

**Cordoba Ranch
Community Development District**

August 18, 2025

AGENDA PACKAGE

TEAMS INFORMATION: ID: 289 655 370 839 PASSCODE: UY6FD6dx
[Join the meeting now](#)

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

Regular Meeting Agenda

Monday, August 18, 2025 – 4:00 p.m.

TEAMS INFORMATION: ID: 289 655 370 839 PASSCODE: UY6FD6dx

[Join the meeting now](#)

- 1. Call to Order/Roll Call**
- 2. Audience Comments on Agenda Items**
- 3. Review of the Consent Agenda**
 - A. Financials as of July 31, 2025
- 4. Business Items**
 - A. Consideration of Resolution 2025-09; Adopting Fiscal Year 2026 Goals and Objectives
 - B. Consideration of Florida Insurance Alliance Renewal
 - C. Consideration of LLS Tax Solutions Inc. Engagement Letter for Bonds, Series 2021
 - D. Review of the 2nd Quarter Website Compliance Audit Report
 - E. General Matters of the District
- 5. Staff Reports**
 - A. District Engineer**
 - i. Road Structural Sustainability
 - B. District Counsel**
 - C. District Manager**
 - D. Field Manager**
 - i. Field Inspection Report
- 6. Pond Report – Sitex**
- 7. Audience Comments**
- 8. Supervisor Requests**
- 9. Adjournment**

The next CDD meeting will be held Monday, September 15, 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

3A.

Cordoba Ranch
Community Development District

Financial Report

July 31, 2025

Prepared by:



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Cordoba Ranch
Community Development District

Financial Statements

(Unaudited)

July 31, 2025

Balance Sheet
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 242,206	\$ -	\$ 242,206
Investments:			
Money Market Account	697,821	-	697,821
Reserve Fund	-	97,070	97,070
Revenue Fund	-	176,220	176,220
Prepaid Items	4,570	-	4,570
Deposits	16,740	-	16,740
TOTAL ASSETS	\$ 961,337	\$ 273,290	\$ 1,234,627
LIABILITIES			
Accrued Expenses	11,588	-	11,588
TOTAL LIABILITIES	11,588	-	11,588
FUND BALANCES			
Nonspendable:			
Prepaid Items	4,570	-	4,570
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	273,290	273,290
Assigned to:			
Operating Reserves	250,434	-	250,434
Reserves - Capital Projects	290,347	-	290,347
Unassigned:	387,658	-	387,658
TOTAL FUND BALANCES	\$ 949,749	\$ 273,290	\$ 1,223,039
TOTAL LIABILITIES & FUND BALANCES	\$ 961,337	\$ 273,290	\$ 1,234,627

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 18,594	\$ 15,495	\$ 36,787	\$ 21,292
Interest - Tax Collector	2,000	1,500	2,146	646
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	-	-	4,514	4,514
TOTAL REVENUES	813,932	810,332	840,203	29,871
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	13,000	10,833	8,600	2,233
FICA Taxes	995	829	660	169
ProfServ-Arbitrage Rebate	500	500	3,500	(3,000)
ProfServ-Dissemination Agent	3,000	3,000	-	3,000
ProfServ-Engineering	20,000	16,667	23,285	(6,618)
ProfServ-Legal Services	10,000	8,333	17,259	(8,926)
ProfServ-Mgmt Consulting	50,000	41,667	41,667	-
ProfServ-Trustee Fees	4,041	4,041	4,041	-
Auditing Services	3,260	3,260	4,075	(815)
Postage and Freight	400	333	508	(175)
Rental - Meeting Room	1,000	833	-	833
Public Officials Insurance	2,438	2,438	2,371	67
Printing and Binding	150	125	-	125
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	114,062	124,152	(10,090)
<u>Other Public Safety</u>				
Contracts-Security Services	24,616	20,513	20,360	153
Communication - Telephone	2,000	1,667	1,714	(47)
R&M-Gate	3,000	2,500	3,103	(603)
Total Other Public Safety	29,616	24,680	25,177	(497)
<u>Electric Utility Services</u>				
Utility - General	10,500	8,750	7,762	988
Electricity - Streetlights	100,000	83,333	87,497	(4,164)
Total Electric Utility Services	110,500	92,083	95,259	(3,176)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	13,350	13,350	-
Contracts-Wetland Maintenance	16,700	13,917	9,500	4,417
R&M-Fountain	5,000	4,167	1,485	2,682
R&M Lake & Pond Bank	10,000	8,333	-	8,333
Impr - Aquatic Plants	5,000	4,167	-	4,167
Total Flood Control/Stormwater Mgmt	52,720	43,934	24,335	19,599
<u>Field</u>				
ProfServ-Field Management	6,000	5,000	4,500	500
Contracts-Landscape	157,920	131,600	131,600	-
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	1,667	-	1,667
R&M-Irrigation	6,800	5,667	4,990	677
R&M-Mulch	10,000	8,333	-	8,333
R&M-Pest Control	2,800	2,333	-	2,333
R&M-Plant Replacement	20,000	16,667	-	16,667
R&M-Tree Trimming Services	50,000	50,000	-	50,000
R&M-Well Maintenance	2,500	2,083	-	2,083
R&M-Annuals	30,000	25,000	18,508	6,492
Misc-Contingency	95,200	79,333	64,448	14,885
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	383,572	242,362	141,210
TOTAL EXPENDITURES	813,932	658,331	511,285	147,046
Excess (deficiency) of revenues Over (under) expenditures	-	152,001	328,918	176,917
Net change in fund balance	\$ -	\$ 152,001	\$ 328,918	\$ 176,917
FUND BALANCE, BEGINNING (OCT 1, 2024)	620,831	620,831	620,831	
FUND BALANCE, ENDING	\$ 620,831	\$ 772,832	\$ 949,749	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 19	\$ 16	\$ 10,886	\$ 10,870
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	495,922	508,718	12,796
<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)	(109)	13,061	13,170
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(106)	-	-	-
TOTAL FINANCING SOURCES (USES)	(106)	-	-	-
Net change in fund balance	\$ (106)	\$ (109)	\$ 13,061	\$ 13,170
FUND BALANCE, BEGINNING (OCT 1, 2024)	260,229	260,229	260,229	
FUND BALANCE, ENDING	\$ 260,123	\$ 260,120	\$ 273,290	

Cordoba Ranch
Community Development District

Financial Statements

Supporting Schedule

July 31, 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	ALLOCATION	
					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	5,883
06/17/25	14,219	(423)	290	14,087	8,668	5,419
TOTAL	\$ 1,268,365	\$ 48,715	\$ 25,885	\$ 1,342,962	\$ 826,393	\$ 516,569
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

Cash & Investment Report
July 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	4.33%	\$ 242,206
Money Market Account	Bank United	3.99%	\$ 697,821
		Subtotal GF	<u>940,027</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	4.25%	\$ 97,070
Series 2021 Revenue Account	US Bank	4.25%	\$ 176,220
		Subtotal DS	<u>273,290</u>
		Grand Total	<u><u>\$ 1,213,317</u></u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100118							
001	07/03/25	INFRAMARK LLC	152997	MGMT SVCS	JUL 25	531027-51301	\$4,166.67
001	07/03/25	INFRAMARK LLC	152997	MGMT SVCS	JULY 25	531016-53901	\$500.00
001	07/03/25	INFRAMARK LLC	152997	MGMT SVCS	JULY 25	541006-51301	\$8.33
Check Total							\$4,675.00
CHECK # 100119							
001	07/03/25	TIMES PUBLISHING COMPANY	42370-061825	LEGAL ADVERTISING	Legal Advertising	548002-51301	\$1,681.00
001	07/03/25	TIMES PUBLISHING COMPANY	42372-062525	legal advertising	LEGAL ADVERTISING 06/25/25	548002-51301	\$401.50
Check Total							\$2,082.50
CHECK # 100120							
001	07/03/25	STRALEY ROBIN VERICKER	26688	legal service June 25	legal service June 25	531023-51401	\$2,714.00
Check Total							\$2,714.00
CHECK # 100121							
001	07/03/25	LEBEL LANDSCAPING LLC	33912	Stump Grinding	Misc-Contingency	549900-53901	\$2,502.11
001	07/03/25	LEBEL LANDSCAPING LLC	33913	Tree Trimming	R&M-Other Landscape	546036-53901	\$10,299.91
Check Total							\$12,802.02
CHECK # 100122							
001	07/03/25	CROWDER'S LANDSCAPING, INC	48965	irrigation inspection	R&M-Irrigation	546041-53901	\$465.00
Check Total							\$465.00
CHECK # 100123							
001	07/09/25	ENVERA SYSTEMS	757121	GATE ACCESS THRU AUG 25	Contracts-Security Services	534037-52901	\$2,213.00
Check Total							\$2,213.00
CHECK # 100124							
001	07/09/25	CROWDER'S LANDSCAPING, INC	49057	MONTHLY MAINTENANCE JUL 25	MONTHLY MAINTENANCE	534050-53901	\$13,160.00
Check Total							\$13,160.00
CHECK # 100125							
001	07/09/25	SITEX AQUATICS LLC	10004-B	Aquatic Maintenance July 2025	Contracts-Aquatic Control	534067-53801	\$1,335.00
001	07/09/25	SITEX AQUATICS LLC	9933-B	Fountain Maintenance July 2025	Contracts-Aquatic Control	534067-53901	\$250.00
Check Total							\$1,585.00
CHECK # 100126							
001	07/09/25	LAKE BROTHERS LLC	INV-4287	WETLAND MITIGATION JULY 2025	Contracts-Wetland Maintenance	534133-53801	\$950.00
Check Total							\$950.00
CHECK # 100127							
001	07/14/25	BGE	25110	Engineering Services through June 27,2025	ENGINEERING SERVICE	531013-53901	\$2,490.00
Check Total							\$2,490.00
CHECK # 100128							
001	07/14/25	BERGER, TOOMBS, ELAM,GAINES & FRAI 372735		Audit 09/30/24	Auditing Services	532002-51301	\$4,075.00
Check Total							\$4,075.00

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 100129								
001	07/29/25	INFRAMARK LLC	154287	Postage	June 2025	541006-51301	\$2.76	
							Check Total	\$2.76
CHECK # 100130								
001	07/29/25	STRALEY ROBIN VERICKER	26849	Legal Service June 30, 2025	Legal Service June 25	531023-51401	\$2,615.00	
							Check Total	\$2,615.00
CHECK # 100131								
001	07/29/25	METRO GATES, INC	250698	SERVICE CALL- GATE REPAIR	R&M-Gate	546034-52901	\$200.00	
001	07/29/25	METRO GATES, INC	250712	SERVICE CALL - GATE REPAIR	SERVICE CALL- GATE REPAIR	546034-52901	\$190.00	
							Check Total	\$390.00
CHECK # 100132								
001	07/29/25	CROSSCREEK ENVIRONMENTAL, INC	20989	Restoration of eroded area	Misc-Contingency	549900-53901	\$8,835.00	
							Check Total	\$8,835.00
CHECK # 100133								
001	07/29/25	CROWDER'S LANDSCAPING, INC	65290	Irrigation Repairs	Irrigation Repair	549900-53901	\$95.00	
							Check Total	\$95.00
CHECK # 100134								
001	07/31/25	CROWDER'S LANDSCAPING, INC	65309	Irrigation Repairs	R&M-Irrigation	546041-53901	\$287.50	
001	07/31/25	CROWDER'S LANDSCAPING, INC	65307	Spring Annual Flower Rotation	Contracts-Landscape	534050-53901	\$9,298.00	
							Check Total	\$9,585.50
CHECK # 1152								
001	07/02/25	INFRAMARK LLC	124203	Invoice 003398	COPIES	547001-51301	\$2.10	
001	07/02/25	INFRAMARK LLC	124203	Invoice 003398	POSTAGE	541006-51301	\$10.24	
							Check Total	\$12.34
CHECK # 1153								
001	07/10/25	DEZHA LAWN SERVICES	1056	TREE REMOVAL	Misc-Contingency	549900-53901	\$3,700.00	
							Check Total	\$3,700.00
CHECK # 1154								
001	07/11/25	CODE ENFORCEMENT DEPARTMENT	070225-5778	Water Violation	Violation will be reimbursed by Crowders	549900-53901	\$300.00	
							Check Total	\$300.00
CHECK # 1155								
001	07/15/25	JAMES THERRIEN	JT-061625	REPLACEMENT CK NEVER RECEIVED	REPLACE CK NEVER RECEIVED 6/15/25 MEETING	511001-51101	\$184.70	
							Check Total	\$184.70
CHECK # 1156								
001	07/30/25	U.S. BANK	7827692	Trustee Fees	Trustee Fee	531045-51301	\$1,683.60	
001	07/30/25	U.S. BANK	7827692	Trustee Fees	Trustee Fees and Incidental Expenses 10/01/2025-04/30/2026	155000	\$2,357.03	
							Check Total	\$4,040.63

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300012							
001	07/11/25	TAMPA ELECTRIC - ACH	071325ACH	05/20-6/20/25	service date 5/20-6/20/25	543001-53100	\$665.78
001	07/11/25	TAMPA ELECTRIC - ACH	071325ACH	05/20-6/20/25	service date 5/20-6/20/25	543013-53100	\$8,750.46
Check Total							<u>\$9,416.24</u>
CHECK # 300013							
001	07/16/25	FRONTIER - ACH	062225-0502135	6/22-7/21/25	service 6/22-7/21/25	541003-52901	\$155.48
Check Total							<u>\$155.48</u>
Fund Total							<u>\$86,544.17</u>
Total Checks Paid							\$86,544.17

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100118							
001	07/03/25	INFRAMARK LLC	152997	MGMT SVCS	JUL 25	531027-51301	\$4,166.67
001	07/03/25	INFRAMARK LLC	152997	MGMT SVCS	JULY 25	531016-53901	\$500.00
001	07/03/25	INFRAMARK LLC	152997	MGMT SVCS	JULY 25	541006-51301	\$8.33
Check Total							\$4,675.00
CHECK # 100119							
001	07/03/25	TIMES PUBLISHING COMPANY	42370-061825	LEGAL ADVERTISING	Legal Advertising	548002-51301	\$1,681.00
001	07/03/25	TIMES PUBLISHING COMPANY	42372-062525	legal advertising	LEGAL ADVERTISING 06/25/25	548002-51301	\$401.50
Check Total							\$2,082.50
CHECK # 100120							
001	07/03/25	STRALEY ROBIN VERICKER	26688	legal service June 25	legal service June 25	531023-51401	\$2,714.00
Check Total							\$2,714.00
CHECK # 100121							
001	07/03/25	LEBEL LANDSCAPING LLC	33912	Stump Grinding	Misc-Contingency	549900-53901	\$2,502.11
001	07/03/25	LEBEL LANDSCAPING LLC	33913	Tree Trimming	R&M-Other Landscape	546036-53901	\$10,299.91
Check Total							\$12,802.02
CHECK # 100122							
001	07/03/25	CROWDER'S LANDSCAPING, INC	48965	irrigation inspection	R&M-Irrigation	546041-53901	\$465.00
Check Total							\$465.00
CHECK # 100123							
001	07/09/25	ENVERA SYSTEMS	757121	GATE ACCESS THRU AUG 25	Contracts-Security Services	534037-52901	\$2,213.00
Check Total							\$2,213.00
CHECK # 100124							
001	07/09/25	CROWDER'S LANDSCAPING, INC	49057	MONTHLY MAINTENANCE JUL 25	MONTHLY MAINTENANCE	534050-53901	\$13,160.00
Check Total							\$13,160.00
CHECK # 100125							
001	07/09/25	SITEX AQUATICS LLC	10004-B	Aquatic Maintenance July 2025	Contracts-Aquatic Control	534067-53801	\$1,335.00
001	07/09/25	SITEX AQUATICS LLC	9933-B	Fountain Maintenance July 2025	Contracts-Aquatic Control	534067-53901	\$250.00
Check Total							\$1,585.00
CHECK # 100126							
001	07/09/25	LAKE BROTHERS LLC	INV-4287	WETLAND MITIGATION JULY 2025	Contracts-Wetland Maintenance	534133-53801	\$950.00
Check Total							\$950.00
CHECK # 100127							
001	07/14/25	BGE	25110	Engineering Services through June 27,2025	ENGINEERING SERVICE	531013-53901	\$2,490.00
Check Total							\$2,490.00
CHECK # 100128							
001	07/14/25	BERGER, TOOMBS, ELAM,GAINES & FRANK	372735	Audit 09/30/24	Auditing Services	532002-51301	\$4,075.00
Check Total							\$4,075.00
CHECK # 100129							
001	07/29/25	INFRAMARK LLC	154287	Postage	June 2025	541006-51301	\$2.76
Check Total							\$2.76
CHECK # 100130							

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	07/29/25	STRALEY ROBIN VERICKER	26849	Legal Service June 30, 2025	Legal Service June 25	531023-51401	\$2,615.00
Check Total							<u>\$2,615.00</u>
CHECK # 100131							
001	07/29/25	METRO GATES, INC	250698	SERVICE CALL- GATE REPAIR	R&M-Gate	546034-52901	\$200.00
001	07/29/25	METRO GATES, INC	250712	SERVICE CALL - GATE REPAIR	SERVICE CALL- GATE REPAIR	546034-52901	\$190.00
Check Total							<u>\$390.00</u>
CHECK # 100132							
001	07/29/25	CROSSCREEK ENVIRONMENTAL, INC	20989	Restoration of eroded area	Misc-Contingency	549900-53901	\$8,835.00
Check Total							<u>\$8,835.00</u>
CHECK # 100133							
001	07/29/25	CROWDER'S LANDSCAPING, INC	65290	Irrigation Repairs	Irrigation Repair	549900-53901	\$95.00
Check Total							<u>\$95.00</u>
CHECK # 100134							
001	07/31/25	CROWDER'S LANDSCAPING, INC	65309	Irrigation Repairs	R&M-Irrigation	546041-53901	\$287.50
001	07/31/25	CROWDER'S LANDSCAPING, INC	65307	Spring Annual Flower Rotation	Contracts-Landscape	534050-53901	\$9,298.00
Check Total							<u>\$9,585.50</u>
CHECK # 1152							
001	07/02/25	INFRAMARK LLC	124203	Invoice 003398	COPIES	547001-51301	\$2.10
001	07/02/25	INFRAMARK LLC	124203	Invoice 003398	POSTAGE	541006-51301	\$10.24
Check Total							<u>\$12.34</u>
CHECK # 1153							
001	07/10/25	DEZHA LAWN SERVICES	1056	TREE REMOVAL	Misc-Contingency	549900-53901	\$3,700.00
Check Total							<u>\$3,700.00</u>
CHECK # 1154							
001	07/11/25	CODE ENFORCEMENT DEPARTMENT	070225-5778	Water Violation	Violation will be reimbursed by Crowders	549900-53901	\$300.00
Check Total							<u>\$300.00</u>
CHECK # 1155							
001	07/15/25	JAMES THERRIEN	JT-061625	REPLACEMENT CK NEVER RECEIVED	REPLACE CK NEVER RECEIVED 6/15/25 MEETING	511001-51101	\$184.70
Check Total							<u>\$184.70</u>
CHECK # 1156							
001	07/30/25	U.S. BANK	7827692	Trustee Fees	Trustee Fee	531045-51301	\$1,683.60
001	07/30/25	U.S. BANK	7827692	Trustee Fees	Trustee Fees and Incidental Expenses 10/01/2025-04/30/2026	155000	\$2,357.03
Check Total							<u>\$4,040.63</u>
CHECK # 300012							
001	07/11/25	TAMPA ELECTRIC - ACH	071325ACH	05/20-6/20/25	service date 5/20-6/20/25	543001-53100	\$665.78
001	07/11/25	TAMPA ELECTRIC - ACH	071325ACH	05/20-6/20/25	service date 5/20-6/20/25	543013-53100	\$8,750.46
Check Total							<u>\$9,416.24</u>
CHECK # 300013							
001	07/16/25	FRONTIER - ACH	062225-0502135	6/22-7/21/25	service 6/22-7/21/25	541003-52901	\$155.48
Check Total							<u>\$155.48</u>
Fund Total							<u><u>\$86,544.17</u></u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

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

Total Checks Paid	\$86,544.17
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INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
152997

DATE
7/1/2025

CUSTOMER ID
C1761

NET TERMS
Due On Receipt

PO#

DUE DATE
7/1/2025

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

Services provided for the Month of: July 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.



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

vertising Run Dates		Advertiser Name	
6/18/25-6/18/25		CORDOBA RANCH CDD	
Billing Date	Sales Rep	Customer Account	
6/18/2025	Deirdre Bonett	TB147671	
Total Amount Due		Invoice Number	
\$1,681.00		42370-061825	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/18/25	6/18/25	42370	Tampa Bay Times , tampabay.com	B Section	Assessments	1	4.00x10.25 IN	\$0.00
6/18/25	6/18/25	42370	Tampa Bay Times , tampabay.com	B Section	Assessments	1	4.00x10.25 IN	\$1,679.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name	
6/18/25-6/18/25		CORDOBA RANCH CDD	
Billing Date	Sales Rep	Customer Account	
6/18/2025	Deirdre Bonett	TB147671	
Total Amount Due		Invoice Number	
\$1,681.00		42370-061825	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CORDOBA RANCH CDD
 210 N University Dr Ste 702 # Attn
 Coral Springs, FL 33071-7320

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

42370

Tampa Bay Times

Published Daily

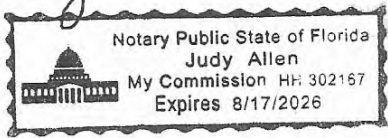
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Assessments was published in said newspaper by print in the issues of 06/18/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **06/18/2025**

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Cordoba Ranch Community Development District

Agenda Page 24

The Board of Supervisors (the “**Board**”) of the Cordoba Ranch Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday July 21, 2025, at 4:00 p.m. at the Lutz Branch Library located at 101 W Lutz Lake Fern Road W, Lutz, Florida 33548.

and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s Fiscal Year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least two (2) days before the meeting www.cordobaestatescdd.com, or may be obtained by contacting the District Manager’s office via email at Christina.Newsme@inframark.com or via phone at (813) 873-7300.

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection,

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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

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

0
prepaid lots

ASSESSMENT INCREASE ANALYSIS

Product	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
All Units	\$0.00	0%	\$0.00
Total	\$0.00		Collection costs included

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

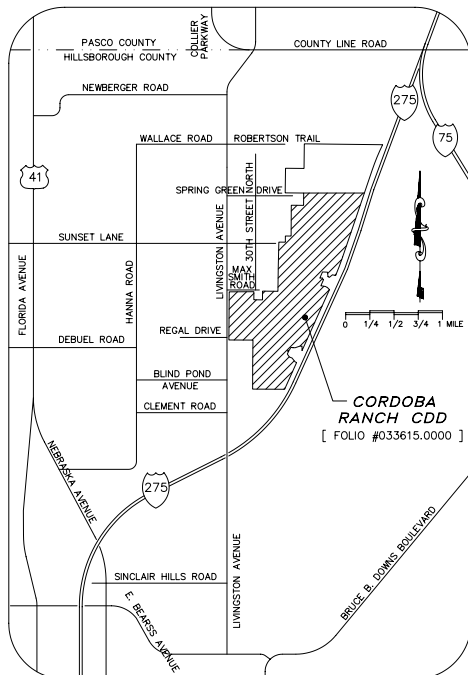
Jayna Cooper
District Manager

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need

VICINITY MAP



Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

Agenda Page 25

vertising Run Dates		Advertiser Name	
6/25/25-6/25/25		CORDOBA RANCH CDD	
Billing Date	Sales Rep	Customer Account	
6/25/2025	Deirdre Bonett	TB147671	
Total Amount Due		Invoice Number	
\$401.50		42372-062525	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/25/25	6/25/25	42372	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	HEARING Affidavit Fee	2	1.00x49.00 L	\$399.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name	
6/25/25-6/25/25		CORDOBA RANCH CDD	
Billing Date	Sales Rep	Customer Account	
6/25/2025	Deirdre Bonett	TB147671	
Total Amount Due		Invoice Number	
\$401.50		42372-062525	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CORDOBA RANCH CDD
 210 N University Dr Ste 702 # Attn
 Coral Springs, FL 33071-7320

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

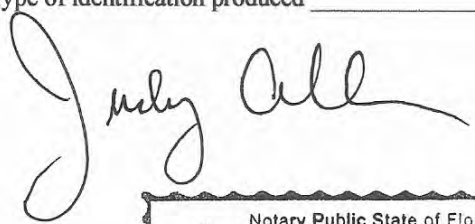
COUNTY OF HILLSBOROUGH County

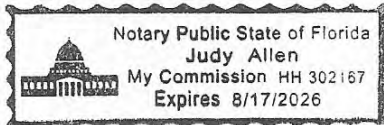
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter HEARING was published in said newspaper by print in the issues of 06/25/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant  Sworn to and subscribed before me this 06/25/2025

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____





Notice of Public Hearing and Board of Supervisors Meeting of the Cordoba Ranch Community Development District Agenda Page 26

The Board of Supervisors (the "Board") of the Cordoba Ranch Community Development District (the "District") will hold a public hearing and a meeting on July 21, 2025, at 4:00 p.m. at the Lutz Branch Library, located at 101 W Lutz Lake Fern Road W, Lutz, Florida 33548.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two days before the meeting at www.cordobaestatescdd.com or may be obtained by contacting the District Manager's office via email at Christina.Newsome@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Christina Newsome
District Manager
Run Date: June 25, 2025

42372

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

June 20, 2025
 Client: 001286
 Matter: 000001
 Invoice #: 26688

Page: 1

RE: GENERAL

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/2/2025	KCH	REVIEW PROJECT BOARD AND PROVIDE UPDATES ON SAME TO C.NEWSOME VIA EMAIL; SEND OUT ETHICS TRAINING OPTIONS EMAIL TO BOS; EMAILS WITH RESIDENT B.EDMONSON REGARDING WASHOUT IN BACKYARD AND EMAILS WITH N.RAMOS REGARDING SAME.	0.5	\$152.50
5/12/2025	KCH	REVIEW AGENDA PACKAGE AND EMAILS REGARDING SAME.	0.3	\$91.50
5/15/2025	KCH	EMAILS WITH C.NEWSOME AND E.OWEN REGARDING UPCOMING BOS MEETING.	0.2	\$61.00
5/19/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	3.5	\$1,067.50
5/20/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET; REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	3.8	\$608.00
5/20/2025	KCH	EMAILS WITH RESIDENT D. HOFFMAN WITH FREE LIBRARY KIOSK RESIDENT AGREEMENT AND WAIVER.	0.2	\$61.00
5/23/2025	KCH	PREPARE SERVICES AGREEMENT FOR TREE TRIMMING WITH LEBEL LANDSCAPING.	1.1	\$335.50
5/27/2025	CAW	EMAIL CORRESPONDENCE WITH M. KING REGARDING FINAL FORMS OF CONVEYANCE DOCUMENTS BETWEEN DISTRICT AND HOA ATTORNEY.	0.2	\$61.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/30/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER AND PUBLICATION WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.2	\$32.00
5/30/2025	KCH	REVIEW MAILED NOTICE LETTER FOR BUDGET INCREASE; REVIEW ADS FOR PUBLIC HEARING ON BUDGET; REVIEW PROPOSED BUDGET.	0.8	\$244.00
Total Professional Services			10.8	\$2,714.00
Total Services			\$2,714.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,714.00
Previous Balance				\$2,601.35
<i>Less Payments</i>				(\$2,601.35)
PAY THIS AMOUNT				\$2,714.00

Please Include Invoice Number on all Correspondence

Invoice



12217 Grovewood Avenue
Thonotosassa, FL 33592

Date	Invoice #
6/3/2025	33912

Phone #	Marshall James: 81...
---------	-----------------------

Bill To
Cordoba Ranch Christina Newsome 2634 Cypress Ridge Blvd. Wesley Chapel, FL 33544

Representative Name	Representative Number

Project	Payment Terms	Due Date
	Due on receipt	6/3/2025

Quantity/Hours	Description	Rate	Amount
	Stump Grinding. Reference EST5351651.	2,502.11	2,502.11

Please make checks payable to: LeBel Landscaping, LLC 12217 Grovewood Avenue Thonotosassa, Fl 33592-2709	Total	\$2,502.11
	Payments/Credits	\$0.00
	Balance Due	\$2,502.11

Invoice



12217 Grovewood Avenue
Thonotosassa, FL 33592

Date	Invoice #
6/3/2025	33913

Phone #	Marshall James: 81...
---------	-----------------------

Bill To
Cordoba Ranch Christina Newsome 2634 Cypress Ridge Blvd. Wesley Chapel, FL 33544

Representative Name	Representative Number

Project	Payment Terms	Due Date
	Due on receipt	6/3/2025

Quantity/Hours	Description	Rate	Amount
	Tree Trimming - Islands and Right of Ways. Reference EST5377633.	10,299.91	10,299.91

Please make checks payable to: LeBel Landscaping, LLC 12217 Grovewood Avenue Thonotosassa, Fl 33592-2709	Total	\$10,299.91
	Payments/Credits	\$0.00
	Balance Due	\$10,299.91



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

Invoice

Date	Invoice #
6/24/2025	48965

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		
		Monthly Irrigation Inspection performed on June 24, 2025 Repaired items found broken during inspection		
		Front Timer		
1	6" pop-up spray	Replaced 1 broken 6" pop-up spray head in Zone 2	25.00	25.00
1	Nozzle	Replaced 1 broken Nozzle in Zone 12	5.00	5.00
1	6" rotor	Replaced 1 broken 6" Rotor in Zone 21	35.00	35.00
1	Raise/Lower head	Raised 1 head in Zone 21	10.00	10.00
		Back Clock		
1	Drip Repair	Parts to repair the 1 broken drip line in Zone 3	10.00	10.00
		Middle Timer (No repairs had to be made)		
4	Irrigation Labor	Irrigation Basic Labor (Per Tech)	95.00	380.00

All work is complete!			Total	\$465.00
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Envera

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

Invoice	
Invoice Number 757121	Date 07/01/2025
Customer Number 300068	Due Date 08/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Cordoba Ranch CDD	300068		07/01/2025	08/01/2025

Quantity	Description	Months	Rate	Amount
<i>721 - Gate Access - Cordoba Ranch CDD - 2502 Cordoba Ranch Blvd, Lutz, FL</i>				
1.00	Envera Kiosk System 08/01/2025 - 08/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 08/01/2025 - 08/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 08/01/2025 - 08/31/2025	1.00	\$183.00	\$183.00
1.00	Virtual Gate Guard Monitoring 08/01/2025 - 08/31/2025	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
7/1/2025	757121	Monitoring Services	\$2213.00	\$2213.00

Envera

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

Invoice	
Invoice Number 757121	Date 07/01/2025
Customer Number 300068	Due Date 08/01/2025

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



Crowder's Landscaping, Inc.

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

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
------------------------------	--------------	-------------

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.: 10004-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	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

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.: 9933-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fountain Maintenance	Fountain Cleaning for 2 Fountains- Quarterly	1	\$250.00	\$250.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			
					Total	\$250.00



INVOICE

Cordoba Ranch
 3016 Cordoba Ranch Blvd
 LUTZ FL 33559
 USA

Invoice Date
 Jul 1, 2025

Invoice Number
 INV-4287

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 31, 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-4287
Amount Due **950.00**
Due Date Jul 31, 2025

Amount Enclosed

Enter the amount you are paying above



INVOICE

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

July 8, 2025
Project No: 00013606-00
Invoice No: 25110

Project 00013606-00 Cordoba Ranch CDD District Engineering Services
Project board updates and coordination with DM - ribbon curb project, washout coordination; Attendance at June monthly meeting;

Services current through June 27, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	1.50	280.00	420.00	
Project Manager I	11.50	180.00	2,070.00	
Totals	13.00		2,490.00	
Total Labor				2,490.00
		Total this Invoice		\$2,490.00

BBE/L
inframarkcms@payableslockbox.com

Billing Backup

Tuesday, July 8, 2025

BGE, Inc.

Invoice 25110 Dated 7/8/2025

1:49:21 PM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	6/3/2025	.50	280.00	140.00	
Chang, Philip	6/19/2025	1.00	280.00	280.00	
Project Manager I					
Ramos, Nicolas	5/27/2025	1.00	180.00	180.00	
Ramos, Nicolas	5/28/2025	.50	180.00	90.00	
Ramos, Nicolas	5/29/2025	.50	180.00	90.00	
Ramos, Nicolas	5/30/2025	.50	180.00	90.00	
Ramos, Nicolas	6/5/2025	.50	180.00	90.00	
Ramos, Nicolas	6/12/2025	.50	180.00	90.00	
Ramos, Nicolas	6/13/2025	2.00	180.00	360.00	
Ramos, Nicolas	6/16/2025	1.00	180.00	180.00	
Ramos, Nicolas	6/17/2025	2.00	180.00	360.00	
Ramos, Nicolas	6/25/2025	1.00	180.00	180.00	
Ramos, Nicolas	6/26/2025	1.00	180.00	180.00	
Ramos, Nicolas	6/27/2025	1.00	180.00	180.00	
Totals		13.00		2,490.00	
Total Labor					2,490.00
			Total this Project		\$2,490.00
			Total this Report		\$2,490.00

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

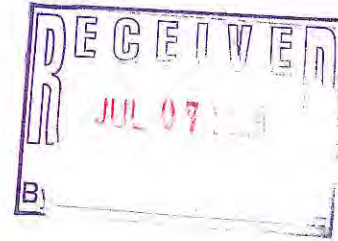


Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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



*CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607*

*Invoice No. 372735
Date 07/02/2025
Client No. 21809*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 4,075.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
154287

DATE
7/16/2025

CUSTOMER ID
C1761

NET TERMS
Due On Receipt

PO#

DUE DATE
7/16/2025

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	2.76		2.76
Subtotal					2.76

Subtotal	\$2.76
Tax	\$0.00
Total Due	\$2.76

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

July 22, 2025
 Client: 001286
 Matter: 000001
 Invoice #: 26849

Page: 1

RE: GENERAL

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/9/2025	KCH	EMAILS WITH C. NEWSOME REGARDING W9 FOR VENDOR DEZHA.	0.2	\$61.00
6/10/2025	KCH	REVIEW AGENDA PACKAGE; REVIEW EMAIL FROM ATTORNEY SCOTT GOLDSTEIN REGARDING TREE MAINTENANCE AND OWNERSHIP FORWARDED BY E. OWEN.	0.5	\$152.50
6/16/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING VIA TEAMS; EMAILS WITH E. OWEN REGARDING SCOPE OF SERVICE FOR POND MAINTENANCE; PREPARE SCOPE OF SERVICES FOR POND MAINTENANCE, INCLUDING SWALES AND WETLAND MITIGATION/PRESERVES.	2.9	\$884.50
6/20/2025	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 23-24 AUDIT; FINALIZE AUDIT RESPONSE LETTER.	0.9	\$247.50
6/20/2025	LC	REVIEW AUDITOR REQUEST FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$80.00
6/23/2025	KCH	REVIEW PROJECT BOARD; EMAIL WITH C. NEWSOME RE SAME.	0.3	\$91.50
6/24/2025	KCH	PREPARE SERVICES AGREEMENT FOR ANNUALS INSTALL FOR A NOT TO EXCEED AMOUNT OF \$9,300 WITH CROWDERS; REVISE SCOPE OF SERVICES FOR POND/WETLAND/SWALE MAINTENANCE; REVIEW PACSCON PROPOSAL FOR GEOTECHNICAL INVESTIGATION; PREPARE SERVICES AGREEMENT WITH PACSCON; REVIEW SITEMASTERS PROPOSAL FOR REMEDIATION WORK RELATED TO WASHOUT.	2.8	\$854.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/25/2025	KCH	EMAILS WITH RESIDENT EDMONSON REGARDING START OF WORK WITH PACSCON FOR GEOTECHNICAL INVESTIGATION INTO WASHOUT; EMAILS WITH C. NEWSOME REGARDING SAME.	0.3	\$91.50
6/26/2025	KCH	REVIEW EMAILS WITH C. NEWSOME AND J. GOLDYN REGARDING PAYMENT OF DEZHRA VENDOR; REVIEW EMAIL FROM E. OWEN AND ATTACHED PROPOSAL FROM COMPLETEIT FOR GATE SECURITY SERVICES.	0.5	\$152.50
Total Professional Services			8.9	\$2,615.00
Total Services				\$2,615.00
Total Disbursements				\$0.00
Total Current Charges				\$2,615.00
Previous Balance				\$2,714.00
<i>Less Payments</i>				<i>(\$2,714.00)</i>
PAY THIS AMOUNT				\$2,615.00

Please Include Invoice Number on all Correspondence

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 250698

DATE 07/11/2025 TERMS Net 30

DUE DATE 08/10/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/10/2025	SERVICE CALL	Reported open with unknown issues. Technician found arm broken. Re-bolted and restored functionality.	1	190.00	190.00
	MISCELLANEOUS HARDWARE & SUPPLES	NUTS/BOLTS/CONDUIT/WIRE/FITTINGS/FASTENERS	1	10.00	10.00

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

TOTAL DUE \$200.00

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 250712

DATE 07/17/2025 **TERMS** Net 30

DUE DATE 08/16/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/15/2025	SERVICE CALL	Stuck open. Technician disconnected the Envira system, and the gates closed. It is being held open by Envira. Video taken and sent to 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



Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221

Date 4/16/2025

Invoice # 20989

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

Project Info

P.O. #

Terms

Ship/Pick Up Date 4/16/2025

Due Date 4/16/2025

Description	Qty	Price	Amount
17812 Howsmoor Place			
Restoration of eroded area along property line/creek. Washout to be filled with clean compacted fill dirt, stabilized with coconut TRM, and sodded with Bahia sod	1	3,085.00	3,085.00
18446 Belfair Glen Place			
Restoration of the three (3) WORST eroded areas along the pond shoreline. Washouts to be filled with clean compacted fill dirt, stabilized with coconut TRM, and sodded with Bahia sod	1	2,580.00	2,580.00
OPTIONAL Restoration of additional 140 linear feet of MINOR eroded areas along the pond shoreline. Washouts to be repaired as stated above.	1	3,170.00	3,170.00
ALL ABOVE WORK WILL COME WITH LIFETIME WARRANTY IF CCE IS POND MAINTENANCE VENDOR			
**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.			

Thank you for your business
Crosscreek Environmental Inc.

Subtotal	\$8,835.00
Sales Tax (6.5%)	\$0.00
Total	\$8,835.00
Payments/Credits	\$0.00
Balance Due	\$8,835.00

Invoice



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

Date	Invoice #
7/17/2025	65290

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
1	Irrigation Labor	Cordoba Estates CDD 2902 Cordoba Ranch Blvd. Lutz, FL 33559 Service Call: 3105 Cordoba Ranch (Robert Butt) At the edge of his property, requested sprinkler head be removed due to over watering from system. Irrigation Basic Labor (Per Tech) Ran system to find sprinkler head. Removed head and capped off line.	95.00	95.00

All work is complete!			Total	\$95.00
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Crowder's Landscaping and Irrigation
 P.O. Box 1375
 Lutz, FL 33548
 Office: (813) 767-6360

Invoice

Date	Invoice #
7/25/2025	65309

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		
		Performed Monthly Irrigation Inspection on July 23rd, 2025 Items listed below were found in-operable. Repaired/replaced. Tested system for proper operation.		
1	Nozzle	Back Clock Replaced 1 broken Nozzle in Zone 1	5.00	5.00
1	6" rotor	Back by the wooded area Replaced 1 broken 6" Rotor in Zone 3	35.00	35.00
7	Drip Repair	Behind Left Wall Repaired 7 broken Drip Lines (Qty 1 in Zone 19, Qty 4 in Zone 22 and Qty 2 in Zone 25)	15.00	105.00
1.5	Irrigation Labor	Irrigation Basic Labor (Per Tech)	95.00	142.50

All work is complete!			Total	\$287.50
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Crowder's Landscaping and Irrigation
P.O. Box 1375
Lutz, FL 33548
Office: (813) 767-6360

Invoice

Date	Invoice #
7/24/2025	65307

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
2,380	Annual Flowers Soil	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 SOW: Spring Annual Flower Rotation		
22		4" Potts Potting Mix	3.50 44.00	8,330.00 968.00
Total				\$9,298.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	#124203
CUSTOMER ID	C1761
PO#	

DATE	5/2/2024
NET TERMS	Net 30
DUE DATE	6/1/2024

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

Services provided for the Month of: April 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies 001-547001-51301-5000	14	Ea	0.15		2.10
Postage 001-541006-51301-5000	1	Ea	10.24		10.24
Subtotal					12.34

Subtotal	\$12.34
Tax	\$0.00
Total Due	\$12.34

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.



Hillsborough County Florida

Post Office Box 1110
Tampa, FL 33601

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

CORDOBA RANCH CDD C/O CHRISTINA NEWSOME
2005 PAN AM CIR STE 300
TAMPA, FL 33607

NOTICE OF DEFAULT - WATER USE RESTRICTION

7/2/2025

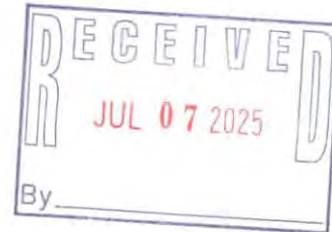
Dear Property Owner(s);

NOTICE OF DEFAULT, NON PAYMENT, VIOLATION OF SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES

The listed location has been assessed penalties for a Water Use Restriction Violation as required by SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES. This is to notify you that Hillsborough County has not received payment for the past due balance for the Water Use Violation. Enclosed, for your review and resolution, is a dast due invoice detailing the amount due for the listed Water Use Violation date. Failure to pay or appeal within ten (10) business days from receipt of this notice will cause this case to be referred to the Hillsborough County Code Enforcement Special Magistrate for a hearing on the violation of non-payment.

Water Use Violation Details:

CASE NUMBER: HC-WE-25-001096
LOCATION 2502 Cordoba Ranch Blvd
PARCEL NUMBER: 033732.5778
VIOLATION DATED: 05/27/2025 - 06:33 AM
AMOUNT PAST DUE: \$300.00
VIOLATION: WATERING ON RESTRICTED DAY



In accordance with Chapter 162, Florida Statutes and Hillsborough County Ordinance 10-27, the Special Magistrate has the authority to require immediate payment of penalties, as well as payment of County costs incurred. If payment is not made by the date specified at this hearing, additional fines up to \$5,000 per day may be imposed. In addition, a lien will be placed on all properties owned by the property owner(s) in question and will continue to accrue until all penalties and County costs have been paid.

Payments may also be made online at www.HCFLGOV.net/CodeFines

Questions may be directed to Joe Gross, 813-274-6604



Hillsborough County Florida

NOTICE OF DEFAULT

Invoice - Statement of Charges

Case Number: HC-WE-25-001096

Invoice Date: 7/2/2025

Parcel Number: 033732.5778

Charge Details:

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

Description of Violation:	Violation Dated:	Time:	Penalty:
WATERING ON RESTRICTED DAY	05/27/2025	06:33 AM	\$300.00

TOTAL AMOUNT DUE: \$300.00

Payment may be made online at www.hcfl.gov/departments/code or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, FL 33619

Failure to pay these fines, or file written appeal, within ten (10) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

Learn More Here



CHECK REQUEST FORM

Date: 7/14/2025

Invoice Number: JT-061625

District / Municipality Name: Cordoba Ranch CDD

Please cut check from Acct. #: _____

Please issue a check to: James Therrien

Vendor Name: James Therrien

Vendor No.: V00080

Check amount: \$184.70

Please code to: 511100-51101-5000-001

Check Description/Reason: check never received board 6/16/25

Mailing instructions: James Therrien
17916 Howsmoor Pl
Lutz, FL 33559

Requester: LORI BINGLE

Date: 7/14/2025



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7827692
Account Number: 256216000
Invoice Date: 07/23/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Cordoba Ranch Community Development District
Attn District Manager
11555 Heron Bay Blvd, Suite 201
Coral Springs, FL 33076
United States

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BONDS, SERIES 2021 REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**CORDOBA RANCH COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BONDS, SERIES 2021 REVENUE ACCOUNT**

Invoice Number: 7827692
Account Number: 256216000
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 256216000
Invoice # 7827692
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7827692
 Invoice Date: 07/23/2025
 Account Number: 256216000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Agenda Page 55

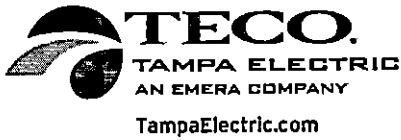
**CORDOBA RANCH COMMUNITY DEVELOPMENT
 DISTRICT CAPITAL IMPROVEMENT REVENUE
 REFUNDING BONDS, SERIES 2021 REVENUE ACCOUNT**

Accounts Included 256216000 256216001 256216002 256216003 256216004
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026				\$3,750.00
Incidental Expenses 05/01/2025 to 04/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

	CORDOBA RANCH			
TAMPA ELECTRIC				
Vendor : V00003				
INV #		071325ACH		
DATE:		6/15/2025		
New ACCT#	METER#	ADDRESS		
			SERVICE DATES	5/20-6/18/25
			ACH	28-Oct
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	581.97
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	32.58
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	51.23
		001-543001-53100-5000	TOTAL	\$ 665.78
211006627916		CORDOBA RANCH PH1&1A	LIGHTING	6798.77
211006628278		CORDOBA RANCH BV	LIGHTING	291.62
211008004931		CORDOBA RANCH BLVD	LIGHTING	1348.81
221008996409		18446 BELFAIR GLEN PL	LIGHTING	311.26
		001-543013-53100-5000	TOTAL	\$ 8,750.46
		GRAND TOTAL		\$ 9,416.24



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

Amount Due: \$581.97

Due Date: July 15, 2025
Account #: 211006627700

DO NOT PAY. Your account will be drafted on July 15, 2025

Account Summary

Current Service Period: May 20, 2025 - June 18, 2025	
Previous Amount Due	\$483.10
Payment(s) Received Since Last Statement	-\$483.10
Current Month's Charges	\$581.97
Amount Due by July 15, 2025	\$581.97

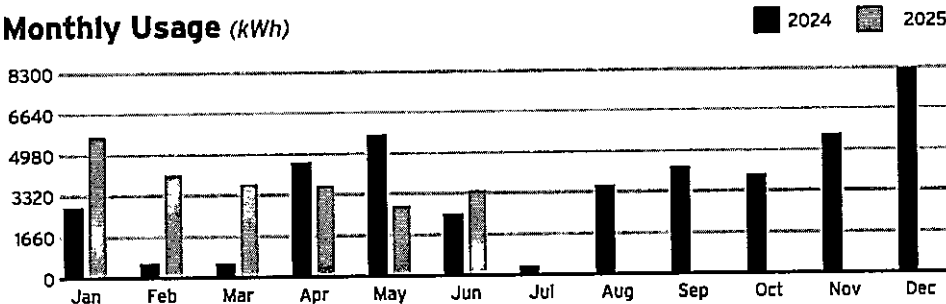
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **48.05%** higher than the same period last year.
- Your average daily kWh used was **28.09%** 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

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



Account #: 211006627700
Due Date: July 15, 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: \$581.97

Payment Amount: \$ _____

616816561745

Your account will be drafted on July 15, 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 33631-331B

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



Meter Read

Service Period: May 20, 2025 - Jun 18, 2025

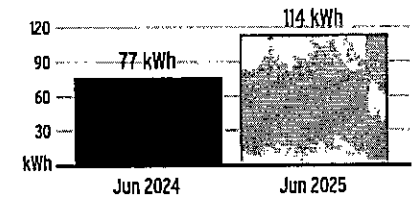
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000751556	06/18/2025	84,323	80,895	3,428 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,428 kWh @ \$0.08641/kWh	\$296.21
Fuel Charge	3,428 kWh @ \$0.03391/kWh	\$116.24
Storm Protection Charge	3,428 kWh @ \$0.00577/kWh	\$19.78
Clean Energy Transition Mechanism	3,428 kWh @ \$0.00418/kWh	\$14.33
Storm Surcharge	3,428 kWh @ \$0.02121/kWh	\$72.71
Florida Gross Receipt Tax		\$13.80
Electric Service Cost		\$551.97

Avg kWh Used Per Day



Other Fees and Charges		
Zap Cap Systems		
Service for: 2502 CORDOBA RANCH BLVD, LUTZ, FL 33559-3915		
Business Surge MST120 Monthly	1 unit @ \$30.00	\$30.00
Zap Cap Systems Cost		\$30.00

Important Messages

Total Current Month's Charges: \$581.97

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

Ways To Pay Your Bill

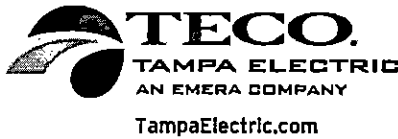
- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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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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Statement Date: June 24, 2025



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

Amount Due: \$32.58

Due Date: July 15, 2025
Account #: 211006628138

DO NOT PAY. Your account will be drafted on July 15, 2025.

Account Summary

Current Service Period: May 20, 2025 - June 18, 2025	
Previous Amount Due	\$26.77
Payment(s) Received Since Last Statement	-\$26.77
Current Month's Charges	\$32.58
Amount Due by July 15, 2025	\$32.58

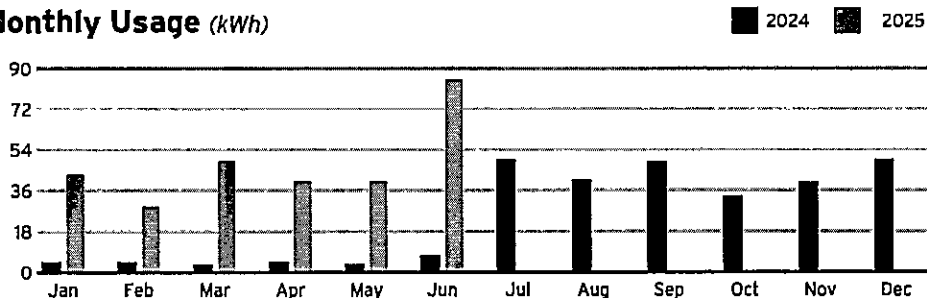
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

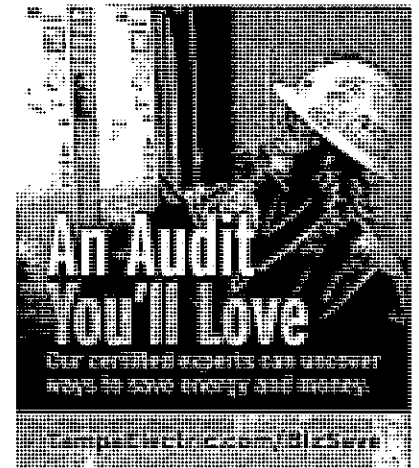
- Your average daily kWh used was **1400%** higher than the same period last year.
- Your average daily kWh used was **200%** higher than it was in your previous period.

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



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



Account #: 211006628138

Due Date: July 15, 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: \$32.58

Payment Amount: \$ _____

616816561747

Your account will be drafted on July 15, 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

Account #: 211006628138
Statement Date: June 24, 2025
Charges Due: July 15, 2025

Meter Read

Service Period: May 20, 2025 - Jun 18, 2025

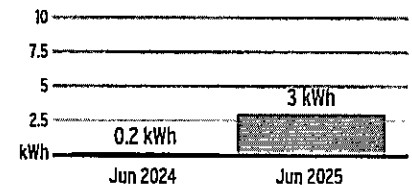
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000136142	06/18/2025	5,553	5,468	85 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	85 kWh @ \$0.08641/kWh		\$7.34
Fuel Charge	85 kWh @ \$0.03391/kWh		\$2.88
Storm Protection Charge	85 kWh @ \$0.00577/kWh		\$0.49
Clean Energy Transition Mechanism	85 kWh @ \$0.00418/kWh		\$0.36
Storm Surcharge	85 kWh @ \$0.02121/kWh		\$1.80
Florida Gross Receipt Tax			\$0.81
Electric Service Cost			\$32.58

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$32.58

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

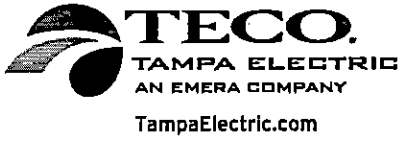
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- Energy-Saving Programs:** 813-275-3909

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

Amount Due: \$51.23
Due Date: July 15, 2025
Account #: 211006627494

DO NOT PAY: Your account will be drafted on July 15, 2025

Account Summary

Current Service Period: May 20, 2025 - June 18, 2025	
Previous Amount Due	\$70.76
Payment(s) Received Since Last Statement	-\$70.76
Current Month's Charges	\$51.23
Amount Due by July 15, 2025	\$51.23

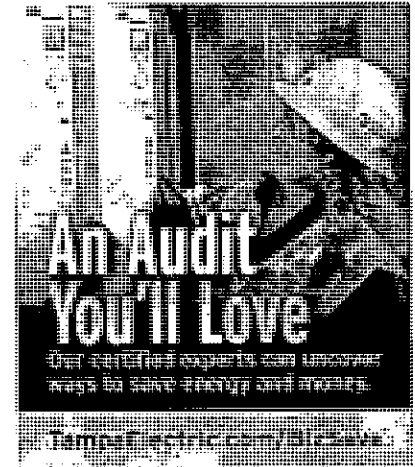
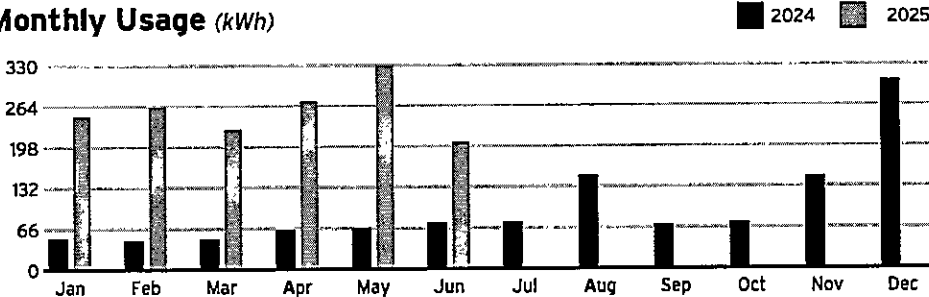
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **250%** higher than the same period last year.
- Your average daily kWh used was **30%** lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

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



Account #: 211006627494
Due Date: July 15, 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: \$51.23
Payment Amount: \$ _____

616816561744

Your account will be drafted on July 15, 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 33631-331B

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

Account #: 211006627494
Statement Date: June 24, 2025
Charges Due: July 15, 2025

Meter Read

Service Period: May 20, 2025 - Jun 18, 2025

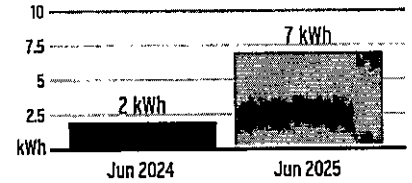
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	06/18/2025	12,934	12,729		205 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	205 kWh @ \$0.08641/kWh	\$17.71
Fuel Charge	205 kWh @ \$0.03391/kWh	\$6.95
Storm Protection Charge	205 kWh @ \$0.00577/kWh	\$1.18
Clean Energy Transition Mechanism	205 kWh @ \$0.00418/kWh	\$0.86
Storm Surcharge	205 kWh @ \$0.02121/kWh	\$4.35
Florida Gross Receipt Tax		\$1.28
Electric Service Cost		\$51.23

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$51.23

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

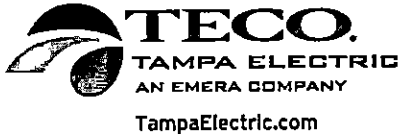
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P.O. Box 31318
Tampa, FL 33631-3318
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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Amount Due: \$6,798.77
Due Date: July 15, 2025
Account #: 211006627916

DO NOT PAY. Your account will be drafted on July 15, 2025

Account Summary

Current Service Period: May 20, 2025 - June 18, 2025	
Previous Amount Due	\$6,791.09
Payment(s) Received Since Last Statement	-\$6,791.09
Current Month's Charges	\$6,798.77
Amount Due by July 15, 2025	\$6,798.77

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



Scan here to view your account online.



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

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



Account #: 211006627916
Due Date: July 15, 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: \$6,798.77
Payment Amount: \$ _____

616816561746

Your account will be drafted on July 15, 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

Account #: 211006627916
Statement Date: June 24, 2025
Charges Due: July 15, 2025

Service Period: May 20, 2025 - Jun 18, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	2639 kWh @ \$0.03412/kWh	\$90.04
Fixture & Maintenance Charge	131 Fixtures	\$2165.53
Lighting Pole / Wire	131 Poles	\$4400.29
Lighting Fuel Charge	2639 kWh @ \$0.03363/kWh	\$88.75
Storm Protection Charge	2639 kWh @ \$0.00559/kWh	\$14.75
Clean Energy Transition Mechanism	2639 kWh @ \$0.00043/kWh	\$1.13
Storm Surcharge	2639 kWh @ \$0.01230/kWh	\$32.46
Florida Gross Receipt Tax		\$5.82
Lighting Charges		\$6,798.77

Total Current Month's Charges **\$6,798.77**

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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

Amount Due: \$291.62
Due Date: July 15, 2025
Account #: 211006628278

DO NOT PAY. Your account will be drafted on July 15, 2025

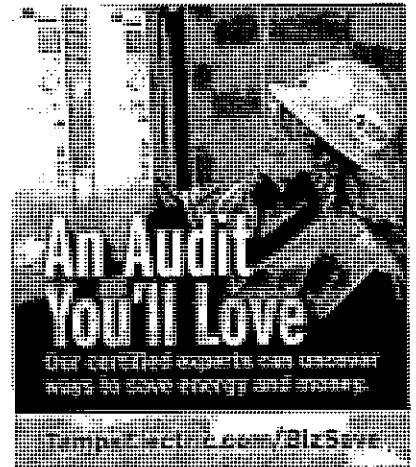
Account Summary

Current Service Period: May 20, 2025 - June 18, 2025	
Previous Amount Due	\$291.14
Payment(s) Received Since Last Statement	-\$291.14
Current Month's Charges	\$291.62
Amount Due by July 15, 2025	\$291.62

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



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



Account #: 211006628278
Due Date: July 15, 2025



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

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

Amount Due: \$291.62
Payment Amount: \$ _____

616816561748

Your account will be drafted on July 15, 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



Service Period: May 20, 2025 - Jun 18, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$5.11
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		\$0.34
Lighting Charges		\$291.62

Total Current Month's Charges \$291.62

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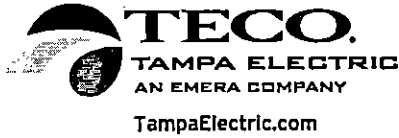
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CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Amount Due: **\$1,348.81**

Due Date: July 15, 2025
Account #: 221008004931

DO NOT PAY. Your account will be drafted on July 15, 2025.

Account Summary

Current Service Period: May 20, 2025 - June 18, 2025	
Previous Amount Due	\$1,347.27
Payment(s) Received Since Last Statement	-\$1,347.27
Current Month's Charges	\$1,348.81
Amount Due by July 15, 2025	\$1,348.81

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



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

Account #: 221008004931

Due Date: July 15, 2025



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

Amount Due: **\$1,348.81**

Payment Amount: \$ _____

602001846082

Your account will be drafted on July 15, 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



Service Period: May 20, 2025 - Jun 18, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$16.61
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		\$1.09
Lighting Charges		\$1,348.81

Total Current Month's Charges \$1,348.81

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Phone
 Toll Free:
866-689-6469

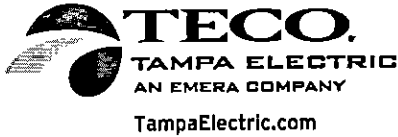
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 863-299-0800 (Polk County)
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CORDOBA RANCH CDD
18446 BELFAIR GLEN PL
LUTZ, FL 33559-3932

Amount Due: \$311.26
Due Date: July 15, 2025
Account #: 221008996409

DO NOT PAY. Your account will be drafted on July 15, 2025

Account Summary

Current Service Period: May 20, 2025 - June 18, 2025	
Previous Amount Due	\$331.27
Payment(s) Received Since Last Statement	-\$331.27
Current Month's Charges	\$311.26
Amount Due by July 15, 2025	\$311.26

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



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



Account #: 221008996409
Due Date: July 15, 2025

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Amount Due: \$311.26
Payment Amount: \$ _____

660026267085

Your account will be drafted on July 15, 2025

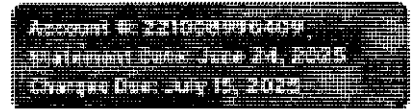
CORDOBA RANCH CDD
11555 HERON 8AY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

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



Service Period: May 20, 2025 - Jun 18, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$3.83
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		\$0.25
Lighting Charges		\$311.26

Total Current Month's Charges \$311.26

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

Ways To Pay Your Bill

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

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

Mall 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 Account Number:
239-177-5795-050213-5
 PIN:
3916

Agenda Page 71
 Billing Date:
Jun 22, 2025
 Billing Period:
Jun 22 - Jul 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

Previous balance	\$154.47
Payment received by Jun 22, thank you	-\$154.47

Service summary

	Previous month	Current month
Bundle	\$150.98	\$150.98
Other	\$3.49	↑\$4.50
Total services	\$154.47	\$155.48
Total balance		\$155.48

Total balance
\$155.48
 Auto Pay is scheduled
Jul 16



Starting this month, the price for the printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

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 06242025 NNNNNNNN 01 009363 0045

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



19800123917757950502130000000000000000155485



CORDOBA RANCH CDD Account Number:
239-177-5795-050213-5
 PIN:
3916

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 Billing Date
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 Billing Period:
Jun 22 - Jul 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.



CORDOBA RANCH CDD

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

Billing Date:
Jun 22, 2025

PIN:
3916

Billing Period:
Jun 22 - Jul 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		
06.22-07.21	FiberOptic Internet for Business 75/75 2YR	\$150.98
Bundle Total		\$150.98

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 \$155.48 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Other Charges		
Monthly Charges		
06.22-07.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50
Total current month charges		\$155.48

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:
239-177-5795-050213-5
PIN:
3916

Agenda Page 74
Billing Date:
Jun 22, 2025
Billing Period:
Jun 22 - Jul 21, 2025

239-177-5795

88/KQXA/334300/ /VZFL



Fourth Order of Business

4A

RESOLUTION 2025-09

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

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

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

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

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

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

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

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

SECTION 2. The District Board of Supervisors hereby adopts the Memorandum, goals, objectives and performance measures and standards as provided in **Exhibit 1**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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

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

PASSED AND ADOPTED this 18th day of August, 2025.

ATTEST:

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Memorandum/Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 18, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District’s website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

Standard: District’s website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District’s website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Cordoba Ranch Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Cordoba Ranch Community Development District

4B



**FLORIDA INSURANCE ALLIANCE
DISTRICTS PACKAGE APPLICATION**



Covered Party: Cordoba Ranch Community Development District

Mailing Address: c/o Inframark
2654 Cypress Ridge Blvd Ste. 101 Wesley Chapel, FL 33544

FEIN: 42-1692684

Physical County: Hillsborough

Contact: Christina Newsome
Title: District Manager

Phone #: 813.608.8288
Email: Christina.Newsome@inframark.com

Coverage Term: 10/1/2025 - 10/1/2026

Year Entity was established: 2005

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	Yes
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

CERTIFICATION
This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____
TITLE: _____
DATE: _____

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT
Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

4C



LLS Tax Solutions Inc
1645 Sun City Center Plz.
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 5, 2025

Cordoba Ranch Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Drive #407
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Cordoba Ranch Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$6,135,000 Cordoba Ranch Community Development District Capital Improvement Revenue Refunding Bonds, Series 2021

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three-year calculation period beginning April 28, 2024, through the period ending April 27, 2027, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Yield Reduction Payment calculation required due to funds not yield restricted after established temporary period ends.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Cordoba Ranch Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

4D



Quarterly Compliance Audit Report

Cordoba Ranch

Date: July 2025 - 2nd Quarter
Prepared for: Sandra Demarco
Developer: Inframark
Insurance agency:



Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

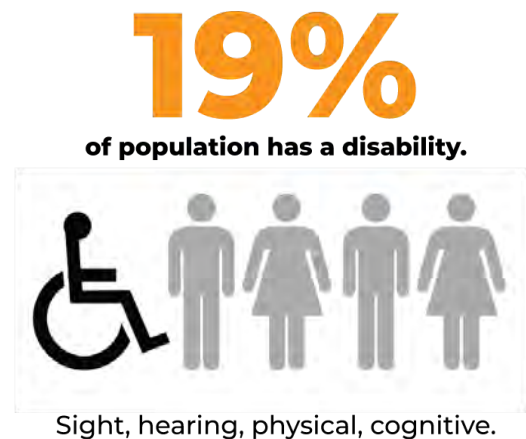
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Fifth Order of Business

5Di.



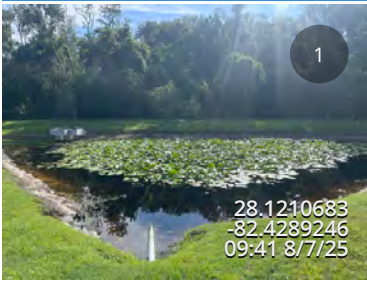
CORDOBA RANCH CDD

Field Inspection - August 2025

Thursday, August 7, 2025

Prepared For Cordoba Ranch CDD Board Of Supervisors

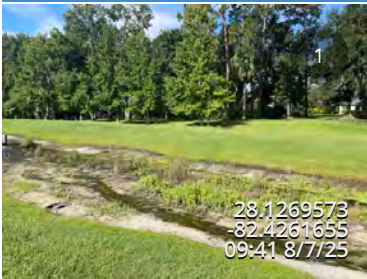
22 Items Identified



ITEM 1

Assigned To: Sitex

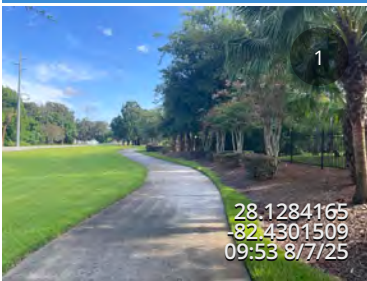
The ponds by the amenity center look good.



ITEM 2

Assigned To: Sitex

Primrose Willow and other invasive weeds need to be treated in pond 130.



ITEM 4

Assigned To: Crowders

The landscaping along Livingston Ave is healthy and well maintained.



ITEM 5

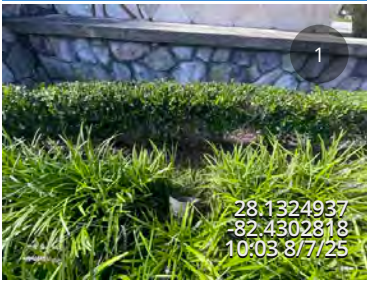
Assigned To: Crowders

The turf inside the fence on Livingston Ave needs to be mowed.



ITEM 6

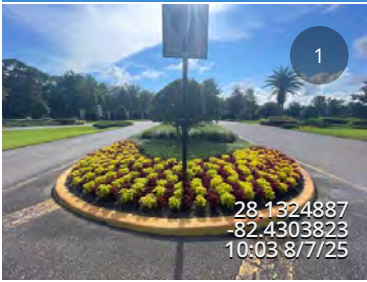
The overgrown oaks on CDD property are being quoted for trimming.



ITEM 7

Assigned To: Crowders

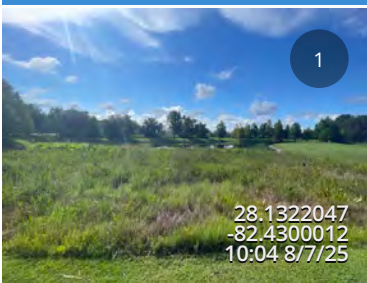
The Liriope blocking the landscape lights at the front monument have been trimmed for better visibility.



ITEM 8

Assigned To: Crowders

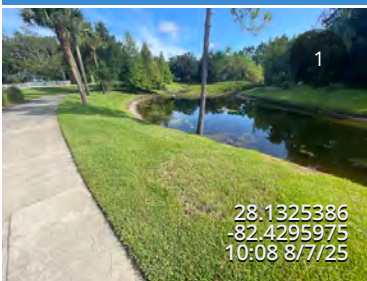
Annuals have been installed throughout the district (Coleus).



ITEM 9

Assigned To: Sitex

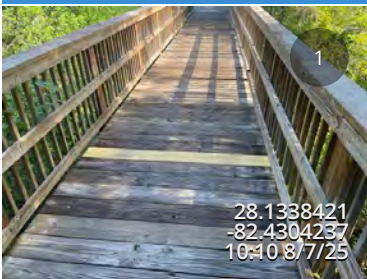
Invasive weeds in pond 100 need to be treated. The fountains are currently down, proposals have been submitted to replace them.



ITEM 10

Assigned To: Lebel Landscaping

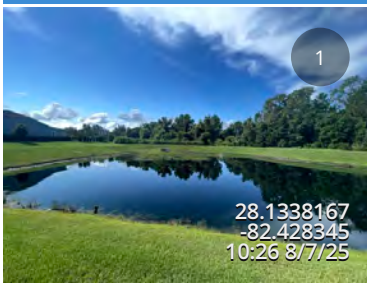
Sod has been installed over the removed Cypress stumps. Irrigation is running overtime until it is fully established.



ITEM 11

Assigned To: Inframark

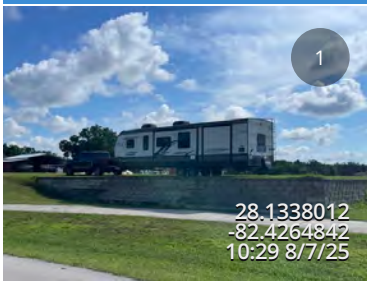
The damaged board has been replaced at the bridge on Livingston Ave.



ITEM 12

Assigned To: Sitex

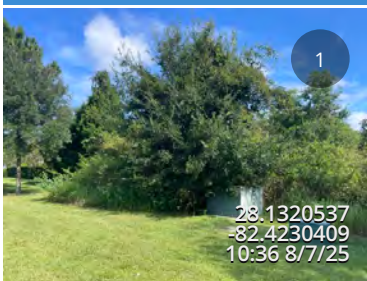
Pond 120 looks good, aquatic plantings on the littoral shelf are growing back.



ITEM 13

Assigned To: District Manager

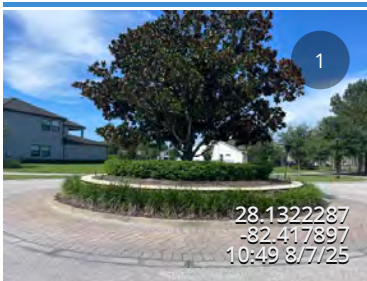
A trailer is parked on CDD property along Barn Close Dr.



ITEM 14

Assigned To: Crowders

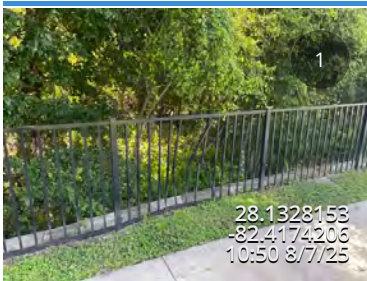
Please trim the overgrowth around the transformer on Cordoba Ranch Blvd between Howsmoor and Bramshot Pl.



ITEM 15

Assigned To: Crowders

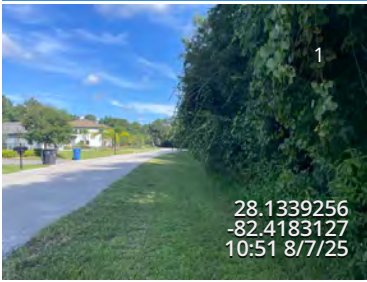
Irrigation breaks in the island at Cordoba Ranch Blvd and Bramshot Pl needed to be repaired before installing annuals. A proposal will be provided to relandscape this island.



ITEM 16

Assigned To: Inframark

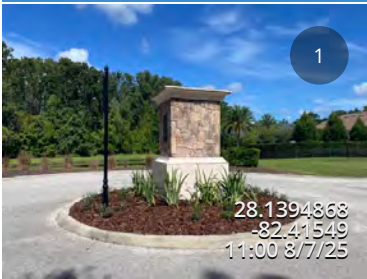
The damaged iron fence across from Beacon Pasture Way has been approved for repair.



ITEM 17

Assigned To: Crowders

Please trim back the conservation area along Beacon Pasture Way.



ITEM 18

Assigned To: Crowders

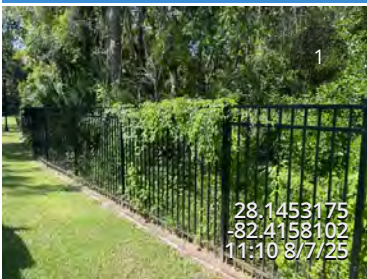
The approved landscaping and irrigation has been installed at the executive island. We are missing 2 Lantana and 3 Blue Daze.



ITEM 19

Assigned To: Crowders

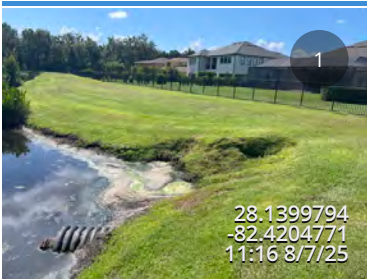
Planktonic and Filamentous algae in pond 310 needs to be treated.



ITEM 20

Assigned To: Crowders

Overgrowth and vines need to be cleared from the fence at the end of Belfair Glen Pl.



ITEM 21

Assigned To: District Engineer

The washout at pond 290 is being reviewed by the district engineer.



ITEM 22

Assigned To: District Engineer

The sidewalk crack at the end of Cordoba Ranch Blvd is being reviewed by the district engineer.



ITEM 24

Assigned To: District Manager

Pool installation at 2610 Meadow Grange Ln has damaged CDD property, the area will need to be restored by the resident once completed.

Sixth Order of Business



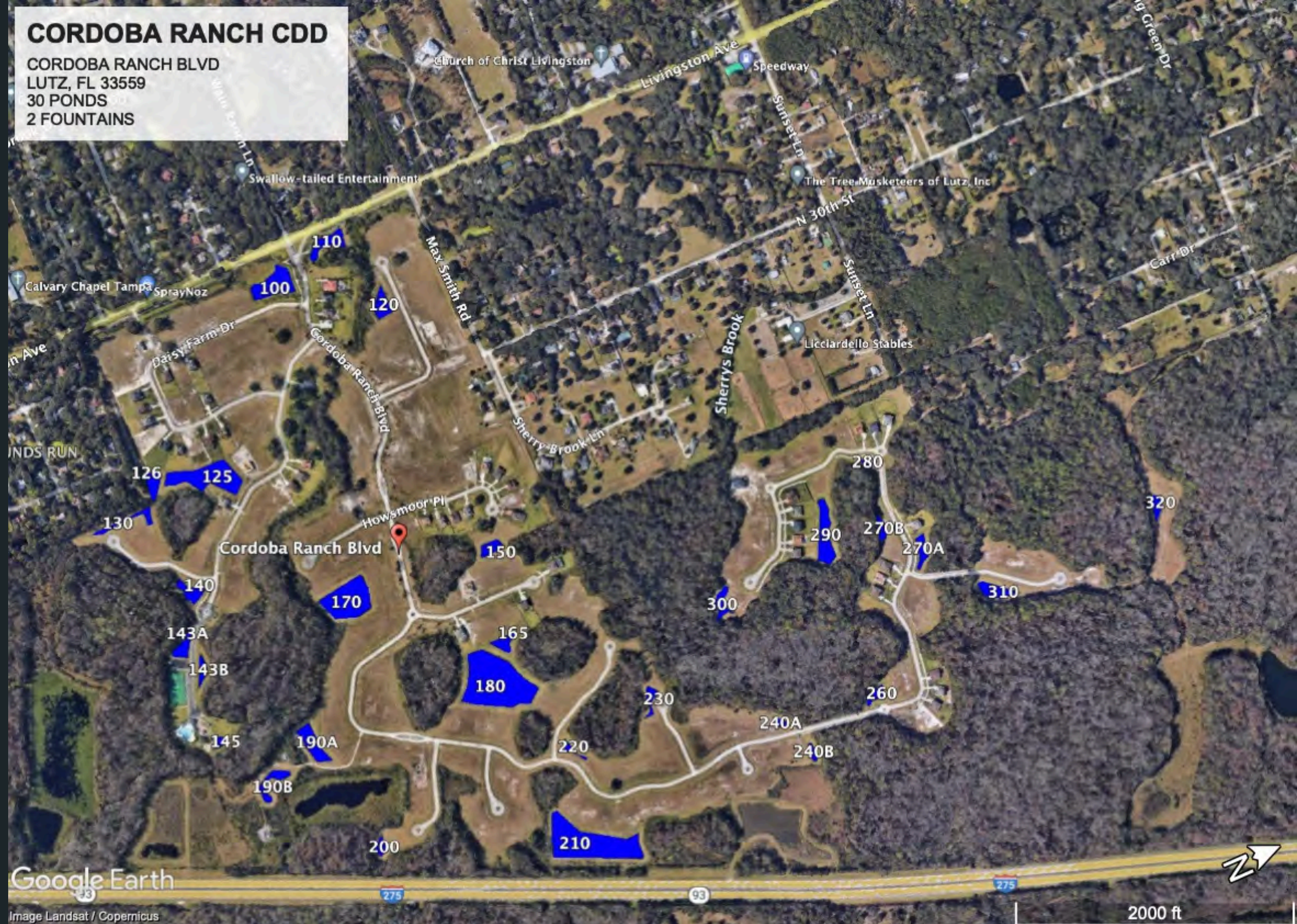
MONTHLY REPORT

AUGUST, 2025



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Google Earth

Image Landsat / Copernicus

2000 ft

Prepared for: Mona Slaughter

Prepared By: Devon Craig

SUMMARY:

The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Algae and Shoreline Vegetation.

Jul 29, 2025 at 9:11:15 AM



Pond #125 Treated for Algae and Shoreline Vegetation.

Jul 29, 2025 at 9:13:16 AM



Pond #126 Treated for Algae and Shoreline Vegetation.

Jul 29, 2025 at 9:16:40 AM



Pond #130 Treated for Algae and Shoreline Vegetation.



Pond #140 Treated for Algae and Shoreline Vegetation.



Pond #143A Treated for Shoreline Vegetation.



Pond #143B Treated for Algae and Shoreline Vegetation.

Jul 29, 2025 at 9:24:52 AM



Jul 29, 2025 at 9:51:51 AM



Jul 29, 2025 at 10:03:59 AM



Pond #145 Treated for Shoreline Vegetation.

Pond #150 Treated for Algae and Shoreline Vegetation.

Pond #165 Treated for Shoreline Vegetation.



Jul 29, 2025 at 9:47:24 AM

Pond #170 Treated for Shoreline Vegetation.



Jul 29, 2025 at 10:02:58 AM

Pond #180 Treated For Algae and Shoreline Vegetation.



Jul 29, 2025 at 9:39:31 AM

Pond #190A Treated for Shoreline Vegetation.

Jul 29, 2025 at 9:28:08 AM



Pond #190B Treated for Shoreline Vegetation.

Jul 29, 2025 at 9:55:46 AM



Pond #200 Treated for Shoreline vegetation.

Jul 29, 2025 at 10:17:29 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.

Jul 29, 2025 at 10:19:37 AM



Jul 29, 2025 at 10:22:58 AM



Jul 29, 2025 at 10:24:23 AM



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.

Jul 29, 2025 at 10:30:43 AM



Pond #300 Treated for Shoreline Vegetation.

Jul 29, 2025 at 10:36:41 AM



Pond #310 Treated for Shoreline Vegetation.

Jul 29, 2025 at 10:40:26 AM



Pond #320 Treated for Shoreline vegetation.