & Solutions
 - F. Discussion of BOS Email Services
 - G. General Matters of the District
- 7. Staff Reports**
 - A. District Engineer**
 - i. Road Structural Sustainability
 - B. District Counsel**
 - C. District Manager**
 - i. Project Tracker
 - D. Field Manager**
 - i. Field Inspection Report
- 8. Pond Report – Sitex**
- 9. Audience Comments**
- 10. Supervisor Requests**
- 11. Adjournment**

The CDD Budget Public Hearing will be held Monday, August 18, 2025

District Office:
 11555 Heron Bay, Suite 201
 Coral Springs, FL 33076
 954-603-0033

Meeting Location:
 Lutz Branch Library
 101 W Lutz Lake Fern Road,
 Lutz, FL 33548

Third Order of Business

BUDGET PUBLIC HEARING

3B.

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Cordoba Ranch Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Cordoba Ranch Community Development District for the Fiscal Year Beginning October 1, 2025,

and Ending September 30, 2026”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 21, 2025.

Attested By:

**Cordoba Ranch
Community Development District**

Name: _____
Secretary/Assistant Secretary

Erica Owen
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

EXHIBIT A

CORDOBA RANCH
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2026

Approved Tentative Budget
(05/19/2025)

Prepared by:



Cordoba Ranch
Community Development District

Budget Overview
Fiscal Year 2026

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Cordoba Ranch
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
REVENUES						
Interest - Investments	\$ 18,594	\$ 22,367	\$ -	\$ 22,367	20%	\$ -
Interest - Tax Collector	2,000	1,415	585	2,000	0%	-
Special Assmnts- Tax Collector	826,393	787,876	38,517	826,393	0%	878,120
Special Assmnts- Discounts	(33,056)	(30,606)	(2,450)	(33,056)	0%	(35,125)
Other Miscellaneous Revenues	-	338	-	338	0%	-
Access Cards	-	1,324	-	1,324	0%	-
TOTAL REVENUES	813,931	782,714	36,653	819,367	0	842,995
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	13,000	4,000	9,000	13,000	0%	13,000
FICA Taxes	995	306	689	995	0%	995
ProfServ-Arbitrage Rebate	500	-	500	500	0%	500
ProfServ-Dissemination Agent	3,000	-	3,000	3,000	0%	3,000
ProfServ-Engineering	20,000	9,678	10,322	20,000	0%	25,000
ProfServ-Legal Services	10,000	6,372	3,628	10,000	0%	10,000
ProfServ-Mgmt Consulting	50,000	25,000	25,000	50,000	0%	52,500
ProfServ-Field Services	6,000	3,000	3,000	6,000	0%	6,300
ProfServ-Trustee Fees	4,041	2,357	1,684	4,041	0%	4,041
Auditing Services	3,260	-	3,260	3,260	0%	3,260
Postage and Freight	400	64	336	400	0%	400
Rental-Meeting Room	1,000	-	1,000	1,000	0%	1,000
Public Officials Insurance	2,438	2,371	67	2,438	0%	2,667
Printing and Binding	150	-	150	150	0%	150
Legal Advertising	3,000	-	3,000	3,000	0%	3,000
Misc-Assessment Collection Cost	16,528	15,145	1,383	16,528	0%	17,562
ADA Website Services	3,500	-	3,500	3,500	0%	3,500
Annual District Filing Fee	175	175	-	175	0%	175
Total Administrative	137,986	68,468	69,518	137,986	-	147,050
Other Public Safety						
Contracts-Security Services	24,616	13,257	11,359	24,616	0%	30,770
Communication - Telephone	2,000	1,236	764	2,000	0%	2,000
R&M-Gate	3,000	2,523	477	3,000	0%	5,000
Total Other Public Safety	29,616	17,016	12,600	29,616	-	37,770
Electric Utility Services						
Utility - General	10,500	5,128	5,372	10,500	0%	12,075
Electricity - Streetlights	100,000	52,466	47,534	100,000	0%	115,000
Total Electric Utility Services	110,500	57,594	52,906	110,500	-	127,075

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
<i>Flood Control/Stormwater Mgmt</i>						
Contracts-Aquatic Control	16,020	8,010	8,010	16,020	0%	18,423
R&M-Fountain	5,000	985	4,015	5,000	0%	5,750
Contracts - Wetland Mitigation Contract	16,700	5,700	11,000	16,700	0%	19,205
R&M-Ponds	10,000	-	10,000	10,000	0%	11,500
Impr - Aquatic Plants	5,000	-	5,000	5,000	0%	5,750
Contract-Fountain			-	-	0%	2,500
<i>Total Flood Control/Stormwater Mgmt</i>	52,720	14,695	38,025	52,720		63,128
<i>Field</i>						
Contracts-Landscape	157,920	78,960	78,960	157,920	0%	181,608
Insurance - Property	5,117	4,825	292	5,117	0%	5,211
Insurance - General Liability	3,892	3,621	271	3,892	0%	4,345
R&M-Entry Feature	2,000	-	2,000	2,000	0%	2,000
R&M - Tree Trimming	50,000	-	50,000	50,000	0%	25,000
Road Reserve	50,000	-	50,000	50,000	0%	50,000
R&M-Irrigation	6,800	1,845	4,955	6,800	0%	6,800
R&M-Mulch	10,000	-	10,000	10,000	0%	10,000
R&M-Pest Control	2,800	-	2,800	2,800	0%	5,000
R&M-Plant Replacement	20,000	-	20,000	20,000	0%	10,000
R&M-Well Maintenance	2,500	-	2,500	2,500	0%	2,500
R&M-Annals	30,000	9,210	20,790	30,000	0%	25,000
Misc-Contingency	95,200	37,964	57,236	95,200	0%	17,508
Holiday Lighting & Decorations	10,000	9,870	130	10,000	0%	11,500
R&M-Landscape Enhancement	-	-	-	-	0%	10,000
R&M-Sidewalks			-	-	0%	35,000
Storm Clean Up			-	-	0%	20,000
R&M-Roadway Repair			-	-	0%	15,000
Curbing			-	-	0%	1,000
Insurance-Crime			-	-	0%	500
R&M - Swales	36,880		36,880	36,880	0%	30,000
<i>Total Field</i>	483,109	146,295	336,814	483,109	-	467,972
TOTAL EXPENDITURES	813,931	304,068	509,863	813,931		842,995
Excess (deficiency) of revenues						
Over (under) expenditures	0	478,646	(473,210)	5,436		-
FUND BALANCE, BEGINNING	626,031	626,031	-	626,031		631,467
FUND BALANCE, ENDING	\$ 626,032	\$ 1,104,677	\$ (473,210)	\$ 631,467		\$ 631,467

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 631,467
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	-
Total Funds Available (Estimated) - 9/30/2026	631,467

ALLOCATION OF AVAILABLE FUNDS

<i>Nonspendable Fund Balance</i>	
Deposits	16,740
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	203,483 ⁽¹⁾
Reserves - Capital Projects PY	290,347 ⁽²⁾
Reserves - Capital Projects 2025	-
Reserves - Capital Projects 2026	290,347
Subtotal	493,830
Total Allocation of Available Funds	510,570

Total Unassigned (undesignated) Cash	\$ 120,897
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Notes

(1) Represents approximately 3 months of operating expenditures.

(2) Ties to motion to assign fund balance at 9/30/2024.

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 19	\$ 4,874	\$ (4,855)	19	\$ 19
Interest - Tax Collector	-	-	\$ -	-	-
Special Assmnts- Tax Collector	516,569	492,492	\$ 24,077	516,569	516,569
Special Assmnts- Discounts	(20,663)	(19,131)	\$ (1,532)	(20,663)	(20,663)
TOTAL REVENUES	495,925	478,235	17,690	495,925	495,925
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost	10,331	9,467	\$ 864	10,331	10,331
Total Administrative	10,331	9,467	864	10,331	10,331
<i>Debt Service</i>					
Principal Debt Retirement	330,000	-	\$ 330,000	330,000	340,000
Interest Expense	155,700	83,010	\$ 72,690	155,700	145,800
Cost of Issuance	-	-	\$ -	-	-
Total Debt Service	485,700	83,010	402,690	485,700	485,800
TOTAL EXPENDITURES	496,031	92,477	403,554	496,031	496,131
Excess (deficiency) of revenues					
Over (under) expenditures	(106)	385,758	(385,864)	(106)	(206)
Net change in fund balance	(106)	385,758	(385,864)	(106)	(206)
FUND BALANCE, BEGINNING	260,229	260,123	-	260,123	260,017
FUND BALANCE, ENDING	\$ 260,123	\$ 645,881	\$ (385,864)	\$ 260,017	\$ 259,811

Cordoba Ranch
Community Development District

Debt Service Budgets
Fiscal Year 2026

AMORTIZATION SCHEDULE
Capital Improvement Revenue Refunding Bonds

Period Ending	Outstanding Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service
11/1/2024	5,190,000				77,850	77,850
5/1/2025	5,190,000	330,000		3.000%	77,850	407,850
11/1/2025	4,860,000				72,900	72,900
5/1/2026	4,860,000	340,000		3.000%	72,900	412,900
11/1/2026	4,520,000				67,800	67,800
5/1/2027	4,520,000	355,000		3.000%	67,800	422,800
11/1/2027	4,165,000				62,475	62,475
5/1/2028	4,165,000	360,000		3.000%	62,475	422,475
11/1/2028	3,805,000				57,075	57,075
5/1/2029	3,805,000	375,000		3.000%	57,075	432,075
11/1/2029	3,430,000				51,450	51,450
5/1/2030	3,430,000	385,000		3.000%	51,450	436,450
11/1/2030	3,045,000				45,675	45,675
5/1/2031	3,045,000	400,000		3.000%	45,675	445,675
11/1/2031	2,645,000				39,675	39,675
5/1/2032	2,645,000	410,000		3.000%	39,675	449,675
11/1/2032	2,235,000				33,525	33,525
5/1/2033	2,235,000	420,000		3.000%	33,525	453,525
11/1/2033	1,815,000				27,225	27,225
5/1/2034	1,815,000	435,000		3.000%	27,225	462,225
11/1/2034	1,380,000				20,700	20,700
5/1/2035	1,380,000	450,000		3.000%	20,700	470,700
11/1/2035	930,000				13,950	13,950
5/1/2036	930,000	460,000		3.000%	13,950	473,950
11/1/2036	470,000				7,050	7,050
5/1/2037	470,000	470,000		3.000%	7,050	477,050
					1,154,700	6,344,700

Cordoba Ranch
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025**

0
prepaid lots

General Fund			Debt Service			Total Assessments per Unit				Units
FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
\$3,070.35	\$2,889.49	6.26%	\$1,806.19	\$1,806.19	0.0%	\$4,876.53	\$4,695.68	\$180.86	3.9%	286

ASSESSMENT INCREASE ANALYSIS

		Assessment Increase	\$	-
Product	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	
All Units	\$0.00	0%	\$0.00	
Total		\$0.00	<i>Collection costs included</i>	

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
\$3,070.35	\$2,427.01	\$1,882.03	\$1,751.76	\$1,753.05

Fourth Order of Business

4B

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cordoba Ranch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 21, 2025.

Attested By:

**Cordoba Ranch Community
Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Erica Owen
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fifth Order of Business

5A

**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, June 16, 2025 at 4:00 p.m. at the Lutz Branch Library, 101 W. Lutz Lake Fern Road, Lutz, FL 33548

Present and constituting a quorum were:

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

Also present were:

Christina Newsome	District Manager
Jennifer Goldyn	Regional Manager
Kathryn Hopkinson	District Counsel
Nico Ramos	District Engineer
Clay Wright	Field Services Manager
Howard Neal	Field Service Director

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Newsome called the meeting 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 the Consent Agenda

A. May 19, 2025 Regular Meeting Minutes

B. Financials as of May 31, 2025

- Line #38 showing Ms. Bolous title to be amended to Mr. Bolous.

On MOTION by Mr. Therrien, seconded by Mr. Saldana, with all in favor, the Consent Agenda, was approved as amended. 5-0

FOURTH ORDER OF BUSINESS

Business Items

A. District Counsel

- i. Road Widening Project**
- ii. Community Map**

- Mr. Ramos presented his report along with a proposal in the amount of \$10,500. He noted that the submitted rendering is valid for five years. The Board requested a detailed breakout of the ribbon curbing,

including a phased approach (Phase 1 and Phase 2) and identification of priority locations.

B. District Engineer

- District Counsel will prepare a standardized scope of services to be sent to vendors, allowing for an apples-to-apples comparison of proposals.

C. Field Manager

i. Field Inspection Report

- Mr. Wright presented the field inspection report, and a discussion followed regarding the annual flower rotation.

On MOTION by Ms. Owen seconded by Ms. Marlow, with all in favor, the annual flower rotation not to exceed in the amount of \$9,300.00 for annuals, with the selection of colors, and flower types to be coordinated between Ms. Marlow and Mr. Wright, was approved. 5-0

On MOTION by Mr. Saldana seconded by Ms. Marlow, with all in favor, estimate #3519 in the amount of \$3,250.00 for plant replacement, was approved. 5-0

On MOTION by Ms. Owen seconded by Ms. Marlow, with all in favor, the pressure washing of the executive roundabout not to exceed in the amount of \$500.00 was approved. 5-0

- The Board also requested a revised proposal with options for multi-year pressure washing contracts for future consideration.

a. Inframark Maintenance Solution Deck Repair Proposal

- Item not discussed.

ii. Consideration of Sidewalk Proposals

- Howard Neal attended the meeting and introduced himself to the Board. He also presented a proposal for sidewalk repairs. The Board tabled the proposal and requested additional quotes for comparison.

iii. Consideration of Power Washing Proposals

a. Green Earth Power Washing

b. Kings Power Washing Services

c. American Power Washing

- The Board reviewed the Power Washing Proposals, and no action was taken.

D. District Manager

i. Project Tracker

- Ms. Newsome reviewed the Project Tracker with the Board.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Pond/Aeration Proposals**

- a. SOLitude Lake Management**
- b. Cross Creek Environmental**
- c. Advance Aquatics**

- This item was tabled due to counsel working on full scope of services.

B. Consideration of Complete I.T. Service & Solutions District Email Proposal

- The Board received a presentation from Complete IT, during which the representative addressed questions from the Board. A revised quote will be provided, reflecting the items discussed during the meeting.

C. Review of the Quarterly Website Compliance Audit Report

- The Board reviewed the Quarterly Website Compliance Audit Report.

D. General Matters of the District

- There being none, the next order of business followed.

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

The Board reviewed the Sitex Report, a copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS**Audience Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

The Board of Supervisors made the following comments/requests:

NINTH ORDER OF BUSINESS**Adjournment**

There being no further business.

On MOTION by Ms. Marlow seconded by Mr. Saldana, with all in favor, the meeting was adjourned at 6:01 p.m. 5-0
--

Christina Newsome
District Manager

Erica Owen
Chairperson

5B

**Cordoba Ranch
Community Development District**

Financial Report

June 30, 2025

Prepared by:



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

June 30, 2025

Balance Sheet
Governmental Funds
June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 328,422	\$ -	\$ 328,422
Cash with Fiscal Agent	-	11,408	11,408
Accounts Receivable	2	-	2
Investments:			
Money Market Account	695,459	-	695,459
Reserve Fund	-	97,070	97,070
Revenue Fund	-	163,901	163,901
Deposits	16,740	-	16,740
TOTAL ASSETS	\$ 1,040,623	\$ 272,379	\$ 1,313,002
<u>LIABILITIES</u>			
Accounts Payable	\$ 29,310	\$ -	\$ 29,310
Accrued Expenses	2,213	-	2,213
Other Current Liabilities	185	-	185
TOTAL LIABILITIES	31,708	-	31,708
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	272,379	272,379
Assigned to:			
Operating Reserves	250,434	-	250,434
Reserves - Capital Projects	290,347	-	290,347
Unassigned:	451,394	-	451,394
TOTAL FUND BALANCES	\$ 1,008,915	\$ 272,379	\$ 1,281,294
TOTAL LIABILITIES & FUND BALANCES	\$ 1,040,623	\$ 272,379	\$ 1,313,002

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 18,594	\$ 13,946	\$ 33,348	\$ 19,402
Interest - Tax Collector	2,000	1,000	1,946	946
Special Assmnts- Tax Collector	826,393	826,393	826,393	-
Special Assmnts- Discounts	(33,056)	(33,056)	(29,975)	3,081
Other Miscellaneous Revenues	-	-	338	338
Access Cards	-	-	4,327	4,327
TOTAL REVENUES	813,932	808,283	836,377	28,094
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	13,000	9,750	7,785	1,965
FICA Taxes	995	746	581	165
ProfServ-Arbitrage Rebate	500	-	-	-
ProfServ-Dissemination Agent	3,000	3,000	-	3,000
ProfServ-Engineering	20,000	15,000	20,795	(5,795)
ProfServ-Legal Services	10,000	7,500	14,644	(7,144)
ProfServ-Mgmt Consulting	50,000	37,500	37,500	-
ProfServ-Trustee Fees	4,041	4,041	2,357	1,684
Auditing Services	3,260	3,260	-	3,260
Postage and Freight	400	300	497	(197)
Rental - Meeting Room	1,000	750	-	750
Public Officials Insurance	2,438	2,438	2,371	67
Printing and Binding	150	113	-	113
Legal Advertising	3,000	1,000	2,083	(1,083)
Misc-Assessment Collection Cost	16,528	16,528	15,928	600
Misc-Web Hosting	3,500	3,500	-	3,500
Annual District Filing Fee	175	175	175	-
Total Administration	131,987	105,601	104,716	885
<u>Other Public Safety</u>				
Contracts-Security Services	24,616	18,462	18,147	315
Communication - Telephone	2,000	1,500	1,700	(200)
R&M-Gate	3,000	2,250	2,713	(463)
Total Other Public Safety	29,616	22,212	22,560	(348)
<u>Electric Utility Services</u>				
Utility - General	10,500	7,875	6,887	988
Electricity - Streetlights	100,000	75,000	79,002	(4,002)
Total Electric Utility Services	110,500	82,875	85,889	(3,014)

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	16,020	12,015	12,015	-
Contracts-Wetland Maintenance	16,700	12,525	8,550	3,975
R&M-Fountain	5,000	3,750	1,235	2,515
R&M Lake & Pond Bank	10,000	7,500	-	7,500
Impr - Aquatic Plants	5,000	3,750	-	3,750
Total Flood Control/Stormwater Mgmt	52,720	39,540	21,800	17,740
<u>Field</u>				
ProfServ-Field Management	6,000	4,500	4,000	500
Contracts-Landscape	157,920	118,440	118,440	-
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	1,500	-	1,500
R&M-Irrigation	6,800	5,100	4,702	398
R&M-Mulch	10,000	7,500	-	7,500
R&M-Pest Control	2,800	2,100	-	2,100
R&M-Plant Replacement	20,000	15,000	-	15,000
R&M-Tree Trimming Services	50,000	50,000	-	50,000
R&M-Well Maintenance	2,500	1,875	-	1,875
R&M-Annuals	30,000	22,500	9,210	13,290
Misc-Contingency	95,200	71,400	58,660	12,740
Holiday Lighting & Decorations	10,000	10,000	9,870	130
R&M Swales	36,880	36,880	-	36,880
Reserve - Roadways	50,000	-	-	-
Total Field	489,109	355,804	213,328	142,476
TOTAL EXPENDITURES	813,932	606,032	448,293	157,739
Excess (deficiency) of revenues				
Over (under) expenditures	-	202,251	388,084	185,833
Net change in fund balance	\$ -	\$ 202,251	\$ 388,084	\$ 185,833
FUND BALANCE, BEGINNING (OCT 1, 2024)	620,831	620,831	620,831	
FUND BALANCE, ENDING	\$ 620,831	\$ 823,082	\$ 1,008,915	

Balance Sheet

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 324,722	\$ -	\$ 324,722
Cash with Fiscal Agent	-	11,408	11,408
Accounts Receivable	2	-	2
Investments:			
Money Market Account	695,459	-	695,459
Reserve Fund	-	97,070	97,070
Revenue Fund	-	163,901	163,901
Deposits	16,740	-	16,740
TOTAL ASSETS	\$ 1,036,923	\$ 272,379	\$ 1,309,302
LIABILITIES			
Accounts Payable	\$ 25,425	\$ -	\$ 25,425
Accrued Expenses	2,213	-	2,213
TOTAL LIABILITIES	27,638	-	27,638
FUND BALANCES			
Nonspendable:			
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	272,379	272,379
Assigned to:			
Operating Reserves	250,434	-	250,434
Reserves - Capital Projects	290,347	-	290,347
Unassigned:	451,764	-	451,764
TOTAL FUND BALANCES	\$ 1,009,285	\$ 272,379	\$ 1,281,664
TOTAL LIABILITIES & FUND BALANCES	\$ 1,036,923	\$ 272,379	\$ 1,309,302

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 19	\$ 14	\$ 9,975	\$ 9,961
Special Assmnts- Tax Collector	516,569	516,569	516,569	-
Special Assmnts- Discounts	(20,663)	(20,663)	(18,737)	1,926
TOTAL REVENUES	495,925	495,920	507,807	11,887
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	10,331	10,331	9,957	374
Total Administration	10,331	10,331	9,957	374
<u>Debt Service</u>				
Principal Debt Retirement	330,000	330,000	330,000	-
Interest Expense	155,700	155,700	155,700	-
Total Debt Service	485,700	485,700	485,700	-
TOTAL EXPENDITURES	496,031	496,031	495,657	374
Excess (deficiency) of revenues				
Over (under) expenditures	(106)	(111)	12,150	12,261
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(106)	-	-	-
TOTAL FINANCING SOURCES (USES)	(106)	-	-	-
Net change in fund balance	\$ (106)	\$ (111)	\$ 12,150	\$ 12,261
FUND BALANCE, BEGINNING (OCT 1, 2024)	260,229	260,229	260,229	
FUND BALANCE, ENDING	\$ 260,123	\$ 260,118	\$ 272,379	

**Cordoba Ranch
Community Development District**

Supporting Schedules

June 30, 2025

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

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied FY 2025				\$ 1,342,962	\$ 826,393	\$ 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
12/02/24	26,506	1,127	541	28,174	17,337	10,837
12/06/24	622,895	26,484	12,712	662,091	407,418	254,673
12/17/24	107,174	4,544	2,187	113,905	70,092	43,813
01/07/25	338,189	14,352	6,902	359,443	221,183	138,259
02/07/25	49,423	1,221	1,009	51,652	31,784	19,868
03/10/25	22,779	235	465	23,478	14,447	9,031
04/07/25	27,948	-	570	28,518	17,549	10,969
05/07/25	4,740	(141)	97	4,696	2,889	1,806
06/06/25	15,440	(459)	315	15,296	9,412	5,884
06/17/25	14,219	(423)	290	14,086	8,668	5,418
TOTAL	\$ 1,268,365	\$ 48,714	\$ 25,885	\$ 1,342,962	\$ 826,393	\$ 516,569
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

Cash & Investment Report
June 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	4.33%	\$ 328,422
Money Market Account	Bank United	3.99%	\$ 695,459
		Subtotal GF	<u>1,023,881</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	4.25%	\$ 97,070
Series 2021 Revenue Account	US Bank	4.25%	\$ 163,901
		Subtotal DS	<u>260,971</u>
		Grand Total	<u><u>\$ 1,284,852</u></u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100108							
001	06/02/25	INFRAMARK LLC	150073	POSTAGE APRIL 2025	POSTAGE APRIL 2025	541006-51301	\$408.28
Check Total							\$408.28
CHECK # 100109							
001	06/02/25	LLS TAX SOLUTIONS INC.	003738	ARBITRAGE SERVICES -FROM APRIL 28, 2021 THRU 2024	ARBITRAGE SERVICES - APR 2024	549900-51301	\$1,500.00
Check Total							\$1,500.00
CHECK # 100110							
001	06/09/25	CROWDER'S LANDSCAPING, INC	48959	MONTHLY MAINTENANCE JUNE 2025	MONTHLY MAINTENANCE	534050-53901	\$13,160.00
Check Total							\$13,160.00
CHECK # 100111							
001	06/12/25	SAFARI PEST CONTROL LLC	042825-	Pest Control-Yellow Jacket Removal	Pest Control-Yellow Jacket Removal	549900-53901	\$320.00
Check Total							\$320.00
CHECK # 100112							
001	06/20/25	ENVERA SYSTEMS	755909	GATE ACCESS JULY 2025	SVC 07/01/2025 - 07/31/2025	534037-52901	\$2,213.00
Check Total							\$2,213.00
CHECK # 100113							
001	06/25/25	SITEX AQUATICS LLC	10138-B	Aquatic Maintenance JUN 25	Aquatic Maintenance JUN 25	534067-53801	\$1,335.00
Check Total							\$1,335.00
CHECK # 100114							
001	06/25/25	CROWDER'S LANDSCAPING, INC	48942	Irrigation Repairs	R&M-Irrigation	546041-53901	\$1,682.00
Check Total							\$1,682.00
CHECK # 100115							
001	06/25/25	METRO GATES, INC	250548	Service Call	SERVICE CALL- GATE REPAIR	546034-52901	\$190.00
Check Total							\$190.00
CHECK # 100116							
001	06/25/25	BGE	22560	ENGINEERING SERVICE - THROUGH MAY 23, 25	ENGINEERING SERVICE	531013-51501	\$2,575.00
Check Total							\$2,575.00
CHECK # 100117							
001	06/25/25	LAKE BROTHERS LLC	INV-4022	WETLAND MITIGATION	WETLAND MITIGATION JUNE 2025	534133-53801	\$950.00
Check Total							\$950.00

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1145							
001	06/06/25	INFRAMARK LLC	150794	MGMT FEES JUN 25	ADMIN FEES	531027-51301	\$4,166.67
001	06/06/25	INFRAMARK LLC	150794	MGMT FEES JUN 25	FIELD SVC	531016-53901	\$500.00
001	06/06/25	INFRAMARK LLC	150794	MGMT FEES JUN 25	REC STOR	541006-51301	\$8.33
Check Total							\$4,675.00
CHECK # 1146							
001	06/06/25	INFRAMARK LLC	144938	MARCH 2025 SERVICES	Postage and Freight	541006-51301	\$8.53
001	06/06/25	INFRAMARK LLC	144938	MARCH 2025 SERVICES	ProfServ-Mgmt Consulting	531027-51301	\$4,166.67
Check Total							\$4,175.20
CHECK # 1148							
001	06/18/25	ENVERA SYSTEMS	750854	MONTHLY MAINTENANCE JUNE 2025	MONITORING SERVICES	534037-52901	\$2,213.00
Check Total							\$2,213.00
CHECK # 1149							
001	06/24/25	Triple Crown Maintenance Group LLC	1220	Asphalt repair	Asphalt repair	549900-53901	\$5,200.00
Check Total							\$5,200.00
CHECK # 1151							
001	06/27/25	DEZHA LAWN SERVICES	1056	TREE REMOVAL	TREE REMOVAL	549900-53901	\$3,700.00
Check Total							\$3,700.00
CHECK # 300009							
001	06/13/25	TAMPA ELECTRIC - ACH	INV # 041525ACH	SERVICE DATE 4/18-5/19/25	SVC 4/18-5/19/25	543001-53100	\$580.63
001	06/13/25	TAMPA ELECTRIC - ACH	INV # 041525ACH	SERVICE DATE 4/18-5/19/25	SVC 4/18-5/19/25	543013-53100	\$8,760.77
Check Total							\$9,341.40
CHECK # 300010							
001	06/16/25	FRONTIER - ACH	052225-950213	service 5/22-6/21/25	service 5/22-6/21/24	541003-52901	\$154.47
Check Total							\$154.47
Fund Total							\$53,792.35

SERIES 2021 DEBT SERVICE FUND - 202

CHECK # 1150							
202	06/25/25	CORDOBA RANCH C/O US BANK	06232025-7763	Transfer to US Bank Account #6000	Due From Other Funds	131000	\$11,408.30
Check Total							\$11,408.30
Fund Total							\$11,408.30

Total Checks Paid	\$65,200.65
--------------------------	--------------------



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

150073

CUSTOMER ID

C1761

PO#**DATE**

5/28/2025

NET TERMS

Net 30

DUE DATE

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
General Mailing	1	Ea	400.00		400.00
Postage	1	Ea	8.28		8.28
Subtotal					408.28

Subtotal

\$408.28

Tax

\$0.00

Total Due

\$408.28

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.

LLS Tax Solutions Inc.
 2172 W Nine Mile Rd., #352
 Pensacola, FL 32534
 +18507540311
 liscott@llstax.com



INVOICE

BILL TO

Cordoba Ranch
 Community Development
 District
 c/o Inframark
 Infrastructure Mgmt.
 Services
 5645 Coral Springs Drive,
 #407
 Coral Springs, FL 33076

INVOICE # 003738

DATE 05/15/2025

DUE DATE 06/14/2025

TERMS Net 30

DESCRIPTION

AMOUNT

Total Billing for Arbitrage Services in connection with the
 \$6,135,000 Cordoba Ranch Community Development District
 Capital Improvement Revenue Refunding Bonds, Series 2021 –
 Rebatable Arbitrage Calculation for the three-year period
 beginning April 28, 2021, through the period ended April 27, 2024.

1,500.00

BALANCE DUE

\$1,500.00

Thank You For Your Business



Crowder's Landscaping, Inc.

P.O. Box 1375
Lutz, FL 33548
Phone #: 813-767-6360

Invoice

Date	Invoice #
7/1/2025	49057

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

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Maintenance	Monthly Maintenance		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

Safari Pest Control LLC

Agenda Page 49

It's a jungle out there...

6317 Five Acre Rd * Plant City, FL 33565

(813) 703-4673 EIN 46-3058925

Check # _____

Cash

Credit Card

Date: 4-28-25

Service Agreement

Roaches & Ants, **inside**, for a period of _____ months

\$ _____

Fleas **inside** for a period of _____ months

\$ _____

Termites: Preventive _____

Presumptive _____

Live _____

No visible evidence or live

Evidence but no visible live

Evidence and visible live

Termites: Dry Wood _____

\$ _____

Termites: Subterranean _____

\$ _____

TAX EXEMPT # _____

or Tax

\$ _____

+ 3% if paid by credit card

\$ _____

Other/Comments Stinging insect treatment

\$ 320.00

Yellow Jackets

Price based on payment at time of service. + 5% after 15 days

Total due \$ 320.00

All warranties shall begin on the above date. It takes 30 days to achieve control of roaches & ants and 10 days for fleas. Please call after that if retreatment is necessary. You may see an occasional roach inside, but rest assured that it will contact the treatment and die. **Our warranty does not include carpenter ants, pharaoh ants or German roaches.** They require a different application and a separate service agreement.

To maintain your discount, please renew your roach & ant service within 30 days of the anniversary. There will be an additional fee for late renewals. **Children and pets should keep away from any wet surfaces until completely dry. Babies under 4 months should remain out of the home for 24 hours.**

If the person at the below address moves from that address our agreement will be terminated.

Name: Cordoba Ranch C/o Christine Newsome

Address: 17802 Newcastle Field Dr. City: Lutz

Zip: 33559 Phone #: 656-223-8030

Dem _____ Sus _____ Taur _____ Temp _____ Spec _____ Other _____ Other Bifen IT 60

www.safaripestcontrolllc.com

email: info@safaripestcontrolllc.com

Customer signature

[Signature]

Safari Agent signature

No. **9075**

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Agenda Page 50

Invoice	
Invoice Number 755909	Date 06/02/2025
Customer Number	Due Date 07/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Cordoba Ranch CDD	300068		06/02/2025	07/01/2025

Quantity	Description	Months	Rate	Amount
721 - Gate Access - Cordoba Ranch CDD - 2502 Cordoba Ranch Blvd, Lutz, FL				
1.00	Envera Kiosk System 07/01/2025 - 07/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 07/01/2025 - 07/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 07/01/2025 - 07/31/2025	1.00	\$183.00	\$183.00
1.00	Virtual Gate Guard Monitoring 07/01/2025 - 07/31/2025	1.00	\$1,430.00	\$1,430.00
			Subtotal:	\$2213.00
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$2213.00

Date	Invoice #	Description	Amount	Balance Due
6/2/2025	755909	Monitoring Services	\$2213.00	\$2213.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice

Invoice Number 755909	Date 06/02/2025
Customer Number	Due Date 07/01/2025

Net Due: \$2,213.00
Amount Enclosed: _____

Cordoba Ranch CDD
C/O Inframark
210 N. University Dr. Ste 702
Coral Springs, FL 33071

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

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

Invoice details

Invoice no.: 10138-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

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



Crowder's Landscaping and Irrigation
P.O. Box 1375
Lutz, FL 33548
Office: (813) 767-6360

Invoice

Date	Invoice #
6/12/2025	48942

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2902 Cordoba Ranch Blvd. - Lutz, FL 33559		
		SOW: Performed Monthly Inspection on May 20th. Items that need to be repaired/replaced. (Over \$500 Allowance)		
11	6" rotor	Replace 11 - 6" Rotors	35.00	385.00
3	Pop-up 6"	Replace 3 - 6" Pop-up	25.00	75.00
4	Drip Line	Repair 4 drip lines	10.00	40.00
5	Nozzle	Replace 5 Rain Bird Nozzles	5.00	25.00
3	Rain Bird AC solen...	Replace 3 non-working Standard Rain Bird AC Solenoids	76.00	228.00
3	6" round valve box	Replace 3 - 6" round valve boxes	30.00	90.00
1	1" Slipfix	Replace 1" Slipfix	22.00	22.00
8	Labor	Basic Labor (Per Person, Per Hours)	95.00	760.00
		As reported by Erica Owens on Friday, June 6th - Replaced broken sprinkler at Entrance Damaged by "stump grinder"		
3	Drip Repair	Repaired 3 broken drip lines	15.00	45.00
1	Slip Cap 1/2"	Replaced 1 - 1/2" cap	12.00	12.00
All work is complete!			Total	\$1,682.00

Metro Gates, Inc

2161 E COUNTY ROAD 540A #229
LAKELAND, FL 33813 US
METROGATES@HOTMAIL.COM

BILL TO

CORDOBA RANCH CDD
C/O INFRAMARK
2654 CYPRESS RIDGE BLVD
#101
WESLEY CHAPEL, FL 33544

INVOICE 250548**DATE** 05/30/2025 **TERMS** Net 30**DUE DATE** 06/29/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/29/2025	SERVICE CALL	Reported stuck open Technician found Envira is holding the gate open. Left message to inform manager.	1	190.00	190.00

Please mail payment to:
Metro Gates, Inc.
2161 E. County Road 540A #229
Lakeland, FL 33813

TOTAL DUE**\$190.00**



INVOICE

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

June 2, 2025
Project No: 00013606-00
Invoice No: 22560

Project 00013606-00 Cordoba Ranch CDD District Engineering Services
Project board updates and coordination with DM; Maintenance map coordination/revisions; Attendance at May monthly meeting;

Services current through May 23, 2025

Professional Personnel

	Hours	Rate	Amount	
Project Manager I	13.50	180.00	2,430.00	
Engineer I	1.00	145.00	145.00	
Totals	14.50		2,575.00	
Total Labor				2,575.00
		Total this Invoice		\$2,575.00

BBE/L
inframarkcms@payableslockbox.com

Billing Backup

BGE, Inc.

Invoice 22560 Dated 6/2/2025

Monday, June 2, 2025
4:26:45 PM

Project	00013606-00	Cordoba Ranch CDD District Engineering Services
---------	-------------	---

Professional Personnel

		Hours	Rate	Amount	
Project Manager I					
Ramos, Nicolas	4/28/2025	.50	180.00	90.00	
Ramos, Nicolas	5/8/2025	.50	180.00	90.00	
Ramos, Nicolas	5/12/2025	1.00	180.00	180.00	
Ramos, Nicolas	5/13/2025	2.00	180.00	360.00	
Ramos, Nicolas	5/14/2025	2.00	180.00	360.00	
Ramos, Nicolas	5/15/2025	1.00	180.00	180.00	
Ramos, Nicolas	5/16/2025	2.50	180.00	450.00	
Ramos, Nicolas	5/19/2025	4.00	180.00	720.00	
Engineer I					
Eltalla, Yasmin	5/13/2025	1.00	145.00	145.00	
	Totals	14.50		2,575.00	
	Total Labor				2,575.00
				Total this Project	\$2,575.00
				Total this Report	\$2,575.00



INVOICE

Cordoba Ranch
3016 Cordoba Ranch Blvd
LUTZ FL 33559
USA

Invoice Date
Jun 1, 2025

Invoice Number
INV-4022

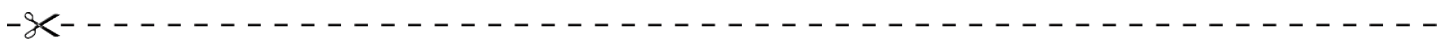
Lake Brothers LLC
Attention: James Roehm
10722 59th Ave
Seminole, FL 33772

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: Jul 1, 2025



[View and pay online now](#)



PAYMENT ADVICE

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

Customer Cordoba Ranch
Invoice Number INV-4022

Amount Due **950.00**

Due Date Jul 1, 2025

Amount Enclosed

Enter the amount you are paying above



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

150794

CUSTOMER ID

C1761

PO#**DATE**

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

Services provided for the Month of: June 2025

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

144938

CUSTOMER ID

C1761

PO#**DATE**

3/3/2025

NET TERMS

Net 30

DUE DATE

4/2/2025

Services provided for the Month of: March 2025

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

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
ENVERA SYSTEMS (1 invoices. Total: \$2,213.00)							
750854 / 300068	02/03/2025	03/01/2025	Check		District Manager Approval	534037 Contracts-Security Services	\$2,213.00
Invoice Comments: Rejection requested by Christina Newsome, hold Envera invoices - GS HOLD DO NOT PAY AS PER CHRISINE 2/9/25 IG							

INVOICE

Triple Crown Maintenance Group
LLC
1316 W Busch Blvd Ste E
Tampa, FL 33612

rob@triplecrownmaintenancegroup.c
om
+1 (813) 895-6115



Bill to
Inframark
11555 Heron Bay, Suite 201
Coral Springs, FL 33076

Invoice details
Invoice no.: 1220
Invoice date: 04/15/2025
Due date: 05/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Asphalt repair	Quote#202540 Cordoba Ranch Asphalt Repair - 385 sqft Saw cut damaged asphalt down to the base. Haul all debris offsite. Tack patches to help bond new aspahlt. Install hot asphalt SP9.5 and compact. Clean all work areas	1	\$5,200.00	\$5,200.00

Note to customer

Thank you for your business.

Total \$5,200.00

Overdue 05/02/2025

Dezha Lawn Service

Francisco Dothe dba Road Runners Lawn Service

QUOTATION

4929 Genesis Ave
Holiday, FL 34690-5976

INVOICE #1056
DATE: 11/22/2024

TO:
Cordoba Ranch CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

COMMENTS OR SPECIAL INSTRUCTIONS:
On CDD property. Customer requesting removal of trees which fell after Hurricane.

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 – cut into smaller pieces and haul away		
1	Palm tree – cut into smaller pieces and haul away debris		
SUBTOTAL			
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$3,700

If you have any questions concerning this invoice, contact Victor at (352) 453-6140

THANK YOU FOR YOUR BUSINESS!

	CORDOBA RANCH			
TAMPA ELECTRIC				
Vendor : V00003				
INV #		061325ACH		
DATE:		5/23/2025		
New ACCT#	METER#	ADDRESS		
			SERVICE DATES	4/18-5/19/25
			ACH	041525ACH
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	483.1
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	26.77
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	70.76
		001-543001-53100-5000	TOTAL	\$ 580.63
211006627916		CORDOBA RANCH PH1&1A	LIGHTING	6791.09
211006628278		CORDOBA RANCH BV	LIGHTING	291.14
211008004931		CORDOBA RANCH BLVD	LIGHTING	1347.27
221008996409		18446 BELFAIR GLEN PL	LIGHTING	331.27
		001-543013-53100-5000	TOTAL	\$ 8,760.77
		GRAND TOTAL		\$ 9,341.40

Amount Due: **\$483.10**

Due Date: June 13, 2025

DO NOT PAY. Your account will be drafted on June 13, 2025

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025

Previous Amount Due \$604.59

Payment(s) Received Since Last Statement -\$604.59

Current Month's Charges **\$483.10**

Amount Due by June 13, 2025 \$483.10

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

Your Energy Insight

Your average daily kWh used was **54.59% lower** than the same period last year.

Your average daily kWh used was **29.37% lower** than it was in your previous period.



Scan here to view your account online.

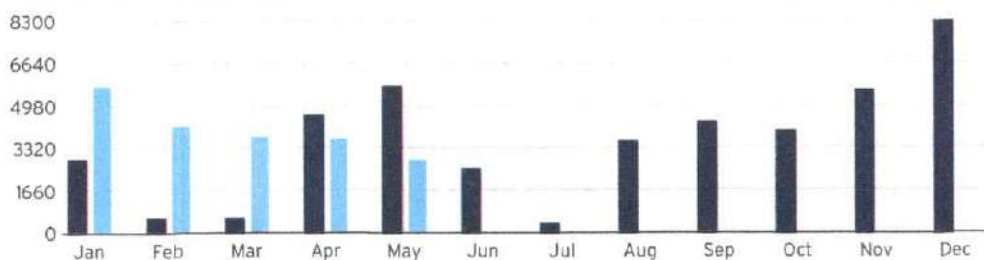


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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



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.

Due Date: June 13, 2025

Amount Due: **\$483.10**

Payment Amount: \$ _____

Your account will be drafted on June 13, 2025

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

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

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



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

Agenda Page 64

Statement Date: May 23, 2025
Charges Due: June 13, 2025

Meter Read

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000751556	05/19/2025	80,895	78,054	2,841 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,841 kWh @ \$0.08641/kWh	\$245.49
Fuel Charge	2,841 kWh @ \$0.03083/kWh	\$87.59
Storm Protection Charge	2,841 kWh @ \$0.00577/kWh	\$16.39
Clean Energy Transition Mechanism	2,841 kWh @ \$0.00418/kWh	\$11.88
Storm Surcharge	2,841 kWh @ \$0.02121/kWh	\$60.26
Florida Gross Receipt Tax		\$11.33
Electric Service Cost		\$453.10



Other Fees and Charges

Zap Cap Systems

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

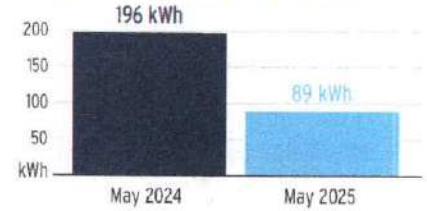
Business Surge MST1120 Monthly 1 unit @ \$30.00 \$30.00

Zap Cap Systems Cost \$30.00

Total Current Month's Charges

\$483.10

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:
813-275-3909

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

TOGETHER, WE CAN POWER THROUGH ANY STORM

The Florida State Fairgrounds was one of Tampa Electric's nine Hurricane Milton base camps.



TampaElectric.com/StormCenter

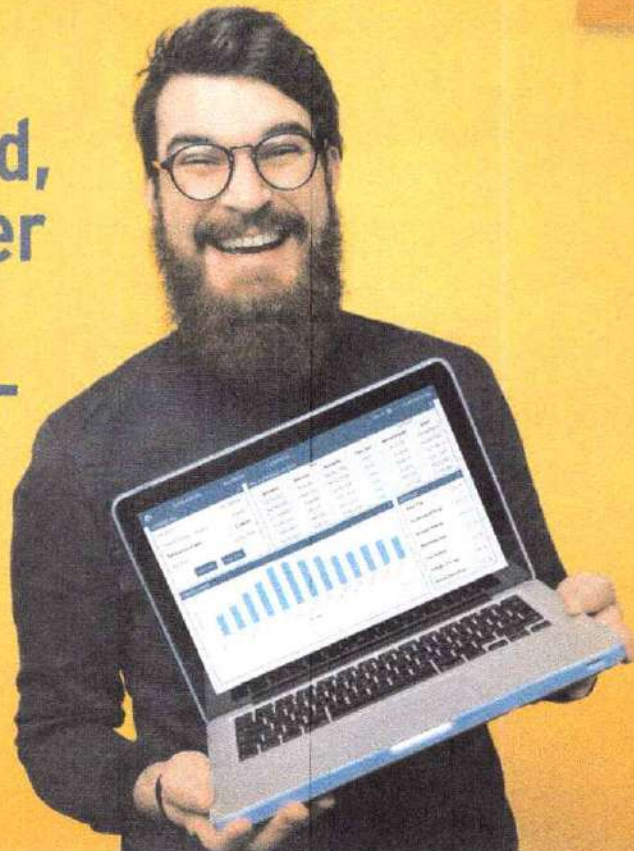
We work year-round to make our grid stronger and more reliable by putting more power lines underground, strengthening power poles, upgrading infrastructure and trimming trees – all to help prevent outages and restore power faster when they do happen.

Preparation doesn't stop with us. We urge you to prepare too. Visit our Storm Center now to:

- Stay safe around electricity
- Prepare your home for outages
- Understand how we restore power
- Get critical information



**Get organized,
reduce clutter
and manage
your account-
YOUR WAY!**



Personalize your account with customized notifications and settings.

Tampa Electric puts you in control of your energy experience. Create or log in to your account at **TECOaccount.com** to choose the notices below - when and how you want them - text, email or phone.

● **Outage Notifications**

Stay in the know about outages and restorations affecting your service.

● **Bill Notifications**

Receive an alert when your bill is ready, get current balance, and more.

● **Payment Status Updates**

Get notified when your payment is received or if a failure occurred.

● **Payment Reminder**

If we haven't received a payment, we'll remind you five days before the due date.

● **Auto Pay Reminder**

On Auto Pay? Ask for a payment reminder before the draft date so you're prepared.

*Ahora notificándole en español también...
visítenos en cambiar sus preferencias de
notificación a español.*





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

Statement Date: May 23, 2025

Agenda Page 67

Amount Due: \$70.76

Due Date: June 13, 2025

DO NOT PAY. Your account will be drafted on June 13, 2025

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025

Previous Amount Due	\$60.14
Payment(s) Received Since Last Statement	-\$60.14

Current Month's Charges	\$70.76
-------------------------	---------

Amount Due by June 13, 2025	\$70.76
-----------------------------	---------

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 **400% higher** than the same period last year.

Your average daily kWh used was **11.11% higher** than it was in your previous period.



Scan here to view your account online.

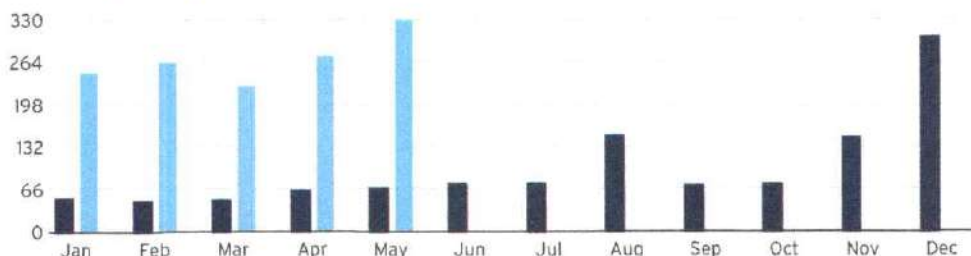


DOWNED IS DANGEROUS!

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For more safety tips, visit TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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

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



Due Date: June 13, 2025

Amount Due: \$70.76

Payment Amount: \$ _____

609409181639

Your account will be drafted on June 13, 2025

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

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

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



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

Statement Date: May 23, 2025
Charges Due: June 13, 2025

Meter Read

Service Period: Apr 18, 2025 - May 19, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000143157	05/19/2025	12,729	12,400	329 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	329 kWh @ \$0.08641/kWh	\$28.43
Fuel Charge	329 kWh @ \$0.03083/kWh	\$10.14
Storm Protection Charge	329 kWh @ \$0.00577/kWh	\$1.90
Clean Energy Transition Mechanism	329 kWh @ \$0.00418/kWh	\$1.38
Storm Surcharge	329 kWh @ \$0.02121/kWh	\$6.98
Florida Gross Receipt Tax		\$1.77
Electric Service Cost		\$70.76

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges \$70.76

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

Ways To Pay Your Bill

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free: **866-689-6469**

Contact Us

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

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TOGETHER, WE CAN POWER THROUGH ANY STORM

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TampaElectric.com/StormCenter

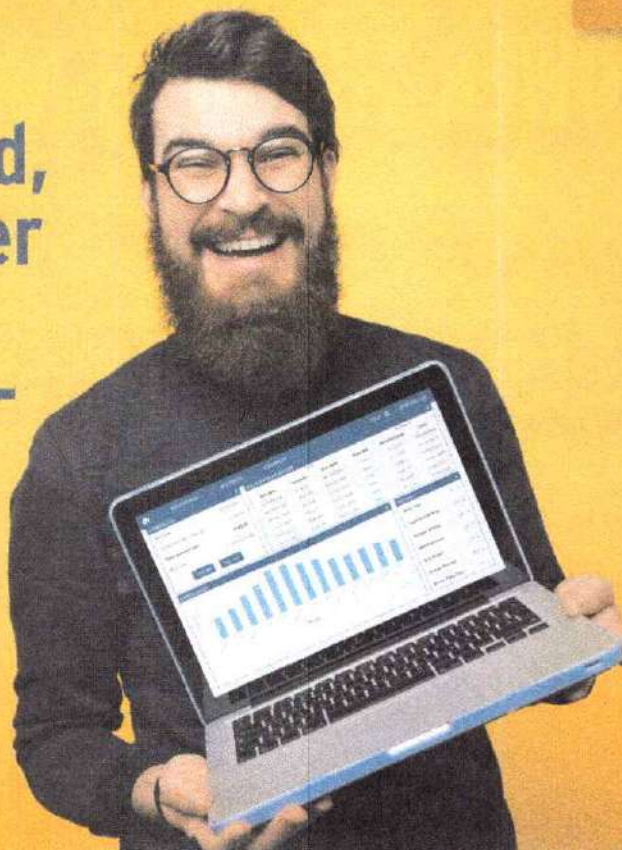
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Preparation doesn't stop with us. We urge you to prepare too. Visit our Storm Center now to:

- Stay safe around electricity
- Prepare your home for outages
- Understand how we restore power
- Get critical information



**Get organized,
reduce clutter
and manage
your account-
YOUR WAY!**



Personalize your account with customized notifications and settings.

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If we haven't received a payment, we'll remind you five days before the due date.

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*Ahora notificándole en español también...
visítenos en cambiar sus preferencias de
notificación a español.*





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

Statement Date: May 23, 2025
Agenda Page 71

Amount Due: \$6,791.09

Due Date: June 13, 2025

DO NOT PAY. Your account will be drafted on June 13, 2025

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025

Previous Amount Due \$6,792.50

Payment(s) Received Since Last Statement -\$6,792.50

Current Month's Charges \$6,791.09

Amount Due by June 13, 2025 \$6,791.09

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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

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



Due Date: June 13, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,791.09

Payment Amount: \$ _____

609409181641

Your account will be
drafted on June 13, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Agenda Page 72

Statement Date: May 23, 2025
Charges Due: June 13, 2025

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2670 kWh @ \$0.03412/kWh	\$91.10
Fixture & Maintenance Charge	131 Fixtures	\$2163.42
Lighting Pole / Wire	131 Poles	\$4400.29
Lighting Fuel Charge	2670 kWh @ \$0.03059/kWh	\$81.68
Storm Protection Charge	2670 kWh @ \$0.00559/kWh	\$14.93
Clean Energy Transition Mechanism	2670 kWh @ \$0.00043/kWh	\$1.15
Storm Surcharge	2670 kWh @ \$0.01230/kWh	\$32.84
Florida Gross Receipt Tax		\$5.68
Lighting Charges		\$6,791.09

Total Current Month's Charges
\$6,791.09

Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

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00000005-0000100-Page 12 of 30

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



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P.O. Box 31318
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Credit or Debit Card

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



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863-299-0800 (Polk County)
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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

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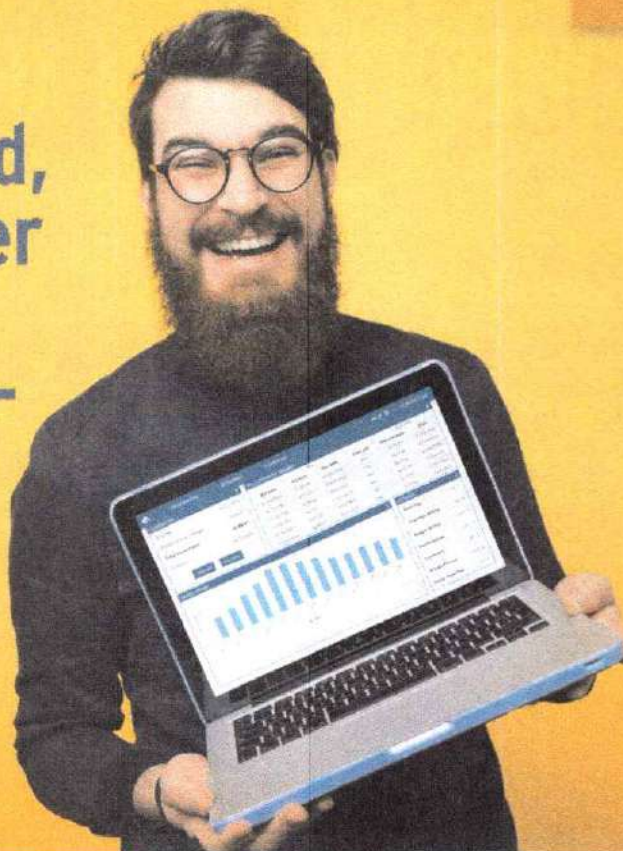
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CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Statement Date: May 23, 2025
Agenda Page 75

Amount Due: \$291.14

Due Date: June 13, 2025

DO NOT PAY. Your account will be drafted on June 13, 2025

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025

Previous Amount Due \$291.14

Payment(s) Received Since Last Statement -\$291.14

Current Month's Charges \$291.14

Amount Due by June 13, 2025 \$291.14

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Due Date: June 13, 2025

Amount Due: \$291.14

Payment Amount: \$ _____

609409181643

Your account will be
drafted on June 13, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Agenda Page 76

Account #: 211006628278
Statement Date: May 23, 2025
Charges Due: June 13, 2025

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	152 kWh @ \$0.03412/kWh	\$5.19
Fixture & Maintenance Charge	5 Fixtures	\$110.24
Lighting Pole / Wire	5 Poles	\$167.95
Lighting Fuel Charge	152 kWh @ \$0.03059/kWh	\$4.65
Storm Protection Charge	152 kWh @ \$0.00559/kWh	\$0.85
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.32
Lighting Charges		\$291.14

Total Current Month's Charges

\$291.14

Important Messages

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Quarterly Fuel Source Update

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00000005-0000102-Page 16 of 30

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Credit or Debit Card

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All Other

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Tampa, FL 33601-0111

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TampaElectric.com

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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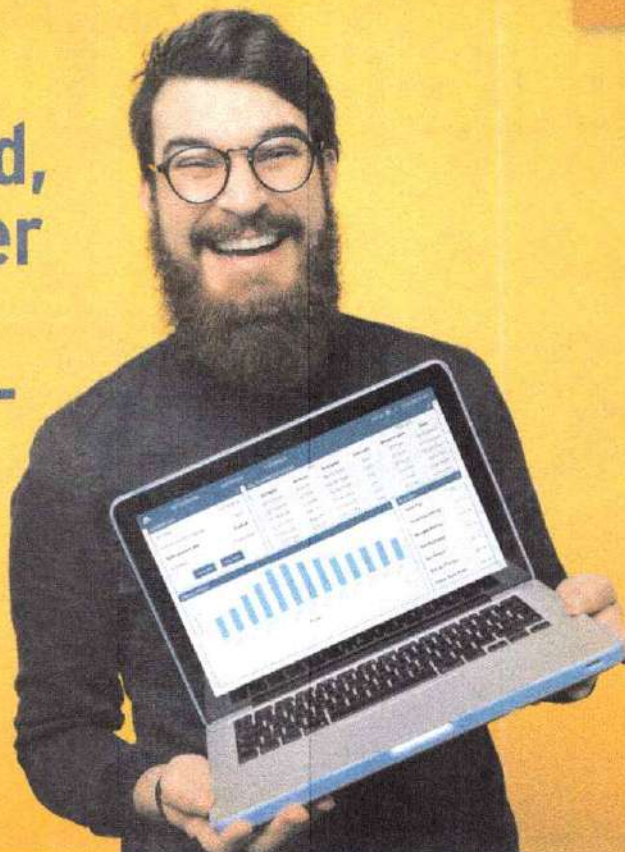
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CORDOBA RANCH CDD
18446 BELFAIR GLEN PL
LUTZ, FL 33559-3932

Statement Date: May 23, 2025
Agenda Page 79

Amount Due: \$331.27

Due Date: June 13, 2025

DO NOT PAY. Your account will be drafted on June 13, 2025

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025

Previous Amount Due	\$331.27
Payment(s) Received Since Last Statement	-\$331.27

Current Month's Charges	\$331.27
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Amount Due by June 13, 2025	\$331.27
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
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Due Date: June 13, 2025



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

Amount Due: \$331.27

Payment Amount: \$ _____

648915216856

Your account will be
drafted on June 13, 2025

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

Mail payment to:

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Agenda Page 80

Statement Date: May 23, 2025
Charges Due: June 13, 2025

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	114 kWh @ \$0.03412/kWh	\$3.89
Fixture & Maintenance Charge	6 Fixtures	\$99.66
Lighting Pole / Wire	6 Poles	\$201.54
Lighting Fuel Charge	114 kWh @ \$0.03059/kWh	\$3.49
Storm Protection Charge	114 kWh @ \$0.00559/kWh	\$0.64
Clean Energy Transition Mechanism	114 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	114 kWh @ \$0.01230/kWh	\$1.40
Florida Gross Receipt Tax		\$0.24
Franchise Fee		\$20.36
Lighting Charges		\$331.27

Total Current Month's Charges
\$331.27

Important Messages

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Quarterly Fuel Source Update

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00000005-0000104-Page 20 of 30

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

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

Contact Us

Online:

TampaElectric.com

Phone:

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TampaElectric.com/StormCenter

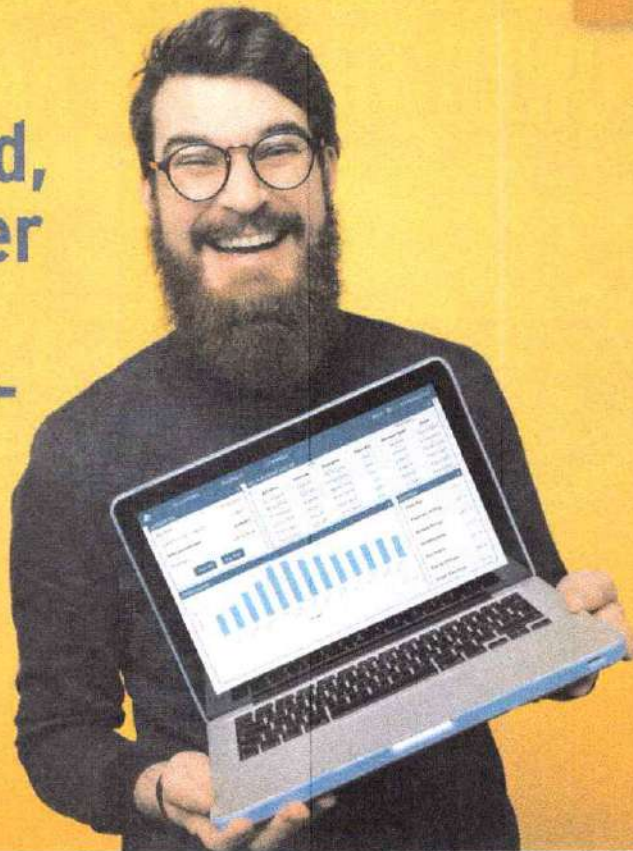
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Amount Due: \$26.77

Due Date: June 13, 2025

DO NOT PAY. Your account will be drafted on June 13, 2025

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025


Previous Amount Due	\$24.83
Payment(s) Received Since Last Statement	-\$24.83


Current Month's Charges	\$26.77
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Amount Due by June 13, 2025	\$26.77
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

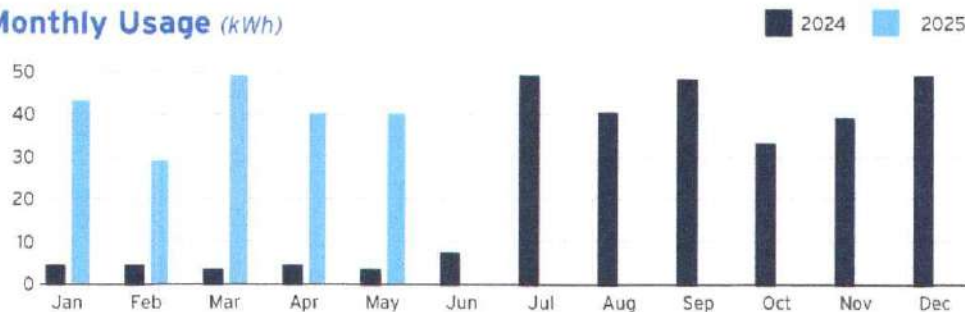
 Your average daily kWh used was **900% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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Due Date: June 13, 2025

Amount Due: \$26.77

Payment Amount: \$ _____

609409181642

Your account will be
drafted on June 13, 2025

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

Mail payment to:

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Agenda Page 84

Statement Date: May 23, 2025
Charges Due: June 13, 2025

Meter Read

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000136142	05/19/2025	5,468	5,428	40 kWh	1	32 Days

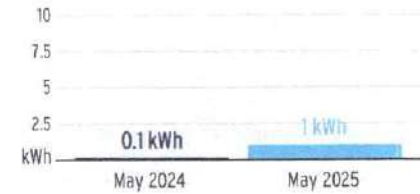
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	40 kWh @ \$0.08641/kWh	\$3.46
Fuel Charge	40 kWh @ \$0.03083/kWh	\$1.23
Storm Protection Charge	40 kWh @ \$0.00577/kWh	\$0.23
Clean Energy Transition Mechanism	40 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.02121/kWh	\$0.85
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.77

Avg kWh Used Per Day



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Quarterly Fuel Source Update

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Total Current Month's Charges

\$26.77

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Tampa, FL 33601-0111

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Online:

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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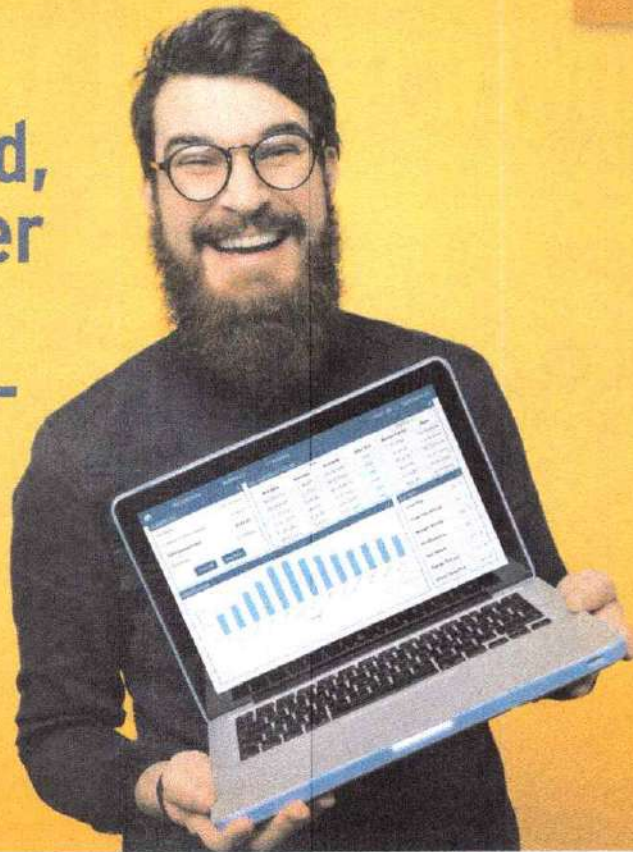
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Receive an alert when your bill is ready, get current balance, and more.

- **Payment Status Updates**

Get notified when your payment is received or if a failure occurred.

- **Payment Reminder**

If we haven't received a payment, we'll remind you five days before the due date.

- **Auto Pay Reminder**

On Auto Pay? Ask for a payment reminder before the draft date so you're prepared.

*Ahora notificándole en español también...
visítenos en cambiar sus preferencias de
notificación a español.*





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

Statement Date: May 23, 2025
Agenda Page 87

Amount Due: \$1,347.27

Due Date: June 13, 2025

DO NOT PAY. Your account will be drafted on June 13, 2025

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025

Previous Amount Due \$1,347.27

Payment(s) Received Since Last Statement -\$1,347.27

Current Month's Charges \$1,347.27

Amount Due by June 13, 2025 \$1,347.27

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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

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



Due Date: June 13, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,347.27

Payment Amount: \$ _____

602001828458

Your account will be
drafted on June 13, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

TOGETHER, WE CAN POWER THROUGH ANY STORM

The Florida State Fairgrounds was one of Tampa Electric's nine Hurricane Milton base camps.



TampaElectric.com/StormCenter

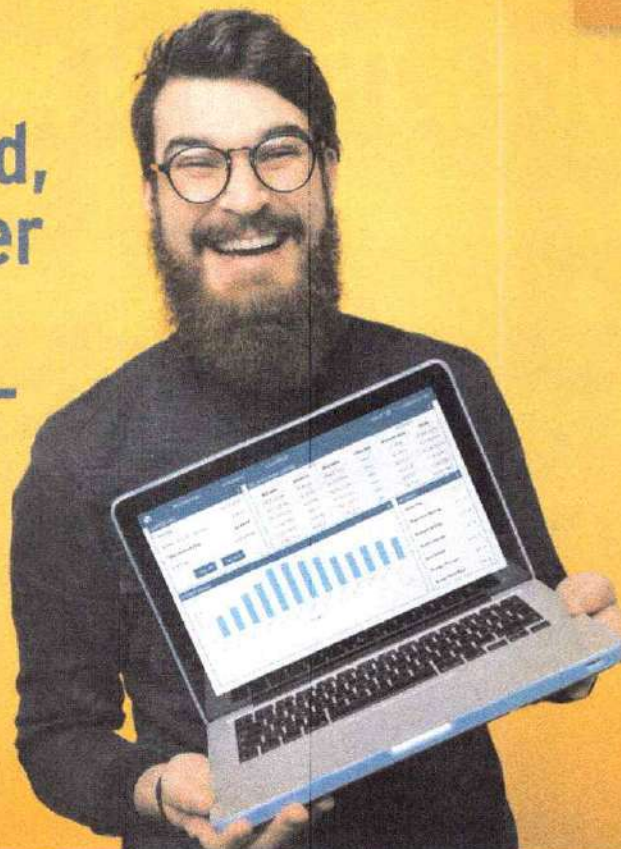
We work year-round to make our grid stronger and more reliable by putting more power lines underground, strengthening power poles, upgrading infrastructure and trimming trees — all to help prevent outages and restore power faster when they do happen.

Preparation doesn't stop with us. We urge you to prepare too. Visit our Storm Center now to:

- Stay safe around electricity
- Prepare your home for outages
- Understand how we restore power
- Get critical information



**Get organized,
reduce clutter
and manage
your account-
YOUR WAY!**



Personalize your account with customized notifications and settings.

Tampa Electric puts you in control of your energy experience. Create or log in to your account at **TECOaccount.com** to choose the notices below - when and how you want them - text, email or phone.

● **Outage Notifications**

Stay in the know about outages and restorations affecting your service.

● **Bill Notifications**

Receive an alert when your bill is ready, get current balance, and more.

● **Payment Status Updates**

Get notified when your payment is received or if a failure occurred.

● **Payment Reminder**

If we haven't received a payment, we'll remind you five days before the due date.

● **Auto Pay Reminder**

On Auto Pay? Ask for a payment reminder before the draft date so you're prepared.

*Ahora notificándole en español también...
visítenos en cambiar sus preferencias de
notificación a español.*



TECO
P.O. Box 31318
Tampa FL 33631-3318

Agenda Page 90

00000005 FTECO105232523259FL 00000 01 00000000 26068 015

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



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

Agenda Page 91

Statement Date: May 23, 2025
Charges Due: June 13, 2025

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	494 kWh @ \$0.03412/kWh	\$16.86
Fixture & Maintenance Charge	26 Fixtures	\$431.86
Lighting Pole / Wire	26 Poles	\$873.34
Lighting Fuel Charge	494 kWh @ \$0.03059/kWh	\$15.11
Storm Protection Charge	494 kWh @ \$0.00559/kWh	\$2.76
Clean Energy Transition Mechanism	494 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	494 kWh @ \$0.01230/kWh	\$6.08
Florida Gross Receipt Tax		\$1.05

Lighting Charges **\$1,347.27**

Total Current Month's Charges

\$1,347.27

Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

00000005-0000108-Pay 28 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



CORDOBA RANCH CDD

PIN:
3916

Billing Cycle Page 92
May 22, 2025
Billing Period:
May 22 - Jun 21, 2025

Hi CORDOBA RANCH CDD,

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

Bill history		
<hr/>		
Previous balance		\$154.47
Payment received by May 22, thank you		-\$154.47
<hr/>		
Service summary	Previous month	Current month
Bundle	\$150.98	\$150.98
Other	\$3.49	\$3.49
Total services	\$154.47	\$154.47
Total balance		\$154.47

Total balance
\$154.47
Auto Pay is scheduled
Jun 16



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

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



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

6790 0107 NO RP 22 05232025 NNNNNNNN 01 008579 0025

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

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



798006239177579505021300000000000000154475



CORDOBA RANCH CDD

PIN:
3916

Billing Date: Page 93

May 22, 2025

Billing Period:

May 22 - Jun 21, 2025

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



PIN:
3916

Billing Period:
May 22 - Jun 21, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

05.22-06.21	FiberOptic Internet for Business 75/75 2YR	\$150.98
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Bundle Total		\$150.98
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Other Charges

Monthly Charges

05.22-06.21	Printed Bill Fee	\$3.49
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Other Charges Total		\$3.49
----------------------------	--	---------------

Total current month charges		\$154.47
------------------------------------	--	-----------------

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.



**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

business.frontier.com



CORDOBA RANCH CDD Account Number:

Billing Date: **May 22, 2025**

May 22, 2025

PIN:

3916

Billing Period:

May 22 - Jun 21, 2025

239-177-5795

88/KQXA/334300/ /VZFL



CHECK REQUEST FORM

District Name: CORDOBA RANCH CDD

Date: 23-Jun-25

Invoice Number: 06232025-7763

Please issue a check to:

Vendor Name: CORDOBA RANCH C/O US BANK

Vendor No.: V00034

Check amount: \$11,408.30

Please cut check from Acct. #: Valley National Bank # Operating

Please code to: 131000.202.1000

Check Description/Reason: Transfer to US Bank Account # _____

Mailing instructions: Send to US Bank - include letter

Due Date for Check: Please include in next batch. Thank you.

Requestor: Fernand Thomas

Date: 23-Jun-25

CORDOBA

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

June 23, 2025

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

Re: Assessment Collections

To whom it may concern:

Enclosed please find a check in the amount of **\$11,408.30**
representing assessment receipts collected for Cordoba CDD.

Please deposit these funds into the 2021 Revenue Account

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

Sincerely,
CORDOBA RANCH
Community Development District

Fernand Thomas
District Accountant

Sixth Order of Business

6A

RESOLUTION 2025-09

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 21st DAY OF JULY 2025.

ATTEST:

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

Chairman / Vice Chairman

Exhibit A: Schedule

Notice of Fiscal Year 2026 Meetings
Cordoba Ranch
Community Development District

The Board of Supervisors of the Cordoba Ranch Community Development District will hold the meetings for Fiscal Year 2026 at the Lutz Branch Library, located at 101 W Lutz Fern Road, Lutz, Florida 33548 on the third Monday of every month at 4:00 p.m. at as follows:

October 20, 2025
November 17, 2025
December 15, 2025
January 19, 2026
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

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

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

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

6C



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Date	Estimate #
6/30/2025	13547

Name / Address
Cordoba Ranch CDD c/o Inframark 210 N. University Dr, Suite 702 Coral Springs, FL 33071 Christina Newsome

* Estimate is good for 30 days.

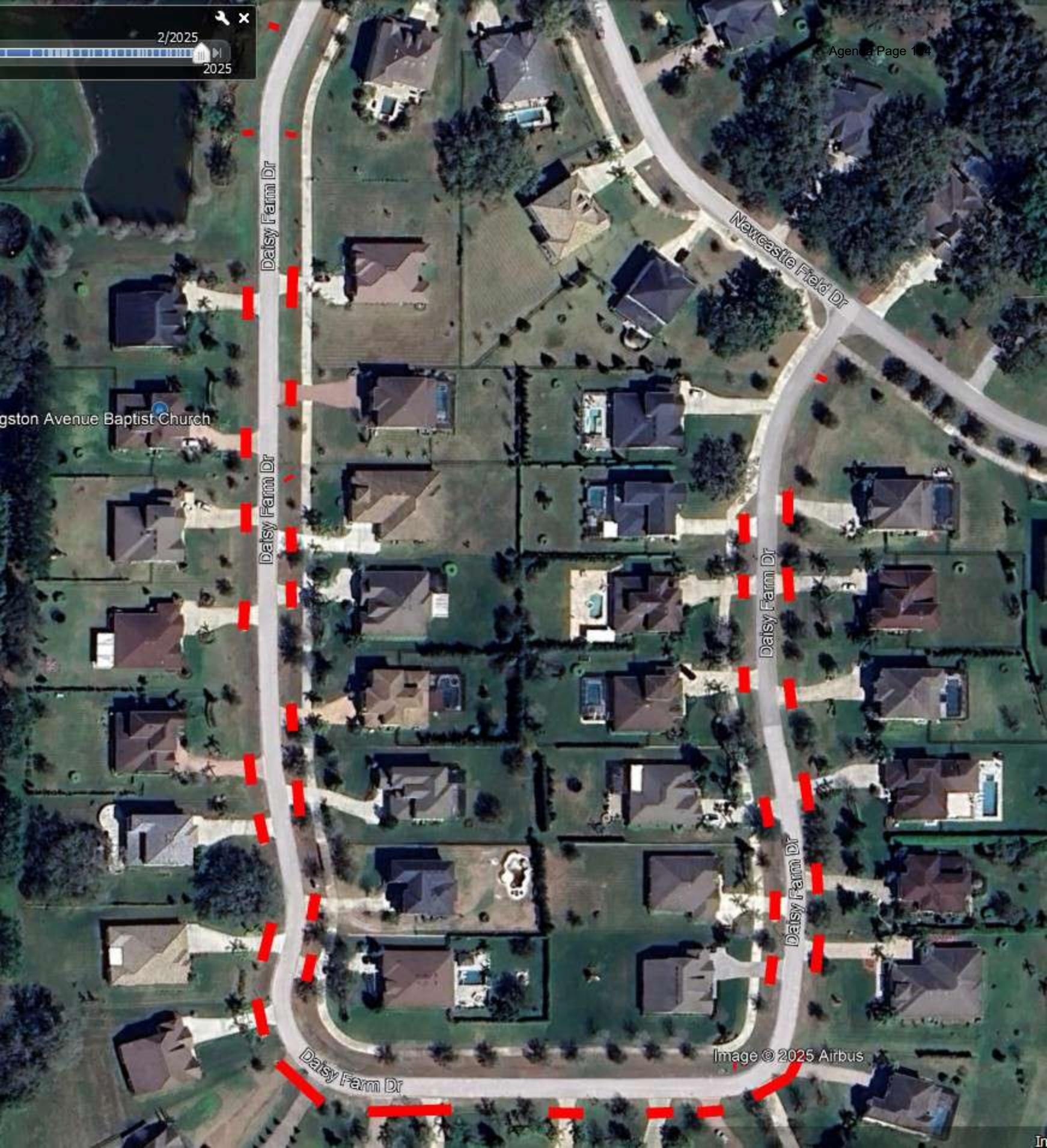
Description	Total
<p>Quarterly maintenance of all roadside swales within the limits of the community per the engineers map</p> <p>Maintenance to include:</p> <ul style="list-style-type: none"> * Visual inspection of all stormwater related structures contained within the swales * Manual removal of all debris and accumulated sediment contained within the swales (to be disposed of offsite) * Cleaning of all stormwater structures when needed within the swales * Cutting of any vegetation contained within the swales * Picture report of swale system following every maintenance event <p>Total Maintenance Cost - \$13,250/Quarter (\$53,000 Annually)</p> <p>**work to be discounted if CCE is pond maintenance vendor** \$11,450/Quarter (\$45,800 Annually)</p> <p>This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment.</p> <p>In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc.</p>	
Please sign and return if accepted	

** All warranties exclude acts of God.

** A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com



gston Avenue Baptist Church

Daisy Farm Dr

Daisy Farm Dr

Newcastle Field Dr

Daisy Farm Dr

Daisy Farm Dr

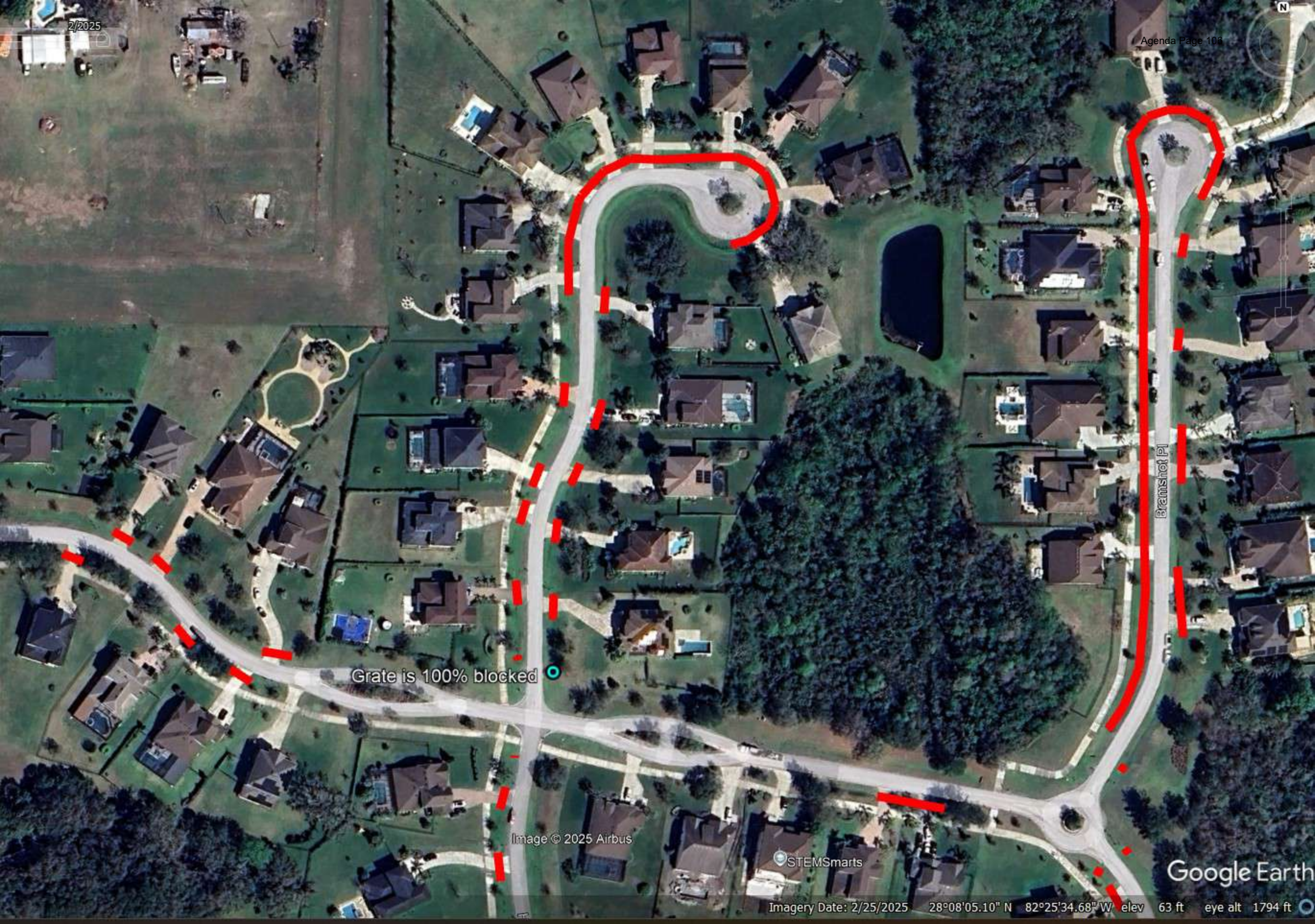
Daisy Farm Dr

Image © 2025 Airbus

Pool drain line under sidewalk causing damage to turf and sidewalk

Livingston Ave

Cordoba Ranch Blvd



Grate is 100% blocked

Bramshot Pl

Image © 2025 Airbus

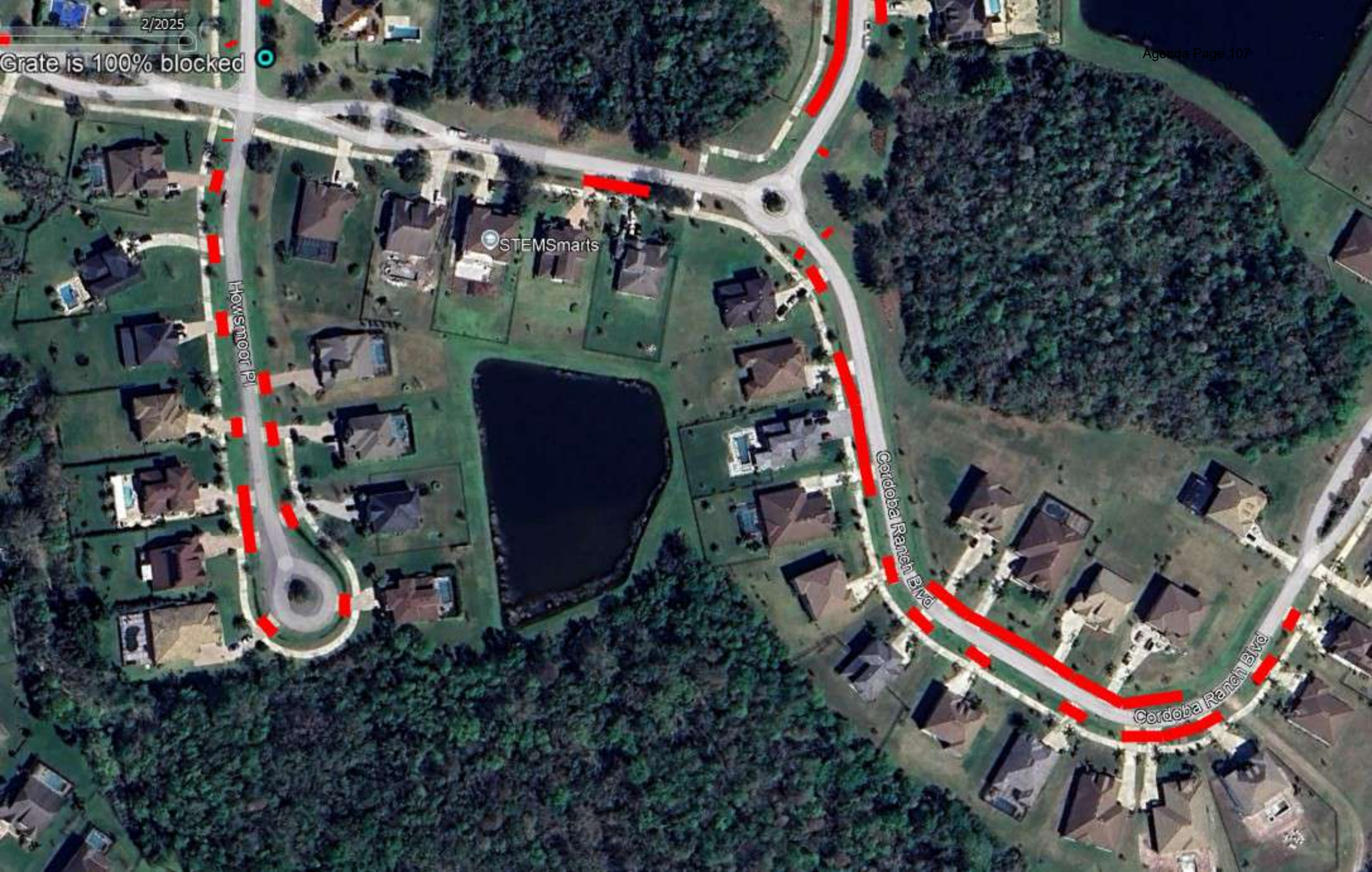
STEMSmarts

Google Earth

2/2025

Grate is 100% blocked

Agenda Page 107



6E



Cordoba CDD

Gate System

Access Control & Cameras - Revised 4/30/25

Prepared for: Cordoba CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Cordoba CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.

Networks Infrastructure (Wi-Fi)
Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500

company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.

Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Video Tutorial:

Step 4:

When the resident answers, they can press 9 or 1234 on their phone to open the gate.



If the internet is down at the gate, the system will not be able to make calls.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

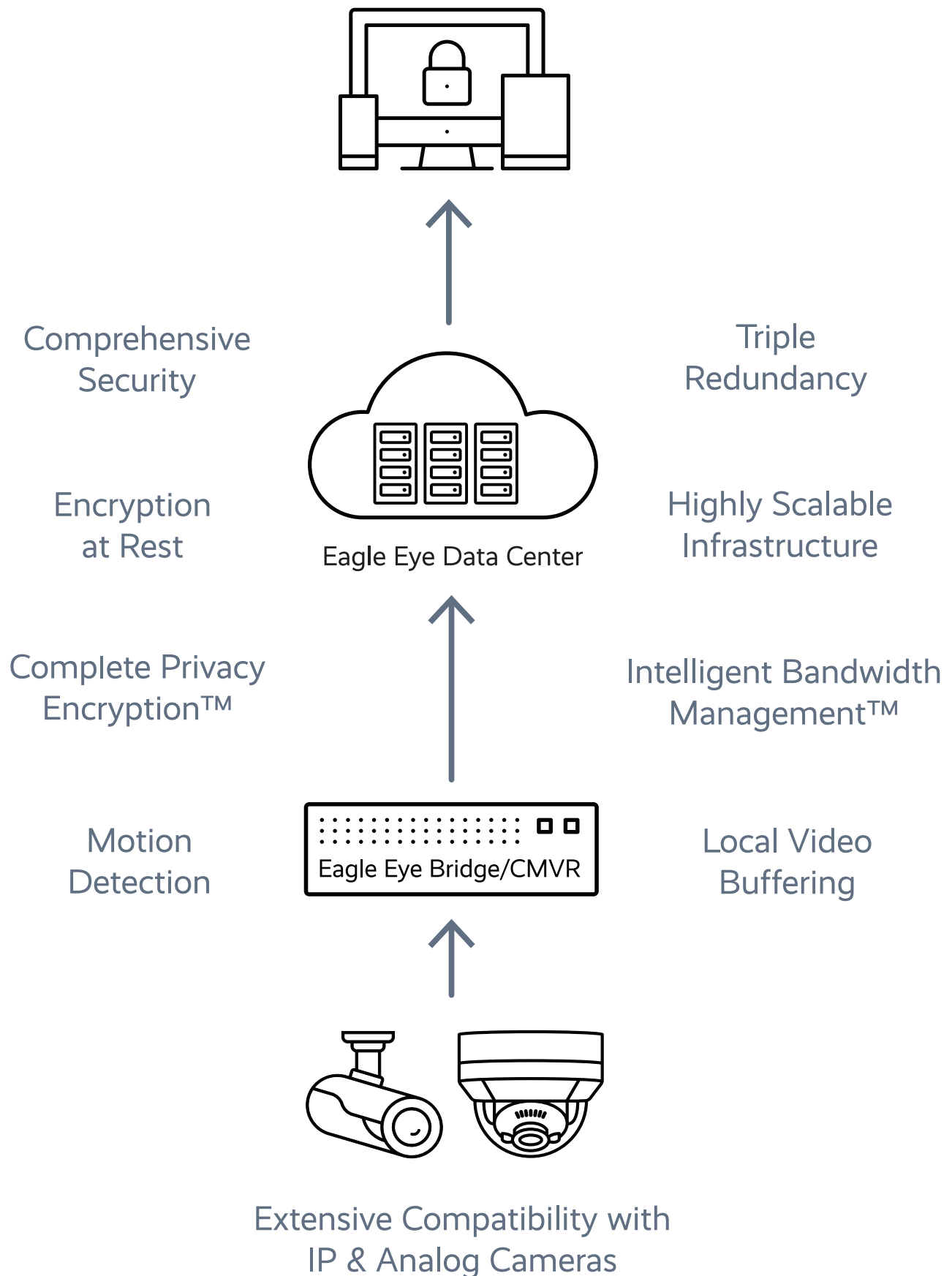
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

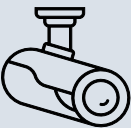


License Plate Recognition

Features:



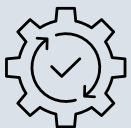
HIGH ACCURACY
AI MODEL



WORKS WITH
ANY ONVIF
CAMERA



OPERATES ON
CLOUD VMS



AUTOMATIC
SOFTWARE
UPDATES



OPEN API
FOR EASY
INTEGRATION



24/7/365
CUSTOMER
SUPPORT

Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.

EAGLE EYE LICENSE PLATE RECOGNITION



Any ONVIF
Camera



Eagle Eye
Bridge



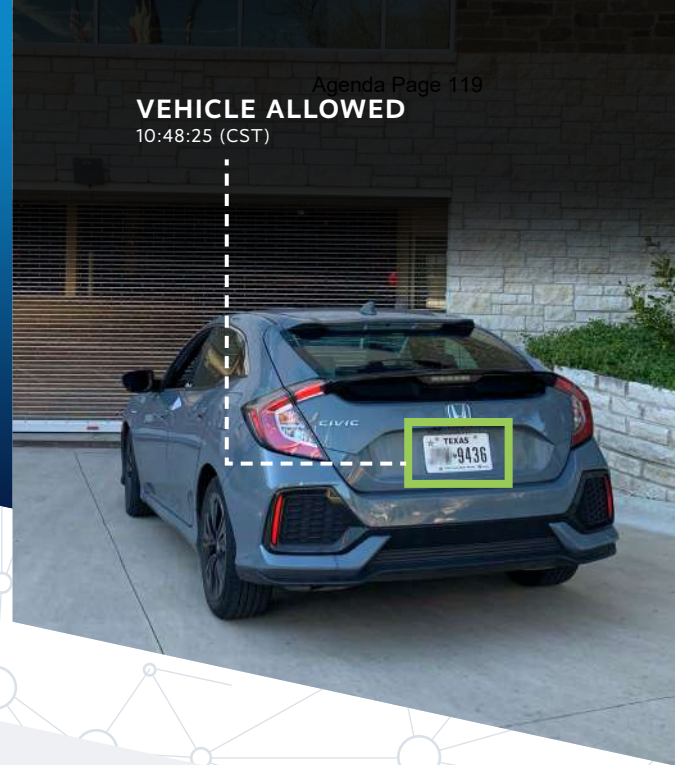
Eagle Eye
Data Center



Eagle Eye Vehicle
Surveillance Package

Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles





Brivo Access

Manage facility access, improve security responsiveness and gain actionable insight into your security data.

The proven cloud-based access control solution, Brivo Access delivers a smarter and more powerful way to manage building security.

With robust data analytics, streamlined workflows, identity management integrations, and powerful security features, you can simply protect your people, property and reputation.



FEATURES & BENEFITS

Access Control Visibility

- Gain a complete understanding with the unified view of access events and live video
- Data visualization capability with intuitive user-friendly interface
- Event tracking of door activity and active users with alert settings and reporting features
- Event classification to organize activity by critical action required
- Device status read-out in your access control solution
- User and credential management as well as group access permission management
- Lockdown feature to secure the facility in an emergency
- Live and recorded video capture and indexing

Flexibility and Control

- Mobile credentials to modernize your workforce and facility
- Remote and mobile management to control from any device and from anywhere
- Role-based permissions
- Event and user access automation and scheduling
- Automated user access privileges and ability to schedule events
- Identity Access Management to tie user physical security access rights to online access
- Infinite scalability to grow
- Site and door management to set up building access perimeter and interior doors
- Proactively monitor entry points with live video and audio

Data Analytics and Insight

- Data Explorer business intelligence tool built into the platform for advanced analytics
- Global View map-centric multi-site display to zoom into individual facilities to assess usage patterns and risks
- Open platform to tap into hundreds of API integrations to expand connectivity and enhance your ecosystem
- Event trend analysis automatically identifies patterns and anomalies in your access data to surface potential issues and confirm if the event is normal or anomalous



BRIVO SMART READERS

Brivo Smart Readers enable smart, secure and convenient user experiences.

Security with Style and Functionality

Brivo Smart Readers enable convenient and secure access with a modern sophisticated look. These readers are simple to install for either a single door or an entire property. Brivo Smart Readers support encrypted Brivo mobile credentials, encrypted smart cards (13.56 MHz), or legacy proximity cards (125kHz).



SINGLE GANG



KEYPAD



MULLION

APPLICATIONS & BENEFITS

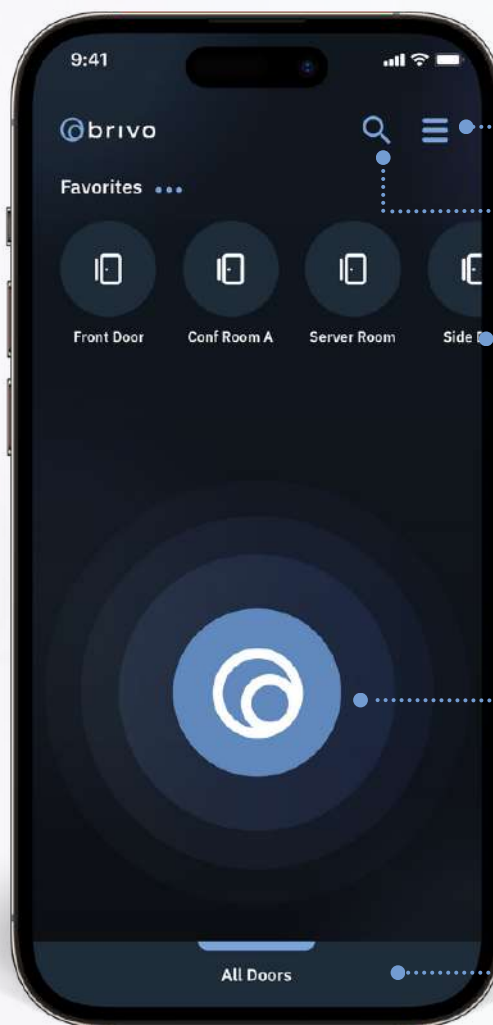
- Use your bluetooth-enabled Brivo Smart Reader and the Brivo Mobile Pass app on your phone to open doors—even in locations with no wireless connectivity.
- Administrators can conveniently issue or revoke mobile credentials via Brivo Access in moments.
- Improve security with encrypted smart cards that offer protection against counterfeiting.
- Select from an array of reader options that provide increased flexibility.



BRIVO MOBILE PASS

An easier, more intuitive unified mobile credential experience for users of Brivo Access and Brivo Smart Home

Brivo Mobile Pass now has a faster, more intuitive user experience for both Android and iOS users. Navigation within the app is simpler as well as searching and favoriting doors.



Easily navigate app features

Search doors by name

Rename and favorite frequently used doors

Tap the Magic Button to open the nearest door

Tap to view all available doors

If you have your device settings to auto-update apps, the update will be downloaded to your phone automatically. You will see the change reflected the next time you open Brivo Mobile Pass.

If you do not have auto-update, you will see the update notification on your device and will need to install the updated app.



Download on the App Store

GET IT ON Google Play

Scan the QR code to download the latest version of the Brivo Mobile Pass app

Administer access for guests without compromising security



FEATURES:

- A guest dashboard with the ability to pre-register guests
- Customizable guest profiles
- Access permissions for guests
- The ability to invite, and sign guests in and out
- Access PINs via the Brivo Mobile Pass App

Brivo Guest Management enhances the host and guest experience

by providing seamless digital check-ins, mobile access, and real-time notifications, making visits more efficient, secure, and welcoming.

BRIVO GUEST MANAGEMENT OFFERS

- ⊕ **Contactless Guest Check-in**
with no need for paper sign-in or physical greetings via Brivo Mobile Pass
- ⊕ **Customizable Access Permissions**
for specific dates times, locations, and authorized spaces
- ⊕ **Remote Management** of guest permissions and real-time alerts
- ⊕ **Centralized Monitoring** of access control policies and security events managed from one unified dashboard





FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within the Brivo Access and mobile administration app.

BENEFITS

Correlate video with access control events

Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

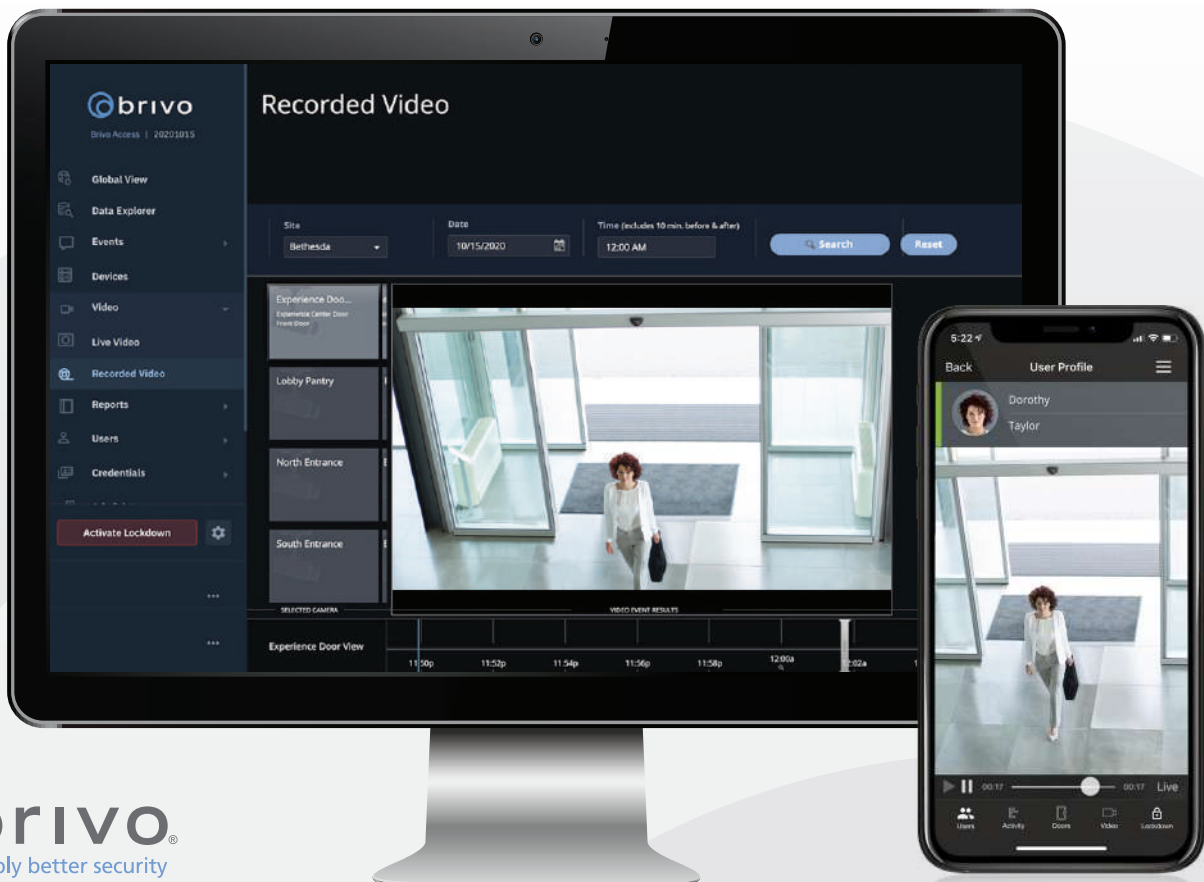
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live streams on desktop and mobile devices.

Track access events with Brivo's activity log on your desktop or mobile devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL





2N IP Style

The 10-inch eye catcher

We're proud of this one! Featuring a sleek 10" touch display and supercharged with the AXIS ARTPEC-7 processor, a full-HD camera and WaveKey technology - the 2N IP Style is truly ground-breaking

The Camera Of The Future

Crystal clear colour images (even in low light), the ability to handle multiple simultaneous full HD streams, a 5 MPx chip and WDR capable? Why choose another intercom?

Lightning-Fast Mobile Access

Our WaveKey technology is so fast, blink and you'll miss it! We should know, our developers tested it rigorously - they successfully opened a door 15,000 times using 100 different phones and in 98% of cases, the door was opened in less than 1 second.

Face-To-Face Communication

The 2N IP Style allows for bi-directional video: a truly future-proof feature that will only be standard in the years to come. It's inclusive, too: it allows hearing-impaired visitors to communicate with the receptionist via sign language.

Adaptive Face Zooming

Something very special: video intercoms can now automatically detect faces in the camera's frame and will zoom in to give users a clearer image of who's at the door!

A Premium, Self-Cleaning 10" Display

The IP Style is not only a joy to use thanks to the bright display, smooth animation, and quick touch response time - it also comes with a unique self-disinfecting coating that kills 99+ % of all viruses and bacteria as standard.

Multiple Access Options

Every user has different needs. Choose the 2N IP Style and let yours decide how they provide authentication at the door: whether it's using a mobile phone, an RFID card, a PIN code or a QR code

Variants



2N IP Style
(supports secured cards)
02407-001



2N IP Style AntiBac
(supports secured cards)
02719-001

Technical parameters

Signalling protocol

SIP (UDP, TCP, TLS)

Audio

Microphone	2 built-in microphones
Speaker	2x4 W/4 Ω
Sound pressure at 1kHz at 1m distance (SPL max)	85 dB
Volume control	adjustable with automatic adaptive mode
Full duplex	yes (AEC)
Codecs	G.711, G.729, G.722, L16/16kHz

Camera

Resolution – JPEG	max 2560x1920 (4:3); max QHD (16:9)
Resolution – video call	max 2560x1920 (4:3); max QHD (16:9)
Frame rate	max 30 fps
Sensor sensitivity	14000 e ⁻ /lux-sec
Viewing angle	138 ° (H), 114 ° (V)
Infrared light	yes
Forensic WDR	yes
Codecs	H.264, H.265, MJPEG, Axis Zipstream

Touchscreen

Size	10.1"
Resolution	1280x800 TFT IPS
Viewing angle	170°
Numeric keypad	touch (on-screen)
Directory	2 modes: office/residential (10,000 users)

RFID card reader

Supported frequencies	125 kHz variant 13.56 MHz variant
Supported card types	card type compatibility depends on Order No.
125 kHz	EM4xxx HID Prox – versions with 125 kHz support and S in Order No. Only
Secured 13.56 MHz	ISO14443A (MIFARE® DESFire®), PicoPass (HID iClass), FeliCa, ST SR(IX), NFC (2N Mobile Key), HID SE (Seos, iClass, MIFARE SE) reads secured MIFARE® DESFire® EV2/EV3 cards using 2N PiCard technology reads PACs ID (HID iClass cards with SIO object)

Bluetooth reader

Bluetooth	Bluetooth 5.0 LE compliant
Security	RSA-1024 and AES-128 encryption
Range	adjustable (short - typically up to 9ft*, long - typically up to 30ft*)
Modes	touch, tap in app, card, motion
Mobile app. support	2N Mobile Key (Android 6 and higher, iOS 12 and higher)
WaveKey support	yes

Power supply

DC power supply	12 V ± 15 %/4 A
PoE	PoE+ IEEE 802.3at (Class 4 – 25.5 W)

Interfaces

LAN	10/100BASE-TX with Auto-MDIX, RJ-45
Switch output	NC/NO contacts, max 30V/1A AC/DC
Active switch output	12 V/0.6 A DC
Passive / active Input	3; (-30 V to +30 V)
Tamper switch	mechanical, part of the intercom
Supported protocols	SIP2.0, SIPs, DHCP opt. 66, SMTP, SNMP, TR069, 802.1x, RTSP, RTP, SRTP, TFTP, HTTP, HTTPS, Sys-log, ONVIF

Extension modules (optional)

I/O module	external 1.693 (W) x 1.24 (H) x 0.059 (D) inch
Wiegand module	external 1.693 (W) x 1.24 (H) x 0.059 (D) inch

Mechanical properties

Cover	hardened white glass
Operating temperature	-22°F - 140 °F
Storing temperature	- 22°F - 158 °F
Operating relative humidity	10% - 95% (non-condensing)
Weight	4.299 lb
Officially certified outdoor coverage	IP65, IK08

Dimensions

Surface mounting	6.693 (W) x 13.976 (H) x 1.575 (D) inch
Flush mounting	6.693 (W) x 13.976 (H) x 0.866 (D) inch

Warranty

5-years warranty see https://www.2n.com/en_GB/support/warranty-and-repairs

* distances should serve only as an approximate guide and may vary depending on the phone model and installation environment

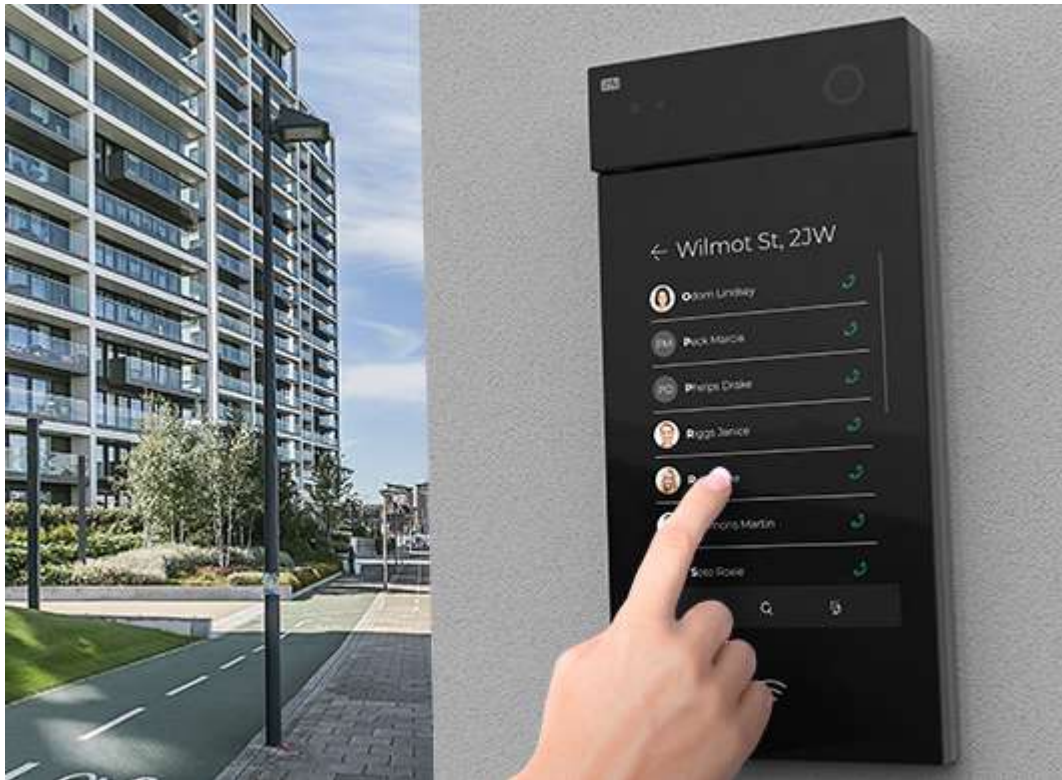
Member of the AXIS group



Axis Communications provides 2N sales and support for the Americas and APAC (excluding Japan).

2N.com

2N TouchScreen



What Quarterly Services Are included?

Gates & Gate Operators:

- Clean and lubricate pins and gate hinges.
- Check that all hardware of the gate operator is properly tighten.
- Ensure that the gate moves freely.
- Check the battery for the following:
 - Battery connections must be free of corrosion.
 - Battery voltage must be 26VDC (fully charged battery).
- Check and confirm the proper operation of sensors.
- Verify the functionality of the battery backup, power failure option, by turning off the main power source (115VAC or 230VAC).
- Verify the LED lighting (Green/Red) is in proper working order.
 - if applicable

Brivo Access Control:

- Clean 2N intercom.
 - Screen of the 2N screen unit should be cleaned on a regular basis
- Ensure Emergency SOS is in working order
 - if applicable
- Check to be sure the keypad is in working order.
 - if applicable

Gate Cameras:

- Clean camera lens.
- Verify that all cameras have not been improperly adjusted.
- Verify that camera system is recording.
- Verify IR (Night Time Mode) is operating.
- Verify LPR system is operating.

Additional Benefits:

- 2 Complete I.T. business days response time

Briarbrook



Cameras



Touchscreen & Keypad w/ Built in Camera



LPR Cameras



UHF Wireless Vehicle Sticker Reader

Project Summary

Allows Complete I.T. To:

- Remotely diagnose and troubleshoot issue before a truck is ever scheduled to go onsite.
- One vendor to support access control system, camera system, and vehicle gate system.
- If HOA approves camera system for clubhouse, both systems can be synced to one another.
- License plates are saved to a cloud database. Full or partial license plates can be searched at the same time between both entry and exit cameras.
- Management company and board members would have direct access to Brivo and Eagle Eye Camera system with access via mobile app or computer browser. No special computer software is required, only a secured login and internet access.
- If requested, Complete I.T. can provide services for management company or law enforcement with details regarding vehicles incidents. We can also provide law enforcement with direct access to camera system so they can view and download footage remotely without having to be onsite.

Allows community to:

- Guests can use the Brivo Mobile Pass to provide a guest/visitor pass to family members, friends, and vendors. Currently this would be a one time pin code, but coming in Q3 2025, they will be able to use the popular Brivo Mobile Pass App as well.
- Guests, visitors, and vendors can use the new touchscreen directory to call a resident. Resident can then press 9 or 1234 to allow access through the gates.
- Residents can enter the community using a UHF vehicle sticker, key fob, or keycode.
- Residents could use the same key fob and Brivo Mobile pass at the clubhouse pool if the HOA approves the same system.

Terms:

- No long term contracts required. 60-Day Notice Only.
- Installation warranty is 1-year.

Community Solution:

Cordoba CDD	Price
Cameras & Network <ul style="list-style-type: none"> Eagle Eye Networks CMVR Managed POE Port Switch Cloud Gateway Firewall (2) Hanwha 4MP Turret Cameras (2) EEN Cameras for LPR Reuse camera pole at gates Additional New NEMA box and reuse partial current NEMA box Labor 	\$8,519.00
Access Control <ul style="list-style-type: none"> 2N Touchscreen Intercom for Visitors and Guests Includes (1) 5MP Camera <ul style="list-style-type: none"> requires separate license for EEN recording Brivo controllers <ul style="list-style-type: none"> Upgraded from 2 nodes to 4 nodes for the Pedestal Lift Arm Operators (1) Brivo full size reader with keypad Heavy duty pedestal Steel housing for 2N Touchscreen and Brivo keypad Ability to open both gates remotely as long as there are 2 wires from exit operated to current NEMA box Labor 	\$14,414.00
Optional Items	
<input checked="" type="checkbox"/> Optional: Add Pedestal Lift Arm Operators <ul style="list-style-type: none"> Operators Concrete foundations LED arms Does not include tariff Labor 	\$13,288.00
<input checked="" type="checkbox"/> Optional: Add Boring (for new wiring) For Pedestal Lift Arm Operators	\$5,500.00
<input type="checkbox"/> Optional: Long Range UHF Windsheild Sticker Reader (equipment and stickers) <ul style="list-style-type: none"> Nedap Long Range UHF Reader (up to 30 feet) Labor Resident UHF wireless stickers for vehicle entering through gates (500 units @ \$10/each) 	\$9,420.00
<input checked="" type="checkbox"/> Surge Protection	\$3,539.00
Credentials	
Resident Keyfobs: 1,000 keyfobs included	\$0.00

Estimated Project Total \$45,260.00

=== See next page for licenses and gate maintenance ===

Community Gates Monthly License:

Software	Price	QTY
1,000 Brivo Mobile Passes	\$60.00	1
Brivo Guest Pass (Through Brivo Mobile Pass)	\$60.00	1
Eagle Eye VMS PR1 Local Recording <ul style="list-style-type: none"> Minimum 30 Days onsite recording Records 30-days low resolution to the cloud 	\$9.50	5
Eagle Eye LPR (License Plate Recognition) <ul style="list-style-type: none"> This license is in addition to the PR1 license above for LPR cameras 	\$45.00	2
Brivo Access Control (per reader device)	\$18.00	6
Managed Network For All Equipment	\$65.00	1

Estimated Monthly License Total \$430.50

Community Gates Quarterly Service:

Software	Price	QTY
Quarterly Maintenance <ul style="list-style-type: none"> Service Description: <ul style="list-style-type: none"> Tech onsite once per quarterly to perform preventative maintenance Does not cover cost of labor or parts for repairs/troubleshooting Please see "What Services Are included?" sheet Camera by Eagle Eye Networks highly recommended to be installed (additional cost) for gate troubleshooting and determining accidents. This can help reduce labor and reduce troubleshooting fixes 	\$450.00	1

Estimated Quarterly Service Total \$450.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Seventh Order of Business

7Ci.

Cordoba Ranch CDD - Project Board
 Next Scheduled Field Management Inspection walk: 070225

Agenda Item	Project	District Management Updates	Category
		Reminder : Ethics Training Due - December 31, 2025 (Annual Training) Reminder : Form 1 due July 1, 2025 (Annual Form)	
	Road Widening/Curbing	062525-Curb vendors invited to the bid meeting. 061625-Proposals received were reviewed at the meeting and DE gave his opinion on what the best options. DE will provide options for moving mailboxes as well as breaking the curbing project into phases and will report back to the board. 051925-Discussion ensued and it was advised that ribbon curbing would be the best option and most cost-effective option for widening the roads on CDD property. 032625-reached out to DE and he stated for newer developments, residential neighborhoods are designed with a 24ft wide road. Cordoba was established before this regulation, so the roads were designed for 20ft of wide road. widening the roads to 24ft wide will require new plans for the roads along with permitting efforts with the county and the water management district which will take time and money. For the district, a drainage study for the entire community to ensure that the widening of the road will not adversely impact the existing stormwater management system. The chair requested proposal for plan drafting and permitting efforts.	DE
	Christmas Lighting	Presentiaon at July meetings from holiday lighting vendors. Vendors will be contacted to have proposals for all warm yellow lights for the upcoming holiday seasons due for board review at the meeting *Vendors: Decorative Holiday Lighting, Brite Nites, Trimmers Holiday Decor, Tampa Holiday Lighting, Illuminations*	DM
	Annual Landscape Partnership Review	As the contract has been in place for a year, the DM will be inviting Crowdres to the July meeting for an introduction to the new board member and to continue building a strong partnership.	DM
	Sidewalk Review	070225-Additional vendors contacted to provide proposals (Triple Crown, Sitemasters) 060525-Inframark Sidewalk Proposal received \$39,077.50 for all sidewalks 051925-Proposal will be reviewed at the next meeting. 042825-Field is working on this report. 042125-The board will revisit when the updated maintenance map is received, tripping hazrdsa not washing.	Field
	Pond Vendor	061625-DC is working on a full scope for pond services. Scope will be sent to vendors to submit a revised proposal. 051925-Vendors were interviewed by the board, no final decision has been made. 042425-Proposals received will be shared with the board for review and discussion (Crosscreek, Advanced Aqautics, Solitude), can be discussed at a later meeting. Currently on hold for more urgent projects. 040225-Proposals received from Advanced Aquatics and Crosscreek Environmental 032825-DM to obtain proposals for Aquatic Maintence from Crosscreek, Advanced Aqautics, Solitude. Proposal only, no presentations.	Field
	Swale Maintenance	061825-Crosscreek will have proposal for July meeting. Steadfast also contacted to submit a proposal. 051525-3516 CRB Pond 290-Cross creek on proposal to restore the Pond 050925-DE provided drainage plan with swale locations were provided for proposal, shared with Crosscreek to provide a proposal. 032325-DE looked at the approved drainage plans for Cordoba Ranch. The roadway drainage was designed to be a combination of roadside swales and curb inlets (only located in the segments of road that have landscape islands or roundabouts) which is what is existing on the property. Below are the Right-of-way cross sections located in Cordoba Ranch showing the dimensions of the swales as it were designed. It shows that the swales were designed to be a minimum of 2ft deep. For the drainage swales to work as intended the landscapers need to mow the grass in the swale and keep the drainage grates located in the swales clear of debris.	DE
	Christmas Lighting	Presentiaon at July meetings from holiday lighting vendors. Vendors will be contacted to have proposals for all warm yellow lights for the upcoming holiday seasons due for board review at the meeting *Vendors: Decorative Holiday Lighting, Brite Nites, Trimmers Holiday Decor, Tampa Holiday Lighting, Illuminations*	DM
	CDD BOS Email	061025-CDD emails created and credtials have been sent to supervisors. 060325-Inframark creating emails for BOS 050825-Proposals received for CDD emails, up for review at the next meetig. 050125-Website host contacted to provide a proposal to create board of supervisors emails.	DM
	Pressure washing	070325-Revised scope sent to vendor. 061925-Executive roudabout proposals as awell as revised proposals requested with mutli year options. 061625-Board will be revising scope to get revised apples to apples quotes. multi year contract options will also be listed if available from vendor. 051925-Maps received, topic is still being reviewed. 042125-The board discussed having a pressure washing map with highlighted sidewalks. Topic will be discussed when map updated maintence maps are created and received. 032825-Scope to be discussed regarding Livingston Rd Sidewalks at April meeting. Clarify sidewalks being pressure washed, does this include in front of resident homes? 031725-The board reviewed the proposals and asked for revised proposals that show apples to apples comparison for work. (Vendors-Green Earth Power Wash, American Powerwashing, Kings Power Washer	Field

Security Gate Access Upgrade	<p>070725-Complete IT sent over photos of the equipment that will be used and asked for it to be shared with the board.</p> <p>061825-Database with fuction code has been requested from Envera.</p> <p>061625-Board reviewed revised qupte from Complete IT at the meeting.</p> <p>051325-Per GS-narrowed the security solution to Complete IT. It encompasses so many great things and I would love to let the board ask concerns they may have. Can we invite Thomas out to the next meeting and reserve time for him to speak?</p> <p>042125-GS will be liason and will coordinate with access companies to ask them district specific questions and will provide the feedback which will be sent to the board.</p> <p>041925-Item will be discussed at the April Meeting. Board needs to confirm scope-Gate Arms-plastic, License plate reader, no driver's license needed for entry, HD color imaging from camera, face capture, instant video retrieval, low cost solution, tech-enabled, no wait for representative/efficient, one vendor who services gates and access control, more reliable entry option i.e QR codes or passenger side sticker option, Public use code for non-residents etc.</p> <p>032625-Responses and updated proposals sent to the bord for comments and feedback.</p>	DM
Cordoba Executive Roundabout Island	<p>061625-Pressure washing has been approved for the roundabout in preperation for the install of irrigation and landscape. Rendering from crowdres was reviewed.</p> <p>053025-Follow up to Crowdres on Roundabout Landscape Desgin Draft Nichols Landscape and Lebel have also been engaged.</p> <p>042425- crowdres creating a schenatic forr this proposal</p> <p>041425-Crowdres working on proposal for irrigation</p> <p>032825-Proposal for irrigation to be repaired so that flowers can be installed at the roundabout</p>	Field
2627-CRB-Washout	<p>070825-Pacscon is set to be on site to do the subsoil testing.</p> <p>061825-DE will be leading project with help from Field and DM.</p> <p>060325-Field will review duringon site visit with Lebel and will get proposal for the service.</p> <p>053025-Coodinating soil testing with Crosscreek as Crowdres does not handle well work.</p>	Field
Asphalt Repairs (potholes)	Proposal received from Triple Crown for additional roadway repairs. Additional Potholes have been identified and Triple Crown was contacted to submit a proposal.	
Amenity Center Parcel-Easement Agreement	<p>050225-this is no longer being transferred. An easement access agreement has been completed and sent to HOA attorney for signatures.</p> <p>042525-Easement Agreement was sent to HOA attorney for review and signature</p> <p>041425-Transfer is not happening but I am preparing an easement agreement allowing CDD access over the HOA property for maintenance purposes.</p>	DC
Fountain Enhancement	<p>061625-Board entertained the idea of removing the fountains as they are just decrative</p> <p>051925-Aquatic Vendors have been asked to provide proposals for fountain enhancements.</p> <p>041025-Advanced Aquatics is working on a proposal</p> <p>032825-Request that vendor prepare a proposal showing low, medium, high pricing and expalin features associatied with options. Vendors asked to attend April meeting.</p>	Field
Ant Piles	<p>050725-Follow up requested from Safari Pest Control, Hometeam Pest Defense has also been engaged.</p> <p>042825-Safari Pest Control has been contacted to provide a proposal. - fireant</p> <p>042125-Top Choice Proposal for \$11,500 submitted. The board took no action. Requests additional proposals from other pest control companies for the next meeting.</p> <p>040225-Per Field, insecticide is included in the contract but Crowdres is stating that fire ants are not included in their pest control program. Per Section 5. Work Orders/Cost Estimates/Additional services: Optional services may include but are not limited to removing dead or dying trees, renovations to landscaping, plant replacement, annual treatment for fire ants, major irrigation modifications, and sod replacement.</p>	DM
Cost Estimate-Community Wall	<p>030325-DE and DM working together on information requested by vendor.</p> <p>022625-Questions received by Precast, sent to DE for assistance</p> <p>022525-Precast Wall and Concrete Fence has been contacted for proposals for community wall</p>	DM
No painted lines on roads	<p>061725-Triple crown has been notified that this project may be coming down the pipeline and will be submitting to do the work.</p> <p>032325-DE looked at the approved Pavement Marking & Signage Plan for the community which is used to show the location of the traffic signs, street signs, pavement lines. According to the plan, the only pavement markings in the community are at the entrance of the community and at the traffic circle.</p>	BGE
Cost Estimate-Off duty patrol	<p>040125-HCSO fee sheet obtained</p> <p>032125-Proposal received from FHP</p> <p>022625-FHP Off Duty pricing is as follows: \$65.00 an hour (minimum 3-hour shift) + 1 Hour Travel-4 Hours Total + \$150.00 a month Scheduler's fee.</p>	DM
Cost Estimate-Onsite Guard	Vendors have been contacted to have proposals ready for review at the meeting on 03.17.25. Question to be raised at security workshop.	DM
Parcel Acquisition-Max Smith	<p>032325-The two parcels are privately owned and occupied. If the CDD would like to purchase, they would have to contact the owners of the properties. While looking at the approved plans there was a 4ft high barb wire fence proposed but it looks like it wasn't constructed for some reason.</p> <p>030625-Follow up Email sent to DE with all open items, awaiting updates.</p> <p>022525-Parcel near Max Smith Rd, can district aquire land? Options for wall, fence for security</p>	DE

CLEAR PARTNERSHIPS

7Di.



CORDOBA RANCH CDD

Wednesday, July 2, 2025

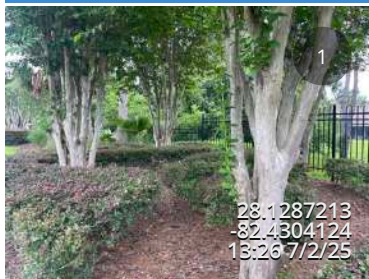
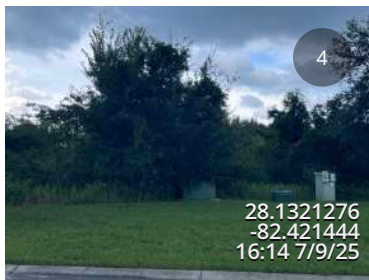
Prepared For Cordoba Ranch CDD Board Of Supervisors

18 Items Identified

ITEM 1

Assigned To: Lebel Landscaping

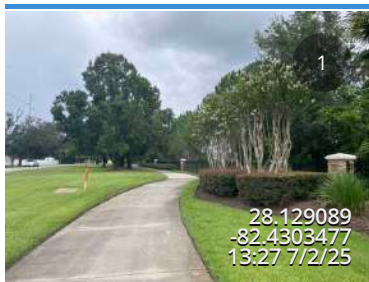
A large oak tree inside of the fence on Livingston Avenue should be trimmed since it is encroaching on the landscaping and choking out the Crape Myrtles. Multiple trees on CDD property, outside of the right of ways, will be quoted for trimming.



ITEM 2

Assigned To: Crowders

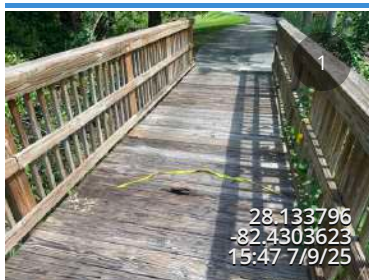
Please cut the suckers off of the Crape Myrtles throughout.



ITEM 3

Assigned To: Crowders

The rest of the landscaping looks good on the south side of Livingston Avenue.



ITEM 4

Assigned To: Inframark

Bridge repair along Livingston Ave has been approved and is scheduled for this week.



ITEM 5

Assigned To: District Manager

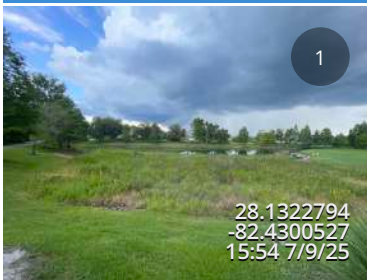
A competitive proposal has been requested for the dead palm on the north side of Livingston Ave.



ITEM 6

Assigned To: Crowders

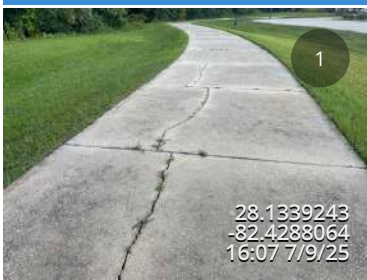
New annuals have been approved and are pending plant selection. The quoted volume of annuals has been confirmed.



ITEM 7

Assigned To: Sitex

The fountain is off and many invasive weeds are still taking over the beneficials in pond 100.



ITEM 8

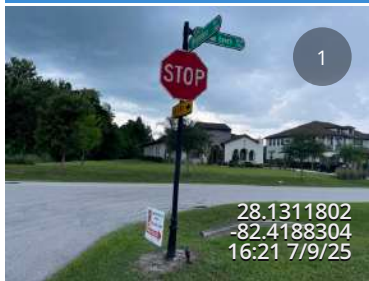
Assigned To: Crowders

Please ensure all weeds in the sidewalks are being treated.

ITEM 9

Assigned To: Crowders

Please trim the overgrown Wax Myrtle in the Fakahatchee bed along Bramshot Pl, and cut back the conservation area behind it that is encroaching into the palms and Crape Myrtles.

**ITEM 10**

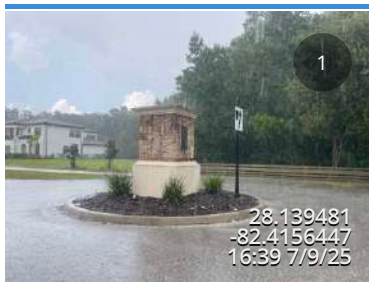
Assigned To: Inframark

Please reinstall the topper for the stop sign at Cordoba Ranch Blvd and Bridleton Wy.

**ITEM 11**

Assigned To: Crowders

Please remove the tree that has fallen over the bridge area on Cordoba Ranch Blvd.

**ITEM 12**

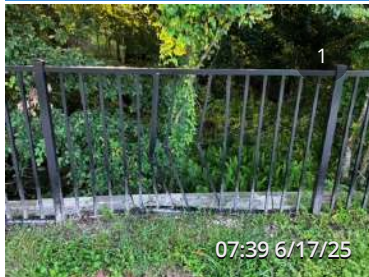
Assigned To: Crowders

The enhancement proposal for the executive island has been approved.

ITEM 13

Assigned To: Crowders

Please trim back the conservation area at the end of Belfair Glenn Pl and remove overgrowth from the fence. Residents will be contacted to remove their landscaping debris.



ITEM 14

Assigned To: Inframark

Please provide a proposal to fix the fence at Beacon Pasture Way and Cordoba Ranch Blvd.

ITEM 15

Assigned To: District Engineer

The pond washout behind 3216 Cordoba Ranch Blvd is undergoing engineer review.

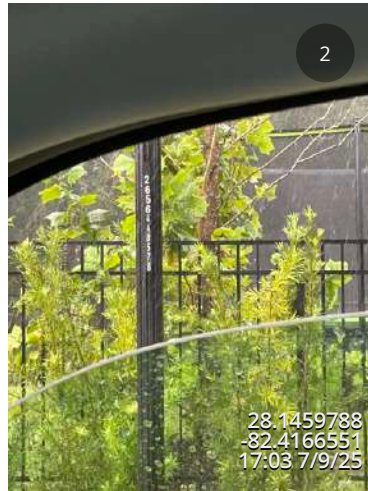


ITEM 16

Assigned To: District Manager

Streetlights that are still on during the day:
2658148568

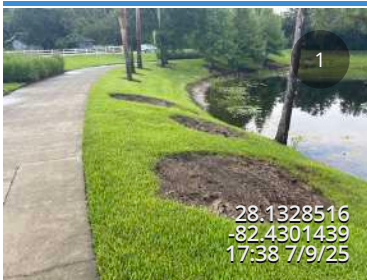
2656448578
2660048315
2651948124
2651648141
2649148185
2621848031



ITEM 17

Assigned To: District Manager

The monuments and sidewalks at the executive roundabout need to be added to the pressure washing scope of work.



ITEM 18

Assigned To: Lebel Landscaping

The cypress stumps that were ground still need to be covered with sod per the approved agreement.

Eighth Order of Business



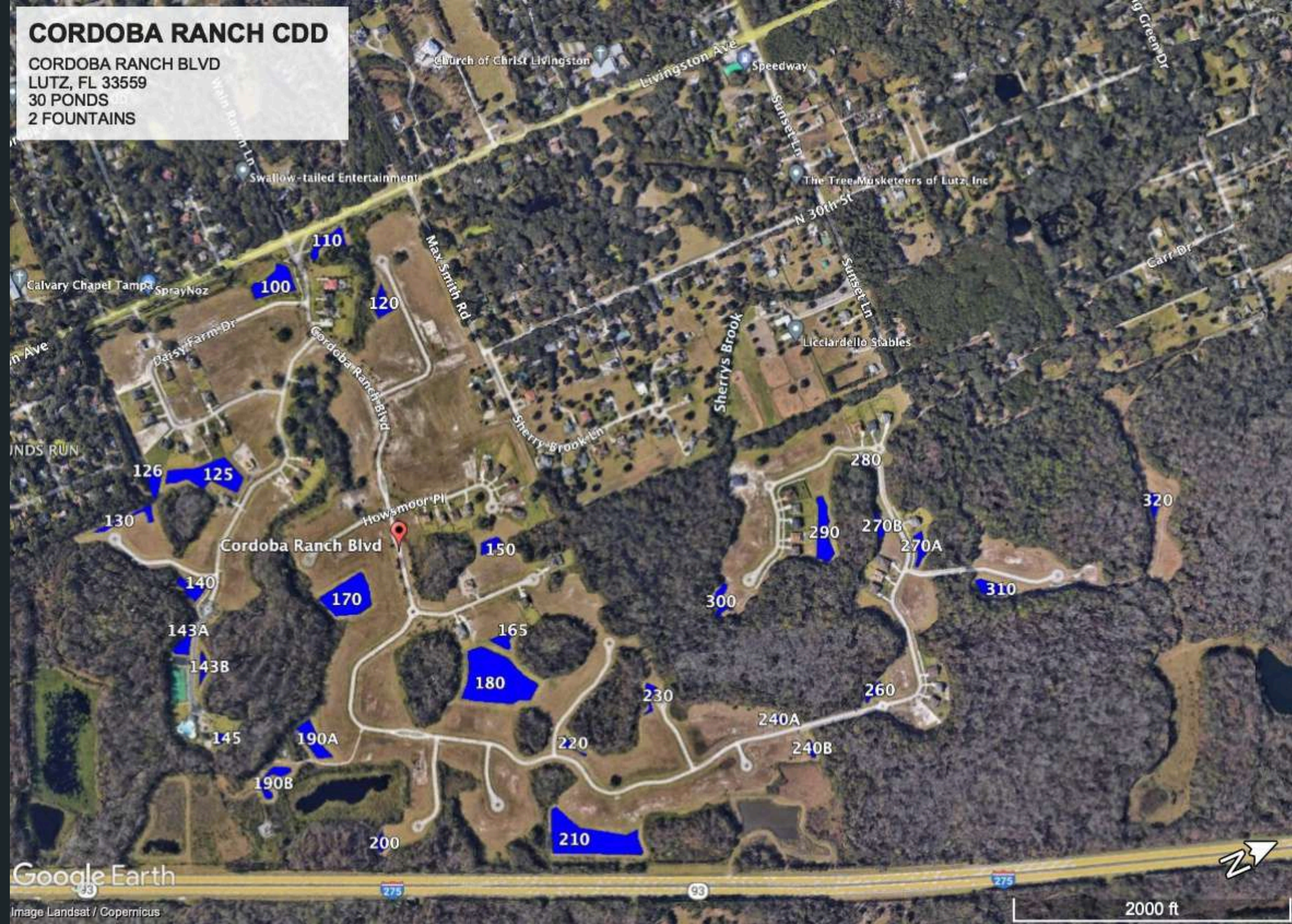
MONTHLY REPORT

JULY, 2025



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS

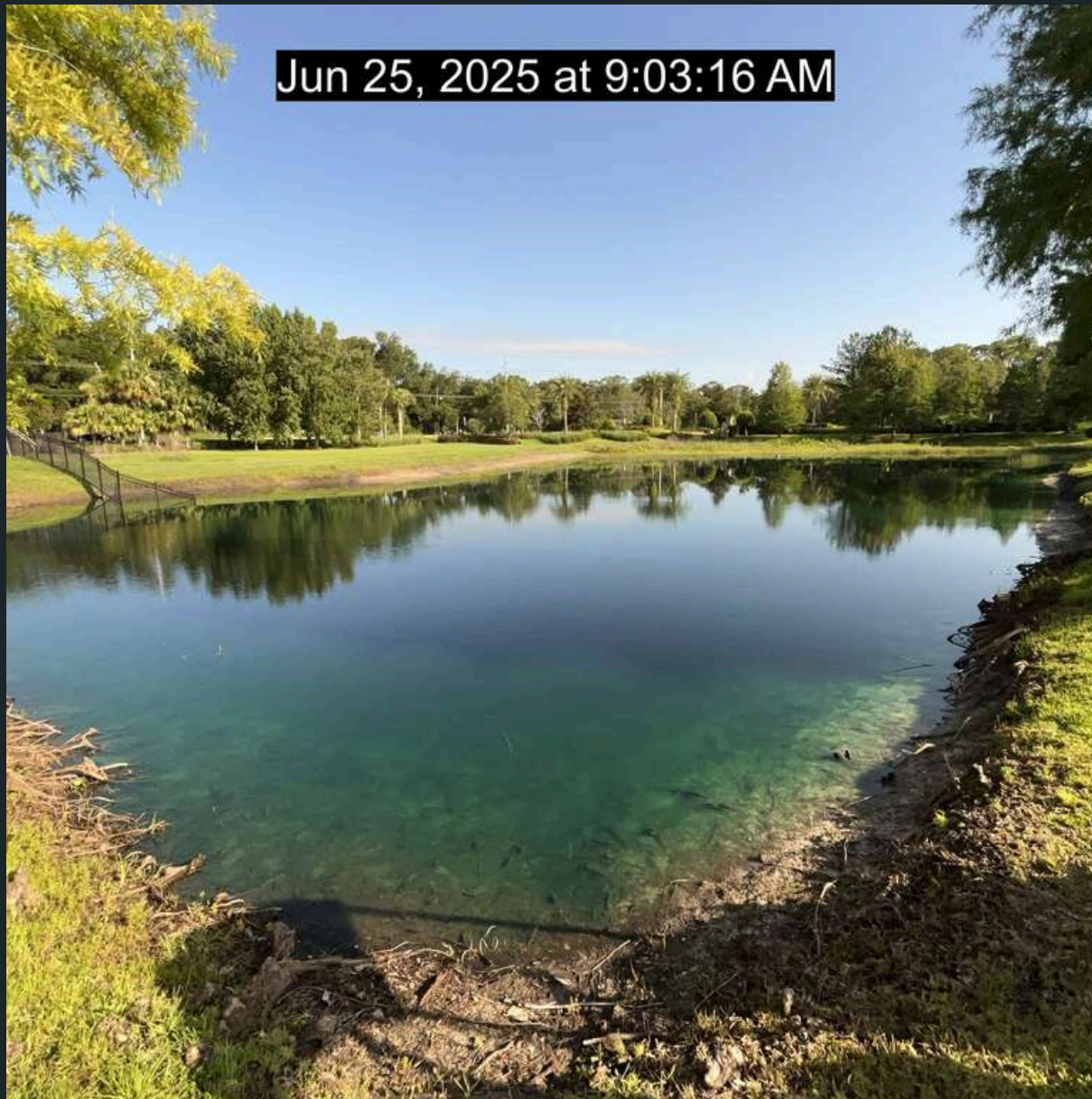


Prepared for: Mona Slaughter

Prepared By: Devon Craig

SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Algae and Shoreline Vegetation.

Jun 25, 2025 at 9:49:42 AM



Pond #125 Treated for Spike rush and Shoreline Vegetation.

Jun 25, 2025 at 9:40:42 AM



Pond #126 Treated for Algae and Shoreline Vegetation.

Jun 25, 2025 at 9:37:14 AM



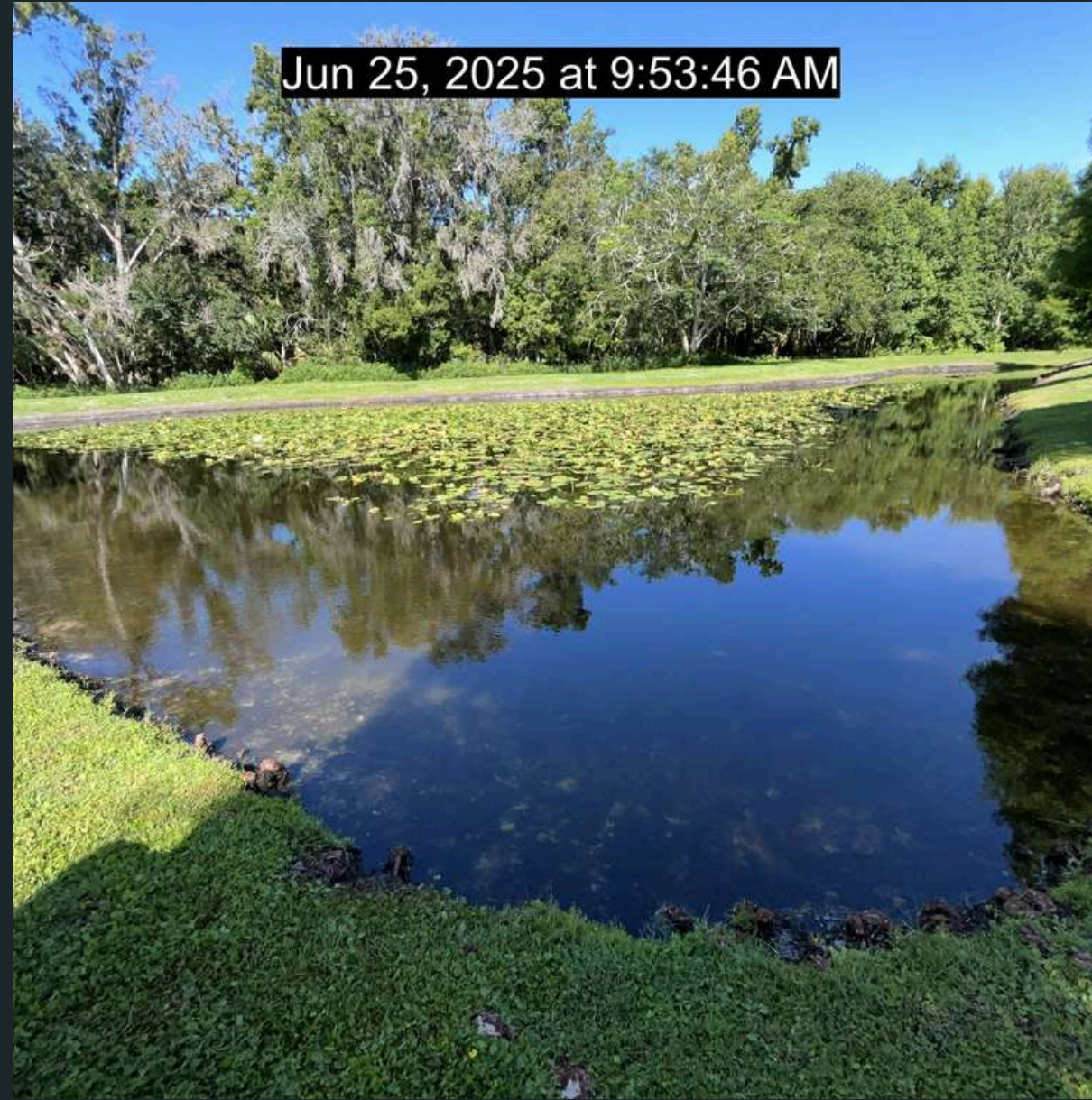
Pond #130 Treated for Algae and Shoreline Vegetation.

Jun 25, 2025 at 9:52:05 AM



Pond #140 Treated for Shoreline Vegetation.

Jun 25, 2025 at 9:53:46 AM



Pond #143A Treated for Shoreline Vegetation.

Jun 25, 2025 at 9:55:39 AM



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.



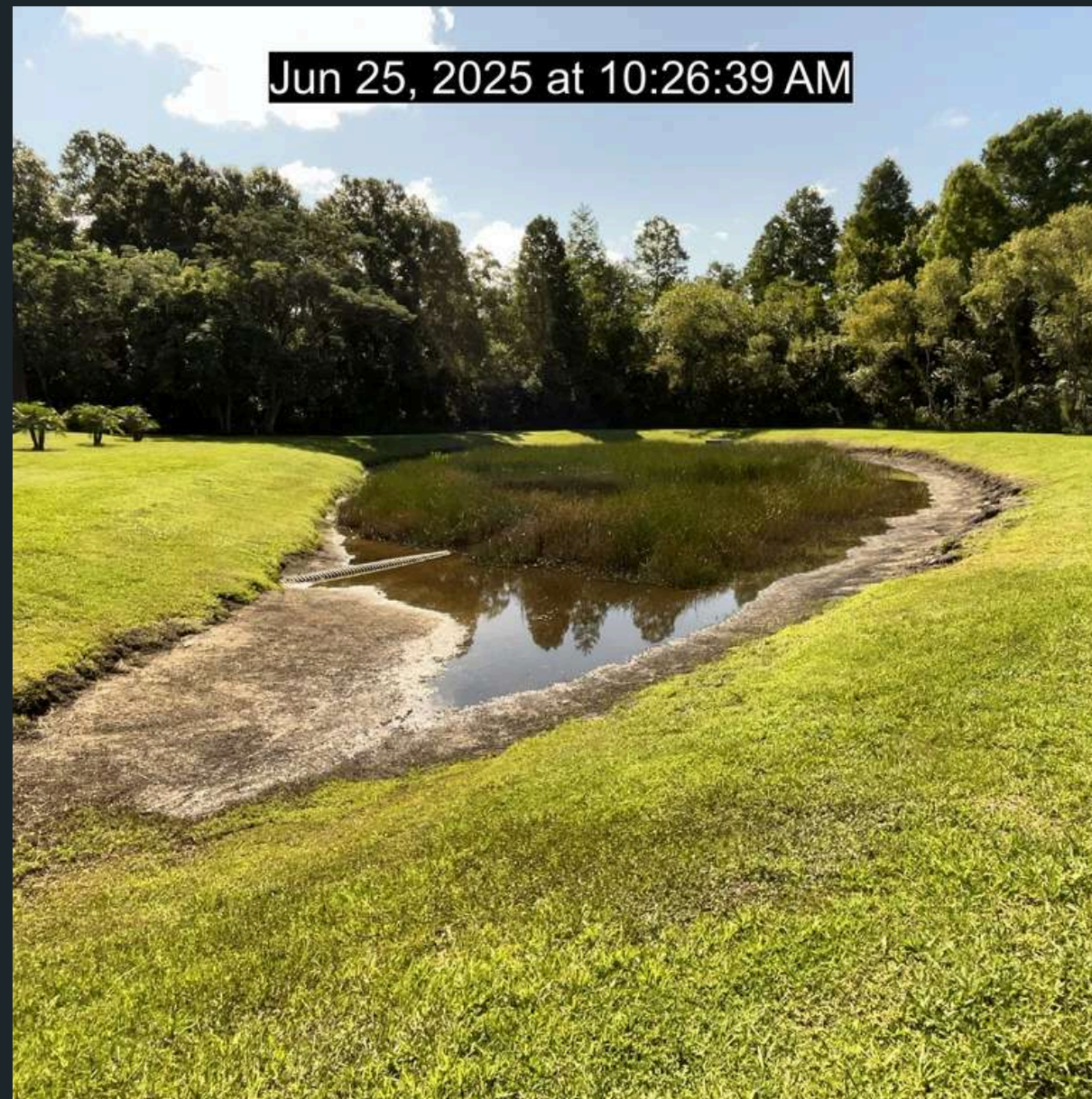
Pond #190A Treated for Shoreline Vegetation.

Jun 25, 2025 at 9:58:42 AM



Pond #190B Treated for Shoreline Vegetation.

Jun 25, 2025 at 10:26:39 AM



Pond #200 Treated for Shoreline vegetation.

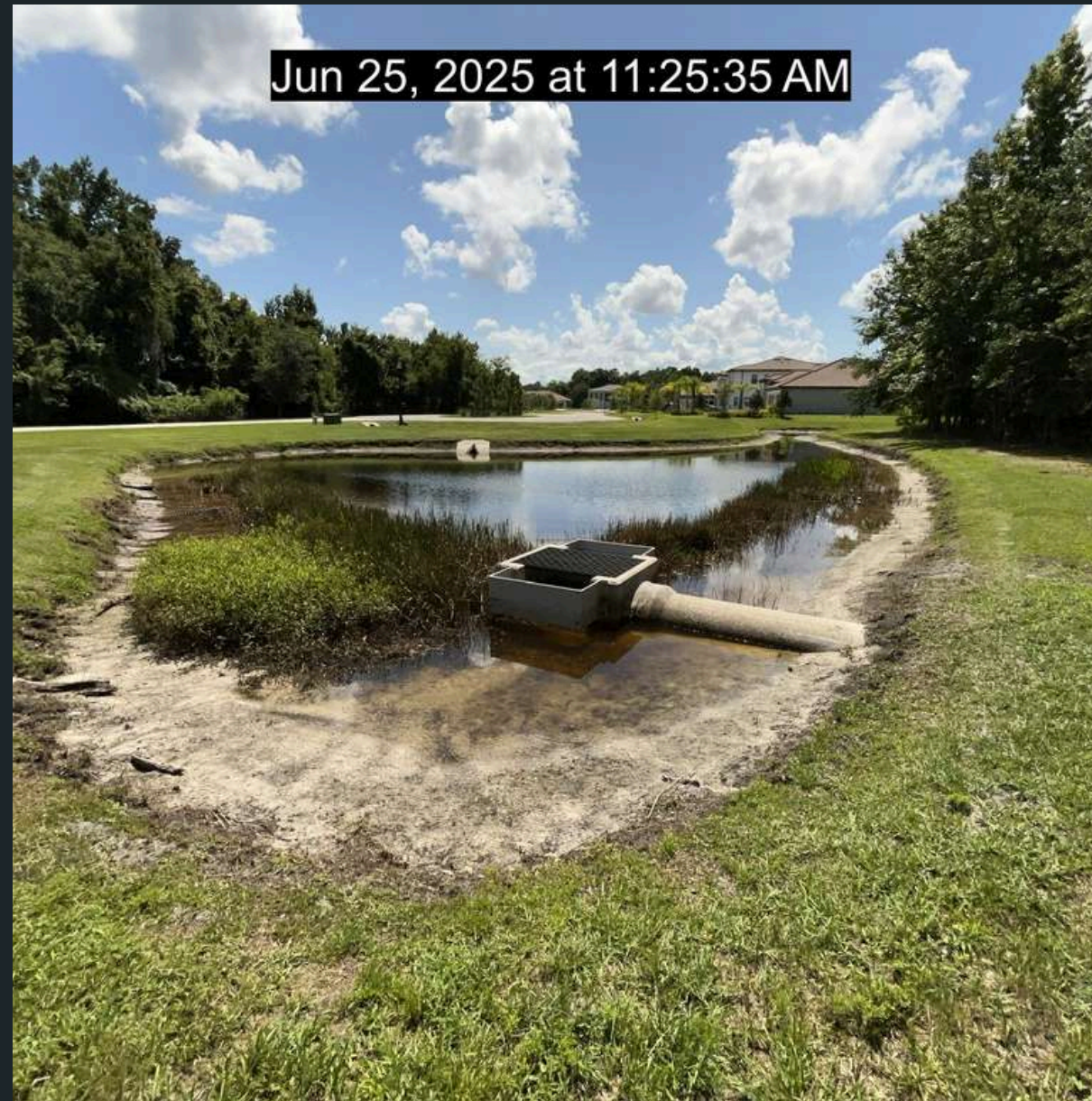
Jun 25, 2025 at 11:02:27 AM



Pond #210 Treated for Shoreline Vegetation.



Pond #220 Treated for Shoreline Vegetation.



Pond #230 Treated for Shoreline Vegetation.



Pond #240A Treated for Shoreline Vegetation.



Pond #240B Treated for Shoreline Vegetation.



Pond #260 Treated for Algae and Shoreline Vegetation.



Pond #270A Treated for Shoreline Vegetation.



Pond #270B Treated for Shoreline Vegetation.



Pond #280 Treated for Shoreline Vegetation.



Pond #290 Treated for Algae and Shoreline Vegetation.



Pond #300 Treated for Shoreline Vegetation.



Pond #310 Treated for Shoreline Vegetation.



Pond #320 Treated for Shoreline vegetation.