

**Cordoba Ranch  
Community Development District**

**September 15, 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

## Staff

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

## Meeting Agenda

Monday, September 15, 2025 – 4:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Staff Reports**
  - A. Aquatics Inspection Report (Sitex)
  - B. Field Inspection Report
  - C. District Engineer
    - i. Road Structural Sustainability
    - ii. Geotechnical Survey Report
    - iii. Creek Embankment Restoration Proposal
  - D. District Counsel
  - E. District Manager
- 5. Business Items**
  - A. Holiday Lighting Proposals
    - i. American Illuminations
    - ii. Illuminations Holiday Lighting
    - iii. Tampa Holiday Lights
  - B. No Fishing Sign Proposals
- 6. Business Administration**
  - A. Consideration of Minutes from the Meeting held July 21, 2025 & August 18, 2025 (*To be Sent Under Separate Cover*)
  - B. Consideration of August 31, 2025 Financial Statements and Check Register
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

*The next meeting is scheduled for Monday, October 21, 2025, at 4:00 p.m.*

District Office:  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
813-873-7300

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



# MONTHLY REPORT

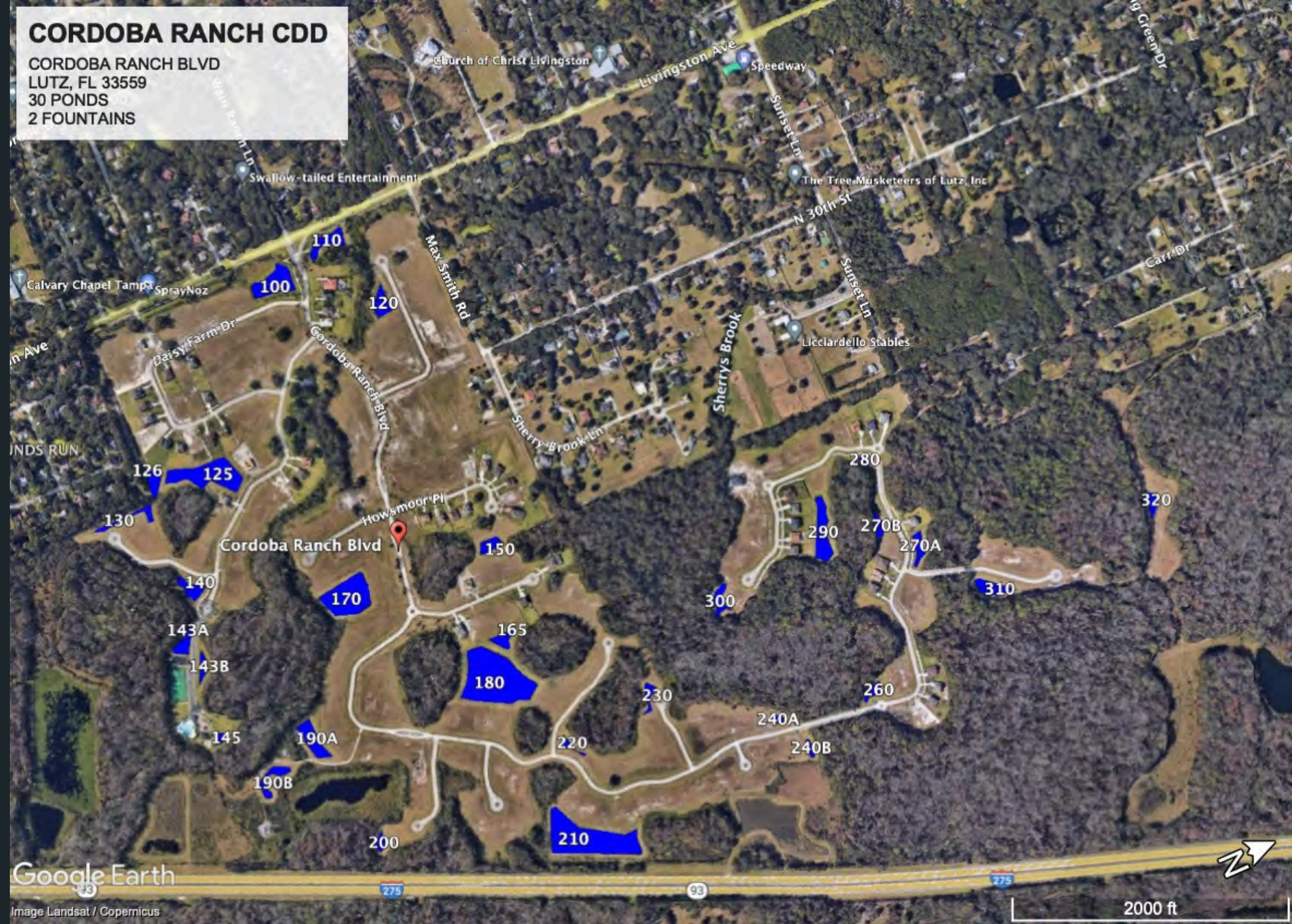
SEPTEMBER, 2025





# CORDOBA RANCH CDD

CORDOBA RANCH BLVD  
LUTZ, FL 33559  
30 PONDS  
2 FOUNTAINS





Prepared for: Mona Slaughter

Prepared By: Devon Craig

## SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.





Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Algae and Shoreline Vegetation.



Aug 26, 2025 at 8:59:12 AM



Pond #125 Treated for Algae and Shoreline Vegetation.

Aug 26, 2025 at 9:02:11 AM



Pond #126 Treated for Algae and Shoreline Vegetation.

Aug 26, 2025 at 9:01:53 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 Shoreline Vegetation.



Aug 26, 2025 at 9:12:56 AM



Aug 26, 2025 at 9:23:52 AM



Aug 26, 2025 at 9:51:40 AM



Pond #145 Treated for Shoreline Vegetation.

Pond #150 Treated for Shoreline Vegetation.

Pond #165 Treated for Shoreline Vegetation.



Aug 26, 2025 at 9:21:06 AM



Aug 26, 2025 at 9:51:05 AM



Aug 26, 2025 at 9:17:34 AM



Pond #170 Treated for Shoreline Vegetation.

Pond #180 Treated For Algae and Shoreline Vegetation.

Pond #190A Treated for Shoreline Vegetation.



Aug 26, 2025 at 9:14:22 AM



Pond #190B Treated for Shoreline Vegetation.

Aug 26, 2025 at 9:46:10 AM



Pond #200 Treated for Shoreline vegetation.

Aug 26, 2025 at 9:55:40 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.



Aug 26, 2025 at 10:01:27 AM



Pond #240B Treated for Shoreline Vegetation.

Aug 26, 2025 at 10:03:22 AM



Pond #260 Treated for Algae and Shoreline Vegetation.

Aug 26, 2025 at 10:05:20 AM



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.



Aug 26, 2025 at 10:15:58 AM



Aug 26, 2025 at 10:06:23 AM



Aug 26, 2025 at 10:08:11 AM



Pond #300 Treated for Shoreline Vegetation.

Pond #310 Treated for Shoreline Vegetation.

Pond #320 Treated for Shoreline vegetation.





## Cordoba Ranch CDD

Field Inspection - August 2025

Friday, August 29, 2025

Prepared For Cordoba Ranch CDD Board Of Supervisors

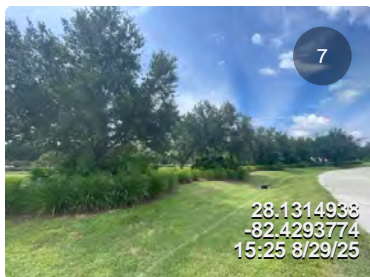
13 Items Identified



### Item 1

Assigned To: Inframark

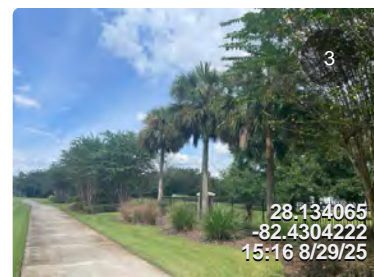
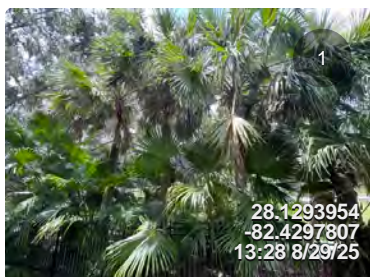
All additional overgrown oak trees on CDD property are being quoted for trimming.



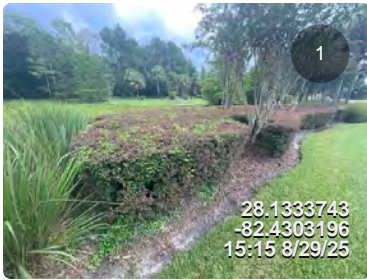
### Item 2

Assigned To: Inframark

All additional palms that need trimming are being quoted as well.







### Item 3

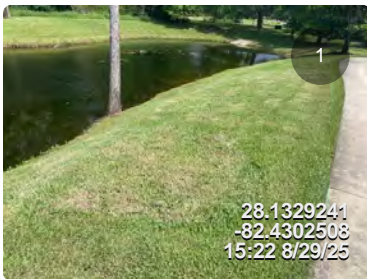
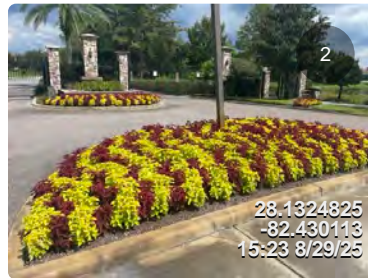
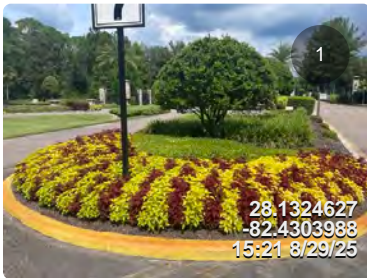
Assigned To: Crowders

Please pull the weeds/vines from the Loropetalum along Livingston Ave.

### Item 4

Assigned To: Crowders

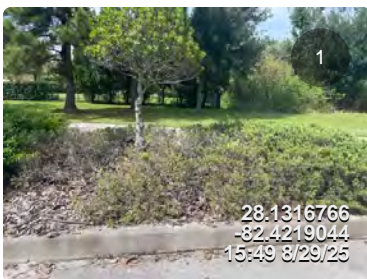
The new annuals are vibrant and healthy throughout the district.



### Item 5

Assigned To: Lebel/Crowders

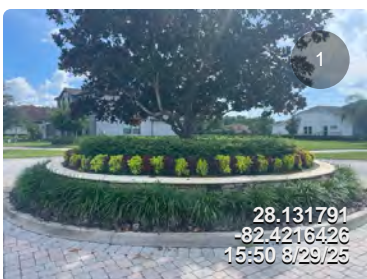
The new turf over the removed stumps has fully established. Irrigation can be returned to the normal schedule.



### Item 6

Assigned To: Crowders

The Juniper are struggling in the medians along Cordiba Ranch Blvd. Please ensure proper fertilization and irrigation.



### Item 7

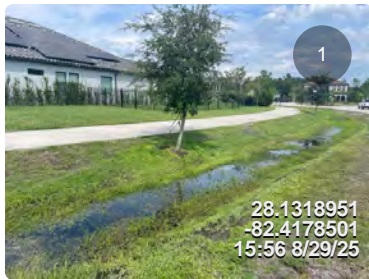
Assigned To: Crowders

A proposal and rendering has been requested to relandscape the roundabout on Bramshot Pl.



### Item 8

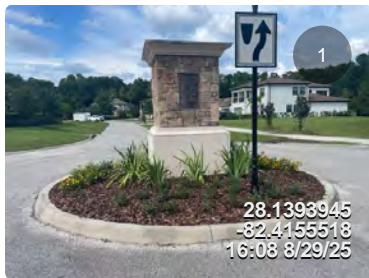
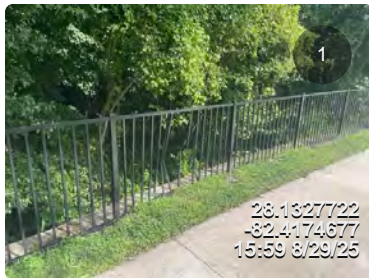
Multiple drainage swales throughout the district are holding water for more than 72 hours.



### Item 9

Assigned To: Inframark

Fence repair/replacement for two locations along Cordoba Ranch Blvd has been approved.



### Item 10

Assigned To: Crowders

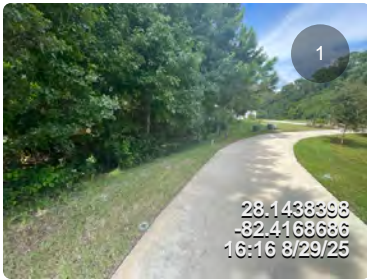
The quoted volume of plants (Blue Daze, Trailing Lantana, Apostle Iris) have been installed at the executive roundabout. Additional plants have been requested to match the rendering.



### Item 11

Free library has been installed near the executive roundabout.

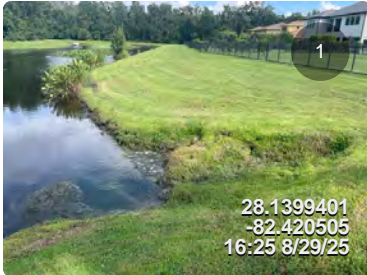




### Item 12

Assigned To: Crowders

Limbs hanging over the sidewalk at the end of Belfair Glen Pl have been removed as requested.



### Item 13

Assigned To: District Engineer

The district engineer is providing proposals for erosion repair behind 3216 Cordoba Ranch Blvd.





# Proposal

## PARKING LOT SERVICES

### GO GREEN WITH PLS!

Agenda Page 21  
P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813-880-9100  
www.plsofflorida.com  
CGC1512668

**Date: Monday, August 18, 2025**

**Proposal # 325-1217**

**Submitted To:**

Mr. Phil Chang  
BGE, Inc.  
5426 Bay Center Drive, Suite 100  
Tampa, FL 33609

**Contact Information:**

Phone: (813) 328-3664  
Mobile: (727) 534-4852

**Site Description: # S123591**

Cordoba Ranch CDD  
2902 Cordoba Ranch Blvd  
Lutz, FL 33559

**Site Contact:**

Site Phone:

**Prepared By:**

Jason Lambert  
**Contact Information:**  
Mobile: 813-344-6431  
Office: (813) 880-9100  
E-mail: jason@plsofflorida.com

**NO WARRANTIES HONORED UNLESS PAYMENT IS MADE IN FULL**

We are pleased to submit this proposal for the following work at the above location.

Qty	Proposed Service(s) & Description(s)	Depth
1,222 Sq. Ft. 136 Sq. Yrds.	<b>CONCRETE CURBING WITH ASPHALT REPAIRS</b> 1) Saw cut damaged curb or asphalt as needed in (21) areas and haul from site. 2) Furnish and install 1,222 linear feet of ribbon curb, 12" wide and 8" thick. (Per provided specs) 3) New concrete 3000 PSI with fiber mesh for reinforcement. 4) Furnish and install approximately 1.5" Type SP9.5 asphalt to areas affected by curb installation.	
	<b>PRIORITIZED CURBING WITH ASPHALT REPAIRS OVERALL TOTAL</b>	<b>\$61,936.00</b>

**Non-Prioritized Ribbon Curbing**

22,204 Sq. Ft. 2,467 Sq. Yrds.	<b>CONCRETE CURBING WITH ASPHALT REPAIRS</b> 1) Saw cut damaged curb or asphalt as needed in (multiple) areas and haul from site. 2) Furnish and install 22,204 linear feet of ribbon curb, 12" wide and 8" thick. (Per provided specs) 3) New concrete 3000 PSI with fiber mesh for reinforcement. 4) Furnish and install approximately 1.5" Type SP9.5 asphalt to areas affected by curb installation.	
	<b>NON-PRIORITIZED CURBING WITH ASPHALT REPAIRS OVERALL TOTAL</b>	<b>\$1,110,200.00</b>





*Proposal*  
**PARKING LOT SERVICES**  
*GO GREEN WITH PLS!*

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P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813-880-9100  
www.plsofflorida.com  
CGC1512668

**PAYMENT TERMS** 50% Down, Balance Upon Completion

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This proposal may be withdrawn at our option if not accepted within **30** days of 8/18/2025

Pavement Consultant Jason Lambert

*Jason Lambert*

Client's Authorized Signature

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locations of the borings are indicated in Figures 1 and 2. C1 was drilled near the southeast corner of the building. C2, C4 and C5 were drilled on the west, south and east side of the depression, respectively. C3 and C6 were drilled at the bottom of the existing depression.

The auger borings were drilled to depths between 6 and 8 feet, limited by refusal or caving of the boreholes underneath the water table. The borings encountered primarily sandy soils.

DCP tests were performed in the auger borings. The results indicate that the sandy soils encountered in the auger borings were primarily loose.

The results and boring records are presented in **Appendix B** of this report for the soil test boring and in **Appendix C** for the auger borings and DCP test results.

These records represent our interpretation of the subsurface conditions based on the field logs and visual observations of samples by an engineer. Groundwater levels shown on the Logs represent the conditions only at the time of our exploration. Soil and rock conditions may vary between boring locations.

To aid soil classification, particle size analyses and Atterberg Limits tests were performed on selective soil samples recovered from the site. The results are presented in **Appendix D**.

### **Water Table Observations**

Water table was encountered in the 7 borings drilled at the site at depths ranging from 5.3 to 9.1 feet (bgs), averaging about 7 feet (bgs).

Fluctuations in groundwater level should be anticipated throughout the year due to a variety of factors, the most important of which are recharge from rainfall. The seasonal-high water table is estimated to be at about 2 feet above the current water levels, at about 5 foot (bgs) on average.

## **SUMMARY OF FINDINGS AND RECOMMENDATIONS**

Our findings are summarized below, followed by our recommendations for remediation.

### **Summary of Findings**

We have performed a subsurface exploration and geotechnical investigation in the washout area. Major findings are summarized below:

- A surface depression with an area on the order of 15 feet by 30 feet was observed at the





southeast corner of the property at 2627 Cordoba Ranch Boulevard. The depth of the depression was estimated to be on the order of 3 feet. The depression is connected to the creek/ditch in the woodland/wetland area south of the property.

- We performed a GPR survey of the washout area. One anomaly area around the existing depression was identified by the GPR survey. We drilled one soil test boring to 50 feet deep in the anomaly area, The results indicate that the anomaly was not a karst feature. No voids or buried unsuitable soils were encountered in the boring.
- We drilled 6 auger borings in the depression area including two at the bottom of the depression and 4 on the ground surface. DCP tests were performed in the borings. No voids or unsuitable materials were encountered in the borings.

It is our professional opinion that the depression observed at the subject property was a result of the stormwater runoff from the subject property into the creek/ditch in the wooded area south of the property. No karst features, sinkholes or buried cavities were encountered in the washout area during our investigation.

## Recommendations

The mitigate the washout area and prevent further erosion, we recommend installing a stormwater collection and drainage system in the area. A system like French drain, constructed using perforated pipes, embedded in stones, wrapped with geofabric is expected to be adequate.

We appreciate your selection of PACSCON and the opportunity to be of service on this project. If you have any questions or we may be of further assistance, please do not hesitate to contact us.

Sincerely,

**PACSCON**



This item has been digitally signed and sealed by Jianhua Chen, Ph.D., P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any e'ectronic copies.

Jianhua J Chen

2025.07.24

17:28:04 -04'00'

J. Jay Chen, Ph.D., P.E.  
CEO | Principal Engineer  
Florida P.E. License No. 53459





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

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**PROPOSAL**

**Cordoba Ranch CDD**  
**Creek Embankment Restoration**

**2/24/2025**

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**Restore north bank of creek located behind residences at 2627 and 2629 Cordoba Ranch Blvd.**

**Area 1 - portion in CDD property**

**Scope includes:**

- removal of exposed tree roots, and other vegetation
- provide, place and compact fill soil to original grades (approx. 20 cy)
- restore area with Bahia sod

**Sub-Total        \$5,200**

**Area 2 - portion in "private" properties**

**Scope includes:**

- remove and replace aluminum fence, as needed
- removal of exposed tree roots, and other vegetation
- provide, place and compact fill soil to original grades (approx. 90 cy)

**Sub-Total        \$12,200**

**Total            \$17,400**

**NOTES:**

- For Area 2 -**
- Removal/replacement of irrigation - excluded**
  - Sod restoration - excluded**



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

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**PROPOSAL**

**Cordoba Ranch CDD**  
**CRB Rear Lot and Creek Embankment Restoration**

**8/15/2025**

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**Creek Embankment Restoration**

**Restore north bank of creek located behind residences at 2627 and 2629 Cordoba Ranch Blvd.**

**Area 1 - portion in CDD property**

**Scope includes:**

- removal of exposed tree roots, and other vegetation
- provide, place and compact fill soil to original grades (approx. 30 cy)
- restore area with Bahia sod

**Sub-Total      \$6,200**

**Area 2 - portion in "private" properties (Per PACSCON Report)**

**Scope includes:**

- remove and replace aluminum fence, as needed
- removal of exposed tree roots, and other vegetation
- provide, place and compact fill soil to original grades (approx. 100 cy)

**Sub-Total      \$13,200**

- install 50' of 4" perforated pipe in gravel bed to reduce run-off

**Sub-Total      \$4,000**

**NOTES:**

**For Area 2 -**

- Removal/replacement of irrigation - excluded**
- Sod restoration - excluded**

**Total      \$23,400**



# PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.



Cordoba Ranch Community Development District  
 Cordoba Estates - Lutz, Florida (near Livingston and Sunset Lane)  
 8/4/2025

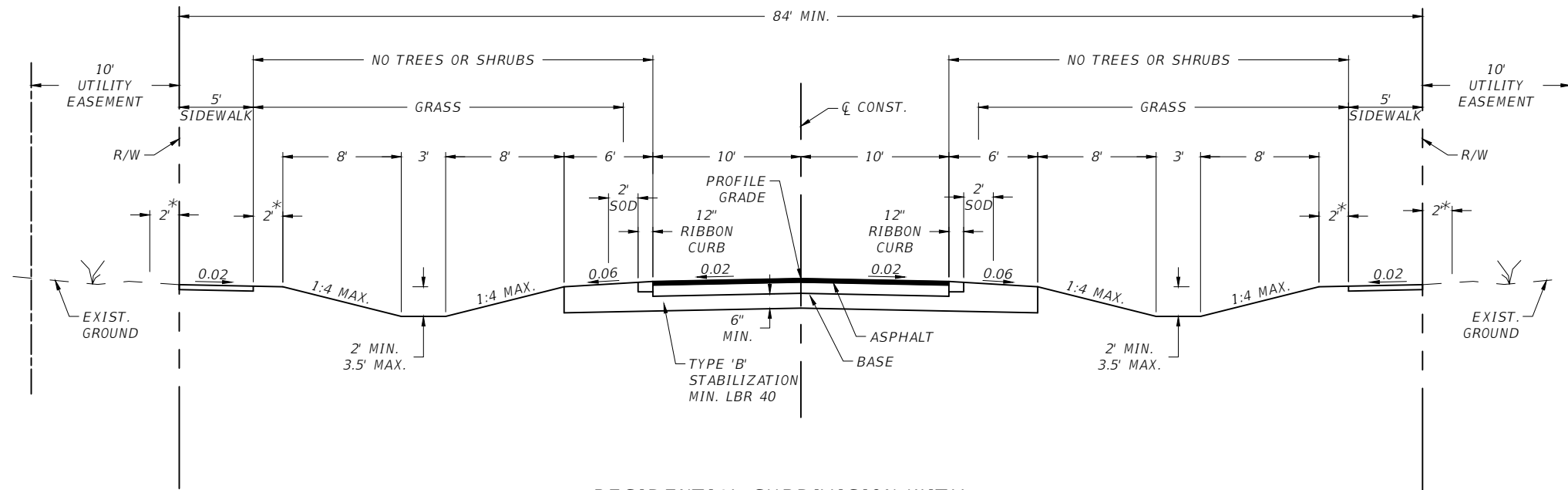
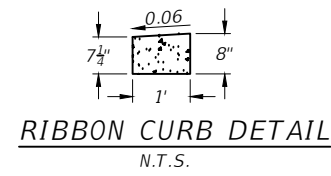
Cordoba Ranch 12-inch Wide Concrete Ribbon Curb Installation - Prioritized			
Location	Length (LF)	Side of Road	Notes
Between Newstle Field Dr. and Barn Cr. Dr.	72	Left	
Between Newstle Field Dr. and Barn Cr. Dr.	81	Right	Broken edges/crumbling
Intersection of Cordoba Ranh Blvd. and Barn Cr. Dr.	35	Intersection (left)	Sod/erosion
Intersection of Cordoba Ranh Blvd. and Barn Cr. Dr.	20	Intersection (right)	Lots of cracking - will be real issue soon
Between 2613 and 2615 Cordoba Ranch Blvd.	42	Left	
Between Barn Cr. Dr. and Howsmoor Pl. (before 2621 Cordoba Ranch Blvd.)	25	Right	
Between Barn Cr. Dr. and Howsmoor Pl. (before 2621 Cordoba Ranch Blvd.)	64	Left	
Infront of 2803 Cordoba Ranch Blvd.	10		Sod/erosion
Between 2803 and 2805 Cordoba Ranch Blvd.	60		Pock marks/pitting
Infront of 2823-2825 Cordoba Ranch Blvd.	32		Sod/erosion
Blackford Burn Ct. and Cordoba Ranch Blvd. Intersection	31	Intersection	Rutting in sod area
Infront of 2911-2913 Cordoba Ranch Blvd.	249	Left	Broken edges/crumbling
Infront of 3003 Cordoba Ranch Blvd.	87	Right	Lots of cracking - will be real issue soon
Infront of 3003 Cordoba Ranch Blvd.	97	Left	Broken edges/crumbling - lots of pieces
Brewster Geen Ct. and Cordoba Ranch Blvd. Intersection	34	Intersection	Pieces missing
Infront of 3032-3036 Cordoba Ranch Blvd.	161	Right	Pieces missing
Beacon Pasture Way and Cordoba Ranch Blvd. Intersection	25	Intersection	Rutting in sod area
Beacon Pasture Way and Cordoba Ranch Blvd. Intersection	28	Intersection	Broken edges/sod rutting
Blackford Burn Ct. and Cordoba Ranch Blvd. Intersection	20	Intersection	Rutting in sod area
Bridleton Way and Cordoba Ranch Blvd. Intersection	22	Intersection (left)	Lots of cracking - will be very real issue soon
Newcastle Field Dr. and Cordoba Ranch Blvd. Inteersection	27	Intersection	Pieces missing
<b>Total</b>	<b>1,222</b>		

Prioritized/Phased Ribbon Curb
Phase 1 - Top Priority
Phase 2 - Medium Priority
Phase 3 - Low priority
Future consideration

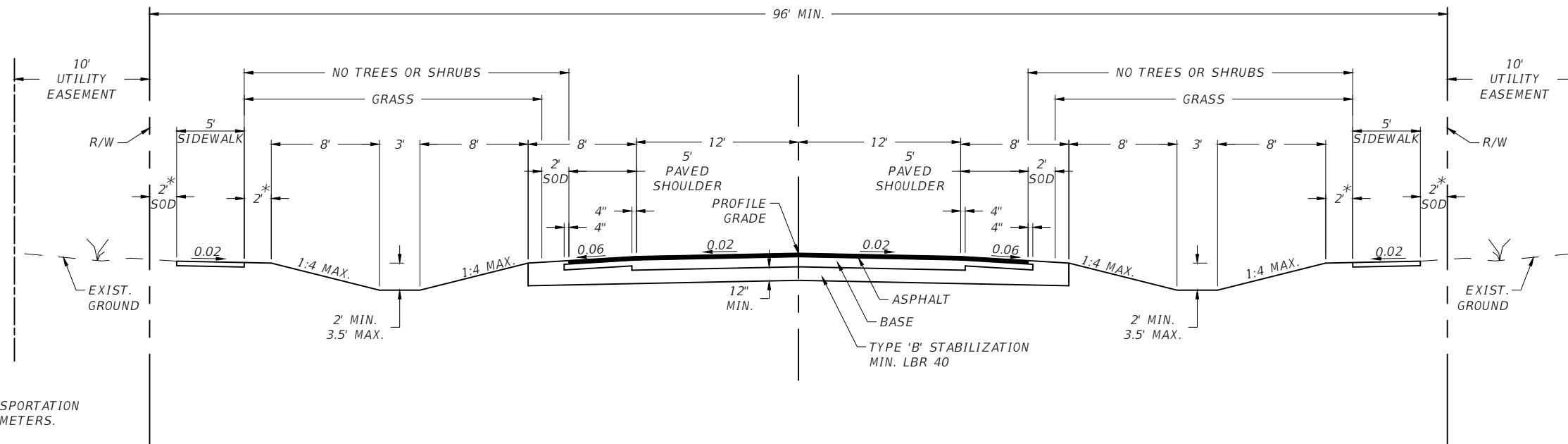
Cordoba Ranch 12-inch Wide Concrete Ribbon Curb Installation - Non-Prioritized			
Location	Length (LF)	Side of Road	Notes
Balance of 12-inch Wide Ribbon Curb on Cordoba Ranch Blvd	22,204	Both	Balance of curb after prioritized curb constructed

Ribbon curb to be 12-inch per Hillsborough County Drawing No. TS-7 and Hillsborough County specifications. Concrete to be 3,000 psi. (see attached)





RESIDENTIAL SUBDIVISION WITH  
LESS THAN OR EQUAL TO 10 LOTS  
DESIGN SPEED - 25 MPH



NON-RESIDENTIAL  
DESIGN SPEED ≤ 30 MPH  
AADT < 5,000 VPD

NOTES:

1. DESIGN SPEED = POSTED SPEED.
2. DIMENSIONS SHOWN ARE MINIMUM.
- \*3. SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
4. PROVIDE 2' MINIMUM CLEARANCE FROM IMPROVEMENTS: FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES, DROP OFFS, OR FROM TOPS OF BANKS WITH SLOPES STEEPER THAN 1:4 THAT INTERFERE WITH THE SAFE FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES OR MATURE TREES 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
5. PLACE SOD WITH STAGGERED TRANSVERSE JOINTS. (BOTH TEMPORARY AND PERMANENT).

REVISION DATE

10/2023

TRANSPORTATION  
TECHNICAL MANUAL



**Hillsborough  
County Florida**

LOCAL RURAL ROADS  
2 LANE UNDIVIDED  
TYPICAL SECTION

DRAWING NO.

TS-7

SHEET NO.

1 OF 1





**American Illuminations**

Cordoba Ranch CDD  
 Cordoba Ranch CDD

✉ christina.newsome@inframark.com

ESTIMATE	Agenda Page 30	#425
ESTIMATE DATE		Aug 1, 2025
DEPOSIT DUE		\$4,750.00

CONTACT US

1560 Jutland Drive  
 Trinity, FL 34655

☎ (757) 572-3732

✉ william@american-powerwashing.com

ESTIMATE

Services	amount
3-Yr Premium Holiday Lighting	\$9,500.00
Front Entrance	
Center Median	
Install warm white LED C9s outlining entrance wall and flower beds	
Install warm white LED Mini Lights in ligustrum trunks and canopies	
Center Median - Gate	
Install warm white LED mini lights on 1 Palm tree trunk behind center median	
Install warm white LED mini lights on the fronds of the Palm tree	
Entrance side	
Install warm white LED mini lights on 3 Palm tree trunks on either side of side walk	
Install warm white LED mini lights on 2 Holly trees on either side of side walk	
Exit side	
Install warm white LED mini lights on 2 Palm tree trunks on either side of side walk	
Install warm white LED mini lights on 3 Holly trees on either side of side walk	
Entrance Gates	
Install 4 Pre-lit Warm White Wreaths w/ bows on the gates (1 per gate, total of 4)	

Services subtotal: \$9,500.00

<b>Total</b>	<b>\$9,500.00</b>
<b>Deposit</b>	<b>\$4,750.00</b>

Pricing is for a 3-Year Premium Service agreement for calendar year 2025, 2026, & 2027.

American Illuminations & Decor will install, maintain throughout the season, and takedown all lights & decor at the end of the season.

American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the season.

American Illuminations & Decor will be responsible for refurbishments at the end of each season to ensure that the following year(s) installs will be identical to the original install.

American Illuminations & Decor will be responsible for storage in the "offseason" and will work with Cordoba Ranch CDD Board and District Manager for



future installs.

American Illuminations & Decor will provide a lift for install and for takedown and will provide their own safety harnesses.



## Illuminations Holiday Lighting

Proposal

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

**TO:**  
Cordoba Estates  
2910 County Line Rd  
Wesley Chapel, FL 33544

JOB DESCRIPTION
Christmas Lighting Proposal for Cordoba Estates

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance	\$7,500.00
<p><b>Center Median</b></p> <p>Install warm white, C9s outlining entrance wall and flower beds Install lighted wreaths with bow on back column of entrance sign (one per side)</p> <p>Install warm white, mini lights in ligustrums in center median</p>	
<p><b>Center Median - Gate</b></p> <p>Install warm white, mini lights in 1 Palm tree behind center median Install warm white, mini lights in the fronds of Palm tree</p> <p>Install warm white, C9s across the top of the entrance / exit gates Install 4 lighted wreaths (one per gate) with bows on entrance / exit gates</p>	\$1,500.00
<p><b>Entrance</b></p> <p>Install warm white, mini lights in 3 Palm trees on either side of side walk Install warm white, mini lights in 2 Holly trees on either side of side walk</p>	
<p><b>Exit</b></p> <p>Install warm white, mini lights in 2 Palm trees on either side of side walk Install warm white, mini lights in 3 Holly trees on either side of side walk</p>	
<b>Requires 50% Deposit</b>	
<b>TOTAL ESTIMATE JOB COST</b>	<b>\$9,000.00</b>

- \* Price includes rental of materials, labor, installation, service and removal.
- \* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- \* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- \* Assumes adequate power available. If additional power needed Cordoba Estates community responsible for providing.
- \* Remaining balance of project due upon receipt of invoice after installation.
- \* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

\_\_\_\_\_  
Tim Gay  
PREPARED BY

\_\_\_\_\_  
8/5/2025  
DATE

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR CORDOBA ESTATES

\_\_\_\_\_  
DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel of Cordoba Estates only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**





# Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592  
 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

**RECIPIENT:**

**Cordoba Ranch CDD**

2512 Cordoba Ranch Boulevard  
 Lutz, Florida 33559

Quote #2136	
Sent on	Aug 05, 2025
<b>Total</b>	<b>\$11,871.00</b>

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A1 Labor- Monument C9's	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	8	\$90.00	\$720.00
				Optional
#A1 Materials- Roofline C9-12"-WW	Location: Above and around Monument  Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs  Light Clips Extension Cords Timer(s) Timer Box(s)	240	\$3.00	\$720.00
				Optional
#A2 Labor- Front ligustrum	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00
				Optional
#A2 Materials- Front ligustrum	(15) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$315) Extension Cords: (\$20) Timers: (\$25)	1	\$360.00	\$360.00





# Tampa Holiday Lights

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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A3 Labor- Back Ligustrum	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00
				Optional
#A3 Materials- Back ligustrum	(15) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$315) Extension Cords: (\$20) Timers: (\$25)	1	\$360.00	\$360.00
				Optional
#B1 Labor- Center palm	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
				Optional
#B1 Materials- Palm Tree (Base only)	Materials: (15) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$315.00)  Extension Cords (\$20.00) Timers: (\$25.00)	1	\$360.00	\$360.00
				Optional
#B1.1 Labor- Palm fronds *Boom Required*	Prep strands Installation Run electrical *Boom lift required Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$210.00	\$1,050.00
				Optional
*****#B1.1 Materials- Palm fronds	Materials: (12) 70 5mm Wide Angle Green lights LED Mini Lights 4" on green wire (\$252.00)	1	\$252.00	\$252.00





# Tampa Holiday Lights

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 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B2 Labor- Palm tree exit side	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00
				Optional
#B2 Materials- Palm tree exit side	Materials: (12) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$252.00)  Extension Cords (\$20.00) Timers: (\$25.00)	1	\$297.00	\$297.00
				Optional
#B3 Labor- Exit side wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00
				Optional
#B3 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	1	\$285.00	\$285.00
				Optional
#B5 Labor- Palm tree	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00





# Tampa Holiday Lights

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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B5 Materials- Palm Tree	Materials: (15) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$315.00)  Extension Cords (\$20.00) Timers: (\$25.00)	1	\$360.00	\$360.00
				Optional
#B6 Labor- Palm tree	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00
				Optional
#B6 Materials- Palm Tree	Materials: (15) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$315.00)  Extension Cords (\$20.00) Timers: (\$25.00)	1	\$360.00	\$360.00
				Optional
#B7 & B8 Labor- Holly bushes either sides	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
				Optional
#B7 & B8 Materials- Bushes	(20) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$420) Extension Cords: (\$20) Timers: (\$25) Timer Boxes: (\$)	1	\$465.00	\$465.00





# Tampa Holiday Lights

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 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B9 Labor- Palm tree	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00
				Optional
#B9 Materials- Palm Tree	Materials: (15) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$315.00)  Extension Cords (\$20.00) Timers: (\$25.00)	1	\$360.00	\$360.00
				Optional
#B10 Labor- Bushes	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	2.5	\$90.00	\$225.00
				Optional
#B10 Materials- Bushes	(12) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$252) Extension Cords: (\$20) Timers: (\$25) Timer Boxes: (\$)	1	\$297.00	\$297.00
				Optional
#C1 Labor- Planter box	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	2	\$125.00	\$250.00





# Tampa Holiday Lights

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 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#C1 Materials- Roofline C9-12"-WW	Location: planter box  Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs  Light Clips Extension Cords Timer(s) Timer Box(s)	1	\$80.00	\$80.00
				Optional
#C2 Labor- Top of fence line	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	10	\$90.00	\$900.00
				Optional
#C2 Materials- Roofline C9-12"-WW	Location:  Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs  Light Clips Extension Cords Timer(s) Timer Box(s)	180	\$3.00	\$540.00
				Optional
#C3 Labor- Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	2	\$90.00	\$180.00





# Tampa Holiday Lights

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(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#C3 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	1	\$285.00	\$285.00
				Optional
#C4 Labor- Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	2	\$90.00	\$180.00
				Optional
#C4 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	1	\$285.00	\$285.00

**A deposit of \$5,935.50 will be required to begin.**

<b>Total</b>	<b>\$11,871.00</b>
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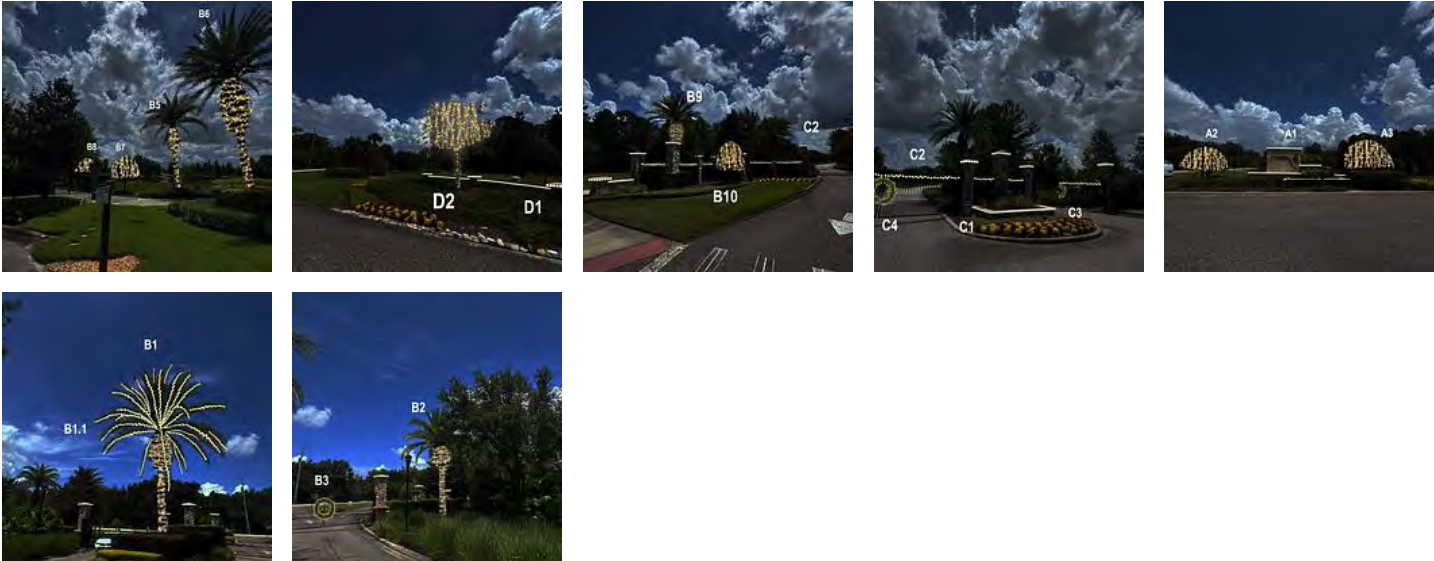


# Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592  
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

## Images

View online <https://l.jbbr.io/4F9s3mi>



2025 Leasing Option Cost: \$9,604.60 (One year option)

2025 Purchase Cost: \$11,871.00

2025 Materials: \$5,666.00

2025 Labor: \$6,205.00

2026 total if purchased: \$6,205.00

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



# Tampa Holiday Lighting

## First Year Clients

### OUR SERVICES

Tampa Holiday Lighting is a full service holiday lighting company. First year clients purchase lights through us that are guaranteed for 3 years, or have the option to lease lights year to year.

### LABOR INCLUDES-

*Design-* Our team will create a quote and digital rendering based on your needs, vision, and budget.

*Installation-* The average install takes our team a half day to complete. (3-4 Hours)

*Maintenance-* Although we do our best, some things are out of our control. If any lights go out or slip during the season, a team member will be there within 48hrs to fix the issue.

*Take Down-* We will be out within the first 4 weeks of January to take your decorations down.

*Storage-* At the end of each season we will organize your decorations into a designated storage bin.



### PAYMENT

- The total price is split into two payments.
- The first half is required to confirm your installation date and is the cost of the Materials.
- The second half is due after the décor is installed and is the Labor portion on the quote.

Payments can be made via an online payment portal, Check, Bitcoin, Apple Pay, Venmo, Or Cashapp.

### OUR PRODUCTS

*Lights-* 3 Year warranty, bulbs burn for 100,000+ hours ; Average Life Span- 5 seasons

*Greenery(Wreaths & Garland)-* 7 Year warranty on greenery, 3-year warranty for lights ; Average Life Span- 10+ seasons













B8

B7

B5

B6

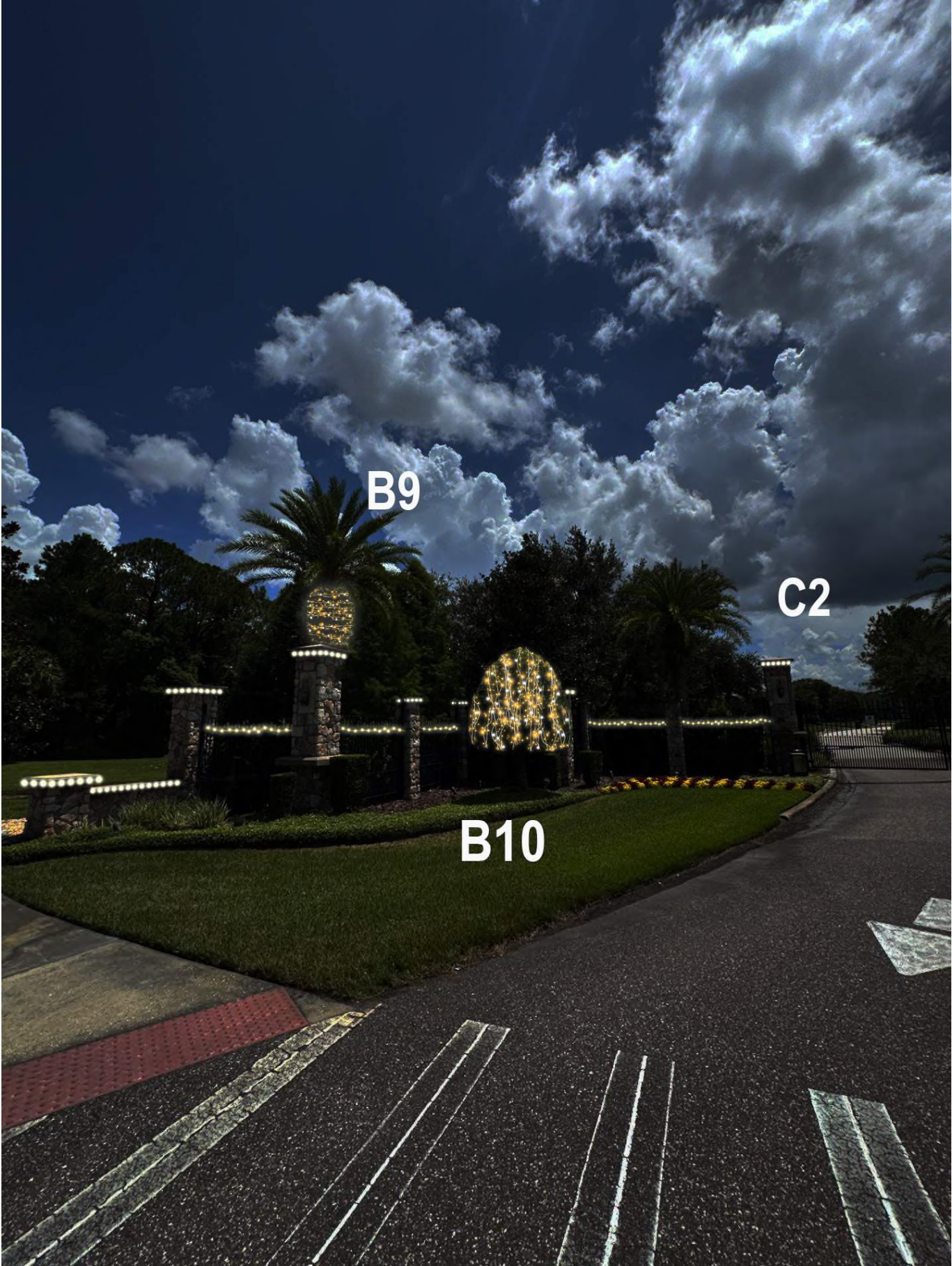




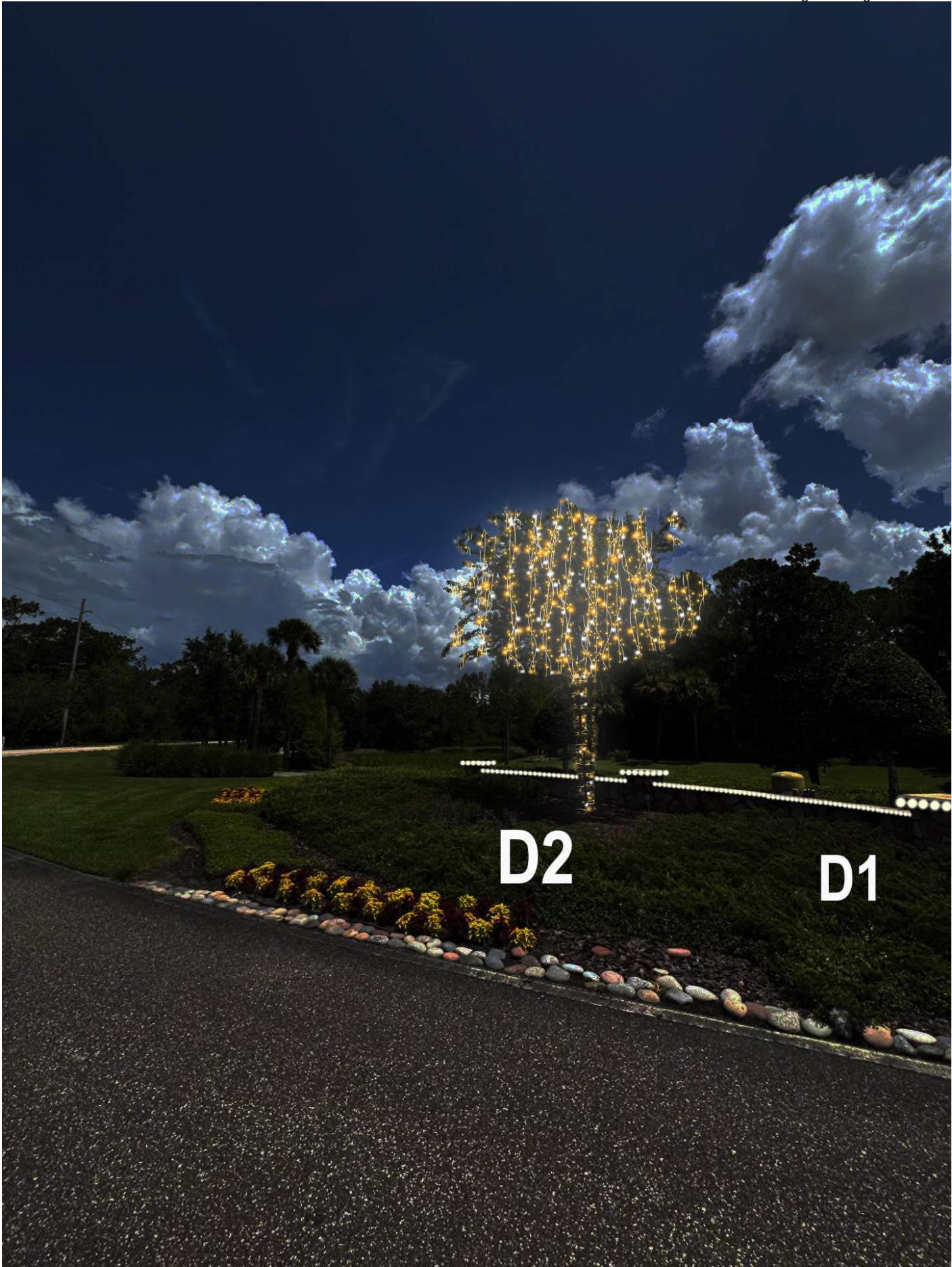
B1

B1.1





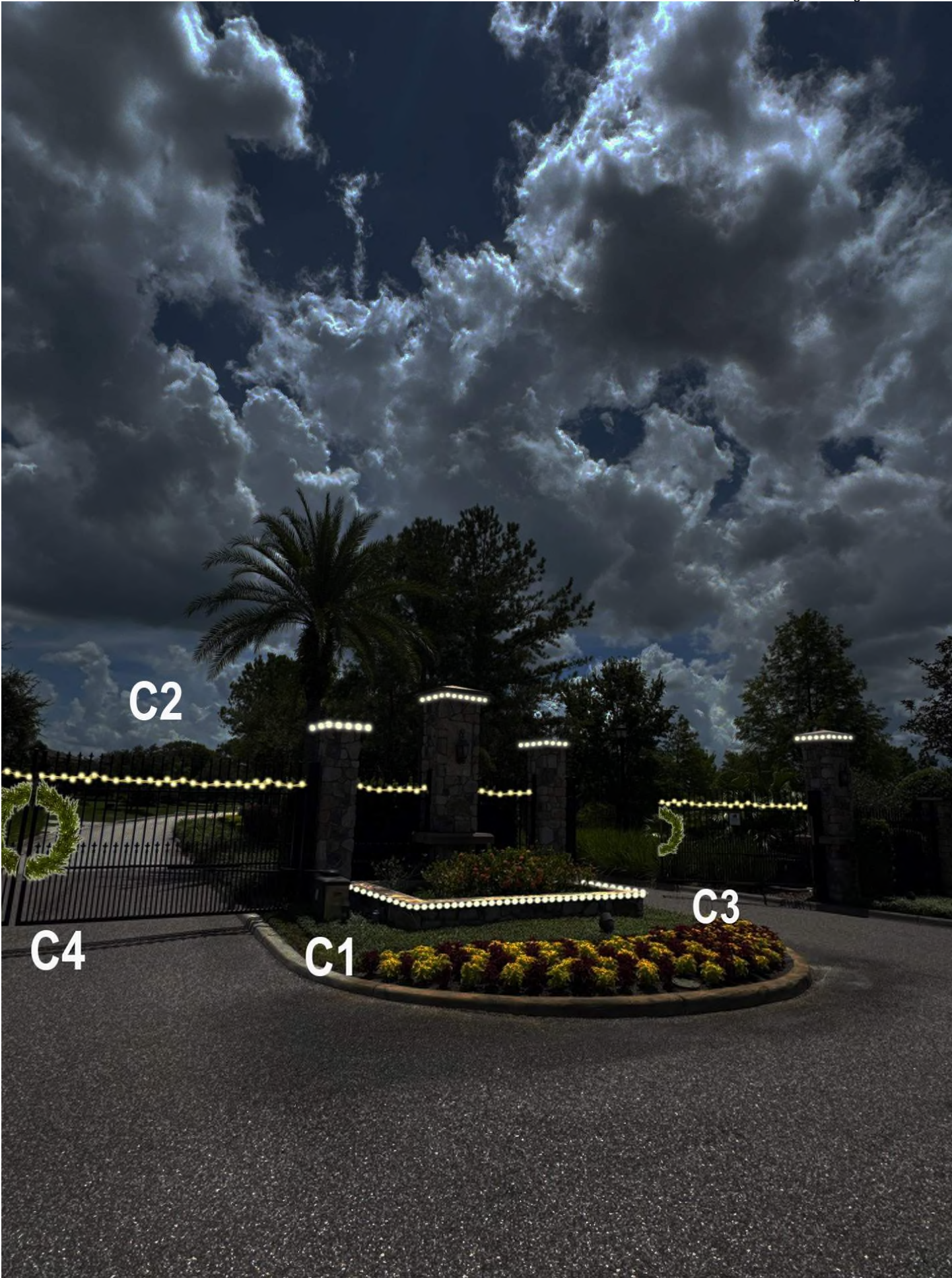




D2

D1





C2

C3

C1

C4



Fields Consulting Group, LLC (dba. Mike's Signs)  
11749 Crestridge Loop  
New Port Richey, FL  
34655-0017 USA  
signsandgraphicsbymike@gmail.com

*Fields*  
CONSULTING GROUP, LLC  
11749 Crestridge Loop  
Trinity, FL 34655



# Estimate

**ADDRESS**

Inframark  
Cordoba Ranch CDD  
Attn: Christina Newsome  
2005 Pan Am Circle #300  
Tampa, FL 33607

**ESTIMATE # 1742**  
**DATE 08/19/2025**

**SHIP DATE**  
08/25/2023

**SALES REP**  
Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Install (Signage)	OPTION A -- "No Fishing" (18x24) reflective metal signs with black on back. 7-ft 3" round black fluted post, acorn top, short base (cemented).	5	600.00	3,000.00
	Install (Signage)	**NOTE: 5% Volume Discount will be applied	5	-30.00	-150.00

-----

SUBTOTAL 2,850.00  
TAX 0.00  
**TOTAL \$2,850.00**

Accepted By

Accepted Date



Fields Consulting Group, LLC (dba. Mike's Signs)  
11749 Crestridge Loop  
New Port Richey, FL  
34655-0017 USA  
signsandgraphicsbymike@gmail.com

*Fields*  
CONSULTING GROUP, LLC  
11749 Crestridge Loop  
Trinity, FL 34655



# Estimate

**ADDRESS**

Inframark  
Cordoba Ranch CDD  
Attn: Christina Newsome  
2005 Pan Am Circle #300  
Tampa, FL 33607

**ESTIMATE # 1743**  
**DATE 08/19/2025**

**SHIP DATE**  
08/25/2023

**SALES REP**  
Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Install (Signage)	OPTION B -- "No Fishing" (18x24) reflective metal signs with black on back. 7-ft 3" round black fluted post, acorn top (cemented).	5	475.00	2,375.00
	Install (Signage)	**NOTE: 5% Volume Discount	5	-25.00	-125.00

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SUBTOTAL 2,250.00  
TAX 0.00  
**TOTAL \$2,250.00**

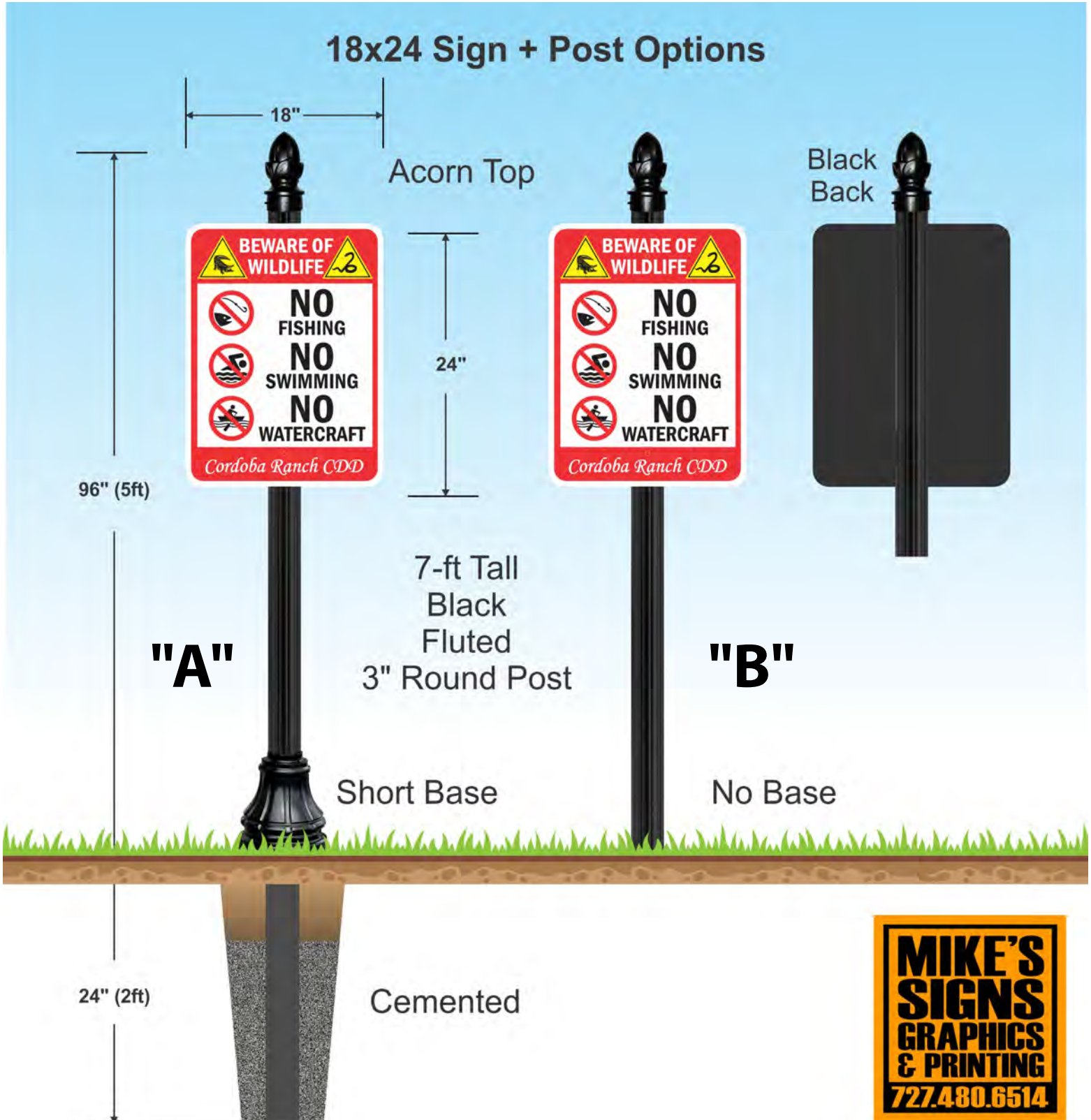
Accepted By

Accepted Date



# CORDOBA RANCH CDD

## Pond Signs + Posts (Qty: 5)







19651 Bruce B Downs Blvd  
 Ste C1  
 Tampa, FL 33647  
 (813) 575-3838

Agenda Page 12

# ESTIMATE

## EST-9225

<https://www.fastsigns.com/2160-new-tampa-wesley-ch>

Payment Terms: Cash Customer

Created Date: 8/22/2025

**DESCRIPTION:** QTY 5 / BEWARE WILDLIFE / ROUTED / 3mm max metal / SS / With POSTS / INSTALLATION

**Bill To:** Cordoba Estates CDD  
 2005 Pan Am Circle  
 300  
 Tampa, FL 33647  
 US

**Pickup At:** FASTSIGNS of Wesley Chapel  
 19651 Bruce B Downs Blvd  
 Ste C1  
 Tampa, FL 33647  
 US

**Requested By:** Greg Saldana  
 Email: f8sum@yahoo.com

**Salesperson:** Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	QTY 5 / BEWARE WILDLIFE / ROUTED / 3mm max metal / SS	5	\$306.74	\$1,533.70
2	QTY 5 BROZE POSTS 8'	5	\$288.00	\$1,440.00
3	INSTALLATION	1	\$450.00	\$450.00

<b>Subtotal:</b>	\$3,423.70
<b>Taxes:</b>	\$256.78
<b>Grand Total:</b>	\$3,680.48
<b>Deposit Required:</b>	\$1,840.24

Please NOTE:

A 50% deposit is required on all orders over \$150 if credit terms have not yet been established for your company. Orders under \$150 require full payment in advance. Design proofs will only be sent after deposits are received. Most proofs are sent within 1-2 days after an order is placed. A sales associate will make you aware if your project requires additional design time. If you do not receive a proof within this time, please contact your sales representative to make sure we've sent it to the correct address. Design charges are included in your estimate. Additional charges may apply if royalty-free artwork and/or multiple proof revisions are required during the design process.

**FINE PRINT...PLEASE READ CAREFULLY:** We appreciate the opportunity to provide you with outstanding signage products and service. This estimate is valid for 60 days from estimate date listed. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) estimate, whether verbal, email or with monetary deposit, constitutes all of the following: the conversion of this estimate into an invoice purchase contract for exactly, and only, the custom products and services contained herein; that this contract can only be cancelled in writing (not email) received within 5 business days of acceptance date; purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the discretion of FSWC; that any verbal discussions regarding details and/or change to this contract do not apply to altering this contract; that any email discussion regarding details and/or changes to this contract without direct FSWC written response and acknowledgment are not valid and do not apply to altering this contract. Thank you.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



Cordoba Ranch  
Community Development District

*Financial Report*

*August 31, 2025*

Prepared by:





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Cash and Investment Report .....	6
Payment Register .....	7

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Cordoba Ranch  
Community Development District

*(Unaudited)*  
*August 31, 2025*



**Balance Sheet**  
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 210,525	\$ -	\$ 210,525
Investments:			
Money Market Account	700,191	-	700,191
Reserve Fund	-	97,070	97,070
Revenue Fund	-	177,206	177,206
Prepaid Items	2,357	-	2,357
Deposits	16,740	-	16,740
<b>TOTAL ASSETS</b>	<b>\$ 929,813</b>	<b>\$ 274,276</b>	<b>\$ 1,204,089</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 1,527	\$ -	\$ 1,527
Accrued Expenses	16,263	-	16,263
<b>TOTAL LIABILITIES</b>	<b>17,790</b>	<b>-</b>	<b>17,790</b>
<b>FUND BALANCES</b>			
<b>Nonspendable:</b>			
Prepaid Items	2,357	-	2,357
Deposits	16,740	-	16,740
<b>Restricted for:</b>			
Debt Service	-	274,276	274,276
<b>Assigned to:</b>			
Operating Reserves	250,434	-	250,434
Reserves - Capital Projects	290,347	-	290,347
<b>Unassigned:</b>	352,145	-	352,145
<b>TOTAL FUND BALANCES</b>	<b>\$ 912,023</b>	<b>\$ 274,276</b>	<b>\$ 1,186,299</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 929,813</b>	<b>\$ 274,276</b>	<b>\$ 1,204,089</b>



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 18,594	\$ 17,045	\$ 40,011	\$ 22,966
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	-	-	4,664	4,664
<b>TOTAL REVENUES</b>	<b>813,932</b>	<b>811,882</b>	<b>843,577</b>	<b>31,695</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	13,000	11,917	10,600	1,317
FICA Taxes	995	912	813	99
ProfServ-Arbitrage Rebate	500	500	3,500	(3,000)
ProfServ-Dissemination Agent	3,000	3,000	-	3,000
ProfServ-Engineering	20,000	18,333	25,745	(7,412)
ProfServ-Legal Services	10,000	9,167	18,785	(9,618)
ProfServ-Mgmt Consulting	50,000	45,833	45,833	-
ProfServ-Trustee Fees	4,041	4,041	4,041	-
Auditing Services	3,260	3,260	4,075	(815)
Postage and Freight	400	367	517	(150)
Rental - Meeting Room	1,000	917	-	917
Public Officials Insurance	2,438	2,438	2,371	67
Printing and Binding	150	138	-	138
Legal Advertising	3,000	3,000	2,083	917
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	-
<b>Total Administration</b>	<b>131,987</b>	<b>124,026</b>	<b>134,466</b>	<b>(10,440)</b>
<b><u>Other Public Safety</u></b>				
Contracts-Security Services	24,616	22,565	22,573	(8)
Communication - Telephone	2,000	1,833	1,870	(37)
R&M-Gate	3,000	2,750	3,103	(353)
<b>Total Other Public Safety</b>	<b>29,616</b>	<b>27,148</b>	<b>27,546</b>	<b>(398)</b>
<b><u>Electric Utility Services</u></b>				
Utility - General	10,500	9,625	8,101	1,524
Electricity - Streetlights	100,000	91,667	96,247	(4,580)
<b>Total Electric Utility Services</b>	<b>110,500</b>	<b>101,292</b>	<b>104,348</b>	<b>(3,056)</b>



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	16,020	14,685	14,685	-
Contracts-Wetland Maintenance	16,700	15,308	10,450	4,858
R&M-Fountain	5,000	4,583	1,485	3,098
R&M Lake & Pond Bank	10,000	9,167	-	9,167
Impr - Aquatic Plants	5,000	4,583	-	4,583
<b>Total Flood Control/Stormwater Mgmt</b>	<b>52,720</b>	<b>48,326</b>	<b>26,620</b>	<b>21,706</b>
<b><u>Field</u></b>				
ProfServ-Field Management	6,000	5,500	5,000	500
Contracts-Landscape	157,920	144,760	144,760	-
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	1,833	-	1,833
R&M-Irrigation	6,800	6,233	8,240	(2,007)
R&M-Mulch	10,000	9,167	-	9,167
R&M-Pest Control	2,800	2,567	-	2,567
R&M-Plant Replacement	20,000	18,333	-	18,333
R&M-Tree Trimming Services	50,000	50,000	-	50,000
R&M-Well Maintenance	2,500	2,292	-	2,292
R&M-Annuals	30,000	27,500	18,508	8,992
Misc-Contingency	95,200	87,267	64,581	22,686
Holiday Lighting & Decorations	10,000	10,000	9,870	130
R&M Swales	36,880	36,880	-	36,880
Reserve - Roadways	50,000	-	-	-
<b>Total Field</b>	<b>489,109</b>	<b>411,341</b>	<b>259,405</b>	<b>151,936</b>
<b>TOTAL EXPENDITURES</b>	<b>813,932</b>	<b>712,133</b>	<b>552,385</b>	<b>159,748</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	99,749	291,192	191,443
Net change in fund balance	\$ -	\$ 99,749	\$ 291,192	\$ 191,443
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>620,831</b>	<b>620,831</b>	<b>620,831</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 620,831</b>	<b>\$ 720,580</b>	<b>\$ 912,023</b>	



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 19	\$ 17	\$ 11,872	\$ 11,855
Special Assmnts- Tax Collector	516,569	516,569	516,569	-
Special Assmnts- Discounts	(20,663)	(20,663)	(18,737)	1,926
<b>TOTAL REVENUES</b>	<b>495,925</b>	<b>495,923</b>	<b>509,704</b>	<b>13,781</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	10,331	10,331	9,957	374
<b>Total Administration</b>	<b>10,331</b>	<b>10,331</b>	<b>9,957</b>	<b>374</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	330,000	330,000	330,000	-
Interest Expense	155,700	155,700	155,700	-
<b>Total Debt Service</b>	<b>485,700</b>	<b>485,700</b>	<b>485,700</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>496,031</b>	<b>496,031</b>	<b>495,657</b>	<b>374</b>
Excess (deficiency) of revenues Over (under) expenditures	(106)	(108)	14,047	14,155
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(106)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(106)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (106)	\$ (108)	\$ 14,047	\$ 14,155
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>260,229</b>	<b>260,229</b>	<b>260,229</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 260,123</b>	<b>\$ 260,121</b>	<b>\$ 274,276</b>	



Cordoba Ranch  
Community Development District

***Supporting Schedule***  
***August 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
<b>TOTAL</b>	<b>\$ 1,268,365</b>	<b>\$ 48,715</b>	<b>\$ 25,885</b>	<b>\$ 1,342,962</b>	<b>\$ 826,393</b>	<b>\$ 516,569</b>
% COLLECTED				100%	100%	100%
<b>TOTAL OUTSTANDING</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**Cash & Investment Report**  
**August 31, 2025**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>OPERATING FUND</b>			
Checking General Fund	Valley	4.33%	\$ 210,525
Money Market Account	Bank United	4.07%	\$ 700,191
		<b>Subtotal GF</b>	<u>910,716</u>
<b>DEBT SERVICE FUND</b>			
Series 2021 Reserve Account	US Bank	4.25%	\$ 97,070
Series 2021 Revenue Account	US Bank	4.25%	\$ 177,206
		<b>Subtotal DS</b>	<u>274,276</u>
		<b>Grand Total</b>	<u><u>\$ 1,184,992</u></u>

Cordoba Ranch  
Community Development District

***Check Register***

***August 31, 2025***



**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100135</b>								
001	08/04/25	BGE	26262	Engineering Services through July 30,2025	Engineering Services through July 30,2025	531013-53901	\$2,460.00	
							<b>Check Total</b>	<u>\$2,460.00</u>
<b>CHECK # 100136</b>								
001	08/25/25	SITEX AQUATICS LLC	10025-B	Aquatic Maintenance August 2025	Contracts-Aquatic Control	534067-53801	\$1,335.00	
							<b>Check Total</b>	<u>\$1,335.00</u>
<b>CHECK # 100137</b>								
001	08/25/25	LAKE BROTHERS LLC	INV-4504	WETLAND MITIGATION AUGUST 2025	Contracts-Wetland Maintenance	534133-53801	\$950.00	
							<b>Check Total</b>	<u>\$950.00</u>
<b>CHECK # 100138</b>								
001	08/25/25	CROWDER'S LANDSCAPING, INC	49152	MONTHLY MAINTENANCE AUGUST 2025	Contracts-Landscape	534050-53901	\$13,160.00	
001	08/25/25	CROWDER'S LANDSCAPING, INC	49228	Irrigation Repair	Landscape Enhancement - Exec	546041-53901	\$3,250.00	
							<b>Check Total</b>	<u>\$16,410.00</u>
<b>CHECK # 1157</b>								
001	08/25/25	CODE ENFORCEMENT DEPARTMENT	033732.5778	Code Violation Water use restriction	Code Violation	549900-51301	\$100.00	
							<b>Check Total</b>	<u>\$100.00</u>
<b>CHECK # 300014</b>								
001	08/14/25	TAMPA ELECTRIC - ACH	072425	SERVICE DATE 6/19-7/18/25	SERVICE DATE 6/19-7/18/25	543001-53100	\$339.36	
001	08/14/25	TAMPA ELECTRIC - ACH	072425	SERVICE DATE 6/19-7/18/25	SERVICE DATE 6/19-7/18/25	543013-53100	\$8,750.46	
							<b>Check Total</b>	<u>\$9,089.82</u>
<b>CHECK # 300015</b>								
001	08/15/25	FRONTIER - ACH	072225 0502135	SERVICE DATE 7/22-8/21/25	SERVICE DATE 7/22-8/21/25	541003-52901	\$155.48	
							<b>Check Total</b>	<u>\$155.48</u>
							<b>Fund Total</b>	<u><u>\$30,500.30</u></u>

<b>Total Checks Paid</b>	<b>\$30,500.30</b>
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**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100135</b>								
001	08/04/25	BGE	26262	Engineering Services through July 30,2025	Engineering Services through July 30,2025	531013-53901	\$2,460.00	
							<b>Check Total</b>	\$2,460.00
<b>CHECK # 100136</b>								
001	08/25/25	SITEX AQUATICS LLC	10025-B	Aquatic Maintenance August 2025	Contracts-Aquatic Control	534067-53801	\$1,335.00	
							<b>Check Total</b>	\$1,335.00
<b>CHECK # 100137</b>								
001	08/25/25	LAKE BROTHERS LLC	INV-4504	WETLAND MITIGATION AUGUST 2025	Contracts-Wetland Maintenance	534133-53801	\$950.00	
							<b>Check Total</b>	\$950.00
<b>CHECK # 100138</b>								
001	08/25/25	CROWDER'S LANDSCAPING, INC	49152	MONTHLY MAINTENANCE AUGUST 2025	Contracts-Landscape	534050-53901	\$13,160.00	
001	08/25/25	CROWDER'S LANDSCAPING, INC	49228	Irrigation Repair	Landscape Enhancement - Exec	546041-53901	\$3,250.00	
							<b>Check Total</b>	\$16,410.00
<b>CHECK # 1157</b>								
001	08/25/25	CODE ENFORCEMENT DEPARTMENT	033732.5778	Code Violation Water use restriction	Code Violation	549900-51301	\$100.00	
							<b>Check Total</b>	\$100.00
<b>CHECK # 300014</b>								
001	08/14/25	TAMPA ELECTRIC - ACH	072425	SERVICE DATE 6/19-7/18/25	SERVICE DATE 6/19-7/18/25	543001-53100	\$339.36	
001	08/14/25	TAMPA ELECTRIC - ACH	072425	SERVICE DATE 6/19-7/18/25	SERVICE DATE 6/19-7/18/25	543013-53100	\$8,750.46	
							<b>Check Total</b>	\$9,089.82
<b>CHECK # 300015</b>								
001	08/15/25	FRONTIER - ACH	072225 0502135	SERVICE DATE 7/22-8/21/25	SERVICE DATE 7/22-8/21/25	541003-52901	\$155.48	
							<b>Check Total</b>	\$155.48
							<b>Fund Total</b>	\$30,500.30

<b>Total Checks Paid</b>	<b>\$30,500.30</b>
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# INVOICE

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

July 30, 2025  
 Project No: 00013606-00  
 Invoice No: 26262

Project 00013606-00 Cordoba Ranch CDD District Engineering Services  
 Project board updates and coordination with DM, washout coordination; Attendance at July monthly meeting;  
Services current through July 25, 2025

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Director I	3.50	280.00	980.00	
Project Manager I	5.00	180.00	900.00	
Engineer I	4.00	145.00	580.00	
Totals	12.50		2,460.00	
<b>Total Labor</b>				<b>2,460.00</b>
		<b>Total this Invoice</b>		<b>\$2,460.00</b>

BBE/L  
 inframarkcms@payableslockbox.com

# Billing Backup

Wednesday, July 30, 2025

BGE, Inc.

Invoice 26262 Dated 7/30/2025

2:05:25 PM

Project	00013606-00	Cordoba Ranch CDD District Engineering Services
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**Professional Personnel**

		Hours	Rate	Amount
Director I				
Chang, Philip	7/15/2025	.25	280.00	70.00
Chang, Philip	7/17/2025	.50	280.00	140.00
Chang, Philip	7/21/2025	1.75	280.00	490.00
Chang, Philip	7/22/2025	1.00	280.00	280.00
Project Manager I				
Ramos, Nicolas	6/30/2025	1.00	180.00	180.00
Ramos, Nicolas	7/1/2025	2.00	180.00	360.00
Ramos, Nicolas	7/2/2025	2.00	180.00	360.00
Engineer I				
Eltalla, Yasmin	6/30/2025	1.50	145.00	217.50
Eltalla, Yasmin	7/1/2025	1.50	145.00	217.50
Eltalla, Yasmin	7/17/2025	.50	145.00	72.50
Eltalla, Yasmin	7/22/2025	.50	145.00	72.50
Totals		12.50		2,460.00
<b>Total Labor</b>				<b>2,460.00</b>
			<b>Total this Project</b>	<b>\$2,460.00</b>
			<b>Total this Report</b>	<b>\$2,460.00</b>

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

**INVOICE PAYABLE UPON RECEIPT**



**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

**Invoice details**  
Invoice no.: 10025-b  
Terms: Net 30  
Invoice date: 08/01/2025  
Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	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			
					<b>Total</b>	<b>\$1,335.00</b>



# INVOICE

Cordoba Ranch  
 3016 Cordoba Ranch Blvd  
 LUTZ FL 33559  
 USA

**Invoice Date**  
 Aug 1, 2025

**Invoice Number**  
 INV-4504

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
			<b>TOTAL USD</b>	<b>950.00</b>

**Due Date: Aug 31, 2025**



[View and pay online now](#)

## PAYMENT ADVICE

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

<b>Customer</b>	Cordoba Ranch
<b>Invoice Number</b>	INV-4504
<b>Amount Due</b>	<b>950.00</b>
<b>Due Date</b>	Aug 31, 2025
<b>Amount Enclosed</b>	

Enter the amount you are paying above



# Invoice



## Crowder's Landscaping, Inc.

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

Date	Invoice #
8/1/2025	49152

<b>Bill To</b>
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.	<b>Total</b>	\$13,160.00
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# Crowder's Landscaping, Inc.

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

# Invoice

Date	Invoice #
8/4/2025	49228

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
	Proposal is to Infill Round-a-bout on Cordoba Ranch Blvd. past bridge.  Requested by Clay  SOW: Demo existing, Install new drip irrigation, Lower grade, Install new plant material, Mulch.			
Labor/Crew	Crew time	0.5	1,750.00	875.00
Hauling	Hauling and disposal.	0.25	300.00	75.00
Plant Installation	3 Gallon Apostle Iris	12	20.00	240.00
Plant Installation	3 Gallon Lantana	12	20.00	240.00
Plant Installation	1 Gallon Blue My Mind	40	10.00	400.00
Mulch	Medium Pine bark	8	65.00	520.00
Irrigation	Currently there is no irrigation. Crowders will explore to discover where it has been capped. Stub up and install new drip irrigation.	1	900.00	900.00

Thank you for your business.	<b>Total</b>	\$3,250.00
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Post Office Box 1110  
Tampa, FL 33601

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

CORDOBA RANCH CDD; C/O MOYER & ASSOC/SEVERN TRENT  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS, FL. 33071

**NOTICE OF VIOLATION  
WATER USE RESTRICTION**

**4/4/2025**

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

**CASE NUMBER:** HC-WE-25-000555  
**LOCATION** 2502 Cordoba Ranch Blvd  
**PARCEL:** 033732.5778  
**VIOLATION:** WATERING ON RESTRICTED DAY :  
**VIOLATION DATED:** 03/25/2025 - 05:35 AM  
**PENALTY AMOUNT:** \$100.00

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

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

**TO FILE AN APPEAL:**

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

If you have any questions, please call: Joe Gross, Code Enforcement Officer 813-274-6604



Code Enforcement Department Invoice - Statement of Charges

Case Number: HC-WE-25-000555

Invoice Date: 4/4/2025

Parcel Number: 033732.5778

Charge Details:

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

Table with 4 columns: Description of Violation, Violation Dated, Time, Penalty. Row 1: WATERING ON RESTRICTED DAY, 03/25/2025, 05:35 AM, \$100.00

TOTAL AMOUNT DUE: \$100.00

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

Code Enforcement Department 3629 Queen Palm Dr Tampa, FL 33619

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

Permitted Watering Days

- Addresses ending in 0, 1, 2, or 3 - Monday and/or Thursday
Addresses ending in 4, 5, or 6 - Tuesday and/or Friday
Addresses ending in 7, 8, or 9 - Wednesday and/or Saturday
Locations with no address (common areas) and locations with mixed addresses (such as office complexes and shopping centers) are also Wednesday and/or Saturday

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

Permitted Watering Times

Allowable watering hours are midnight to 8 a.m. or 6 p.m. to midnight. No watering is allowed on Sundays.

Learn More Here





	<b>CORDOBA RANCH</b>			
<b>TAMPA ELECTRIC</b>				
<b>Vendor : V00003</b>				
<b>INV #</b>		<b>081425ACH</b>		
<b>DATE:</b>		7/24/2025		
<b>New ACCT#</b>	<b>METER#</b>	<b>ADDRESS</b>		
			<b>SERVICE DATES</b>	<b>06/19-7/18/25</b>
			ACH	081425ach
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	280.88
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	26.98
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	31.5
		<b>001-543001-53100-5000</b>	<b>TOTAL</b>	<b>\$ 339.36</b>
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
		<b>001-543013-53100-5000</b>	<b>TOTAL</b>	<b>\$ 8,750.46</b>
		<b>GRAND TOTAL</b>		<b>\$ 9,089.82</b>



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

Statement Date: July 24, 2025  
Agenda Page 75

Amount Due: \$6,798.77

Due Date: August 14, 2025

Account #: 211006627916

DO NOT PAY. Your account will be drafted on August 14, 2025

### Account Summary

Current Service Period: June 19, 2025 - July 18, 2025

Previous Amount Due \$6,798.77

Payment(s) Received Since Last Statement -\$6,798.77

Current Month's Charges \$6,798.77

**Amount Due by August 14, 2025 \$6,798.77**

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 #: 211006627916

Due Date: August 14, 2025

Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$6,798.77

Payment Amount: \$ \_\_\_\_\_

620520284812

Your account will be drafted on August 14, 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.

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

Agenda Page 76

Account #: 211006627916  
 Statement Date: July 24, 2025  
 Charges Due: August 14, 2025

**Service Period:** Jun 19, 2025 - Jul 18, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

**What's Raising Your Power Bill?**  
 We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](http://TampaElectric.com/2025Bills) to learn more.

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$6,798.77</b>

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

00000003-0000048-Page 8 of 30

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

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- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://TampaElectric.com)
- Phone:**  
 Commercial Customer Care: 866-832-6249  
 Residential Customer Care: 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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Amount Due: \$26.98

Due Date: August 14, 2025

Account #: 211006628138

**DO NOT PAY. Your account will be drafted on August 14, 2025**

### Account Summary

Current Service Period: June 19, 2025 - July 18, 2025

Previous Amount Due \$32.58

Payment(s) Received Since Last Statement -\$32.58

Current Month's Charges \$26.98

**Amount Due by August 14, 2025 \$26.98**

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

### Your Energy Insight

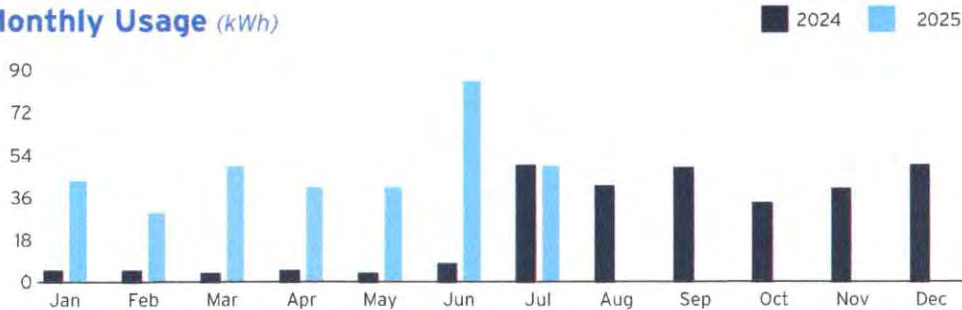
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **33.33% 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](https://TECOaccount.com)



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

Account #: 211006628138

Due Date: August 14, 2025

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$26.98

Payment Amount: \$ \_\_\_\_\_

620520284813

Your account will be drafted on August 14, 2025

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

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

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





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

Agenda Page 78

**Account #:** 211006628138  
**Statement Date:** July 24, 2025  
**Charges Due:** August 14, 2025

## Meter Read

**Service Period:** Jun 19, 2025 - Jul 18, 2025

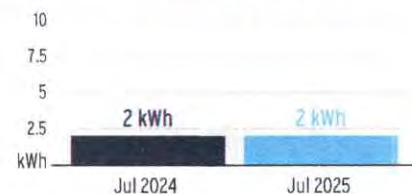
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000136142	07/18/2025	5,602	5,553	49 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	49 kWh @ \$0.08641/kWh	\$4.23
Fuel Charge	49 kWh @ \$0.03391/kWh	\$1.66
Storm Protection Charge	49 kWh @ \$0.00577/kWh	\$0.28
Clean Energy Transition Mechanism	49 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	49 kWh @ \$0.02121/kWh	\$1.04
Florida Gross Receipt Tax		\$0.67
<b>Electric Service Cost</b>		<b>\$26.98</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges \$26.98**

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## Ways To Pay Your Bill

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- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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

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**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
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- Energy-Saving Programs:** 813-275-3909

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

Statement Date: July 24, 2025  
Agenda Page 79

Amount Due: \$291.62

Due Date: August 14, 2025

Account #: 211006628278

**DO NOT PAY.** Your account will be drafted on August 14, 2025



### Account Summary

**Current Service Period:** June 19, 2025 - July 18, 2025

Previous Amount Due	\$291.62
Payment(s) Received Since Last Statement	-\$291.62

**Current Month's Charges** \$291.62

**Amount Due by August 14, 2025** \$291.62

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



Scan here to view your account online.

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**STOP POWER SURGES!**  
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AN EMERA COMPANY

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

Account #: 211006628278

Due Date: August 14, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$291.62

Payment Amount: \$ \_\_\_\_\_

620520284814

Your account will be drafted on August 14, 2025

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

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

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





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

Agenda Page 80  
**Account #:** 211006628278  
**Statement Date:** July 24, 2025  
**Charges Due:** August 14, 2025

**Service Period:** Jun 19, 2025 - Jul 18, 2025

**Rate Schedule:** Lighting Service

### Charge Details

### Important Messages

**What's Raising Your Power Bill?**  
 We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](http://TampaElectric.com/2025Bills) to learn more.

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$291.62</b>

**Total Current Month's Charges \$291.62**

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

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**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
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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](http://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](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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Amount Due: **\$280.88**

Due Date: August 14, 2025

Account #: 211006627700

**DO NOT PAY. Your account will be drafted on August 14, 2025**

### Account Summary

Current Service Period: June 19, 2025 - July 18, 2025


Previous Amount Due	\$581.97
Payment(s) Received Since Last Statement	-\$581.97


<b>Current Month's Charges</b>	<b>\$280.88</b>
--------------------------------	-----------------

<b>Amount Due by August 14, 2025</b>	<b>\$280.88</b>
--------------------------------------	-----------------

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

### Your Energy Insight

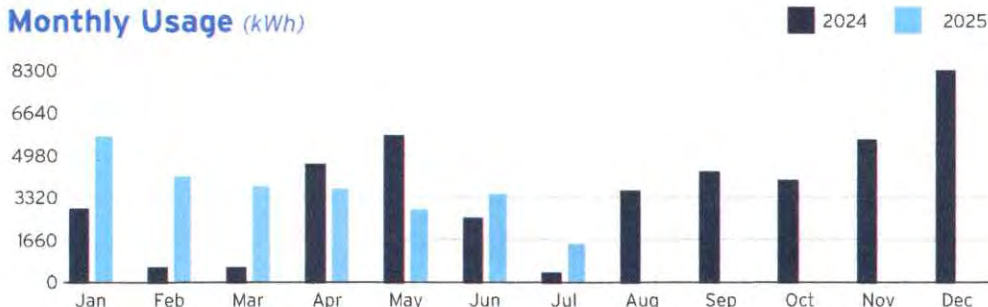
 Your average daily kWh used was **400% higher** than the same period last year.

 Your average daily kWh used was **56.14% lower** than it was in your previous period.



Scan here to view your account online.

### Monthly Usage (kWh)



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Zap Cap SYSTEMS | 

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

Account #: 211006627700

Due Date: August 14, 2025

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$280.88**

Payment Amount: \$ \_\_\_\_\_

620520284811

Your account will be drafted on August 14, 2025

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

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

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





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

Agenda Page 82

**Account #:** 211006627700  
**Statement Date:** July 24, 2025  
**Charges Due:** August 14, 2025

## Meter Read

**Service Period:** Jun 19, 2025 - Jul 18, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000751556	07/18/2025	85,813	84,323	1,490 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,490 kWh @ \$0.08641/kWh	\$128.75
Fuel Charge	1,490 kWh @ \$0.03391/kWh	\$50.53
Storm Protection Charge	1,490 kWh @ \$0.00577/kWh	\$8.60
Clean Energy Transition Mechanism	1,490 kWh @ \$0.00418/kWh	\$6.23
Storm Surcharge	1,490 kWh @ \$0.02121/kWh	\$31.60
Florida Gross Receipt Tax		\$6.27
<b>Electric Service Cost</b>		<b>\$250.88</b>

## Avg kWh Used Per Day



Other Fees and Charges		
<b>Zap Cap Systems</b>		
<b>Service for:</b> 2502 CORDOBA RANCH BLVD, LUTZ, FL 33559-3915		
Business Surge MST1120 Monthly	1 unit @ \$30.00	\$30.00
<b>Zap Cap Systems Cost</b>		<b>\$30.00</b>

**Total Current Month's Charges \$280.88**

## Important Messages

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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

## Contact Us

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- Phone:**  
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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  
18446 BELFAIR GLEN PL  
LUTZ, FL 33559-3932

Statement Date: July 24, 2025  
Agenda Page 83

Amount Due: \$311.26

Due Date: August 14, 2025

Account #: 221008996409

**DO NOT PAY. Your account will be drafted on August 14, 2025**

### Account Summary

Current Service Period: June 19, 2025 - July 18, 2025

Previous Amount Due \$311.26

Payment(s) Received Since Last Statement -\$311.26

Current Month's Charges \$311.26

**Amount Due by August 14, 2025 \$311.26**

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



Scan here to view your account online.

**STOP POWER SURGES!**  
50% OFF install  
plus 1<sup>st</sup> month free!

Limited time offer at  
[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)

Zap Cap SYSTEMS |

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

Account #: 221008996409

Due Date: August 14, 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$311.26

Payment Amount: \$ \_\_\_\_\_

622989411538

Your account will be  
drafted on August 14, 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.

00000003-0000056-Page 23 of 30





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

Agenda Page 84

**Account #:** 221008996409  
**Statement Date:** July 24, 2025  
**Charges Due:** August 14, 2025

**Service Period:** Jun 19, 2025 - Jul 18, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

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<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$311.26</b>

**Total Current Month's Charges** **\$311.26**

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- Mail A Check**  
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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Phone**  
Toll Free:  
**866-689-6469**
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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

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

Statement Date: July 24, 2025

Agenda Page 85

Amount Due: \$1,348.81

Due Date: August 14, 2025

Account #: 221008004931

**DO NOT PAY.** Your account will be drafted on August 14, 2025

### Account Summary

Current Service Period: June 19, 2025 - July 18, 2025

Previous Amount Due \$1,348.81

Payment(s) Received Since Last Statement -\$1,348.81

Current Month's Charges \$1,348.81

**Amount Due by August 14, 2025 \$1,348.81**

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



Scan here to view your account online.

**STOP POWER SURGES!**  
50% OFF install  
plus 1<sup>st</sup> month free!

Limited time offer at  
[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)

Zap Cap SYSTEMS |

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221008004931

Due Date: August 14, 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,348.81

Payment Amount: \$ \_\_\_\_\_

678544725112

Your account will be drafted on August 14, 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.

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

Agenda Page 86

**Account #:** 221008004931  
**Statement Date:** July 24, 2025  
**Charges Due:** August 14, 2025

**Service Period:** Jun 19, 2025 - Jul 18, 2025

**Rate Schedule:** Lighting Service

### Charge Details

### Important Messages

**What's Raising Your Power Bill?**  
 We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](http://TampaElectric.com/2025Bills) to learn more.

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,348.81</b>

**Total Current Month's Charges \$1,348.81**

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

- 
**Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 
**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- 
**Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- 
**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://TampaElectric.com)
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**DO NOT PAY.** Your account will be drafted on August 14, 2025

### Account Summary

<b>Current Service Period:</b> June 19, 2025 - July 18, 2025	
Previous Amount Due	\$51.23
Payment(s) Received Since Last Statement	-\$51.23
<b>Current Month's Charges</b>	<b>\$31.50</b>
<b>Amount Due by August 14, 2025</b>	<b>\$31.50</b>

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

### Your Energy Insight

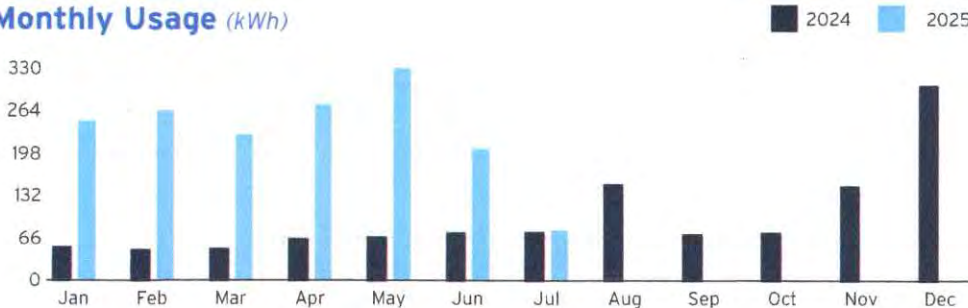
 Your average daily kWh used was **50% higher** than the same period last year.

 Your average daily kWh used was **57.14% 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](https://TECOaccount.com)



**STOP POWER SURGES!**  
50% OFF install plus 1<sup>st</sup> month free!

Limited time offer at  
[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)

Zap Cap SYSTEMS | 



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

Account #: 211006627494

Due Date: August 14, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$31.50

Payment Amount: \$ \_\_\_\_\_

620520284810

Your account will be drafted on August 14, 2025

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

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

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





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

Agenda Page 88

**Account #:** 211006627494  
**Statement Date:** July 24, 2025  
**Charges Due:** August 14, 2025

### Meter Read

**Service Period:** Jun 19, 2025 - Jul 18, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000143157	07/18/2025	13,012	12,934	78 kWh	1	30 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	78 kWh @ \$0.08641/kWh	\$6.74
Fuel Charge	78 kWh @ \$0.03391/kWh	\$2.64
Storm Protection Charge	78 kWh @ \$0.00577/kWh	\$0.45
Clean Energy Transition Mechanism	78 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	78 kWh @ \$0.02121/kWh	\$1.65
Florida Gross Receipt Tax		\$0.79
<b>Electric Service Cost</b>		<b>\$31.50</b>

### Avg kWh Used Per Day



### Important Messages

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 We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](http://TampaElectric.com/2025Bills) to learn more.

**Total Current Month's Charges \$31.50**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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

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

00000003 FTECO1072425224100FL 00000 01 00000000 23161 015

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







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

Agenda Page 90  
Billing Date:  
**Jul 22, 2025**  
Billing Period:  
**Jul 22 - Aug 21, 2025**

Hi CORDOBA RANCH CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

Total balance  
**\$155.48**  
Auto Pay is scheduled  
**Aug 15**



**Bill history**

Previous balance	\$155.48
Payment received by Jul 22, thank you	-\$155.48

**Service summary**

	Previous month	Current month
Bundle	\$150.98	\$150.98
Other	\$4.50	\$4.50
<b>Total services</b>	<b>\$155.48</b>	<b>\$155.48</b>
<b>Total balance</b>		<b>\$155.48</b>

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

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



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

6790 0107 NO RP 22 07232025 NNNNNNNN 01 009073 0036

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.**

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



1980012391775795050213000000000000000155485



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

Billing Date: Page 91  
**Jul 22, 2025**  
 Billing Period:  
**Jul 22 - Aug 21, 2025**

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/privacy).





**CORDOBA RANCH CDD**

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

PIN:  
**3916**

Billing Date: Agenda Page 92  
**Jul 22, 2025**

Billing Period:  
**Jul 22 - Aug 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](https://business.frontier.com/internet-backup)

<b>Bundle</b>		
<b>Monthly Charges</b>		
07.22-08.21	FiberOptic Internet for Business 75/75 2YR	\$150.98
<b>Bundle Total</b>		<b>\$150.98</b>

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.

<b>Other Charges</b>		
<b>Monthly Charges</b>		
07.22-08.21	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>

**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](https://business.frontier.com)





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

Agenda Page 93  
Billing Date:  
**Jul 22, 2025**  
Billing Period:  
**Jul 22 - Aug 21, 2025**

239-177-5795

88/KQXA/334300/ /VZFL

