



Cordoba Ranch Community Development District

January 20, 2026

Agenda Package

Teams Meeting Information

[Join the meeting now](#)

Meeting ID: 232 916 744 254 54

Passcode: BC7v9KC7

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cordoba Ranch Community Development District

Board of Supervisors

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

Staff:

Samatha Zanoni, District Manager
 Kathryn Hopkinson, District Counsel
 Phil Chang, District Engineer
 Jason Liggett, Field Manager
 Devon Craig, Sitex Aquatic
 Fernand Thomas, Accountant
 Tabitha Blackwelder, Administrative Assistant

Second Revised Meeting Agenda Tuesday, January 20, 2026 – 5:00 p.m.

1. Call to Order and Roll Call
2. Motion to approve the agenda
3. Audience Comments – *Three- (3) Minute Time Limit*
4. Special Business Items
 - A. Resignation Letter for David Boulos Page 4
 - B. Consideration of Resolution 2026-02; Designation of Officers Page 5
5. Staff Reports
 - A. Accounting Staff Report
 - i. Review of December 2025 Financial Statements Page 6
 - ii. Consideration of December 2025 Check Register Page 16
 - B. Sitex Aquatics Report Page 19
 - C. Field Inspection Report
 - i. Pressure Washing Map Page 40
 - ii. Consideration of Inframark Pressure Washing Proposal #1024 Page 45
 - iii. Consideration of Tactical Pressure Washing Sidewalk Cleaning
Proposal #2072 Page 46
 - iv. Consideration of Kings Power Washing Sidewalks & Catch Basin
Proposal #10215 Page 50
 - v. Consideration of American Power Washing Proposal #715 Page 52
 - vi. Consideration of Elite Fence & Gate Black Aluminum Fence
Proposal #264 Page 53
 - D. Landscape Report
 - i. Consideration of Crowder's Landscaping Large Roundabout
Proposal #M3024 Page 54
 - ii. Consideration of Blue Oak Tree Farm (40) 3 Gallon Trees Proposal Page 55
 - iii. Consideration of Crowder's Fire Ant Control Proposal #M2584 Page 56
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
6. Business Items
 - A. Consideration of Driveway Extension 2902 Cordoba Ranch Blvd Page 57
 - B. Consideration of 2817 Cordoba Ranch Blvd Observations Report Page 88
 - C. Consideration of Resolution 2026-01; General Election 2026 Page 91

District Office

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

Meeting Location

Martinez Law Firm
 18115 N US Highway 41, Suite 600
 Lutz, FL 33549

Cordoba Ranch Community Development District

Board of Supervisors

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

Staff:

Samatha Zanoni, District Manager
 Kathryn Hopkinson, District Counsel
 Phil Chang, District Engineer
 Jason Liggett, Field Manager
 Devon Craig, Sitex Aquatic
 Fernand Thomas, Accountant
 Tabitha Blackwelder, Administrative Assistant

7. Business Administration

A. Consideration of Minutes from the Meeting held December 15, 2025..... Page 93

8. Supervisor Requests

9. Audience Comments – *Three- (3) Minute Time Limit*

10. Adjournment

The next meeting is scheduled for Monday, February 16, 2026.

District Office

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

Meeting Location

Martinez Law Firm
 18115 N US Highway 41, Suite 600
 Lutz, FL 33549

Please accept this letter as my formal resignation from my position as a member of the Board of Supervisors of the Cordoba Ranch CDD, effective immediately.

I appreciate the opportunity to have served the district and its residents. Please take the necessary steps to process this resignation and advise the appropriate authorities as required. Should any additional documentation or action be needed from me to facilitate a smooth transition, please do not hesitate to let me know. Thank you for your assistance during my time on the Board.

Sincerely,



David A. Boulos, Esq.

BOULOS LAW GROUP

23121 Tabak Lane
Land O' Lakes, FL 34639
PH: 813-955-2235
Fax: 813-527-9906
Bouloslawgroup.com

RESOLUTION 2026-02**A RESOLUTION DESIGNATING OFFICERS OF THE
CORDOBA RANCH COMMUNITY DEVELOPMENT
DISTRICT**

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

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

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

<u>Erica Owen</u>	Chairman
<u>Greg Saldana</u>	Vice Chairman
<u>Samantha Zanoni</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>James Therrien</u>	Assistant Secretary
<u>Jane Marlow</u>	Assistant Secretary
	Assistant Secretary

PASSED AND ADOPTED THIS 20th DAY OF JANUARY 2026.

Chairperson / Vice Chairperson

Secretary / Assistant Secretary



*Cordoba Ranch
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



CORDOBA RANCH
Community Development District

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**Cordoba Ranch
Community Development District**

**Financial Statements
(Unaudited)
December 31, 2025**

CORDOBA RANCH

Community Development District

Governmental Funds**Balance Sheet**
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 780,988	\$ -	\$ 780,988
Cash with Fiscal Agent	-	388,390	388,390
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	6,797	6,797
Investments:			
Money Market Account	577,732	-	577,732
Reserve Fund	-	97,070	97,070
Revenue Fund	-	146,975	146,975
Deposits	16,740	-	16,740
TOTAL ASSETS	\$ 1,377,210	\$ 639,232	\$ 2,016,442
LIABILITIES			
Accounts Payable	\$ 18,826	\$ -	\$ 18,826
Accrued Expenses	13,010	-	13,010
Due To Other Funds	6,797	-	6,797
TOTAL LIABILITIES	38,633	-	38,633
FUND BALANCES			
Nonspendable:			
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	639,232	639,232
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	778,007	-	778,007
TOTAL FUND BALANCES	\$ 1,338,577	\$ 639,232	\$ 1,977,809
TOTAL LIABILITIES & FUND BALANCES	\$ 1,377,210	\$ 639,232	\$ 2,016,442

CORDOBA RANCH

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 10,212	\$ 10,212	0.00%
Special Assmnts- Tax Collector	878,120	643,479	778,746	135,267	88.68%
Special Assmnts- Discounts	(35,125)	(27,503)	(31,005)	(3,502)	88.27%
Access Cards	-	-	60	60	0.00%
TOTAL REVENUES	842,995	615,976	758,013	142,037	89.92%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	3,250	3,000	250	23.08%
FICA Taxes	995	249	230	19	23.12%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	6,250	6,837	(587)	27.35%
ProfServ-Legal Services	10,000	2,500	6,100	(3,600)	61.00%
ProfServ-Mgmt Consulting	52,500	13,125	13,125	-	25.00%
ProfServ-Trustee Fees	4,041	2,357	2,357	-	58.33%
Auditing Services	3,260	-	-	-	0.00%
Postage and Freight	400	100	32	68	8.00%
Rental - Meeting Room	1,000	250	-	250	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	38	-	38	0.00%
Legal Advertising	3,000	1,000	123	877	4.10%
Misc-Assessment Collection Cost	17,562	13,751	14,955	(1,204)	85.16%
Misc-Web Hosting	3,500	3,500	13,236	(9,736)	378.17%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	140,750	49,212	62,683	(13,471)	44.53%
Other Public Safety					
Contracts-Security Services	30,770	7,692	6,406	1,286	20.82%
Communication - Telephone	2,000	500	486	14	24.30%
R&M-Gate	5,000	1,250	3,200	(1,950)	64.00%
Total Other Public Safety	37,770	9,442	10,092	(650)	26.72%
Electric Utility Services					
Utility - General	12,075	3,019	1,625	1,394	13.46%
Electricity - Streetlights	115,000	28,750	27,084	1,666	23.55%
Total Electric Utility Services	127,075	31,769	28,709	3,060	22.59%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	4,606	4,005	601	21.74%
Contracts-Wetland Maintenance	19,205	4,801	2,850	1,951	14.84%
R&M-Fountain	5,750	1,437	250	1,187	4.35%
Impr - Aquatic Plants	5,750	1,437	-	1,437	0.00%
Total Flood Control/Stormwater Mgmt	49,128	12,281	7,105	5,176	14.46%

CORDOBA RANCH

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Field Management	6,300	1,575	1,575	-	25.00%
Contracts-Fountain	2,500	625	208	417	8.32%
Contracts-Landscape	181,608	45,402	40,833	4,569	22.48%
Insurance - Property	5,211	5,211	4,696	515	90.12%
Insurance - General Liability	4,345	4,345	3,838	507	88.33%
Insurance - Crime	500	500	500	-	100.00%
R&M-Entry Feature	2,000	500	5,436	(4,936)	271.80%
R&M-Irrigation	6,800	1,700	9,161	(7,461)	134.72%
R&M-Mulch	10,000	2,500	16,275	(13,775)	162.75%
R&M-Pest Control	5,000	1,250	-	1,250	0.00%
R&M-Plant Replacement	10,000	2,500	-	2,500	0.00%
R&M-Ponds	11,500	2,875	-	2,875	0.00%
R&M-Sidewalks	35,000	35,000	-	35,000	0.00%
R&M-Tree Trimming Services	25,000	25,000	-	25,000	0.00%
R&M-US 1 Landscape Maintenance	10,000	10,000	-	10,000	0.00%
R&M-Well Maintenance	2,500	625	-	625	0.00%
R&M-Annuals	25,000	6,250	5,880	370	23.52%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	21,590	(6,590)	143.93%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	16,010	3,990	80.05%
Misc-Contingency	17,508	4,377	27,290	(22,913)	155.87%
Holiday Lighting & Decorations	11,500	11,500	10,930	570	95.04%
R&M Swales	30,000	30,000	250	29,750	0.83%
Reserve - Roadways	50,000	-	-	-	0.00%
Total Field	488,272	227,735	164,472	63,263	33.68%
TOTAL EXPENDITURES	842,995	330,439	273,061	57,378	32.39%
Excess (deficiency) of revenues					
Over (under) expenditures	-	285,537	484,952	199,415	0.00%
Net change in fund balance	\$ -	\$ 285,537	\$ 484,952	\$ 199,415	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	853,625	853,625	853,625		
FUND BALANCE, ENDING	\$ 853,625	\$ 1,139,162	\$ 1,338,577		

CORDOBA RANCH

Community Development District

Series 2021 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 19	\$ 5	\$ 2,506	\$ 2,501	13189.47%
Special Assmnts- Tax Collector	516,569	413,255	458,111	44,856	88.68%
Special Assmnts- Discounts	(20,663)	(16,530)	(18,239)	(1,709)	88.27%
TOTAL REVENUES	495,925	396,730	442,378	45,648	89.20%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	10,331	8,265	8,797	(532)	85.15%
Total Administration	10,331	8,265	8,797	(532)	85.15%
<u>Debt Service</u>					
Principal Debt Retirement	340,000	-	-	-	0.00%
Interest Expense	145,800	72,900	72,900	-	50.00%
Total Debt Service	485,800	72,900	72,900	-	15.01%
TOTAL EXPENDITURES	496,131	81,165	81,697	(532)	16.47%
Excess (deficiency) of revenues					
Over (under) expenditures	(206)	315,565	360,681	45,116	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(206)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(206)	-	-	-	0.00%
Net change in fund balance	\$ (206)	\$ 315,565	\$ 360,681	\$ 45,116	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	278,551	278,551	278,551		
FUND BALANCE, ENDING	\$ 278,345	\$ 594,116	\$ 639,232		

**Cordoba Ranch
Community Development District**

Supporting Schedules

December 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, 2026

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied FY 2026				\$ 1,394,689	\$ 878,120	\$ 516,569
Allocation %				100%	63%	37%
11/07/25	9,723	488	198	10,410	6,554	3,856
11/14/25	87,169	3,706	1,779	92,654	58,337	34,317
11/21/25	18,351	780	375	19,506	12,281	7,225
12/03/25	119,284	5,072	2,434	126,790	79,829	46,961
12/05/25	890,041	37,842	18,164	946,047	595,647	350,400
12/19/25	39,292	1,356	802	41,451	26,098	15,353
TOTAL	\$ 1,163,861	\$ 49,244	\$ 23,752	\$ 1,236,857	\$ 778,746	\$ 458,111
% COLLECTED				89%	89%	89%
TOTAL OUTSTANDING				\$ 157,832	\$ 99,373	\$ 58,458

CORDOBA RANCH
Community Development District

Cash & Investment Report
December 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	3.83%	\$ 780,988
Money Market Account	Bank United	3.54%	\$ 577,732
Subtotal GF			<u>1,358,720</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.75%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.75%	\$ 146,975
Subtotal DS			<u>244,045</u>
Grand Total			<u><u>\$ 1,602,765</u></u>

**Cordoba Ranch
Community Development District**

Check Register

12/01/2025-12/31/2025

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100178							
001	12/02/25	CROWDER'S LANDSCAPING, INC	65639	Removals & Stump Grinding	Misc-Contingency	549900-53901	\$1,500.00
							Check Total <u>\$1,500.00</u>
CHECK # 100179							
001	12/02/25	Triple Crown Maintenance Group LLC	1284	Asphalt Repairs	Roadway Repair & Maintenance	546167-53901	\$2,800.00
							Check Total <u>\$2,800.00</u>
CHECK # 100180							
001	12/02/25	SITEX AQUATICS LLC	10453-B	Monthly Maintenance DEC 25	Contracts-Aquatic Control	534067-53801	\$1,335.00
							Check Total <u>\$1,335.00</u>
CHECK # 100181							
001	12/02/25	INFRAMARK LLC	164529	Postage	Postage and Freight	541006-51301	\$3.70
001	12/02/25	INFRAMARK LLC	165640	DECEMBER 25	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	12/02/25	INFRAMARK LLC	165640	DECEMBER 25	ProfServ-Field Management	531016-53901	\$525.00
001	12/02/25	INFRAMARK LLC	165640	DECEMBER 25	Postage and Freight	541006-51301	\$8.33
							Check Total <u>\$4,912.03</u>
CHECK # 100182							
001	12/02/25	LAKE BROTHERS LLC	INV-5519	Wetland/Mitigation Maintenance DEC 25	Contracts-Wetland Maintenance	534133-53801	\$950.00
							Check Total <u>\$950.00</u>
CHECK # 100183							
001	12/08/25	COMPLETE I.T. SERVICES & SOLUTIONS	18529	Gates Eagle Eye Monthly Brivo	Contracts-Security Services	534037-52901	\$367.00
001	12/08/25	COMPLETE I.T. SERVICES & SOLUTIONS	18527	Eagle Eye License Plate Recognition	Contracts-Security Services	534037-52901	\$193.00
							Check Total <u>\$560.00</u>
CHECK # 100184							
001	12/08/25	CROWDER'S LANDSCAPING, INC	49530	Monthly Maintenance	Contracts-Landscape	534050-53901	\$13,611.00
001	12/08/25	CROWDER'S LANDSCAPING, INC	65643	Monthly Irrigation Inspection	R&M-Irrigation	546041-53901	\$382.50
							Check Total <u>\$13,993.50</u>
CHECK # 100186							
001	12/15/25	CROWDER'S LANDSCAPING, INC	65669	Winter Rotation	R&M-Annuals	546140-53901	\$5,880.00
							Check Total <u>\$5,880.00</u>
CHECK # 100189							
001	12/30/25	CROWDER'S LANDSCAPING, INC	65670	Mulch Install	Mulch For the Main Entrance & Down Livingston	546059-53901	\$16,275.00
							Check Total <u>\$16,275.00</u>
CHECK # 100190							
001	12/30/25	INFRAMARK LLC	166671	Nov 2025- Postage	Postage and Freight	541006-51301	\$3.70
							Check Total <u>\$3.70</u>
CHECK # 100191							
001	12/30/25	STRALEY ROBIN VERICKER	27670	legal services - from 11/10/2025 thru 11/18/2025	Legal Services from 11/10/2025 thru 11/18/2025	531023-51301	\$1,372.50
							Check Total <u>\$1,372.50</u>
CHECK # 1168							
001	12/08/25	SITE MASTERS OF FLORIDA, LLC	120125-1	Lot and Creek Restoration Remaining	Misc-Contingency	549900-53901	\$3,100.00
							Check Total <u>\$3,100.00</u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1169							
001	12/12/25	BGE	35045	Nov 2025- District Engineer	ProfServ-Engineering	531013-51501	\$3,792.50
Check Total <u>\$3,792.50</u>							
CHECK # 1170							
001	12/12/25	COMPLETE I.T. SERVICES & SOLUTIONS	17673	Sept 2025- GOOGLE / MSP / CLOUD BACKUP /MICROSOFT	Misc-Web Hosting	549915-51301	\$13,236.00
Check Total <u>\$13,236.00</u>							
CHECK # 1171							
001	12/12/25	ILLUMINATIONS HOLDIAY LIGHTING	351225	Dec 2025- Holiday Decor	Holiday Lighting & Decorations	549940-53901	\$4,500.00
Check Total <u>\$4,500.00</u>							
CHECK # 1173							
001	12/18/25	AMERICAN POWER WASHING LLC	635	Pressure Washing	Misc-Contingency	549900-53901	\$6,946.25
Check Total <u>\$6,946.25</u>							
CHECK # 1174							
001	12/23/25	COMPLETE I.T. SERVICES & SOLUTIONS	18573	Dec 2025- Windshield Tags	R&M-Gate	546034-52901	\$1,080.00
Check Total <u>\$1,080.00</u>							
CHECK # 1175							
001	12/23/25	CROWDER'S LANDSCAPING, INC	65679	Dec 2025- Drip Line Repair	R&M-Irrigation	546041-53901	\$113.30
Check Total <u>\$113.30</u>							
CHECK # 1176							
001	12/23/25	DECORATIVE HOLIDAY LIGHTING	CORDOBA RANCH 2025	Holiday Decor - Trees	Holiday Lighting & Decorations	549940-53901	\$1,930.00
Check Total <u>\$1,930.00</u>							
CHECK # 1177							
001	12/23/25	STRALEY ROBIN VERICKER	26849	Legal Service June 30, 2025	Legal Service June 25	531023-51401	\$2,615.00
Check Total <u>\$2,615.00</u>							
CHECK # 300022							
001	12/12/25	TAMPA ELECTRIC - ACH	121225-ACH	Electric - 10/17-11/17/25	Utility - General	543001-53100	\$315.14
001	12/12/25	TAMPA ELECTRIC - ACH	121225-ACH	Electric - 10/17-11/17/25	Electricity - Streetlights	543013-53100	\$8,750.46
Check Total <u>\$9,065.60</u>							
CHECK # 300023							
001	12/22/25	FRONTIER - ACH	112225-50135 ACH	11/22-12/21/25	service 11/22-12/21/25	541003-52901	\$165.48
Check Total <u>\$165.48</u>							
Fund Total <u><u>\$96,125.86</u></u>							

SERIES 2021 DEBT SERVICE FUND - 202

CHECK # 1178

202	12/30/25	CORDOBA RANCH C/O US BANK	12292025-7763	Valley National Bank # 7763 Operating	Transfer to US Bank Account #6000	131000	\$388,389.99
Check Total <u>\$388,389.99</u>							
Fund Total <u><u>\$388,389.99</u></u>							

Total Checks Paid	<u><u>\$484,515.85</u></u>
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SitexAquatics

LAKE & FOUNTAIN SERVICES

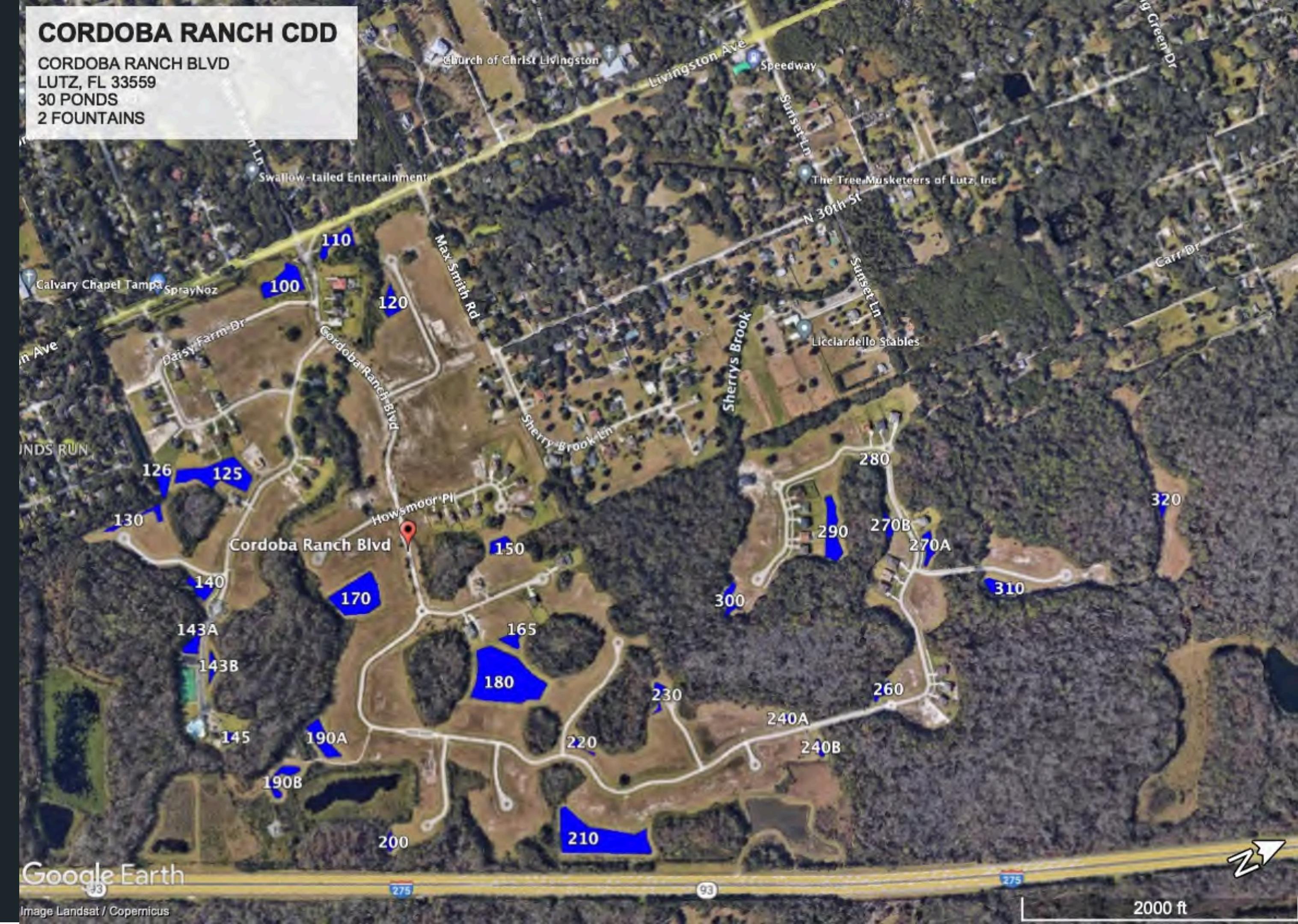
MONTHLY REPORT

JANUARY, 2026



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!



Pond #100 Treated for Shoreline Vegetation.

Pond #110 Treated for Shoreline Vegetation.

Pond #120 Treated for Algae and Shoreline Vegetation.

Dec 11, 2025 at 9:35:41 AM



Dec 11, 2025 at 9:33:05 AM



Dec 11, 2025 at 9:29:23 AM



Pond #125 Treated for Algae and Shoreline Vegetation.

Pond #126 Treated for Algae and Shoreline Vegetation.

Pond #130 Treated for Algae and Shoreline Vegetation.

Dec 11, 2025 at 9:37:47 AM



Dec 11, 2025 at 9:38:39 AM



Dec 11, 2025 at 9:40:37 AM



Pond #140 Treated for Shoreline Vegetation.

Pond #143A Treated for Shoreline Vegetation.

Pond #143B Treated for Shoreline Vegetation.

Dec 11, 2025 at 9:41:52 AM



Dec 11, 2025 at 9:59:32 AM



Dec 11, 2025 at 10:10:54 AM



Pond #145 Treated for Shoreline Vegetation.

Pond #150 Treated for Shoreline Vegetation.

Pond #165 Treated for Shoreline Vegetation.

Dec 11, 2025 at 9:49:11 AM



Dec 11, 2025 at 10:09:50 AM



Dec 11, 2025 at 9:44:48 AM



Pond #170 Treated for Shoreline Vegetation.

Pond #180 Treated For Algae and Shoreline Vegetation.

Pond #190A Treated for Shoreline Vegetation.

Dec 11, 2025 at 9:43:23 AM



Dec 11, 2025 at 10:03:51 AM



Dec 11, 2025 at 10:21:04 AM



Pond #190B Treated for Shoreline Vegetation.

Pond #200 Treated for Shoreline vegetation.

Pond #210 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:07:41 AM



Pond #220 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:25:49 AM



Pond #230 Treated for Shoreline Vegetation.

Dec 11, 2025 at 10:37:11 AM



Pond #240A Treated for Shoreline Vegetation.



Pond #240B Treated for Shoreline Vegetation.

Pond #260 Treated for Shoreline Vegetation.

Pond #270A Treated for Shoreline Vegetation.



Pond #270B Treated for Shoreline Vegetation.

Pond #280 Treated for Shoreline Vegetation.

Pond #290 Treated for Shoreline Vegetation.

Dec 11, 2025 at 11:02:08 AM



Dec 11, 2025 at 10:51:36 AM



Dec 11, 2025 at 10:56:25 AM



Pond #300 Treated for Shoreline Vegetation.

Pond #310 Treated for Shoreline Vegetation.

Pond #320 Treated for Shoreline vegetation.



Cordoba Ranch CDD

Wednesday, January 14, 2026

Prepared For Board Of Supervisors

15 Item Identified

15 Item Incomplete

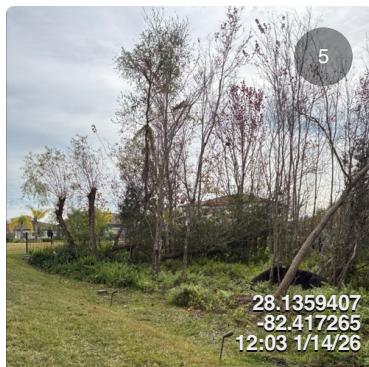
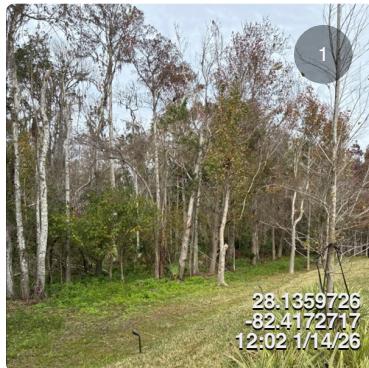
A handwritten signature in black ink, appearing to read "jason".

Jason Liggett

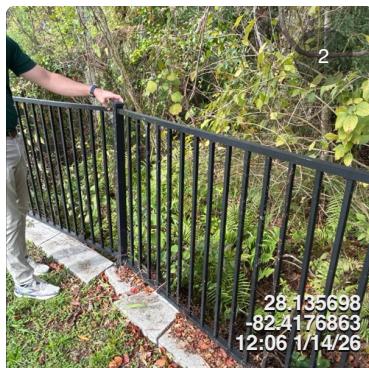
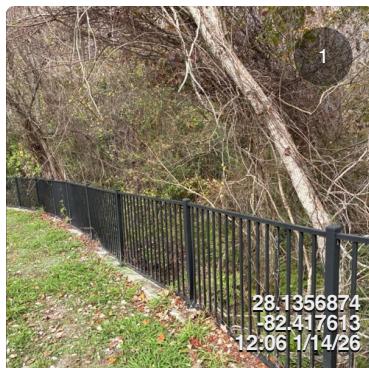
Field Team- Division Manager

Item 1**Assigned To: Board**

17904 homeowner requested clean out of conservation. However he paid someone to do it in the past this could cause issues with SWFMD permitting.

**Item 2****Assigned To: Board**

Fence on Linden Common needs to be addressed we have the same issue with the pavers falling over I will get with the fence company on a price for this area.





Item 3

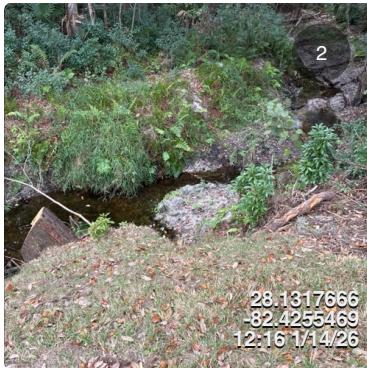
Assigned To: Board

Crowders has cleaned up behind the homes at 2625 Cordoba Ranch blvd and 17814 Howsmoor place at no cost to the district. Thank you

Item 4

Assigned To: Board

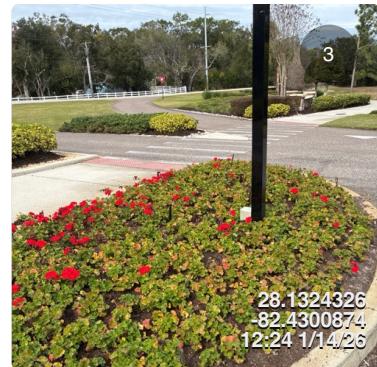
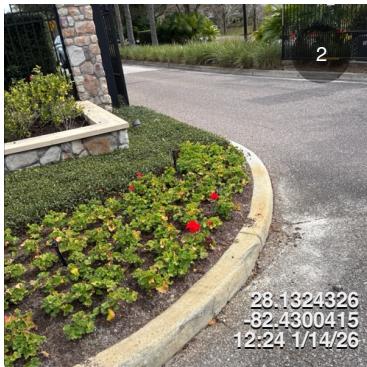
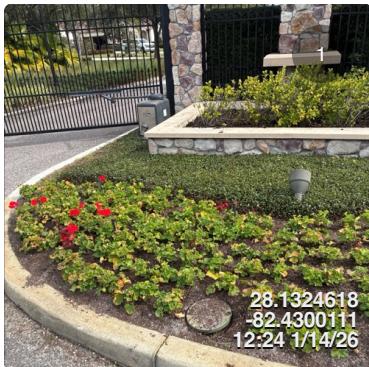
Erosion is holding up behind 2625 Cordoba Ranch blvd.



Item 5

Assigned To: Crowders Landscaping

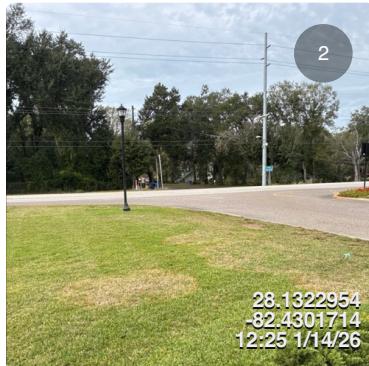
Talked to crowders and they have backed the water off the annuals we do not want to be overwatering them. If any treatment is needed please address.



Noted. We will be taking care of them over the next month, including treatment

Item 6**Assigned To: Crowders**

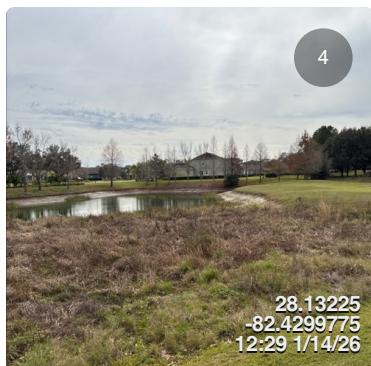
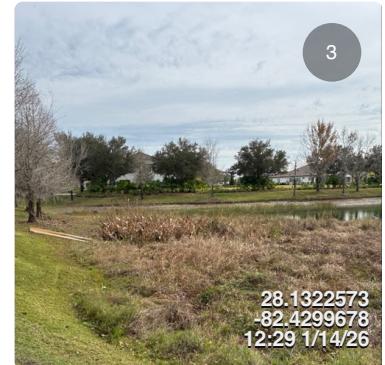
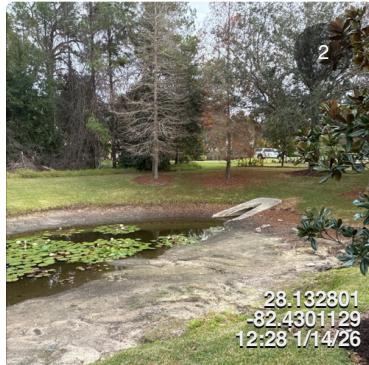
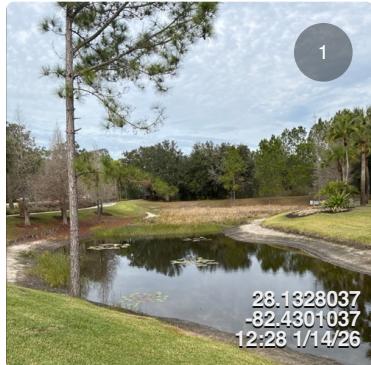
Treat the brown patch in the Saint Augustine. During my inspection there were treatment signs make sure stay on a 14 day fungicide cycle.

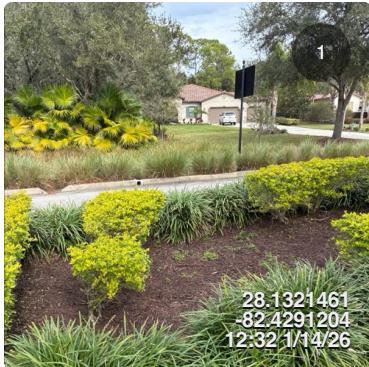


Yes, we are taking action steps.

Item 7**Assigned To: Board**

Both ponds at the entrance look good. Has the board decided to do away with the fountains in these ponds?





Item 8

Assigned To: Crowders

Eradicate the small amount of weeds in the small bed behind the gate at the main entrance.

Completed

Item 9

Assigned To: Board

Conservation project to begin in the beginning of February.



Preponed, project beginning 1/20/26



Item 10

Assigned To: Board

District sidewalk pressure washing in this month's agenda for approval.

Item 11**Assigned To: Board**

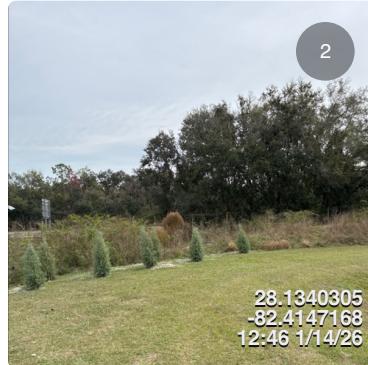
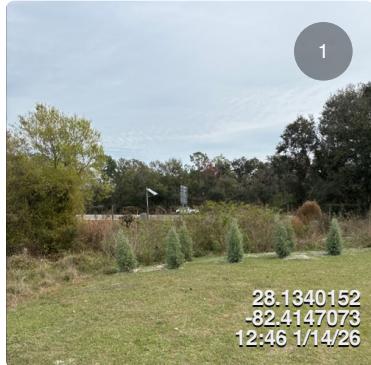
Any are prevalent through out the community. This is not included in crowders contract but they have provided pricing for these. With it being colder ants are coming up for warmth.



Estimate M2584 has been provided

Item 12**Assigned To: Board**

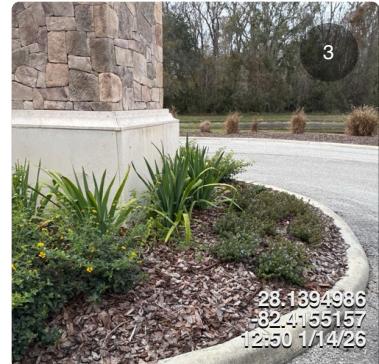
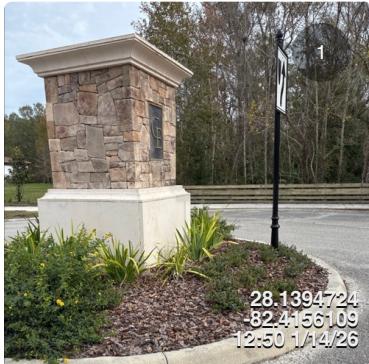
Planted trees are doing well. I did request a proposal to add more to this area.



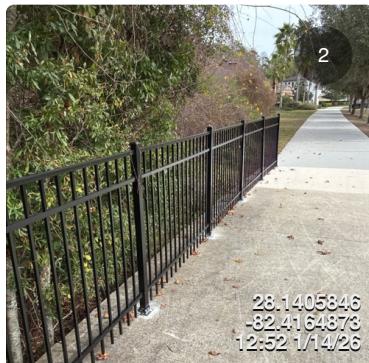
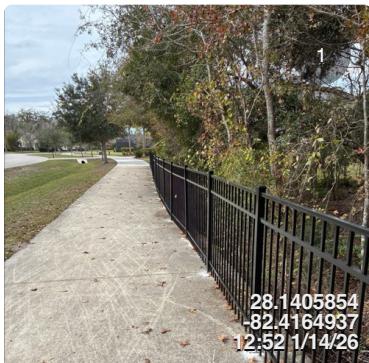
Item 13**Assigned To: Crowders**

Add 10 more blue daze to the center island bed on Cordoba Ranch blvd. Invoice out the district. Remove the weeds in this island.

This will be completed this week.

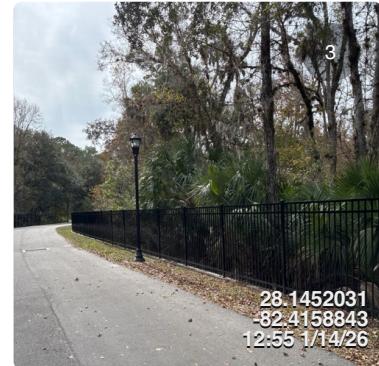
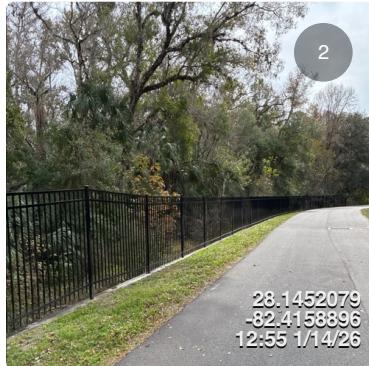
**Item 14****Assigned To: Board**

Fence on cordoba ranch blvd has been bolted to the sidewalk. This came with issues with rebar in the sidewalk.



Item 15**Assigned To: Board**

Fence on Bellair Glen place have been addressed and look good

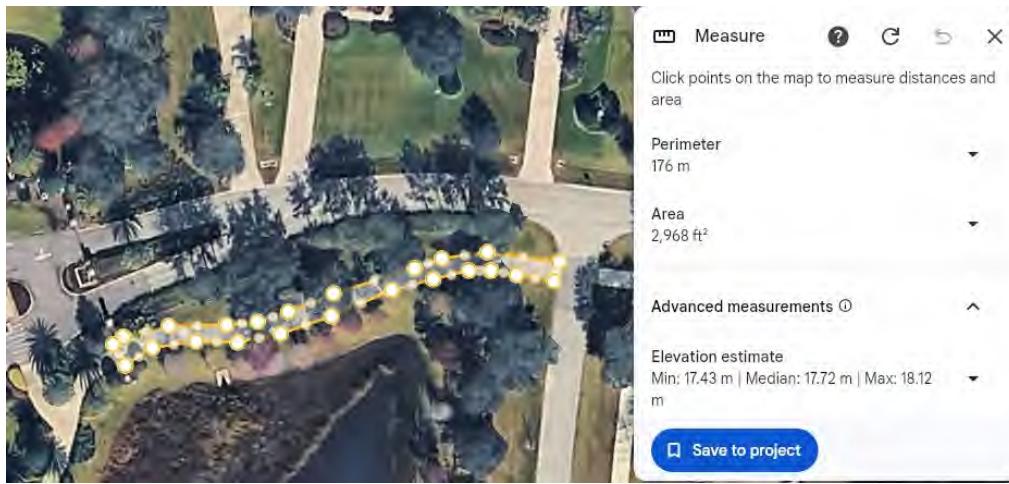




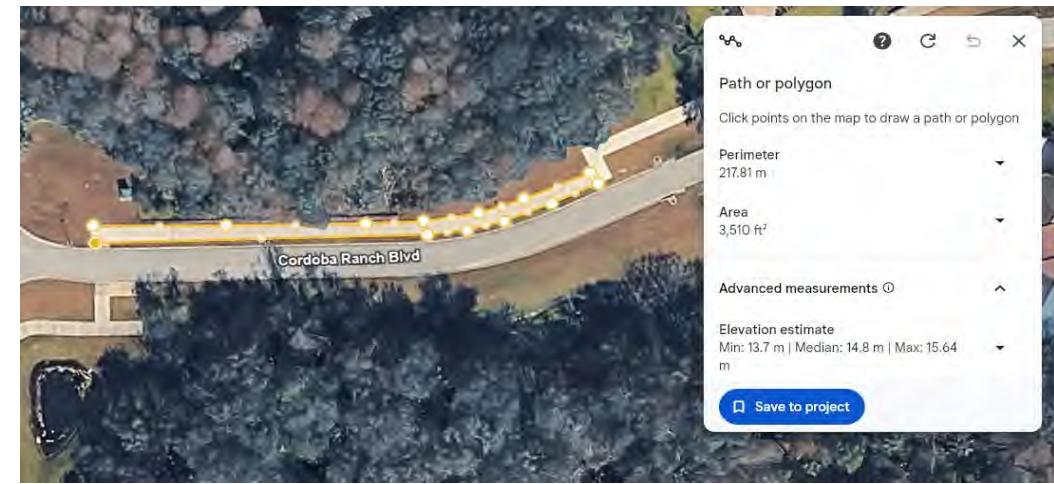
Cordoba Ranch CDD

Inside Gate Pressure Washing

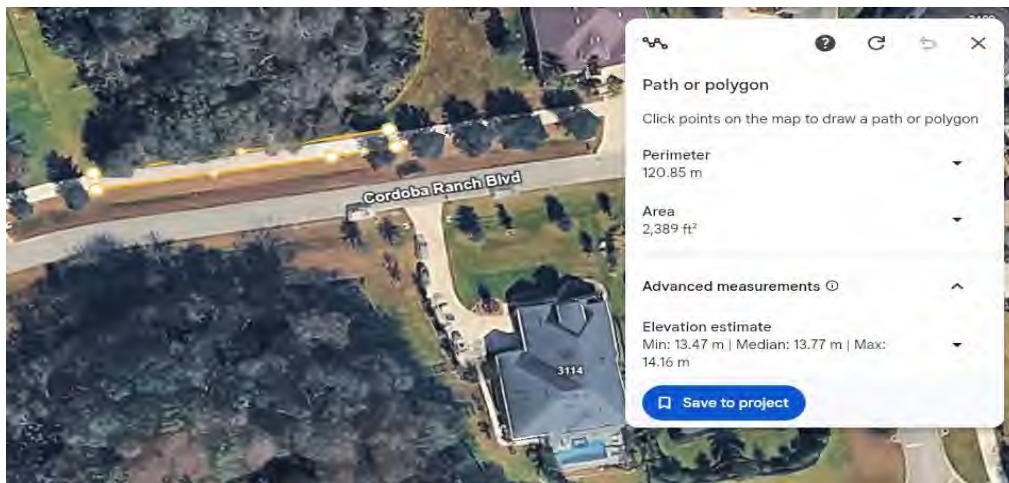
Cordoba Ranch Blvd



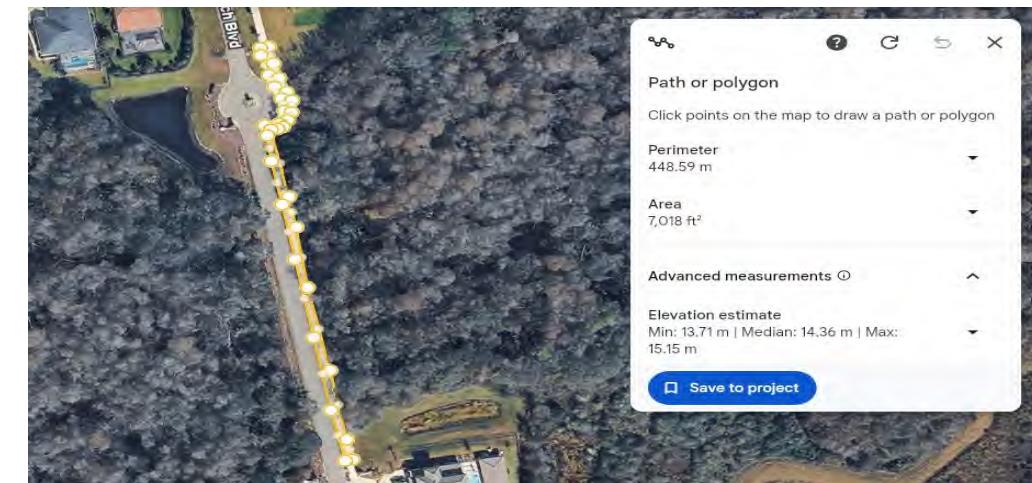
Cordoba Ranch Blvd



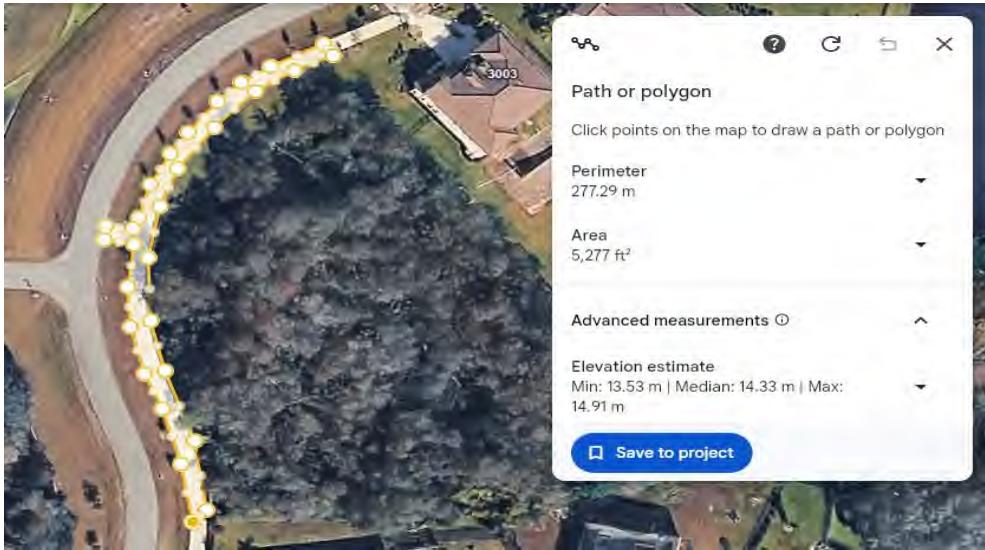
Cordoba Ranch Blvd



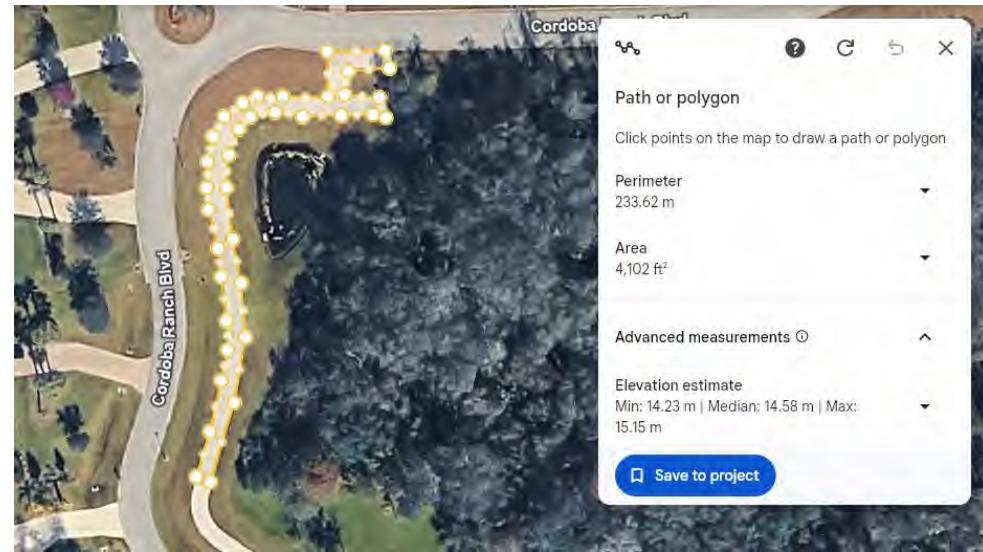
Cordoba Ranch Blvd Bridge Area



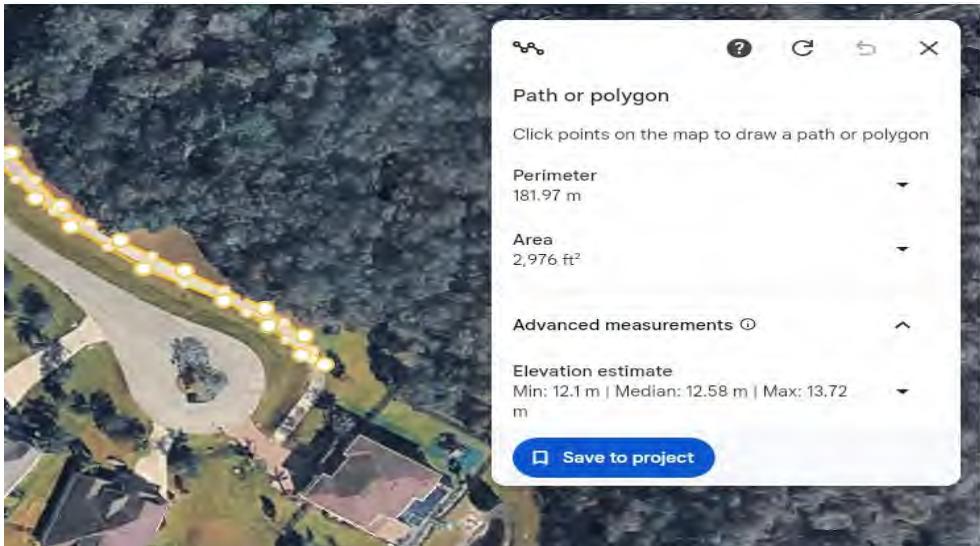
Cordoba Ranch Blvd and Beacon Pasture



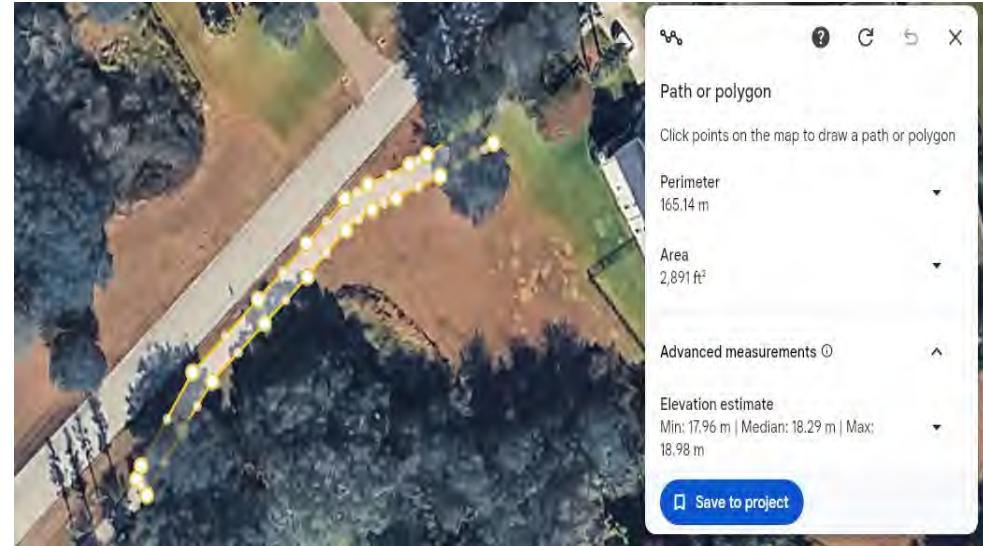
Cordoba Ranch Blvd



Cordoba Ranch Blvd End

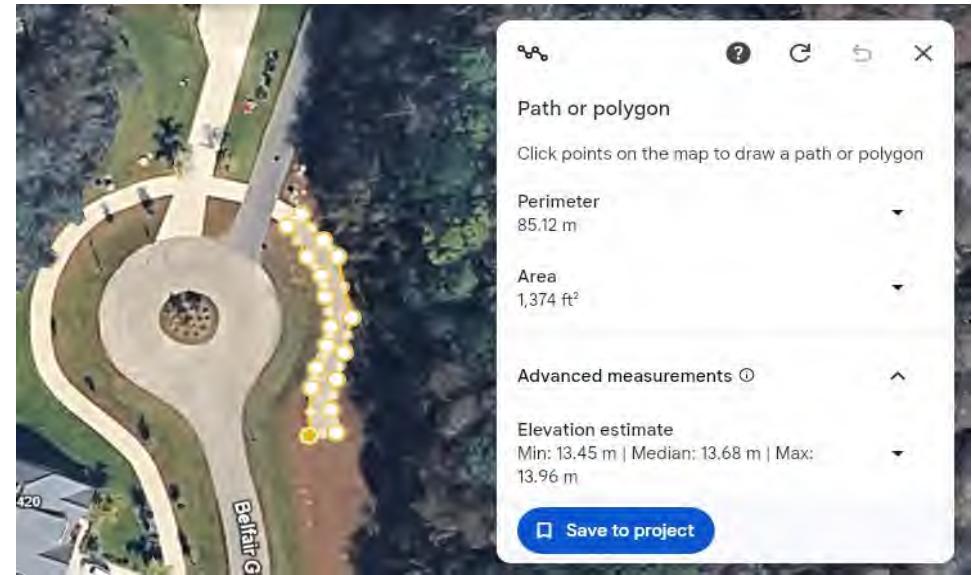
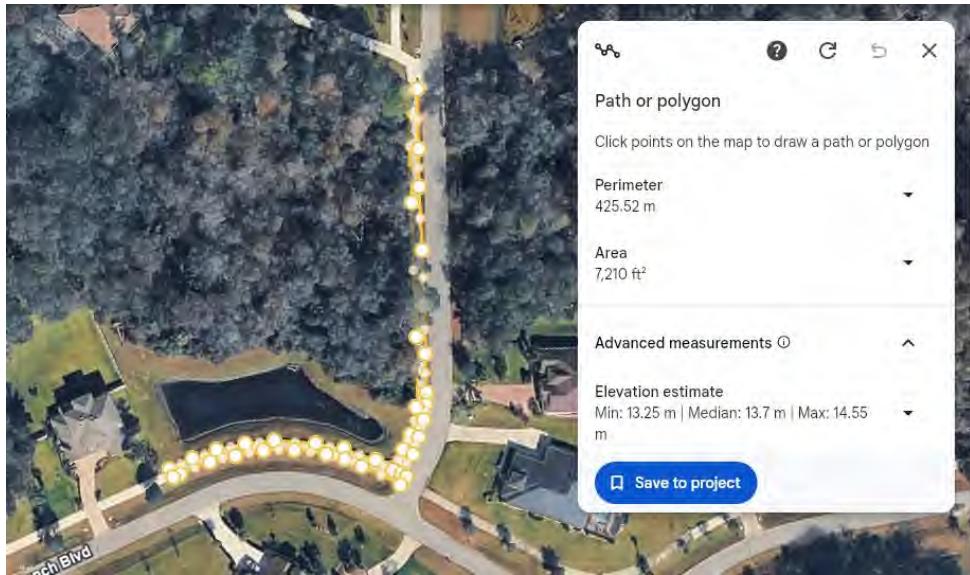


Cordoba Ranch Blvd

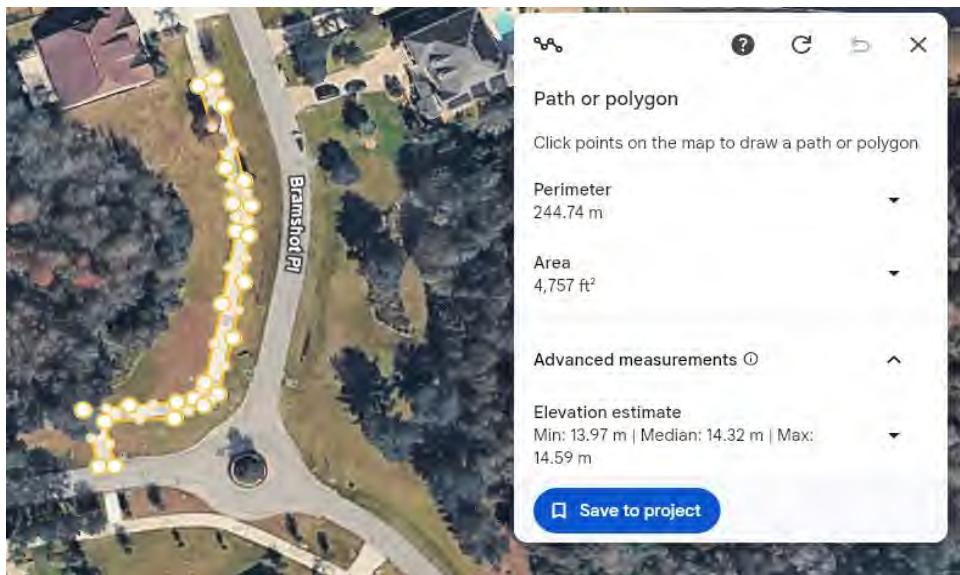


Belfair Place

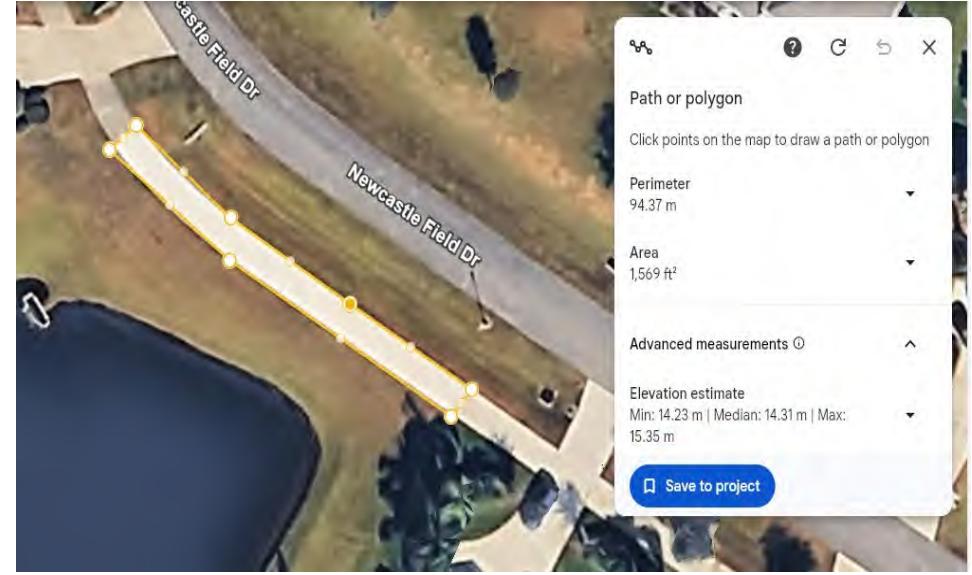
Belfair Cul D Sac



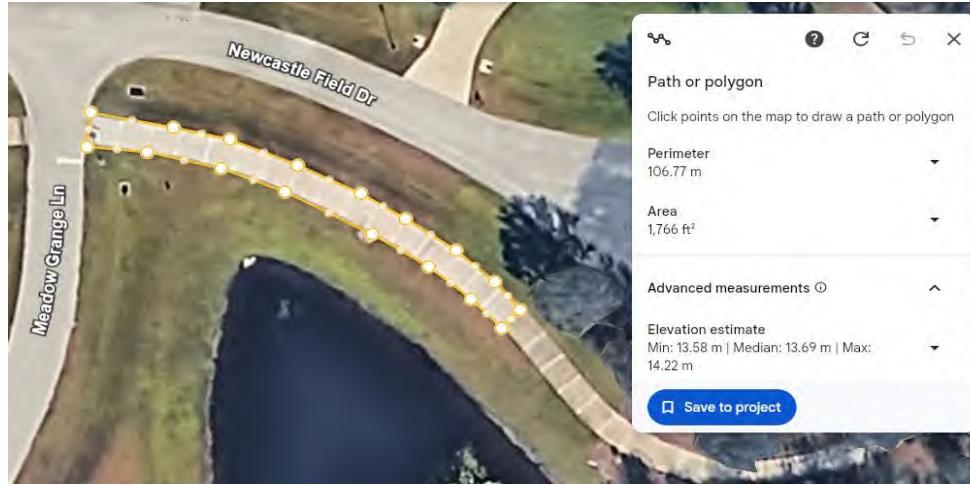
Bramshot Place Sidewalk



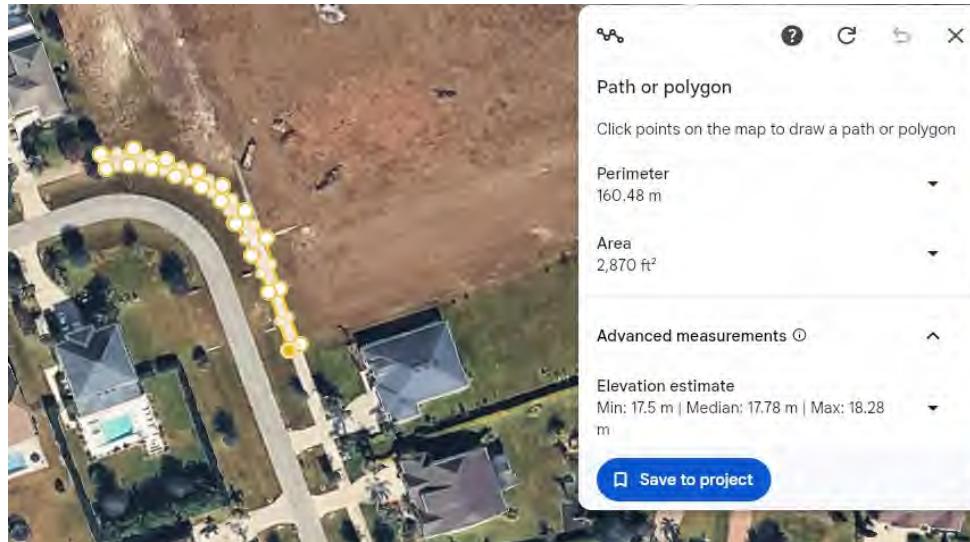
Newcastle Field Drive



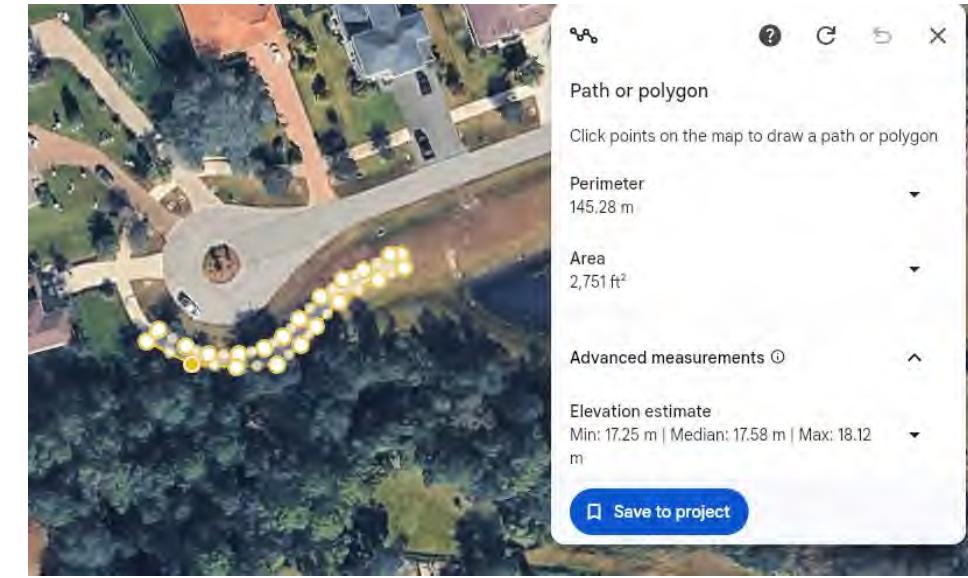
Newcastle Field Drive End



Barn Close Drive



Barn Close Drive Dead End



Provide the district a price to pressure wash 53,356 Square feet of sidewalk. Also, include pricing to do concrete structure in the common areas in the pictures.

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1024
Date: 12/18/2025
Valid until: 2/28/2026



Cordoba Ranch CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Pressure Washing Sidewalks and Culverts inside of Cordoba Ranch CDD

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Pressure washing	1	\$11,204.76	\$11,204.76
Pressure washing the areas depicted in the map provided by Jason Liggett with Inframark.			
material			
labor			
			Subtotal: \$11,204.76
			Total: \$11,204.76

Customer signature

Date



ESTIMATE

EST-002072

Estimate Date: Dec 20, 2025
 Expiry Date: Jan 17, 2026

FROM:

Tactical Pressure Washing & Paver Sealing
 License: 113533
 33501 Prospect Road
 Dade City, FL, 33525
 Email: david@tacticalpressurewashing.com
 Phone: (813) 551-0966

TO:

Inframark: Cordoba Ranch
 Attn: Samantha Zanoni
 Cordoba Ranch Blvd
 Lutz, FL, 33559
 Phone: (813) 679-4679

JOB LOCATION:

Inframark: Cordoba Ranch
 Cordoba Ranch Blvd
 Lutz, FL, 33559
 Phone: (813) 679-4679

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	HOA Community Sidewalk Cleaning (square feet)	53356.00	\$0.09	\$0.00	No Tax	\$4,802.04

Pre-Treat with Chlorine/Algecide mixture and ensure homeowner's grass is not over sprayed.

High Pressure Wash Sidewalks to removal all organic stains.

Rinse all dirt, chemicals, and debris from sidewalks and homeowner's property.

Ensure hoses and equipment do not enter homeowner's yards.

Utilize community well as a water source. If not available; utilize a county issued hydrant meter and local hydrants as a water source.

Subtotal \$4,802.04

Grand Total (\$) \$4,802.04

Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

Message

We would be happy to have an opportunity to work with you.

Terms

****SIDEWALK POWER WASHING**

TERMS & CONDITIONS**

These Terms & Conditions apply to all sidewalk, walkway, and pedestrian concrete cleaning services performed for communities, homeowners associations (HOAs), condominium associations, commercial properties, or municipalities ("Client").

1. Scope of Work

Sidewalk power washing includes the removal of:

- Surface dirt, dust, sand, and debris
- Algae, mildew, mold, and organic growth
- Light surface stains caused by environmental exposure

This service does not include grinding, resurfacing, sealing, crack repair, or permanent stain removal unless explicitly stated in writing.

2. Stain Removal Limitations

The Client acknowledges that:

- Certain stains (including but not limited to rust, fertilizer, irrigation water stains, oil, paint, tire marks, chewing gum, or embedded organic staining) may not be fully removable.
- Some stains may lighten but not disappear completely.
- No guarantee is made that sidewalks will return to a "like-new" appearance.

3. Surface Condition & Pre-Existing Damage

The Client understands and agrees that sidewalks may have pre-existing conditions, including:

- Cracks, spalling, scaling, or flaking
- Uneven surfaces or settled concrete
- Exposed aggregate or weakened areas

Power washing may reveal or make visible these conditions. The Contractor is not responsible for damage resulting from pre-existing structural or surface defects.

4. Color Variation & Appearance

- Concrete color may appear lighter or uneven after cleaning due to age, wear, sun exposure, or previous staining.

- Cleaning may expose patchwork areas from prior repairs.
- Color consistency cannot be guaranteed across all sidewalk sections.

5. Safety & Access

The Client agrees to:

- Provide reasonable access to all sidewalks scheduled for cleaning.
- Notify residents and pedestrians of service dates.
- Restrict foot traffic in active work zones during cleaning operations.

The Contractor is not responsible for injury resulting from unauthorized access to wet or restricted areas.

6. Weather & Scheduling

- Services may be rescheduled due to rain, lightning, high winds, or unsafe conditions.
- Drying times vary based on temperature, humidity, and shade.
- Scheduling adjustments do not constitute breach of contract.

7. Environmental Runoff

The Contractor will take reasonable precautions to control runoff; however:

- Some water runoff is unavoidable.
- The Client acknowledges water may flow into drainage areas as designed.

8. Liability Limitation

To the fullest extent permitted by law:

- The Contractor shall not be held liable for indirect, incidental, or consequential damages.
- Liability is limited to the amount paid for the specific service rendered.

9. Payment Terms

- Payment terms are as agreed in the service agreement or invoice.
- Late payments may be subject to fees.
- Non-payment may result in suspension of future services.

10. Satisfaction Policy

Any concerns must be reported within 48 hours of service completion. Failure to notify within this period constitutes acceptance of the completed work.

11. Authorization

By approving the estimate or scheduling service, the Client acknowledges they have read, understand, and agree to these Terms & Conditions.



signed on 20-Dec-2025
by Tactical Pressure Washing & Paver Sealing

Business powered by Markate.com

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691 USA
 info@kingspowerwasher.com
 http://www.kingspowerwasher.com

Estimate 10215



ADDRESS	DATE	TOTAL
Cordoba Ranch CDD 2654 Cypress Ridge Blvd Wesley Chapel FL 33544 Co/ Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607	01/05/2026	\$4,468.48

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sidewalks	Sidewalks that are in the attached file will be cleaned. Surface will be pre-treated with algicide, power washed, and post treated with algicide. This algicide keeps the concrete cleaner for a longer duration of time and brightens the concrete.	53,356	0.08	4,268.48
	Catch basin	Catch basin, or culvert that allows water to flow under the road, will be cleaned. Please see attached photo for clarification. There is an unknown amount of catch basins, so it would be billed accordingly after the job is completed. An educated guess would be around 5.	5	40.00	200.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

550 gallons of water will be hauled in daily, and the rest will come from a fire-hydrant in the community, through a rented water meter that is paid for by Kings. The work is estimated to be completed in 2 days.

SUBTOTAL	4,468.48
TAX	0.00

TOTAL	\$4,468.48
--------------	-------------------

THANK YOU.

Accepted By

Accepted Date

11:50

5G^u

6 Messages

Cordoba Ranch Sidew...



See More



Understood! I'll get this sent in soon. Kasey...

12/17/25

Estimate

Date: Jan 1, 2026
No. 715

www.american-powerwashing.com

Presented To:

Cordoba Ranch CDD

Jason Liggett

17923 Barn Close Drive

Lutz, FL 33559



Description	Qty	Each	Amount
Sidewalk cleaning	1	\$6,945.64	\$6,945.64
Cleaning to remove dirt, mold, mildew, algae, etc.			
*does not include any irrigation discoloration/rust removal			
** approximately 53,428sqft			
Additional Details: Includes the concrete structures in the common areas. American Power Washing will provide the water via hydrant meter.			

	Total	\$6,945.64
--	-------	------------

Thank you for allowing us the opportunity to present our service to you!



Elite Fence & Gate

16769 Kingman Reef Street | Wimauma, Florida 33598
 561-905-2206 | sales@elitefencengate.com | www.elitefencengate.com

RECIPIENT:

Jason Ligett

2902 Cordoba Ranch Boulevard
 Lutz, Florida 33559

Estimate #264

Sent on Dec 30, 2025

Total **\$3,975.00**

Product/Service	Description	Qty.	Unit Price	Total
Black Aluminum Fence 3 Rail Flat Top 4H		150	\$26.50	\$3,975.00
Total				\$3,975.00

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

Signature: _____ **Date:** _____

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
9/22/2025	M3024

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

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 CDD Supplemental Work Request Requested by: Jason Liggett / CDD Board SOW: Landscaping Large Roundabout Near 2803 Cordoba Ranch Blvd. Details: Board Selected Gold Mound & Loropetalum for their plant material. (Quoting Rendering Option 1)			
Demo	Demo discussed landscaping materials.	1	250.00	250.00
Loropetalum	Plum, 3-Gallon	33	20.00	660.00
Gold mound	3-Gallon	40	20.00	800.00
Medium Pine Bark	Yards	1	70.00	70.00
Landscaping Tea...	Hourly labor for landscaping design & installation team.	5	250.00	1,250.00
Irrigation Allowan...	Shall Not Exceed \$500 - Invoiced On Actuals	1	500.00	500.00
Once you have had a chance to review this estimate, please let me know if you have any questions.			Total	\$3,530.00



Daniel Boston
Blue Oak Tree Farms LLC
17836 Bill Taylor Rd
Blueoaktreefarmsllc@gmail.com
Office: 813-967-6004

Customer Name: Cordoba Ranch CDD
Job Address: Daisy Farm Rd Lutz
Phone:
Email:
Date: 12/29/25 **Start Date: TBD**

Qty.	Description	Unit Price	Total
Tree Installation			
40	3 gal Trees consisting of a mix of Live Oak, Maple and Cypress.	\$ 28.75	\$ 1,150.00
1	Delivery	\$ 100.00	\$ 100.00
Total			\$ 1,250.00

- * If number of items installed differs from quantities on proposal, the installed number of items will be billed at proposed price
- * This Proposal is valid for 30 days.
- * Mobilization charge is subject to change if job is broken into phases unless specified during time of bid/estimate.
- * No warranty written or implied.
- * We recommend the hiring of a lawn and pest control company ASAP.
- * We are not responsible for irrigation set-up, fixing any pre-existing problems, or watering the perishable products unless specified during time of bid.
- * All terms are with-in 30 days at time of BILLING, any payments that exceeds 30 days will have interest charged to bill.
- * Mulch is not included unless listed on proposal.

Please sign and return this proposal to our office:

Date: _____ Sign: _____

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
3/4/2025	M2584

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

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
Fire Ant Control	Cordoba Estates CDD SOW: Item 22 - February 2025 Audit Fire Ant Control Granular Treatment 1. Covering Area at Front Entrance 2. End of Beacon Pasture Way 3. Corner of Cordoba Ranch Bld & Bramshot Plc 4. All of the drainage areas and areas between the sidewalk and Cordoba Blvd	1	11,750.00	11,750.00
		Total \$11,750.00		

Application for Property Improvement

Page 57

Association	Cordoba Property Owners Association, Inc.
Date	03/09/2023 05:24:17 PM
Owner Name	Khaled Jamal
Account Number	CPO2902CR
Zip	33559
Address	2902 Cordoba Ranch Blvd, Lutz, FL 33559
Home Phone	
Work Phone	
Cell Phone	8137313685
Email Address	Kaljamal62@hotmail.com
Estimated Start Date	3/9/2023 4:59:45 PM
Estimated Completion Date	3/9/2023 4:59:45 PM
ACC Type	Pavers
Detailed description of work to be performed (Please describe in detail they work being performed. Include any relevant measurements or sizes)	Hello, I was working on the ACC request with the previous HOA company. They were approving the addition of my driveway in the condition that I hired an engineer approving the request, making sure the draining wouldn't be an issue. I hired the engineer after the HOA switched companies and he sent me his report which I will attach in this request. Also the engineer that we hired was the engineer who worked with cal Atlantic when Cordoba was first being built. Replacing existing driveway with pavers Adding in addition to my driveway.
Materials Used (Please indicate the type of materials being used including (if applicable) make, model and manufacturer)	Brick pavers
Paint Scheme or Paint Colors (If Applicable)	
Shingle Color, Style, Brand, Manufacturer & Warranty (If Applicable)	
Property Survey (Marked up showing where your change is going)	True
Exterior photo of your home	True
Photo of area or location of proposed change	True
Drawings or design plans	True
Vendor Proposal	True
Pictures or other required documentation	True
Owner Acknowledgement	

Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.

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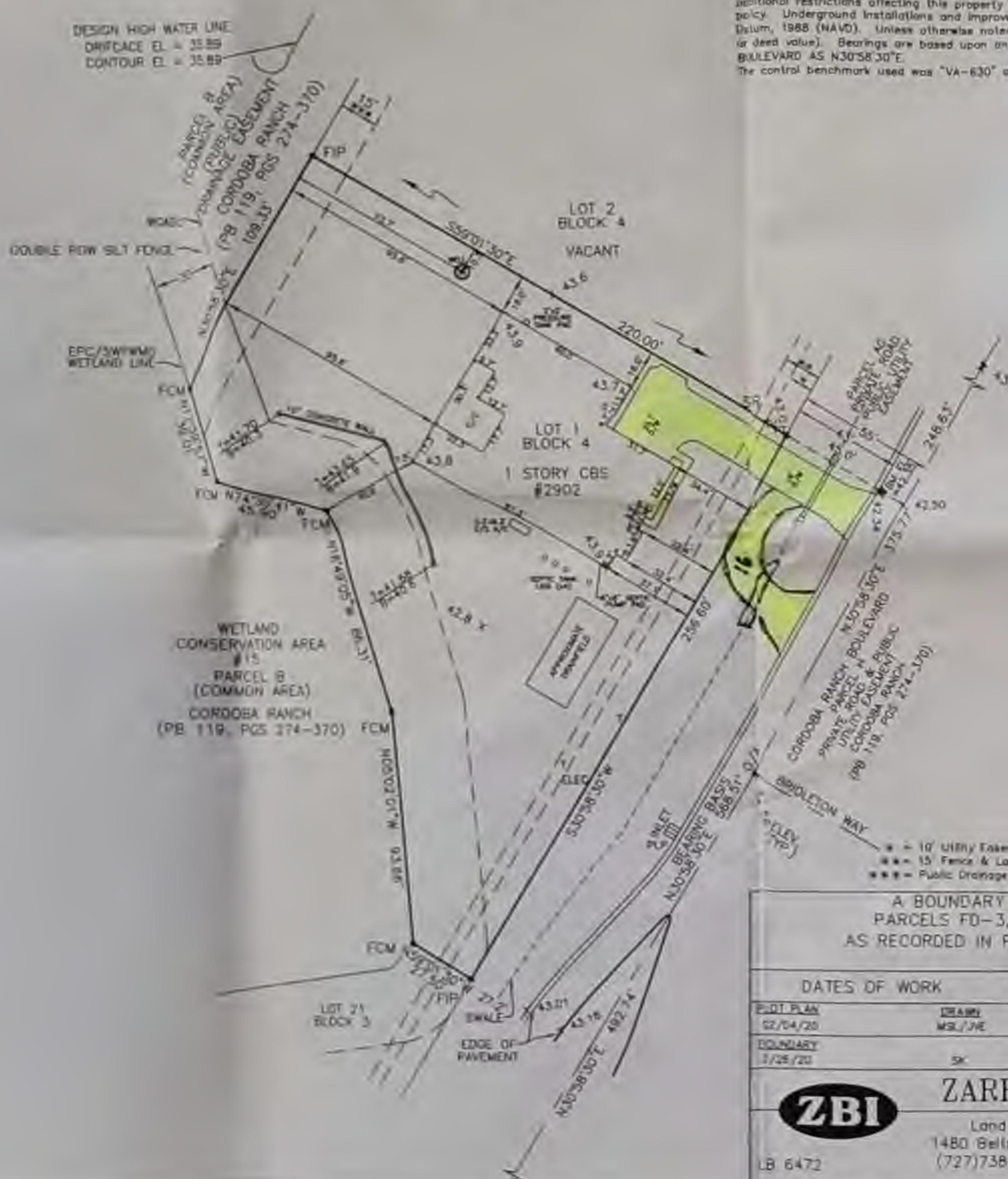
If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion.

The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.

LOT AREA = 38,089 SQ. FT. +/-

Scale: 1" = 50' Job No. 1099 AJ.45 Section 17, Township 27 South, Range 19 East.

DESIGN HIGH WATER LINE
DRIFTAGE EL. = 35.89
CONTOUR EL. = 35.89



Use of this survey by anyone other than those certified to, will be the re-user's sole risk without liability in law, or the undersigned surveyor. There may be additional restrictions affecting this property that may be found in the Public Records of this County. This survey was prepared without the benefit of a title policy. Underground installations and improvements have not been located unless otherwise noted. Elevations are based upon North American Vertical Datum, 1988 (NAVD). Unless otherwise noted, all bearings and distances were measured within an acceptable accuracy tolerance with the recorded value, (plus or minus value). Bearings are based upon an assumed datum utilizing the recorded plot, more specifically the bearing of THE CENTERLINE OF CORDOBA RANCH BOULEVARD AS N30°58'30"E. The control benchmark used was "VA-630" at elevation 56.31' per the Hillsborough County Survey Department.

- (U) = Data per Description
- (P) = Plot Data
- (M) = Measured Data
- (C) = Calculated Data
- (R) = Radial Line
- (S) = Pages (s)
- (OR) = Official Records Book
- (PB) = Plot Book
- (DB) = Deed Book
- (FIR) = Found Iron Rod 5/8" (LB6472 unless noted)
- (FPP) = Found Pinched Pipe
- (FOP) = Found Open Pipe
- (FCM) = Found Concrete Monument
- (SIR) = Set Iron Rod (5/8") & Cap (LB6472)
- (LB) = Corporate Certificate Number
- (LS) = Professional Land Surveyor/Mapper
- (H&D) = Hail & Disk (LB6472 unless noted)
- (N/C) = No Cap
- (XXXX) = Corner Marking
- (±) = Plus or Minus (more or less)
- (Ac) = Acres
- (EASMT) = Easement
- (C/C) = Covered Concrete
- (C/S) = Concrete Slab
- (CONC) = Concrete
- (C/D) = Sewer Casing
- (CBS) = Concrete Block Structure
- (CLF) = Chain Link Fence
- (C) = Centertape
- (ECB) = Electric Control Box
- (FH) = Fire Hydrant
- (F/S) = Fiberglass Slab
- (F/C) = Fence Corner
- (FIR) = Found Iron Rod
- (D/W) = Driveway
- (ICRV) = Irrigation Control Valve
- (LP) = Light Pole
- (OHW) = Overhead Wire
- (O/A) = Overhead
- (PP) = Power Pole
- (NS) = Not Set
- (UE) = Utility Easement
- (R/W) = Right-of-Way
- (S/W) = Sidewalk
- (S/S) = Storm Slab
- (T) = Telephone Control Box
- (TV) = Cable Television Control Box
- (WM) = Water Meter
- (W/C) = Water Connection
- (W/F) = Wood Fence
- (PCP) = Permanent Control Point (LB 7778)
- (WL) = Wetland Line
- (WSL) = Wetland Setback Line
- (P) = Porch
- (L) = Land
- (MEG) = Match Existing Grade
- (WCA) = Wetland Conservation Area
- (WCASL) = Wetland Conservation Area Setback Line

LOWEST FLOOR ELEVATIONS
HOUSE=44.63
GARAGE=43.93

Property lies within Flood Zone B
per Flood Insurance Rate Map Number: 120112-0070H
Effective Date: August 28, 2008

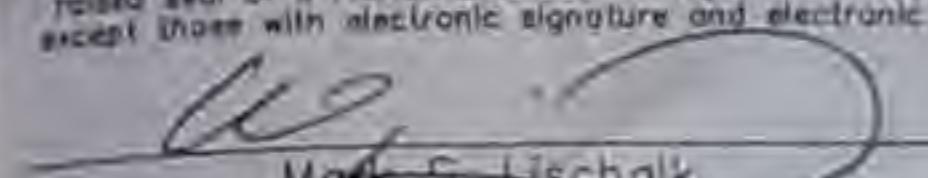
A BOUNDARY SURVEY OF LOT 1, BLOCK 4 CORDOBA RANCH
PARCELS FD-3, FD-4, FD-5, FD-6, FD-7, FD-8, FD-9, FD-10 AND FD-11
AS RECORDED IN PLAT BOOK 135, PAGES 199-224 OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA

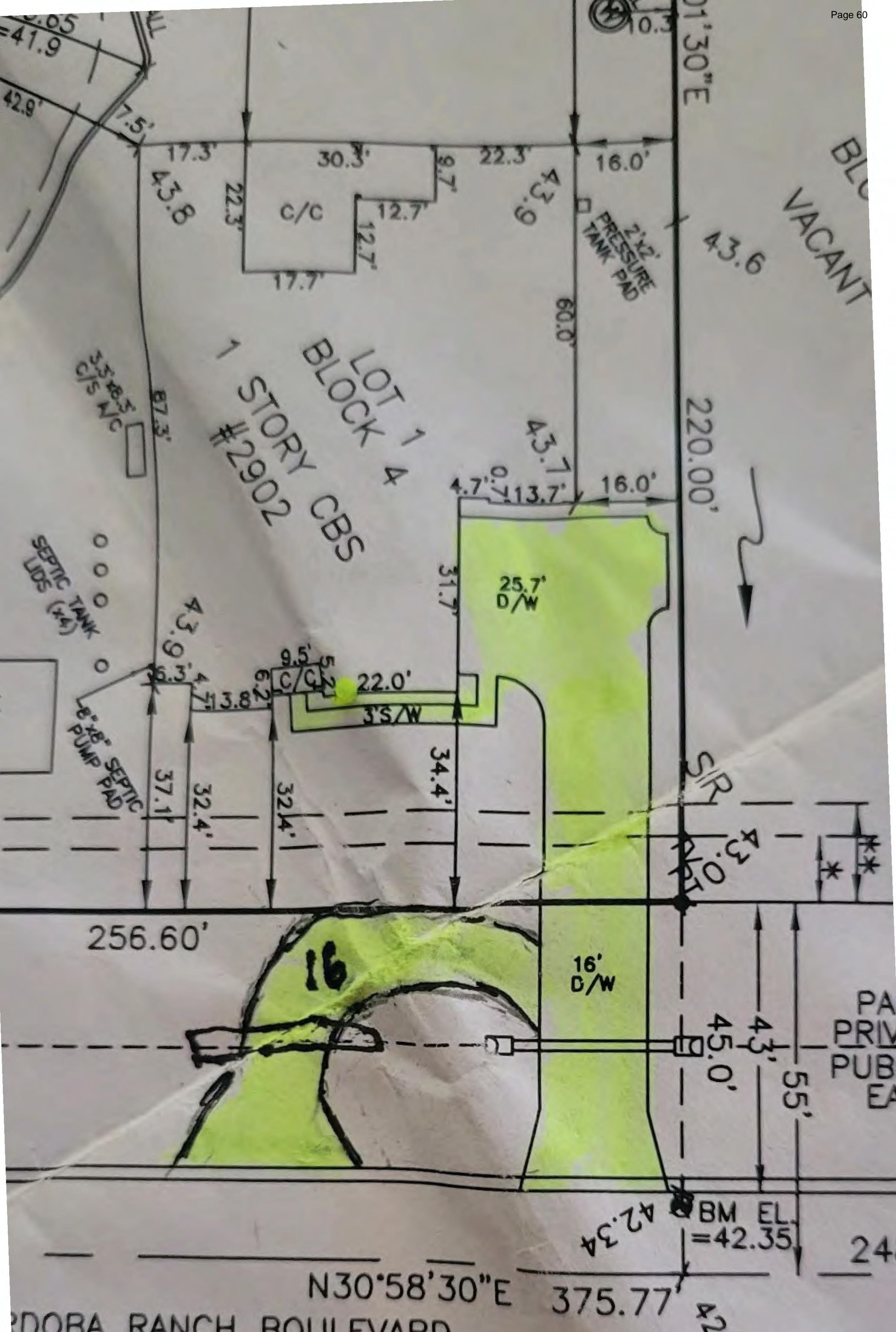
DATES OF WORK		FORWARD TIE IN
BLDT.PLAN	DRAWN	4/21/20 SK
5/2/20	MSL/JHE	5/5/20 SK
BOUNDARY		FINAL
5/25/20	SK	5/23/20 SK

ZBI

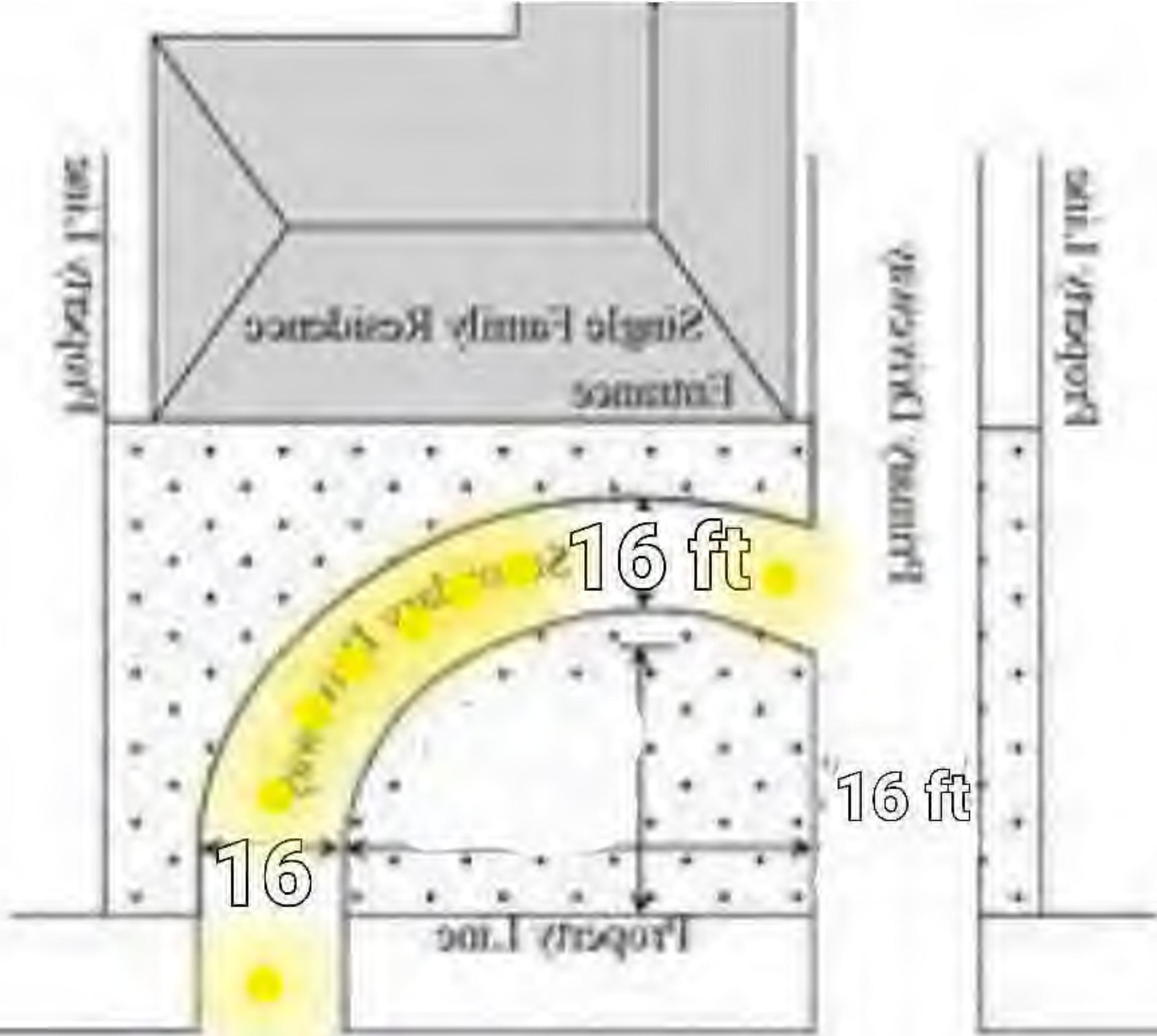
ZARRA BOYD, INC.
Land Surveying and Mapping
1480 Beltrami, Dunedin, Florida 34698
(727)738-9010 Fax (727)733-0083

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Survey not valid without the signature and the original, raised seal of a Florida Licensed Surveyor and Mapper, except those with electronic signature and electronic seal.


Mark S. Lischak
PROFESSIONAL LAND SURVEYOR # 5727
STATE OF FLORIDA



CORDOBA RANCH BOULEVARD
PARCEL H
PRIVATE ROAD & PUBLIC
UTILITY EASEMENT
CORDOBA RANCH
B 119, PGS 274-370)





Leon Pavers and Renovations Inc.
4529 W Elm St
Tampa, Florida 33614
+1 (813) 369-0834

INVOICE

305998

Bill To:
Khaled Jamel
2902 Cordoba Ranch Blvd.
Lutz, Florida 33559
813-731-3685
Hindjamal05@gmail.com

Date **May 1, 2022**

Balance Due: **[REDACTED]**

Item	Quantity	Rate	Amount
Pavers and materials	1	[REDACTED]	[REDACTED]
Concrete removal and preparations	1	[REDACTED]	[REDACTED]
Labor	1	[REDACTED]	[REDACTED]

Subtotal: **[REDACTED]**
Tax (0%): **[REDACTED]**
Total: **[REDACTED]**

Terms
Deposit (half of total) due at arrival of Pavers and Materials.
Final payment due at completion of job.

2902 CORDOBA RANCH
BOULEVARD
LUTZ FL-33559

DRAINAGE
DOCUMENTATION

ABDUL WARIS, P.E.
327 ST. AUGUSTINE AVENUE
TEMPLE TERRACE, FL 33617
813 598 3799

Abdul Waris, P.E.
327 St Augustine Ave
Temple Terrace, Florida 33617
PE #44797
813 598 3799

August 6, 2022
 Cordoba Ranch CDD
 Rizzetta & Company
 3434 Colwell Avenue, Suite 200
 Tampa, FL 33614

Proposed Driveway Culvert
2902 Cordoba Ranch Boulevard
Lutz, Florida-33559

Sir,

I would like to request your concurrence for the driveway extension and the culvert as shown in the attached exhibit. The proposed pipe will match the existing downstream pipe size of 18.0 inches diameter and will be installed at a similar slope of 0.0044 ft/ft. The proposed upstream invert is 41.1 and the downstream invert is 40.9.

The contributing basin area from the permitted plans to the swale is 0.59 acres which will generate a runoff rate of 3.98 cfs, and the proposed pipe has a capacity to convey 8.23 cfs which demonstrates an adequate design. Additionally there will be no water quality or water quantity impacts due to the proposed pipe.

Trust that you will be able to accommodate this request.

If you require any further information please contact me by phone or at warisengineering@gmail.com.

Respectfully,

Abdul Waris, P.E.

Abdul
Waris

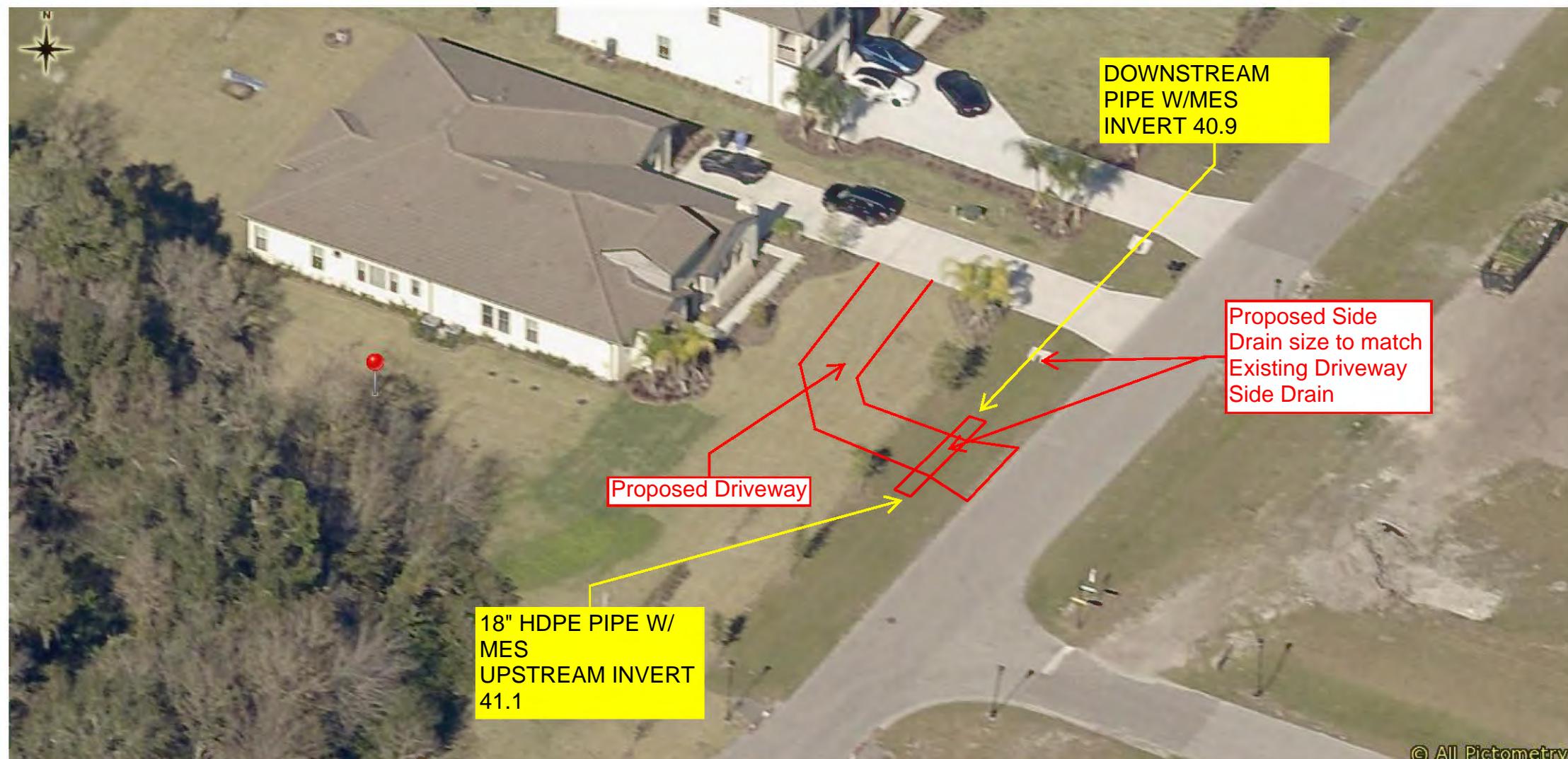
Digitally signed by Abdul Waris
 DN: cn=Abdul Waris, c=US, o=Unaffiliated,
 ou=A01410C0000017796E7A4E60000BBB4,
 email=warisengineering@gmail.com
 Date: 2022.08.06 13:39:23 -04'00'



08/06/2022

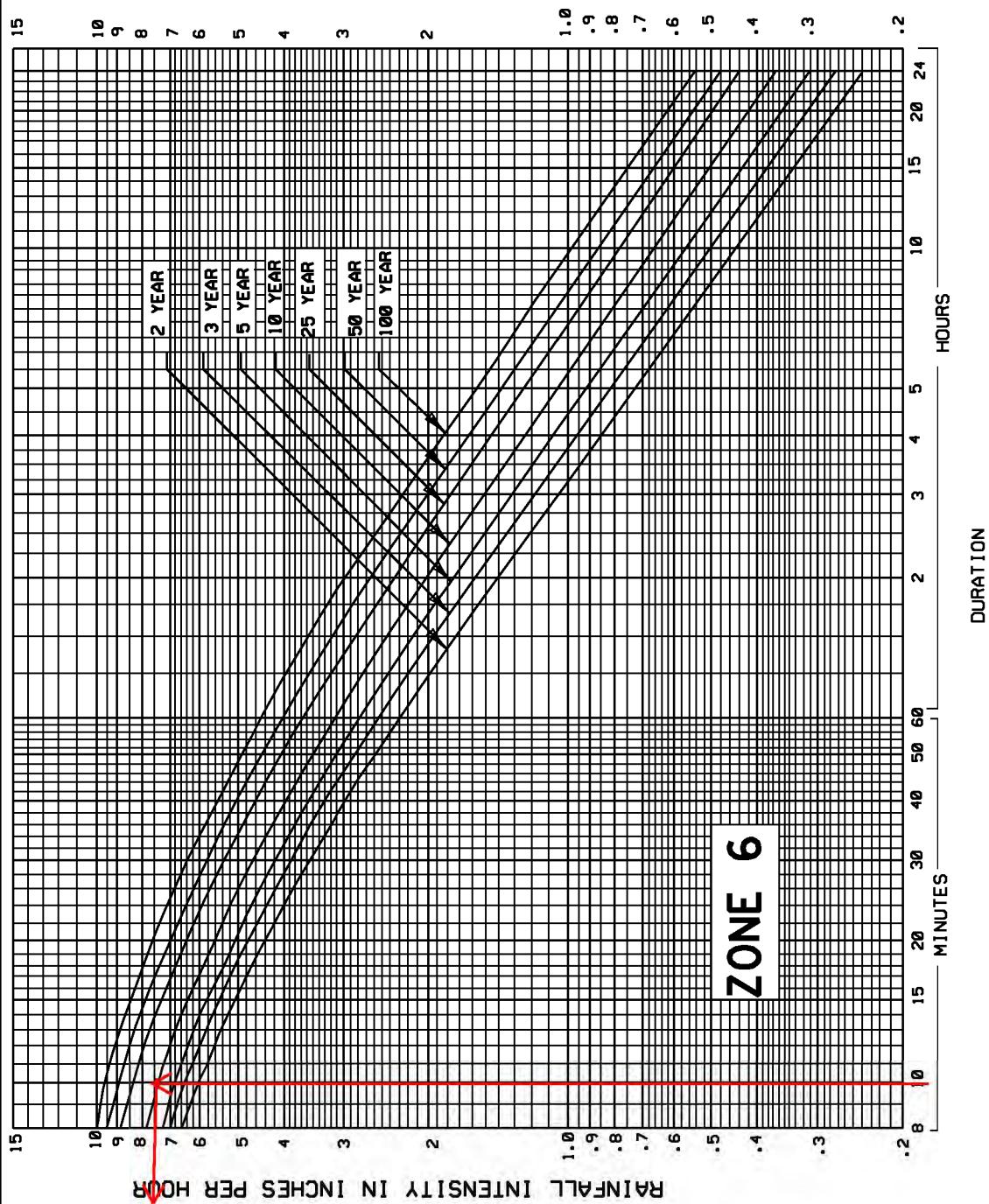
Abdul Waris, P.E., State of Florida, Professional Engineer License No. 44797. This item has been electronically signed and sealed by Abdul Waris, P.E, using the SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

2902 CORDOBA RANCH BOULEVARD PROPOSED SIDE DRAIN



NOTE: MATCH GRADES AT DRIVEWAY TIE-IN AND CORDOBA RANCH BOULEVARD. DRIVEWAY TO BE FLUSH WITH EXISTING GRADE AND SHALL NOT BE RAISED.

$$Q = CIA = 0.9 * 7.5 * 0.59 = 3.98 \text{ CFS FOR A 10 YEAR STORM.}$$



RAINFALL INTENSITY-DURATION-FREQUENCY CURVES ZONE 6

Velocity and Capacity of Pipes Flowing Full

Pipe Span = inches
 Pipe Rise = inches
 Manning's n =
 Slope = ft/ft

E

Head from
 Velocity = fps
 Q = cfs

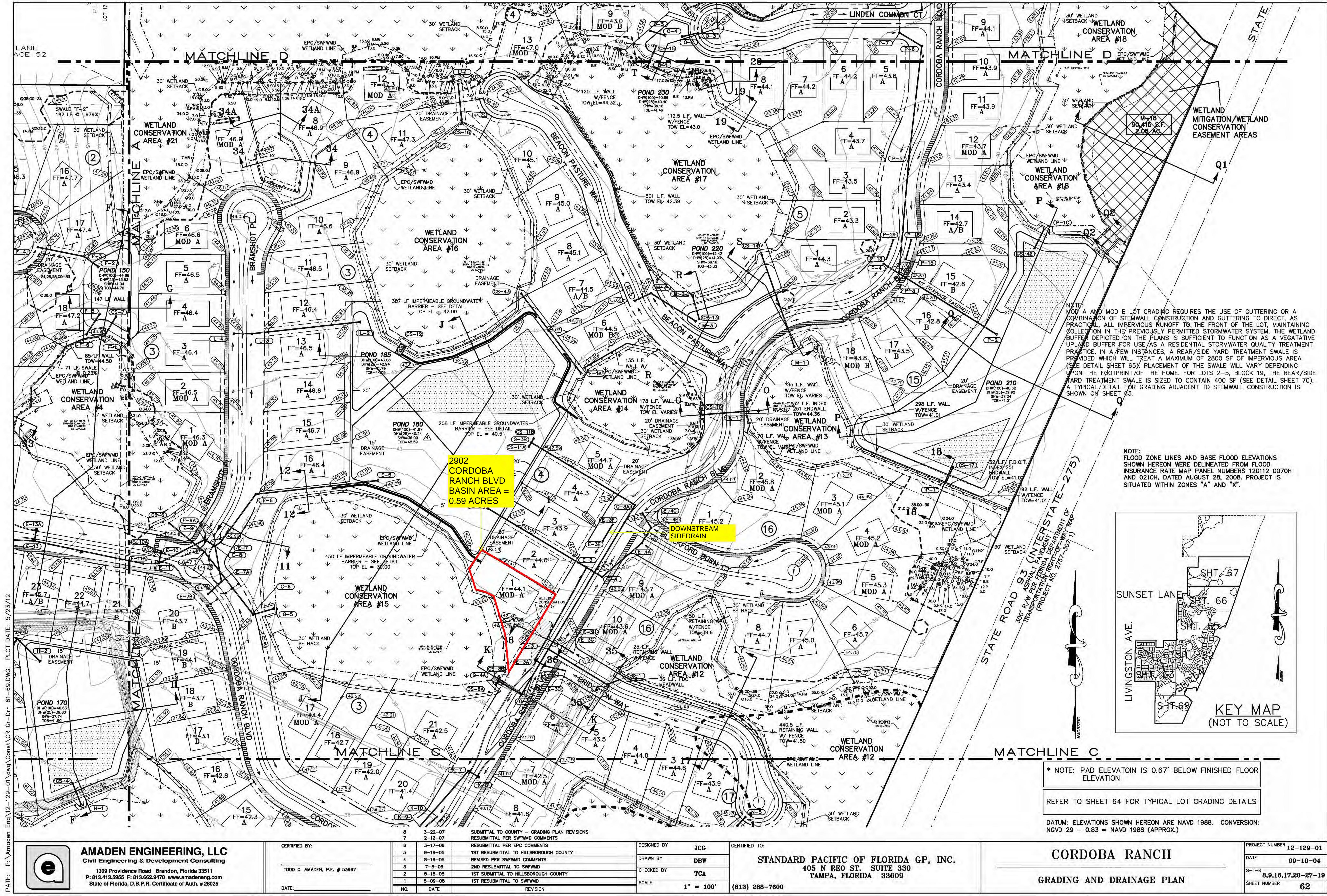
Slope Calculation

Upstream invert = feet
 Downstream invert = feet
 Pipe length = feet

Slope = or feet/foot

Volume in a Pipe

Pipe Length = feet
 Pipe Volume = cubic feet



STRUCTURE TABLE

I.D.	DESCRIPTION	PIPING (OUTFALL)	ELEVATIONS					
			GRADE/TOP	WEIR/SLOT	INVERT	INVERT	INVERT	INVERT
CS-2	CONTROL STRUCTURE	63 LF. 24" RCP @ 0.397%	52.90	50.50	48.75 (S)			
A-1	M.E.S. (24" RCP)				48.50 (N)			
A-2	M.E.S. (24" RCP)				45.00 (N)			
A-3	TYPE E DBI W/SLOTS	108 LF. 24" RCP @ 1.389%	53.57	52.99(E&W)	49.00 (N)	46.50 (S)		
A-4	TYPE E DBI W/SLOTS	46 LF. 24" RCP @ 1.087%	53.57	52.99(E&W)	49.50 (S)			
A-5	M.E.S. (18" RCP)				53.87 (N)			
A-6	M.E.S. (18" RCP)	281 LF. 18" RCP @ 0.331%			54.80 (S)			
CS-1	CONTROL STRUCTURE	80 LF. 36" RCP @ 0.375%	53.10	51.50	49.10 (N)			
B-1	M.E.S. (36" RCP)				48.80 (S)			
B-2	M.E.S. (48" RCP)				46.00 (S)			
B-3	5'x6' J-BOX W/ TOP SLAB EL=51.95 C-RISER W/SLOTS	94 LF. 48" RCP @ 0.457%	53.57	52.99 (E)	46.43 (S)	46.43 (N)		
B-4	FDOT INDEX 251 HEADWALL	154 LF. 6'x5' BOX CULVERT			45.32 (S)			
B-5	FDOT INDEX 251 HEADWALL				44.97 (N)			
B-6	MES (18" RCP)				51.75 (S)			
B-7	TYPE C DBI W/SLOT	45 LF. 18" RCP @ 0.333%	54.50	53.92	51.90(N)	51.90 (S)		
B-8	TYPE C DBI W/SLOT	45 LF. 18" RCP @ 0.222%	54.50	53.92	52.00 (N)			
C-1	M.E.S. (48" RCP)	80 LF. 48" RCP @ 0.413%			47.00 (N)			
C-2	5'x6' J-BOX W/ TOP SLAB EL=51.86 C-RISER W/SLOTS	73 LF. 48" RCP @ 0.329%	53.57	52.99(N&S)	46.67 (S)	46.67 (N)		
C-3	M.E.S. (30" RCP)				47.00 (E)			
C-4	4'x4' J-BOX W/ TOP SLAB EL=51.40 C-RISER W/SLOTS	70 LF. 30" RCP @ 0.143%	53.00	52.42(N&S)	48.10 (E)	47.10 (W)	47.20 (S)	
C-4A	TYPE D DBI W/SLOTS	364 LF. 30" RCP @ 0.140%	53.91	53.33(N&S)	48.31 (E)	47.71 (N)		
C-4B	TYPE C DBI W/SLOT	46 LF. 24" RCP @ 1.957%	53.91	53.33(S)	49.21 (W)			
C-5	TYPE C DBI W/SLOT	46 LF. 24" RCP @ 0.435%	53.00	52.42(N&S)	48.50 (W)			
C-6	M.E.S. (36" RCP)				48.17 (S)			
C-6A	TYPE C DBI	247 LF. 36" RCP @ 0.377%	54.51		49.10 (S)	49.10 (N)		
C-7	MANHOLE	112 LF. 36" RCP @ 0.375%	54.50		49.52 (W)	49.52 (N)		
C-8	MANHOLE	20 LF. 36" RCP @ 0.750%	55.00		49.67 (E)			
C-11	M.E.S. (18" RCP)				47.00 (W)			
C-12	TYPE E DBI W/SLOT	170 LF. 18" RCP @ 0.147%	54.33	53.75(E)	49.85 (E)	47.25 (W)		
C-13	TYPE C DBI W/SLOT	213 LF. 18" RCP @ 0.493%	53.74	53.16(S)	50.90 (E)	50.90 (W)		
C-14	TYPE C DBI W/SLOT	46 LF. 18" RCP @ 0.500%	53.74	53.16(S)	51.13 (E)	51.13 (W)		
C-15	TYPE C DBI W/SLOT	66 LF. 18" RCP @ 0.409%	54.77	54.19(E)	51.40 (W)			
C-16	FDOT INDEX 250 HEADWALL				54.02			
C-17	FDOT INDEX 250 HEADWALL	50 LF. 18" RCP @ 0.320%			54.18			
C-18	FDOT INDEX 250 HEADWALL				53.38			
C-19	FDOT INDEX 250 HEADWALL	50 LF. 18" RCP @ 0.400%			53.42			
C-20	MES(18" RCP)				50.75 (N)			
C-21	TYPE C DBI W/SLOT	50 LF. 18" RCP @ 0.300%	53.60	53.02	50.90 (N)	50.90 (S)		
C-22	TYPE C DBI W/SLOT	45 LF. 18" RCP @ 0.444%	53.60	53.02	51.10(S)			
C-23	MES (18" RCP)				54.17 (W)			
C-24	TYPE C INLET (W/SLOT @ BOTH ENDS)	90 LF. 18" RCP @ 0.222%	56.70	56.12	54.37 (E)			

STRUCTURE TABLE

I.D.	DESCRIPTION	PIPING (OUTFALL)	ELEVATIONS					
			GRADE/TOP	WEIR/SLOT	INVERT	INVERT	INVERT	INVERT
CS-3	CONTROL STRUCTURE	392 LF. 66" RCP @ 0.102%	44.95	43.47	37.90 (E)			
D-1	M.E.S. (6" RCP)				37.50 (W)			
D-2	M.E.S. (24" RCP)				40.50 (W)			
D-2A	TYPE D DBI W/SLOT	79 LF. 24" RCP @ 0.253%	45.88	45.30	40.70 (E)	40.80 (W)		
D-3	MANHOLE	70 LF. 24" RCP @ 0.286%	50.25		43.00 (N)	41.00 (E)		
D-4	TYPE C DBI W/SLOT	278 LF. 24" RCP @ 0.827%	51.21	50.63(W)	45.40 (N)	45.30 (S)		
D-5	TYPE C DBI W/SLOT	46 LF. 18" RCP @ 0.217%	51.21	50.63(W)	45.50 (S)			
D-6	M.E.S. (36" RCP)				33.87 (W)			
D-7A	MANHOLE	300 LF. 36" RCP @ 0.200%	44.55		34.37(SW)	34.27(SW)		
D-7	TYPE E DBI W/SLOT	36 LF. 36" RCP @ 0.278%	45.08	44.50	34.57(NE)	34.47(SW)		
D-8	TYPE E DBI W/SLOT	46 LF. 24" RCP @ 0.217%	45.08	44.50(N&S)	34.77(NW)	34.67(SW)		
D-9	M.E.S. (24" RCP)				37.50 (N)			
D-10	TYPE C DBI W/SLOT	78 LF. 24" RCP @ 0.254%	47.08	46.50	40.80 (N)	39.50 (S)		
D-11	MANHOLE	67 LF. 24" RCP @ 1.418%	52.98		42.50 (W)	41.75 (S)		
D-12	TYPE C DBI W/SLOTS	272 LF. 18" RCP @ 0.146%	51.20	50.62(N&S)	46.59 (W)	46.49 (E)		
D-13	TYPE C DBI W/SLOTS	46 LF. 18" RCP @ 0.217%	51.20	50.62(N&S)	46.79 (N)	46.69 (E)		
D-14	FDOT INDEX 250 HEADWALL				37.50 (W)			
CS-29	CONTROL STRUCTURE	88 LF. 30" RCP @ 1.102%	41.97		38.47 (E)			
D-15	TYPE 3 INLET	302 LF. 18" RCP @ 0.103%	55.10	54.70	50.10 (N)	50.00(S)		
D-16	TYPE 3 INLET	187 LF. 18" RCP @ 0.638%	57.12	56.72	51.29 (S)	51.39 (E)		
D-17	TYPE 5 INLET	150 LF. 18" RCP @ 0.373%	56.42	56.02	51.95 (W)			
D-21	FDOT INDEX 250 HEADWALL				45.52			
D-22	FDOT INDEX 250 HEADWALL	50 LF. 18" RCP @ 0.940%			45.99			
D-23	TYPE D DBI W/SLOT	176 LF. 18" RCP @ 0.203%	46.59	46.01	43.80 (N)	35.13 (S)		
D-24	TYPE 3 INLET	273 LF. 18" RCP @ 1.117%	51.28	50.88	46.85 (S)			
D-25	MES(18" RCP)				54.30 (W)			
D-26	MES(18" RCP)	30 LF. 18" RCP @ 0.667%			54.50 (E)			

DOWNSTREAM SIDE DRAIN DETAILS

STRUCTURE TABLE

I.D.	DESCRIPTION	PIPING (OUTFALL)	ELEVATIONS					
			GRADE/TOP	WEIR/SLOT	INVERT	INVERT	INVERT	INVERT
E-1	FDOT INDEX 251 ENDWALL						37.40 (W)	
CS-10	CONTROL STRUCTURE	106 LF. 18" RCP @ 0.566%	42.00		40.09	38.00 (E)		
CS-43	CONTROL STRUCTURE	255 LF. 18" RCP @ 0.137%	43.30		41.79	40.75 (E)		
E-1A	M.E.S. (18" RCP)						40.40 (W)	
E-2	M.E.S. (30" RCP)					</		

From: Catherine Gates <cgates@evergreen-lm.com>
Sent: Tuesday, June 28, 2022 11:44:16 AM
To: kal Jamal <kaljamal62@hotmail.com>
Subject: RE: Your ARC Request for Cordoba Property Owners Association, Inc.-2902
Cordoba Ranch BlvdDriveway Modification - [#XN1640582]

Hi Mr. Jamal,

Per our conversation, please resubmit your ARC application as usual and feel free to cc me.

I am now assigned to your community so if you need anything, please let me know.

As discussed, I would include as much information as possible in the new request.
Great to talk to you, have a great rest of your day.

Thank you,

Cat

Cat Gates, LCAM

Portfolio Community Manager

Evergreen Lifestyles Management
270 W Plant Street, Ste 340
Winter Garden, FL 34787

Office: 877-221-6919

E: cgates@evergreen-lm.com

Visit us at: <http://www.evergreen-lm.com>



Spotlight a team member... if a staff member has given you exceptional service please visit www.Evergreen-LM.com and share your feedback.

A portion of our business involves the collection of a debt, thus, the Fair Debt Collection Practices Act requires the disclosure that this is a communication from a debt collector and any information received or sent may be used for the purpose of collecting a debt. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail or by telephone at [\(877\) 221-6919](tel:(877)221-6919) and delete the original message. Thank you.



06/22/2022

Khaled Ahmad Jamal, Hind Jamal
2902 Cordoba Ranch Blvd
Lutz, FL, 33559

RE: 2902 Cordoba Ranch Blvd

Submittal: Driveway Modification

Dear Khaled Ahmad Jamal,

The Architectural Committee has reviewed and **DENIED** the above listed application as submitted. **The reason for the denial of your submittal is:**

motion to deny due to the design of the driveway with the additional curve/loop. This would interfere with affect drainage system

Upon review, it was determined that the submittal did not conform to the governing documents for your community. Please refer to your Community documents for further reference.

Should you have any questions, please feel free to contact me at 877-221-6919 or by email at arockwell@evergreen-lm.com. We thank you for your patience with this process.

Sincerely,

Evergreen Lifestyles Management

arockwell@evergreen-lm.com
For the Architectural Committee of
Cordoba Property Owners Association, Inc.



Cordoba Estates Homeowners Association, Inc.
 2100 S. Hiawassee Rd, Orlando, FL 32835 Phone: 877-221-6919
 E- Mail Form to: ARCAplication@Evergreen-LM.com

Architectural Committee Sign Off Sheet

NAME: Khaled Ahmad & Hind Jamal

DATE: 6/1/2022

ADDRESS: 2902 Cordoba Ranch LOT/PHASE: 1

SUBMITTAL: Install Paver Driveway

NAME: _____ Signature _____

 Approved
 Disapproved

 Approved w/Stipulation
 Discuss at next meeting

 / Date of Signature

Comments: _____

NAME: _____ Signature _____

 Approved
 Disapproved

 Approved w/Stipulation
 Discuss at next meeting

 / Date of Signature

Comments: _____

Effective January 2018 All Applications will have a \$100 Application Fee. Please mail to the address listed below.

All Meetings are the 3rd Thursday of the month at 3:00 PM. All Applications due 2nd Friday of the month.

Cordoba Property Owners Association Inc.

c/o Evergreen Lifestyles Management
2100 S Hiawassee Rd, Orlando, FL 32835

ARCapplicaiton@Evergreen-LM.com

DATE 02/23/22

ATTENTION: ARCHITECTURAL CONTROL COMMITTEE (ACC)

The undersigned owner seeks approval of the Committee as follows:

Painting (Color Chips included for House)

Additions/Alterations of Existing Structures/or Property

Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations (Continue on Additional Sheet if Necessary)

INCLUDE:

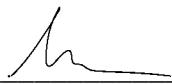
Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.

New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors

\$100.00 Deposit (Pool, Fence, Lanai, etc) to: "Cordoba Estates" by check or money order

\$50.00 Deposit for Landscaping modifications to: "Cordoba Estates" by check or money order

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Board, Association or management company shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. **The undersigned also understand that the has up to thirty (30) calendar days to return said application; however, in the event the does not take action to either approve or disapprove the application within such 30 day period, the request shall be deemed DISAPPROVED.**

SIGNATURE OF OWNER:  PRINT NAME: Khaled Jamal

PROPERTY ADDRESS: 2902 Cordoba Ranch Blvd. Lutz, Florida 33559

TELEPHONE: (H) 813-417-3887 (W) _____ E-Mail: Kaljamal62@hotmail.com

ACTION OF THE REVIEW COMMITTEE

RECOMMEND APPROVAL APPROVED WITH CONDITIONS

DISAPPROVE FOR THE FOLLOWING REASON:

Date

Chairperson, ACC

Received by Mgmt. Co.

Manager Sign-Off

Received by Clerk

Mailed to Committee

Returned by Committee

Mailed to Homeowner

ARTICLE VI ARCHITECTURAL CONTROL

ARTICLE VI, Section 2(c) OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS:

No building, structure, improvement (including swimming pools and screened enclosures) or landscaping plan, shall be erected, constructed, placed or altered on any Lot until the Owner of the Lot shall submit in duplicate complete plans and specifications for such building, structure, improvement or landscaping plan and a detailed site plan showing its proposed location, and the ACC shall have approved such plans and specifications and detailed site plan, in writing.

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL APPROVAL:

- Basketball Goals/Playground Equipment
- Driveway/Sidewalk Extensions or Alterations
- Fences/Walls/Gates
- Garages
- Landscaping/Gardens/Curbing/Signage/Pottery/Yard Art/Flower Boxes
- Mailboxes
- Painting of Any Exterior Surface
- Pools/Spas/Fountains
- Roofs/Solar Panels
- Sheds/Storage/Utility Buildings/Pool Cabanas
- Screen Rooms/Room Additions/Porches
- Shutters/Statues
- Signage
- Water Softeners

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL ACCEPTANCE:

- Satellite Dishes/Antennae

EXAMPLES OF ITEMS THAT ARE PROHIBITED:

- A/C Units (Window)
- Animals – Pit Bull Terriers and Rottweiler's
- Awnings (permanent or retractable)
- Clotheslines
- Patterned or brightly colored window coverings
- Pools (above-ground)
- Removal of any code trees
- Tents/Trailers

ACC applications must be completed in full and shall include the required documentation to be considered by the Board. Partially completed forms or the lack of proper documentation required may result in unnecessary delays. The above is a summary only, and all owners should refer to the Declaration of Covenants and to the Architectural Exterior Color Schemes and Design Criteria for complete and additional information and guidelines.

REQUESTS ARE TO BE PROCESSED WITHIN 30 DAYS FROM THE DATE OF RECEIPT PER THE ASSOCIATION DOCUMENTS; HOWEVER, EVERY ATTEMPT IS MADE TO PROCESS THE APPLICATION WITHIN TWO WEEKS. IF THE ACC DOES NOT TAKE ACTION TO EITHER APPROVE OR DISAPPROVE THE SUBMISSION WITHIN SUCH THIRTY (30) DAY PERIOD, THE REQUEST SHALL BE DEEMED DISAPPROVED.

FOR FENCES & LANDSCAPING

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, or if the criteria below are not met, the Developer or Builder shall not be responsible for any drainage issues or property damage.

Prior to submitting your request for a fence or landscaping, it would be wise for you to consider the soil conditions and drainage design for your home site. In most cases your home site drains to swales at the midpoint between your neighbor's home. The installation of a fence or landscaping in this area will reduce ability of the swale to drain water from your home site and increase puddling and muddy soil conditions. It is wise to keep the fence off the ground and use pressure treated lumber on the posts.

Landscaping should never be placed in swales. This will not only create drainage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planting landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various lines running in this area.

As a precaution, please remember that all fences must be installed with the posts on the ~~inside~~ of your homesite, and the side without any supports shall face out from the Lot.

Any owner who installs a fence within a utility and/or drainage easement must agree to the terms and conditions outlined in the Declaration.

I, Khaled Jamal, understand the above and will take proper precautions when installing my fence or landscaping. I also I have read the Basic Fence Criteria for the Association as adopted by the Board and ACC as part of the Architectural Exterior Color Schemes & Design Criteria. Additionally, I have read Article III, Section 13 of the Declaration of Covenants regarding restrictions and guidelines for fencing and the maintenance thereof.



(Homeowner)

(Homeowner)

Address: 2902 Cordoba Ranch Blvd.
Lutz, Florida 33559

FOR SWIMMING POOLS AND SCREEN ENCLOSURES

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to attaining appropriate authorization, or if the criteria below are not met, the Developer or Builder shall not be responsible for any drainage issues or property damage.

We strongly suggest you have your pool/screen contractor review the site conditions and drainage plan for your home site and the surrounding area. The drainage information for your home site may be found on the final survey you were given at closing. The drainage plans for the subdivision are on file at the Building Department, and may also be available through the Association's management company.

Prior to starting work, the pool/screen contractor should establish a grading plan for your home site that will insure adequate positive drainage from your pool/screen deck to the designated swales. In addition, if your neighborhood was not flat prior to the development, there may be severe elevation between home sites that require a raised pool or pool deck or other protective measures to keep storm runoff from entering your pool or pool deck. This run-off could result in damage to the finish. Therefore, it is essential the pool contractor take unusually strong rain events into consideration when designing the pool, pool deck and final grading plan. Once the pool contractor begins work, the developer will no longer have any responsibility with regard to the drainage on your home site.

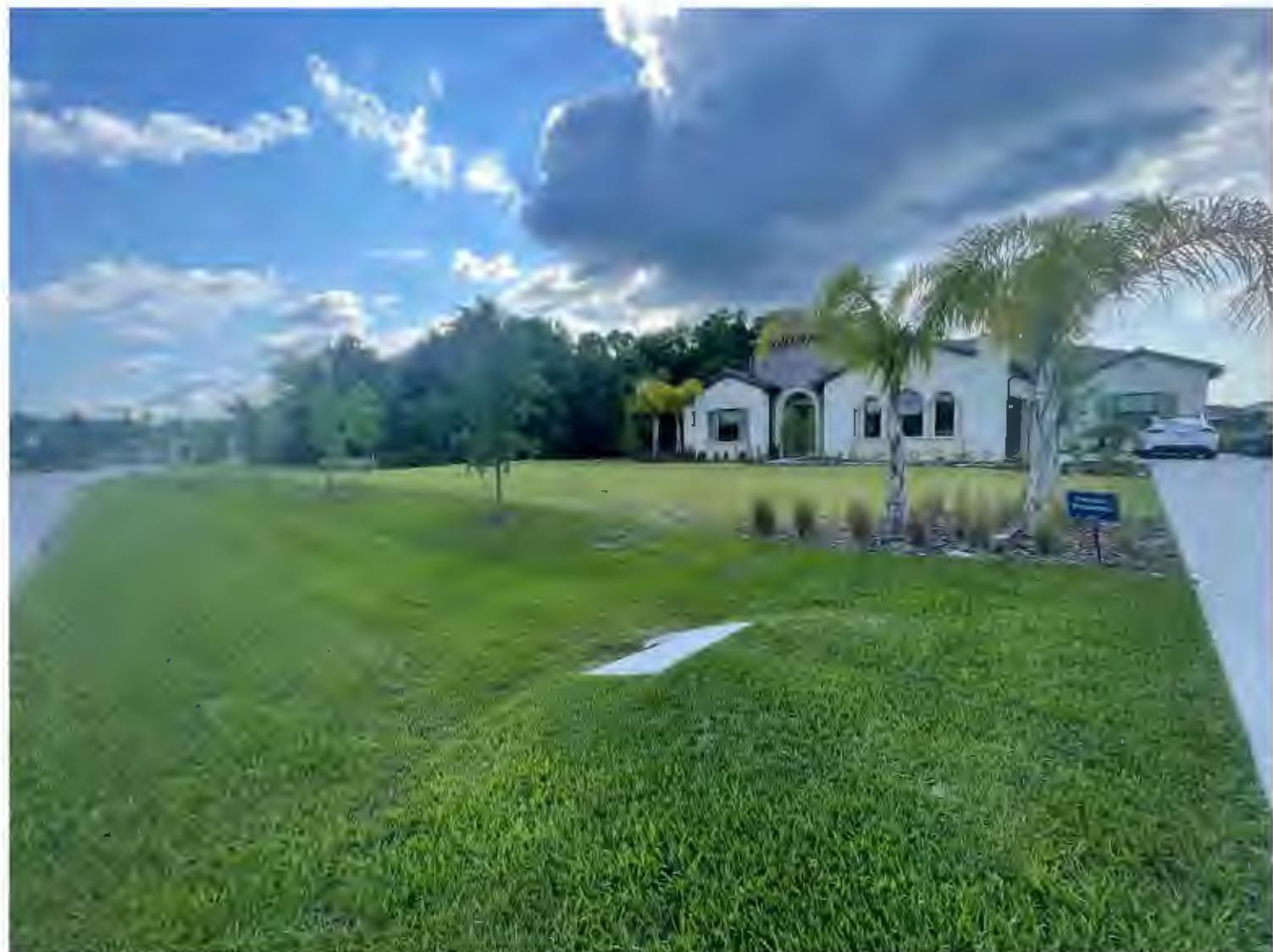
All swimming pools must be entirely in-ground, and the Owner of the Lot must erect a screen enclosure or a fence at least five (5) feet in height around the entire perimeter of that portion of the Lot located behind the house so as to prevent access to such swimming pool. The term swimming pool shall also include any spa, whirlpool bath, or similar device as determined by the ACC. All porch enclosures must be approved by the ACC and shall be constructed with white or bronze aluminum supports. Screening of entryways shall be prohibited.

I, Khaled Jamal, understand the above and will work with my pool/screen contractor.


(Homeowner)

(Homeowner)

Address: 2902 Cordoba Ranch Blvd.
Lutz, Florida 33559





Application for Property Improvement

Page 79

Association	Cordoba Property Owners Association, Inc.
Date	10/24/2023 11:29:03 PM
Owner Name	Khaled Jamal
Account Number	CPO2902CR
Zip	33559
Address	2902 Cordoba Ranch Blvd, Lutz, FL 33559
Home Phone	8134173887
Work Phone	
Cell Phone	8134173887
Email Address	Kaljamal62@hotmail.com
Estimated Start Date	11/3/2023 12:00:00 AM
Estimated Completion Date	11/6/2023 12:00:00 AM
ACC Type	Pavers
Other ACC Type	Driveway
Detailed description of work to be performed (Please describe in detail they work being performed. Include any relevant measurements or sizes)	I would like to change my existing driveway with brick pavers. I would also like to add an extension to my driveway. I have talked about doing this many times with the previous HOA's but every time I send in additional information the HOA changed over and giving me different information. When I chose this lot the builder told me I was able to do this extension, due to being a corner lot with all the land out front. Also the house they built next to me was built so close, that my driveway is so narrow and can barely fit the 6 cars we have. Also when I spoke with Amy Rockwell the from the first HOA, they were going to approve it on the condition that I bring a Drainage Engineer (which I did) to make sure their would be no drainage issues. Which the engineer report shows that it wouldn't be an issue. By the time I got the report, the HOA changed over and the declined my request. And now we have new home members as the HOA. So I please ask you to accept the ARC request. Thank you.
Materials Used (Please indicate the type of materials being used including (if applicable) make, model and manufacturer)	Brick pavers
Paint Scheme or Paint Colors (If Applicable)	
Shingle Color, Style, Brand,	

Manufacturer & Warranty (If Applicable)	
Property Survey (Marked up showing where your change is going)	True
Exterior photo of your home	True
Photo of area or location of proposed change	True
Drawings or design plans	True
Vendor Proposal	True
Pictures or other required documentation	True
Owner Acknowledgement	
<p>Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.</p> <p>If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion.</p> <p>The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.</p>	

Application for Property Improvement

Page 81

Association	Cordoba Property Owners Association, Inc.
Date	10/03/2025 04:37:08 PM
Owner Name	Khaled Jamal
Account Number	CPO2902CR
Zip	33559
Unit	
Village	
Phase	Par FD3-FD11
Address	2902 Cordoba Ranch Blvd, Lutz, FL 33559
Home Phone	8134173887
Work Phone	
Cell Phone	8134173887
Email Address	Kaljamal62@hotmail.com
Estimated Start Date	10/15/2025 12:00:00 AM
Estimated Completion Date	10/20/2025 12:00:00 AM
ACC Type	Pavers
Detailed description of work to be performed (Please describe in detail the work being performed. Include any relevant measurements or sizes)	I am resubmitting my ACC request for the driveway extension. This request was originally approved over a year ago, but I was unaware of the approval at the time. During that period, I was very occupied with caring for my father, whose health has unfortunately been declining, and I was unable to move forward with the project. I recently spoke with the HOA office, and I was advised that I may resubmit the application along with the prior approval letter and original application. I was also told that a note would be added to my account to help move the process forward. This approval would mean a great deal to our family, as the driveway extension would make it much easier and safer to transport my father in and out of the home. Having direct access to the front door will help us tremendously in caring for his needs. Thank you very much for your time, understanding, and continued support. Please let me know if there is anything further I should provide to assist with this resubmission.
Materials Used (Please indicate the type of materials being used including (if applicable) make, model and manufacturer)	brick pavers
Paint Scheme or Paint Colors (If Applicable)	
Shingle Color,	

Style, Brand, Manufacturer & Warranty (If Applicable)	
Property Survey (Marked up showing where your change is going)	True
Exterior photo of your home	True
Photo of area or location of proposed change	True
Drawings or design plans	True
Vendor Proposal	True
Pictures or other required documentation	True
Owner Acknowledgement	
<p>Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.</p>	
<p>If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion.</p>	
<p>The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.</p>	



Cordoba Property Owners Association, Inc.
12906 Tampa Oaks Blvd. Ste 100
Temple Terrace FL 33637
(813) 600-5090
cordoba@homeriver.com

January 4, 2024

Khaled Jamal
Hind Jamal
2902 Cordoba Ranch Blvd
Lutz, FL 33559

Re: Architectural Change Request Approval for 2902 Cordoba Ranch Blvd

Dear Khaled Jamal & Hind Jamal,

This is to advise you that your request as described on your Architectural Review Application for the above referenced address has been **APPROVED** by the Architectural Review Board/Committee and the Board of Directors. Please consider this letter as your formal approval letter for your records.

Requested Change:

Pavers have been approved as submitted by the POA

The approval is contingent upon compliance with the specifications set forth in the approved application. If you have any questions regarding this matter, please contact me at cordoba@homeriver.com.

Please note that the Association makes no determination as to whether the proposed improvement meets with local building or zoning regulations, and you will need to obtain any required governmental permits and permission. In addition any project that requires heavy machinery that damages sidewalks or curbs will be required to be fixed by resident or contractor within 60 days of completion.

Sincerely,

Richard Schrutt, LCAM
For the Board of Directors



Cordoba Property Owners Association, Inc.
12906 Tampa Oaks Blvd. Ste 100
Temple Terrace FL 33637
(813) 600-5090
cordoba@homeriver.com

January 4, 2024

Khaled Jamal
Hind Jamal
2902 Cordoba Ranch Blvd
Lutz, FL 33559

Re: Architectural Change Request Approval for 2902 Cordoba Ranch Blvd

Dear Khaled Jamal & Hind Jamal,

This is to advise you that your request as described on your Architectural Review Application for the above referenced address has been **APPROVED** by the Architectural Review Board/Committee and the Board of Directors. Please consider this letter as your formal approval letter for your records.

Requested Change:

Association: Cordoba Property Owners Association, Inc.

Date: 10/24/2023 11:29:03 PM

Owner Name: Khaled Jamal

Account Number: CPO2902CR

Zip: 33559

Address: 2902 Cordoba Ranch Blvd, Lutz, FL 33559

Home Phone: 8134173887

Work Phone:

Cell Phone: 8134173887

Email Address: Kaljamal62@hotmail.com

Estimated Start Date: 11/3/2023 12:00:00 AM

Estimated Completion Date: 11/6/2023 12:00:00 AM

ACC Type: Pavers

Other ACC Type: Driveway

Detailed description of work to be performed (Please describe in detail they work being performed. Include any relevant measurements or sizes): I would like to change my existing driveway with brick pavers. I would also like to add an extension to my driveway. I have talked about doing this many times with the previous HOA's but every time I send in additional information the HOA changed over and giving me different information. When I chose this lot the builder told me I was able to do this extension, due to being a corner lot with all the land out front. Also the house they built next to me was built so close, that my driveway is so narrow and can barely fit the 6 cars we have. Also when I spoke with Amy Rockwell the from the first HOA, they were going to approve it on the condition that I bring a Drainage Engineer (which I did) to make sure their would be no drainage issues. Which the engineer report shows that it wouldn't be an issue. By the time I got the report, the HOA changed over and the declined my request. And now we have new home members as the HOA. So I please ask you to accept the ARC request. Thank you.

Materials Used (Please indicate the type of materials being used including (if applicable) make,

model and manufacturer): Brick pavers

Paint Scheme or Paint Colors (If Applicable):

Shingle Color, Style, Brand, Manufacturer & Warranty (If Applicable):

Property Survey (Marked up showing where your change is going): True

Exterior photo of your home: True

Photo of area or location of proposed change: True

Drawings or design plans: True

Vendor Proposal: True

Pictures or other required documentation: True

Owner Acknowledgement

Please note applications may take up to 30 days to be approved. I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. Owner agrees to complete all improvements or changes within the time outlined in your governing documents.

If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved. Property owner agrees to provide photos of ALL completed work through the portal or via email upon completion. The property owner hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements described herein comply with all applicable laws. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, codes or ordinances.

The approval is contingent upon compliance with the specifications set forth in the approved application. If you have any questions regarding this matter, please contact me at cordoba@homeriver.com.

Please note that the Association makes no determination as to whether the proposed improvement meets with local building or zoning regulations, and you will need to obtain any required governmental permits and permission. In addition any project that requires heavy machinery that damages sidewalks or curbs will be required to be fixed by resident or contractor within 60 days of completion.

Sincerely,

Richard Schrutt, LCAM

For the Board of Directors



Cordoba Property Owners Association, Inc.
12906 Tampa Oaks Blvd. Ste 100
Temple Terrace FL 33637
(813) 993-4000
cordoba@folioam.com

October 27 2025

Khaled Jamal
Hind Jamal
2902 Cordoba Ranch Blvd
Lutz, FL 33559

Re: Architectural Change Request Approval with Stipulations for 2902 Cordoba Ranch Blvd

Dear Khaled Jamal & Hind Jamal,

This is to advise you that your request as described on your Architectural Review Application for the above referenced address has been **APPROVED WITH STIPULATIONS** by the Architectural Review Board/Committee and the Board of Directors. The approval is contingent upon compliance with the stipulations as set forth: Approved once we received CDD approval

Please retain this letter in your files. If you have any questions regarding this matter, please contact me at cordoba@folioam.com.

Please note that the Association makes no determination as to whether the proposed improvement meets with local building or zoning regulations, and you will need to obtain any required governmental permits and permission.

Sincerely,

Richard Schrutt, LCAM
For the Board of Directors

Scope of Work – Swale Replication Under Driveway Extension

Homeowner Name: Khaled Jamal

Property Address: 2902 Cordoba Ranch Blvd, Lutz, Florida 33559

Contractor: Leon Pavers and Renovations Inc.

Date: October 1, 2025

Project Description:

The homeowner is proposing a driveway extension to include an additional entrance/exit and roundabout. A portion of the driveway extension will cross an existing swale area under CDD jurisdiction.

Swale Replication Scope:

The contractor will install a swale beneath the proposed driveway extension that replicates the existing swale currently located beneath the original driveway. The purpose of this work is to maintain existing stormwater drainage patterns and capacity.

Design & Drainage Compliance:

- The replicated swale will match the existing swale's function and alignment to ensure uninterrupted stormwater flow.
- A licensed engineering firm has evaluated the proposed driveway extension and confirmed that the additional driveway entrance will not negatively impact drainage.
- The supporting engineering report is included with the ACC application.

Construction Details:

- The new driveway section will include appropriate culvert or drainage infrastructure consistent with the existing driveway crossing.
- Construction will preserve existing grades and drainage performance.

Maintenance Responsibility:

The homeowner will be responsible for maintaining the replicated swale and associated drainage structures as required.

Conclusion:

This scope ensures that drainage conditions will remain equal to or better than existing conditions while allowing for the proposed driveway extension.

Signature:


Khaled Jamal



Memorandum

To: Samantha Zanoni, District Manager, Cordoba Ranch CDD

From: Will Pinson, Engineer Intern
Phil Chang, P.E., District Engineer

Date: January 9, 2026

Subject: Driveway Widening Observation – 2817 Cordoba Ranch Blvd

At the request of the Cordoba Community Development District (“District”), BGE Inc. completed a site visit to the District on December 31, 2025, to visually assess the potential impact of a recent driveway construction on surface water conveyance.

The area assessed in this report is located as shown on the map below:



The following is a summary of our visual observations and other concerns identified within the right-of-way while onsite.

- **Observations (Photos 1-4):**
 - No damages were observed to the concrete culvert pipe located under the driveway during construction. The concrete culvert pipe under the driveway did not appear to have any

cracks that may affect its structure and there was no evidence of spalling, cracking, or settlement. As such, **it does not appear that its hydraulic function has been negatively impacted.**

- The driveway widening does not have any shoulder and there is a vertical drop from its horizontal surface down to the existing concrete mitered end section (MES) and ditch slopes. **This improvement will increase the potential for erosion on the slope due to the vertical drop. A properly graded and sodded driveway shoulder should be added to address the above concern.**
- **The vertical drop is also a drop off safety concern** for vehicles and pedestrians using the driveway. Vehicles inadvertently leaving the driveway surface **could impact the storm pipe under the driveway resulting in damage.** Damage to an errant vehicle may also result.
- Any proposed regrading to address the above concerns will need to have a maximum slope of 3H:1V. Anything steeper will likely increase the chances of erosion.
- Any resulting pipe extensions will also require the installation of a new mitered end section.



Image 1



Image 2

January 9, 2026
Page 3



Image 3



Image 4

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

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

WHEREAS, the Board of Supervisors of Cordoba Ranch Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Erica Owen, Jane Marlow, James Therrien, and Greg Saldana.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Owen	Seat 1	four year - expires 11/2026
Supervisor Marlow	Seat 2	four year – expires 11/2026
Vacant	Seat 3	four year – expires 11/2028
Supervisor Therrien	Seat 4	four year – expires 11/2028
Supervisor Saldana	Seat 5	four year – expires 11/2028

Section 3. Seat 1 currently held by Erica Owen and Seat 2 currently held by Jane Marlow are scheduled for the General Election in November 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to conduct the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 20TH DAY OF JANUARY 2026.

ATTEST:

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

**MINUTES OF MEETING
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

1 A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District
2 was held on Monday, December 15, 2025, at 5:00 p.m. at 18115 N US Highway 41, Lutz, FL, 33549.

3

4 Present and constituting a quorum were:

5	Erica Owen	Chairperson
6	Greg Saldana	Vice Chairperson
7	Jane Marlow	Assistant Secretary
8	James Therrien	Assistant Secretary (<i>via phone</i>)
9	David Boulos	Assistant Secretary (<i>via phone</i>)

11 Also present, either in person or via Zoom Communications, were:

12	Samantha Zanoni	District Manager
13	Whitney Sousa	District Counsel
14	Phil Chang	District Engineer
15	Jason Liggett	Field Services Manager
16	Fernand Thomas	Accountant
17	Thomas Giella	Complete IT
18	Residents and Members of the Public	

19
20 *This is not a certified or verbatim transcript but rather represents the context and summary of*
21 *the meeting. The full meeting is available in audio format upon request. Contact the District*
22 *Office for any related costs for an audio copy.*

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

25 The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

28 On MOTION by Ms. Marlow, seconded by Ms. Owen,
29 with all in favor, the Board approved the December 15,
30 2025, meeting agenda as presented.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

33 Resident from 2902 Cordoba Ranch requested an update on the approval for their driveway
34 extension.

35 Ms. Zanoni advised that the Board would review the request further and have this item added
36 to the January meeting agenda for consideration.

37
Cordoba Ranch CDD
38 December 15, 2025

39 **FOURTH ORDER OF BUSINESS**

40 **A. Accounting Staff Report**

41 **i. November 2025 Financial Statements and Check Register**

42 The Board requested District Counsel invoices be received in a timelier manner. No further
43 questions or comments regarding the November 2025 Financial Statements or Check Register.

44 **B. Sitex Aquatics Report**

45 The Board had no questions regarding the aquatics report.

46 **C. Field Inspection Report**

47 Mr. Liggett presented his report to the Board and answered the Board's questions.

48 Ms. Zanoni will obtain proposals for painting the camera poles at the entrance.

49 Mr. Chang will look into several storm water ditches throughout the community that are
50 holding water for extended periods of time.

51 **i. Consideration of Conservation Cut Back Forestry Mulch Proposals**

52 **a. Arborist Abroad**

53 Not approved

54 **b. Agpro Land Management**

55 Not approved.

56 **c. Crowder's Landscaping and Irrigation**

57 On MOTION by Mr. Therrien, seconded by Mr. Saldana,
58 with all in favor, motion to accept the Crowder's
59 Landscaping and Irrigation Proposal in the amount of
60 \$33,393.50 carried.

61 **D. Landscape Report**

62 No questions from the Board regarding the landscape report.

63 **E. District Engineer**

64 No updates. Mr. Chang will go into further detail throughout the agenda.

65 **F. District Counsel**

66 Ms. Sousa is filling in for Ms. Hopkinson and has no updates to report.

74 **Cordoba Ranch CDD**
75 **December 15, 2025**

76 **G. District Manager**

77 Ms. Zanoni announced that the next meeting is scheduled for January 19, 2026, and
78 confirmed the time as 5:00 p.m. The location will remain at 18115 N US Highway 41, Lutz, FL
79 33549 through March 2026.

80 **FIFTH ORDER OF BUSINESS**

81 **Business Items**

82 **A. Consideration of Homeowners Driveway Extension – 2817 Cordoba Ranch Blvd**

83 The Board tabled this proposal until January and requested more details to address the grading.

84 **B. Consideration of Site Masters Stabilized Ribbon Curbing Change Order**

85 On MOTION by Ms. Owen, seconded by Ms. Marlow,
86 with all in favor, motion to accepted the Site Masters
87 Stabilized Ribbon Curbing Change Order in the amount of
88 \$34,230 carried.

89 **C. Update on Complete IT Gate Access**

90 Mr. Giella provided the Board with an update on the gate access and signage.

91 **SIXTH ORDER OF BUSINESS**

92 **Business Administration**

93 **A. Consideration of September 18, 2025, Meeting Minutes**

94 On MOTION by Mr. Therrien, seconded by Mr. Saldana,
95 with all in favor, motion to approve the September 18,
96 2025, Meeting Minutes carried.

97 **B. Consideration of November 17, 2025, Meeting Minutes**

98 On MOTION by Mr. Therrien, seconded by Ms. Owen, with
99 all in favor, motion to approve the November 17, 2025,
100 Meeting Minutes carried.

101 **SEVENTH ORDER OF BUSINESS**

102 **Supervisor Requests**

103 The Board requested Mr. Liggett to obtain additional fence proposals and proposals for
104 pressure washing the sidewalks, culverts and drains.

105 **EIGHTH ORDER OF BUSINESS**

106 **Audience Comments**

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

Cordoba Ranch CDD
December 15, 2025

113	NINTH ORDER OF BUSINESS	Adjournment
114		On MOTION by Mr. Therrien, seconded by Mrs. Marlow,
115		with all in favor, motion to adjourn meeting at 7:32 p.m.
116		carried.
117		
118		
119		
120	Secretary / Assistant Secretary	Chairperson/ Vice Chairperson
121		