



Cordoba Ranch Community Development District

February 17, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 289 655 370 839 PASSCODE: UY6FD6DX
[JOIN THE MEETING NOW](#)

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



Cordoba Ranch Community Development District

Board of Supervisors

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

Meeting Agenda Tuesday, February 17, 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. Staff Reports
 - A. Accounting Staff Report
 - i. Review of January 2026 Financial Statements Page 3
 - ii. Consideration of January 2026 Check Register Page 16
 - B. Sitex Aquatics Report Page 81
 - i. Consideration of Sitex Fountain Removal Proposal Page 94
 - C. Field Inspection Report Page 96
 - i. Ratification of Inframark Front Entrance Pole Painting Proposal #1049 Page 100
 - ii. Ratification of Mikes Signs Street Sign Proposal #1826 Page 101
 - iii. Ratification of Site Masters Mailbox Relocation Proposal Page 102
 - D. Landscape Report
 - i. Consideration of Crowders Landscaping & Irrigation OTC Injection & Fertilization Proposal #2228 Page 103
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
5. Business Items
6. Business Administration
 - A. Consideration of Minutes from the Meeting held January 20, 2026 Page 106
7. Supervisor Requests
8. Audience Comments – *Three (3) Minute Time Limit*
9. Adjournment

The next meeting is scheduled for Monday, March 17, 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

***Cordoba Ranch
Community
Development
District***

Financial Report

January 31, 2026



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

January 31, 2026

CORDOBA RANCH

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 743,969	\$ -	\$ 743,969
Cash with Fiscal Agent	-	17,250	17,250
Accounts Receivable	1,750	-	1,750
Investments:			
Money Market Account	579,374	-	579,374
Reserve Fund	-	97,070	97,070
Revenue Fund	-	542,892	542,892
Prepaid Items	166	-	166
Deposits	16,740	-	16,740
TOTAL ASSETS	\$ 1,341,999	\$ 657,212	\$ 1,999,211
<u>LIABILITIES</u>			
Accounts Payable	\$ 30,604	\$ -	\$ 30,604
Accrued Expenses	9,150	-	9,150
TOTAL LIABILITIES	39,754	-	39,754
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	166	-	166
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	657,212	657,212
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	741,509	-	741,509
TOTAL FUND BALANCES	\$ 1,302,245	\$ 657,212	\$ 1,959,457
TOTAL LIABILITIES & FUND BALANCES	\$ 1,341,999	\$ 657,212	\$ 1,999,211

CORDOBA RANCH

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

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	\$ -	\$ -	\$ 14,744	\$ 14,744	0.00%
Interest - Tax Collector	-	-	1,063	1,063	0.00%
Special Assmnts- Tax Collector	878,120	722,274	809,594	87,320	92.20%
Special Assmnts- Discounts	(35,125)	(29,581)	(31,930)	(2,349)	90.90%
Access Cards	-	-	56	56	0.00%
TOTAL REVENUES	842,995	692,693	793,527	100,834	94.13%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	13,000	4,333	3,800	533	29.23%
FICA Taxes	995	332	230	102	23.12%
ProfServ-Arbitrage Rebate	500	500	500	-	100.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	8,333	12,678	(4,345)	50.71%
ProfServ-Legal Services	10,000	3,333	8,153	(4,820)	81.53%
ProfServ-Mgmt Consulting	52,500	17,500	17,500	-	33.33%
ProfServ-Trustee Fees	4,041	2,357	2,357	-	58.33%
Auditing Services	3,260	-	-	-	0.00%
Postage and Freight	400	133	46	87	11.50%
Rental - Meeting Room	1,000	333	-	333	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	50	-	50	0.00%
Legal Advertising	3,000	1,000	123	877	4.10%
Misc-Assessment Collection Cost	17,562	14,790	15,553	(763)	88.56%
Misc-Web Hosting	3,500	3,500	-	3,500	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	140,750	59,336	63,628	(4,292)	45.21%
<u>Other Public Safety</u>					
Contracts-Security Services	30,770	10,257	22,646	(12,389)	73.60%
Communication - Telephone	2,000	667	652	15	32.60%
R&M-Gate	5,000	1,667	853	814	17.06%
Total Other Public Safety	37,770	12,591	24,151	(11,560)	63.94%
<u>Electric Utility Services</u>					
Utility - General	12,075	4,025	1,407	2,618	11.65%
Electricity - Streetlights	115,000	38,333	34,323	4,010	29.85%
Total Electric Utility Services	127,075	42,358	35,730	6,628	28.12%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	18,423	6,141	5,340	801	28.99%
Contracts-Wetland Maintenance	19,205	6,402	3,800	2,602	19.79%
R&M-Fountain	5,750	1,917	500	1,417	8.70%
Impr - Aquatic Plants	5,750	1,917	-	1,917	0.00%
Total Flood Control/Stormwater Mgmt	49,128	16,377	9,640	6,737	19.62%

CORDOBA RANCH

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

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	2,100	2,100	-	33.33%
Contracts-Fountain	2,500	833	-	833	0.00%
Contracts-Landscape	181,608	60,536	54,444	6,092	29.98%
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	667	5,436	(4,769)	271.80%
R&M-Irrigation	6,800	2,267	9,630	(7,363)	141.62%
R&M-Mulch	10,000	3,333	16,275	(12,942)	162.75%
R&M-Pest Control	5,000	1,667	-	1,667	0.00%
R&M-Plant Replacement	10,000	3,333	10,165	(6,832)	101.65%
R&M-Ponds	11,500	3,833	9,300	(5,467)	80.87%
R&M-Sidewalks	35,000	35,000	6,946	28,054	19.85%
R&M-Tree Trimming Services	25,000	25,000	48,147	(23,147)	192.59%
R&M-US 1 Landscape Maintenance	10,000	10,000	-	10,000	0.00%
R&M-Well Maintenance	2,500	833	1,115	(282)	44.60%
R&M-Annals	25,000	8,333	5,880	2,453	23.52%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	21,940	(6,940)	146.27%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	-	20,000	0.00%
Misc-Contingency	17,508	5,836	166	5,670	0.95%
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	251,127	211,758	39,369	43.37%
TOTAL EXPENDITURES	842,995	381,789	344,907	36,882	40.91%
Excess (deficiency) of revenues					
Over (under) expenditures	-	310,904	448,620	137,716	0.00%
Net change in fund balance	\$ -	\$ 310,904	\$ 448,620	\$ 137,716	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	853,625	853,625	853,625		
FUND BALANCE, ENDING	\$ 853,625	\$ 1,164,529	\$ 1,302,245		

CORDOBA RANCH

Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

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	\$ 6	\$ 3,236	\$ 3,230	17031.58%
Special Assmnts- Tax Collector	516,569	439,084	476,258	37,174	92.20%
Special Assmnts- Discounts	(20,663)	(17,564)	(18,784)	(1,220)	90.91%
TOTAL REVENUES	495,925	421,526	460,710	39,184	92.90%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	10,331	8,781	9,149	(368)	88.56%
Total Administration	10,331	8,781	9,149	(368)	88.56%
<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	81,681	82,049	(368)	16.54%
Excess (deficiency) of revenues					
Over (under) expenditures	(206)	339,845	378,661	38,816	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)	\$ 339,845	\$ 378,661	\$ 38,816	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	278,551	278,551	278,551		
FUND BALANCE, ENDING	\$ 278,345	\$ 618,396	\$ 657,212		

**Cordoba Ranch
Community Development District**

Supporting Schedules

January 31, 2026

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
01/06/26	46,574	1,470	950	48,995	30,848	18,147
TOTAL	\$ 1,210,435	\$ 50,714	\$ 24,703	\$ 1,285,852	\$ 809,594	\$ 476,258
% COLLECTED					92%	92%
TOTAL OUTSTANDING					\$ 108,837	\$ 68,526
					\$ 40,311	

Cash & Investment Report
January 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	3.83%	\$ 743,969
Money Market Account	Bank United	3.40%	\$ 579,374
	Subtotal GF		<u>1,323,343</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.75%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.75%	\$ 542,892
	Subtotal DS		<u>639,962</u>
	Grand Total		<u><u>\$ 1,963,305</u></u>

**Cordoba Ranch
Community Development District**

[Check Register](#)

[1/01/2026-1/31/2026](#)

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 1180							
001	01/08/26	WILMAUMA FENCING	90	Dec 2025- Fencing	R&M-Other Landscape	546036-53901	\$5,436.00
Check Total							\$5,436.00
CHECK # 1181							
001	01/16/26	BGE	36876	Jan 2026- District Engineer	ProfServ-Engineering	531013-53901	\$5,841.41
Check Total							\$5,841.41
CHECK # 1182							
001	01/16/26	COMPLETE I.T. SERVICES & SOLUTIONS	18638	Dec 2025- Gate repairs	R&M-Gate	546034-52901	\$480.00
001	01/16/26	COMPLETE I.T. SERVICES & SOLUTIONS	18829	Jan 2026- Complete IT	R&M-Gate	546034-52901	\$367.00
Check Total							\$847.00
CHECK # 1183							
001	01/16/26	CROWDER'S LANDSCAPING, INC	49623	Jan 2026- Landscape Contract	Contracts-Landscape	534050-53901	\$13,611.00
001	01/16/26	CROWDER'S LANDSCAPING, INC	65672	Jan 2026- Well repairs	R&M-Other Landscape	546036-53901	\$1,115.00
001	01/16/26	CROWDER'S LANDSCAPING, INC	65704	Jan 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$468.65
Check Total							\$15,194.65
CHECK # 1184							
001	01/16/26	INFRAMARK LLC	167764	Jan 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	01/16/26	INFRAMARK LLC	167764	Jan 2026- Management Fees	ProfServ-Field Management	531016-53901	\$525.00
001	01/16/26	INFRAMARK LLC	167764	Jan 2026- Management Fees	Postage and Freight	541006-51301	\$8.33
Check Total							\$4,908.33
CHECK # 1185							
001	01/16/26	LAKE BROTHERS LLC	INV-5779	Jan 2026- Wetland Maint	Contracts-Wetland Maintenance	534133-53801	\$950.00
Check Total							\$950.00
CHECK # 1186							
001	01/16/26	REVERDECER TREE SERVICE LLC	402	Nov 2025- Reverdecer Tree Service	R&M-Other Landscape	546036-53901	\$16,010.00
Check Total							\$16,010.00
CHECK # 1187							
001	01/16/26	SITEX AQUATICS LLC	10554-B	Jan 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,335.00
001	01/16/26	SITEX AQUATICS LLC	10576-B	Jan 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$250.00
Check Total							\$1,585.00
CHECK # 1189							
001	01/28/26	CROWDER'S LANDSCAPING, INC	65734	Jan 2026- Landscape Replacement	R&M-Other Landscape	546036-53901	\$200.00
Check Total							\$200.00
CHECK # 1190							
001	01/28/26	INFRAMARK LLC	169014	Dec 2025- Postage	Postage and Freight	541006-51301	\$5.18
Check Total							\$5.18
CHECK # 1191							
001	01/28/26	LLS TAX SOLUTIONS INC.	004022	Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
Check Total							\$500.00
CHECK # 1192							
001	01/28/26	STRALEY ROBIN VERICKER	27870	Dec 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$2,053.10
Check Total							\$2,053.10

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300024							
001	01/13/26	FRONTIER - ACH	122225-02315-ACH	12/22-/25-01/21/26	service 12/22/25-01/21/26	541003-52901	\$165.48
Check Total							\$165.48
CHECK # 300026							
001	01/28/26	FRONTIER - ACH	122225-502135	Billing Period 12/22-01/21/2026	Communication - Telephone	541003-52901	\$165.48
Check Total							\$165.48
CHECK # DD145							
001	01/22/26	TAMPA ELECTRIC - ACH	011326 ACH	11/18-12/17/25	service date 09/019-10/17/24	543001-53100	\$388.47
001	01/22/26	TAMPA ELECTRIC - ACH	011326 ACH	11/18-12/17/25	service date 9/19-10/17/24	543013-53100	\$8,750.46
Check Total							\$9,138.93
CHECK # DD146							
001	01/22/26	TAMPA ELECTRIC - ACH	011326 CM	Credit Memo 000057	Electricity - Streetlights	543013-53100	(\$339.12)
Check Total							(\$339.12)
Fund Total							\$62,661.44

SERIES 2021 DEBT SERVICE FUND - 202

CHECK # 1188A							
202	01/21/26	CORDOBA RANCH C/O US BANK	01212026-7763	Transfer to US Bank Account #6000	Cash In Bank	101003-51301	\$17,250.28
Check Total							\$17,250.28
Fund Total							\$17,250.28

Total Checks Paid	\$79,911.72
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CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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 # 1180

001	01/08/26	WILMAUMA FENCING	90	Dec 2025- Fencing	R&M-Other Landscape	546036-53901	\$5,436.00
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Check Total	\$5,436.00
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CHECK # 1181

001	01/16/26	BGE	36876	Jan 2026- District Engineer	ProfServ-Engineering	531013-53901	\$5,841.41
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Check Total	\$5,841.41
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CHECK # 1182

001	01/16/26	COMPLETE I.T. SERVICES & SOLUTIONS	18638	Dec 2025- Gate repairs	R&M-Gate	546034-52901	\$480.00
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001	01/16/26	COMPLETE I.T. SERVICES & SOLUTIONS	18829	Jan 2026- Complete IT	R&M-Gate	546034-52901	\$367.00
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Check Total	\$847.00
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CHECK # 1183

001	01/16/26	CROWDER'S LANDSCAPING, INC	49623	Jan 2026- Landscape Contract	Contracts-Landscape	534050-53901	\$13,611.00
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001	01/16/26	CROWDER'S LANDSCAPING, INC	65672	Jan 2026- Well repairs	R&M-Other Landscape	546036-53901	\$1,115.00
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001	01/16/26	CROWDER'S LANDSCAPING, INC	65704	Jan 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$468.65
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Check Total	\$15,194.65
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CHECK # 1184

001	01/16/26	INFRAMARK LLC	167764	Jan 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
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001	01/16/26	INFRAMARK LLC	167764	Jan 2026- Management Fees	ProfServ-Field Management	531016-53901	\$525.00
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001	01/16/26	INFRAMARK LLC	167764	Jan 2026- Management Fees	Postage and Freight	541006-51301	\$8.33
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Check Total	\$4,908.33
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CHECK # 1185

001	01/16/26	LAKE BROTHERS LLC	INV-5779	Jan 2026- Wetland Maint	Contracts-Wetland Maintenance	534133-53801	\$950.00
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Check Total	\$950.00
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CHECK # 1186

001	01/16/26	REVERDECER TREE SERVICE LLC	402	Nov 2025- Reverdecer Tree Service	R&M-Other Landscape	546036-53901	\$16,010.00
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Check Total	\$16,010.00
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CHECK # 1187

001	01/16/26	SITEX AQUATICS LLC	10554-B	Jan 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,335.00
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001	01/16/26	SITEX AQUATICS LLC	10576-B	Jan 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$250.00
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Check Total	\$1,585.00
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CHECK # 1189

001	01/28/26	CROWDER'S LANDSCAPING, INC	65734	Jan 2026- Landscape Replacement	R&M-Other Landscape	546036-53901	\$200.00
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Check Total	\$200.00
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CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1190							
001	01/28/26	INFRAMARK LLC	169014	Dec 2025- Postage	Postage and Freight	541006-51301	\$5.18
Check Total							\$5.18
CHECK # 1191							
001	01/28/26	LLS TAX SOLUTIONS INC.	004022	Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
Check Total							\$500.00
CHECK # 1192							
001	01/28/26	STRALEY ROBIN VERICKER	27870	Dec 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$2,053.10
Check Total							\$2,053.10
CHECK # 300024							
001	01/13/26	FRONTIER - ACH	122225-02315-ACH	12/22-/25-01/21/26	Communication - Telephone	541003-52901	\$165.48
Check Total							\$165.48
CHECK # 300026							
001	01/28/26	FRONTIER - ACH	122225-502135	Billing Period 12/22-01/21/2026	Communication - Telephone	541003-52901	\$165.48
Check Total							\$165.48
CHECK # DD145							
001	01/22/26	TAMPA ELECTRIC - ACH	011326 ACH	11/18-12/17/25	Utility - General	543001-53100	\$388.47
001	01/22/26	TAMPA ELECTRIC - ACH	011326 ACH	11/18-12/17/25	Electricity - Streetlights	543013-53100	\$8,750.46
Check Total							\$9,138.93
CHECK # DD146							
001	01/22/26	TAMPA ELECTRIC - ACH	011326 CM	Credit Memo 000057	Electricity - Streetlights	543013-53100	(\$339.12)
Check Total							(\$339.12)
Fund Total							\$62,661.44

SERIES 2021 DEBT SERVICE FUND - 202

CHECK # 1188						
202	01/28/26	CORDOBA RANCH C/O US BANK	01212026-7763	Transfer to US Bank Account #6000	Cash In Bank	101003-51301 \$17,250.28
						Check Total <u>\$17,250.28</u>
						Fund Total <u>\$17,250.28</u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

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

Total Checks Paid	\$79,911.72
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Wimauma Fencing Corp
16617 Windmill Forge Pass | Wimauma, Florida 33598
813-578-0000 | sales@wimaumafencing.com | www.wimaumafencing.com

RECIPIENT:

Jason Ligett
2902 Cordoba Ranch Boulevard
Lutz, Florida 33559

Invoice #90	
Issued	Dec 22, 2025
Due	Jan 21, 2026
Total	\$5,436.00
Account Balance	\$5,436.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Remove Old Fence		160	\$3.50	\$560.00
Black Aluminum Fence 3 Rail Flat Top 4H		160	\$26.50	\$4,240.00
Black Aluminum Fence 3 Rail Flat Top 6H		24	\$26.50	\$636.00

Total	\$5,436.00
Account balance	\$5,436.00



INVOICE

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

January 6, 2026
Project No: 00013606-00
Invoice No: 36876

Invoice Total	\$5,841.41
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Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Services current through December 26, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	9.50	280.00	2,660.00	
Engineer II	8.50	155.00	1,317.50	
Intern	20.00	90.00	1,800.00	
Totals	38.00		5,777.50	
Total Labor				5,777.50

Reimbursable Expenses

R-Project Travel & Subsist.	63.91	
Total Reimbursables	63.91	63.91
Total this Invoice		\$5,841.41

BBE/L
inframarkcms@payableslockbox.com

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

INVOICE PAYABLE UPON RECEIPT

Billing Backup

Tuesday, January 6, 2026

BGE, Inc.

Invoice 36876 Dated 1/6/2026

2:32:24 PM

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

Professional Personnel

		Hours	Rate	Amount
Director I				
Chang, Philip	12/1/2025	.50	280.00	140.00
Respond to questions from contractor regarding curb repairs currently underway				
Chang, Philip	12/2/2025	1.25	280.00	350.00
Pull map of curb repairs (modify) & provide to Chair. Discussion/coordination with contractor regarding lack of base material/stabilization at curb.				
Chang, Philip	12/4/2025	.50	280.00	140.00
Call/discussion with contractor regarding curb repairs/status.				
Chang, Philip	12/5/2025	1.00	280.00	280.00
Review driveway widening request and provide input to DM. 2817 CRB. Coordination related to curb construction.				
Chang, Philip	12/8/2025	.50	280.00	140.00
Review map of curb addition for potential improvements to clarify limits per discussion with Chair.				
Chang, Philip	12/9/2025	.75	280.00	210.00
Coordinate with Site Masters regarding curb replacement project.				
Chang, Philip	12/12/2025	.50	280.00	140.00
Discuss and review site visit observations related to pond, driveway and erosion repair near creek (behind 2627 CRB)				
Chang, Philip	12/15/2025	2.75	280.00	770.00
Review meeting book. Attend monthly meeting.				
Chang, Philip	12/17/2025	1.00	280.00	280.00
Follow up with contractors on their quotes for pond erosion repairs behind 3216 CRB. Provide additional input to Chair. Respond to DM regarding drainage ditches.				
Chang, Philip	12/18/2025	.50	280.00	140.00
Additional discussions with contractors regarding 3219 CRB				
Chang, Philip	12/22/2025	.25	280.00	70.00
Coordinate with contractor to request quote/change order for mailbox removal				
Engineer II				
Eltalla, Yasmin	12/1/2025	.50	155.00	77.50
Phil assignment update				
Eltalla, Yasmin	12/2/2025	.50	155.00	77.50
Phil update				
Eltalla, Yasmin	12/3/2025	.50	155.00	77.50
Exhibit research				
Eltalla, Yasmin	12/9/2025	.50	155.00	77.50
Site visit coordination				
Eltalla, Yasmin	12/10/2025	.50	155.00	77.50
Site visit coordination				
Eltalla, Yasmin	12/11/2025	4.50	155.00	697.50
Commute to and from siteMeet with contractor Take pictures of pond issue				
Eltalla, Yasmin	12/12/2025	.50	155.00	77.50
Send file to contractorAdd pictures to folder				
Eltalla, Yasmin	12/15/2025	1.00	155.00	155.00
Adjust exhibit for cdd board and contractor Picture uploadPhil update				

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

INVOICE PAYABLE UPON RECEIPT

Intern					
Huerta, Kent	12/10/2025	5.00	90.00	450.00	
Worked on exhibit for erosion check up and erosion maintnance					
Huerta, Kent	12/11/2025	7.00	90.00	630.00	
Worked on exhibit for erosion check up and erosion maintnance					
Huerta, Kent	12/12/2025	8.00	90.00	720.00	
Worked on exhibit for erosion check up and erosion maintnance					
Totals		38.00		5,777.50	
Total Labor					5,777.50
Reimbursable Expenses					
R-Project Travel & Subsist.					
000000082543	11/17/2025	Chang, Philip / Cordoba Ranch CDD - Meeting travel / Travel to monthly CDD meeting / 41.00 miles @ 0.70		31.57	
000000083057	12/15/2025	Chang, Philip / CDD Meeting - Cordoba Ranch CDD / Travel to monthly Cordoba Ranch CDD meeting in Lutz / 42.00 miles @ 0.70		32.34	
Total Reimbursables				63.91	63.91
				Total this Project	\$5,841.41
				Total this Report	\$5,841.41

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Cordoba Ranch CDD
2654 Cypress Ridge Boulevard Suite 101
Wesley Chapel, FL 33544

Invoice #	18638
Invoice Date	12-29-25
Balance Due	\$480.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor-Cameras ACS	Troubleshooting Minimum 2-hours Cameras/ACS	\$165.00	2.0	\$330.00
Awid Reader Mount arm	Awid reader mount arm	\$150.00	1.0	\$150.00

Subtotal	\$480.00
Tax	\$0.00
Invoice Total	\$480.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$480.00



Invoice Ticket

Ticket Date	Wed 12-10-25 11:27 AM
Ticket #	12372
Subject	UHF Reader Moved

Ticket Issue

Initial Issue Wed 12-10-25 11:27 AM Thomas Giella	We received multiple complaints that vehicles are able to get through the gate. I checked the video and sure enough the angle of the UHF has changed since the storm passed through over the weekend. Need tech to go onsite, reangle it, and make sure enough vehicles of different sizes go through without issue.
---	--

Ticket Comments

Date	Comment
Initial Issue Wed 12-10-25 11:27 AM Thomas Giella	We received multiple complaints that vehicles are able to get through the gate. I checked the video and sure enough the angle of the UHF has changed since the storm passed through over the weekend. Need tech to go onsite, reangle it, and make sure enough vehicles of different sizes go through without issue.

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Cordoba Ranch CDD
 2654 Cypress Ridge Boulevard Suite 101
 Wesley Chapel, FL 33544

Invoice #	18829
Invoice Date	01-01-26
Balance Due	\$367.00

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud High Res Local)	\$9.50	4.0	\$38.00
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	\$45.00	2.0	\$90.00
Stand-By MSP Plan (Offices/ISP)	- Price is per Network	\$65.00	1.0	\$65.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	\$60.00	1.0	\$60.00
Brivo Guest Pass	Brivo Guest pass (Through Mobile Pass)	\$60.00	1.0	\$60.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	\$18.00	3.0	\$54.00

Subtotal	\$367.00
Tax	\$0.00
Invoice Total	\$367.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$367.00





Crowder's Landscaping, Inc.

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

Invoice

Date	Invoice #
1/1/2026	49623

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

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Maintenance	Monthly Maintenance		13,197.00	13,197.00
Maintenance	Monthly Maintenance - Addendum to Landscaping Maintenance Proposal		414.00	414.00
Thank you for your business.		Total		\$13,611.00



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

Invoice

Date	Invoice #
12/12/2025	65672

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
1	Well Service	<p>Cordoba Estates CDD</p> <p>Per our November 26th Monthly inspection, Pump located at "2519 Cordoba Ranch Blvd" - Back Bridge Clock #3 was inoperable.</p> <p>Reported back to site on Thurs. December 11th to bring Pump back up to 100% operational. Below are the items found inoperable and were replaced. Tested System for property operation.</p> <p>Replaced 5hp Deluxe control box w/24 Volt PS relay and replaced 50 AMP Breaker</p> <p>Price includes all misc. parts and labor.</p>	1,115.00	1,115.00
All work is complete!			Total	\$1,115.00



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

Invoice

Date	Invoice #
12/31/2025	65704

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2502 Cordoba Ranch Blvd. Lutz, FL 335659		
		Performed Monthly Irrigation Inspection on Wednesday, December 31st, 2025. Below are the items found inoperable and were repaired/replaced. (Within \$500 Allowance)		
3	6" Rotor	Front Timer Replaced 3 inoperable 6" Rotor heads. (Qty 1 in Zone 5 and Qty 2 in Zone 11)	45.00	135.00
1	Drip Line Repair	Parts to repair 1 drip line in Zone 15.	15.00	15.00
2	Drip Line Repair	Middle Timer Parts to repair 2 drip lines in Zone 1	15.00	30.00
1	Maxi Sticks	Replaced 1 broken MaxiJet in Zone 1	10.00	10.00
3	Rain Bird Nozzle	Back Timer Replaced 3 broken Rain Bird Nozzles. (Qty 2 in Zone 1 and Qty 1 in Zone 2)	5.00	15.00
4	Drip Line Repair	Parts to repair 4 drip lines in Zone 3	15.00	60.00
2	Irrigation Service T...	Labor for irrigation technician for repairs	95.00	190.00
455	Online Convenienc...	NOTE: A 3% processing fee applies to all online payments. However, this fee can be waived by mailing a check to the address listed on your invoice.	0.03	13.65
All work is complete!			Total	\$468.65



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Cordoba Ranch Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

INVOICE#

167764

CUSTOMER ID

C1761

PO#**DATE**

1/2/2026

NET TERMS

Due On Receipt

DUE DATE

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	4,375.00		4,375.00
Field Ops Services 001-531016-53901-5000	1	Ea	525.00		525.00
Record Storage Fee 001-549069-51301-5000	1	Ea	8.33		8.33
Subtotal					4,908.33

Subtotal	\$4,908.33
Tax	\$0.00
Total Due	\$4,908.33

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

Cordoba Ranch
3016 Cordoba Ranch Blvd
LUTZ FL 33559
USA

Invoice Date
Jan 1, 2026

Invoice Number
INV-5779

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

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

Due Date: Jan 31, 2026



[View and pay online now](#)

PAYMENT ADVICE

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

Customer Cordoba Ranch
Invoice Number INV-5779

Amount Due 950.00
Due Date Jan 31, 2026

Amount Enclosed

Enter the amount you are paying above

Reverdec Tree Service LLC

909 26th Avenue West | Bradenton, Florida 34205
 941-334-1013 | sidnei@alwaysgreentree.com | www.reverdecertree.com

RECIPIENT:

Cordoba Ranch CDD

17802 Newcastle Field Drive
 Lutz, Florida 33559

Invoice #402

Issued Nov 19, 2025

Due Nov 19, 2025

Total \$16,010.00

Account Balance \$16,010.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 19, 2025				
Scope of Work: Dead Palm removal, Trim Palms and Prune Hardwood Trees throughout the property on specific areas.	Special Instruction: Bucket Truck, Chain Saw, Pole Saw, Ladder, Dump Trailer.	1	\$0.00	\$0.00
Location - South/North - along the fence on Livingston Ave.	Trim Sabal Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	94	\$30.00	\$2,820.00
Location - South/North - along the fence on Livingston Ave.	Trim Reclinata Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	3	\$30.00	\$90.00
Location - South/North - along the fence on Livingston Ave.	Trim Chinese Fan Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	11	\$30.00	\$330.00
Location - South/North - along the fence on Livingston Ave. (near entrance).	Trim Washingtonian Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	7	\$30.00	\$210.00
Location - South - along the fence on Livingston Ave. (near entrance).	Prune Large Maple Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	\$175.00	\$525.00
Location - South - along the fence on Livingston Ave. (near entrance).	Prune Medium Maple Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	\$125.00	\$375.00
Location - South - along the fence on Livingston Ave. (near entrance).	Dead Tall Sabal Palm 9" DBH remove flush cut and haul away debris.	1	\$350.00	\$350.00

Reverdecer Tree Service LLC

909 26th Avenue West | Bradenton, Florida 34205
 941-334-1013 | sidnei@alwaysgreentree.com | www.reverdecertree.com

Product/Service	Description	Qty.	Unit Price	Total
Location - entrance after the gate - side walkway towards Daisy Farm Dr.	Prune Medium Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	\$125.00	\$375.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Grand Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	9	\$275.00	\$2,475.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	8	\$175.00	\$1,400.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Medium Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	\$125.00	\$375.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Giant Grand Oak Tree never pruned branches touching the ground raise canopy for clearance and haul away debris.	1	\$525.00	\$525.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Large Oak Tree never pruned branches touching the ground raise canopy for clearance and haul away debris.	1	\$375.00	\$375.00
Location - South - along the fence on Livingston Ave. (grass area)	Prune Oaks and other hardwoods touching the fence cut a sideline away from fence and haul away debris.	1	\$325.00	\$325.00
Location - North - along the fence on Livingston Ave. (grass area)	Prune Grand Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	8	\$275.00	\$2,200.00
Location - North - along the fence on Livingston Ave. (grass area)	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	\$175.00	\$525.00
Location - Max Smith Rd. (prune only inside the fence on grass area.	Prune Grand Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	5	\$225.00	\$1,125.00
Location - near exit by the pond.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	3	\$175.00	\$525.00
Location - side 2518 Cordoba Ranch Blvd. (tree with swing seat). grass area.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	1	\$175.00	\$175.00
Location - side 2613 Cordoba Ranch Blvd. grass area.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris.	1	\$175.00	\$175.00
Location - side 2707 Cordoba Ranch Blvd. grass area.	Prune Large Oak Tree raise canopy 10' ft to 15' ft high for clearance and haul away debris. Note: prune one side of the tree only, grass area.	1	\$175.00	\$175.00

Reverdecer Tree Service LLC

909 26th Avenue West | Bradenton, Florida 34205
 941-334-1013 | sidnei@alwaysgreentree.com | www.reverdecertree.com

Product/Service	Description	Qty.	Unit Price	Total
Location - side 17911 Bramshot PI / Cordoba Ranch Blvd.	Trim Sabal Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	6	\$30.00	\$180.00
Location - side 17911 Bramshot PI / Cordoba Ranch Blvd.	Trim Washingtonian Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	1	\$30.00	\$30.00
Location - side 17911 Bramshot PI / Cordoba Ranch Blvd. grass area.	Dead Tall Sabal Palm 9" DBH remove flush cut and haul away debris.	1	\$350.00	\$350.00
Fuel surcharge of 7%.	Waived fuel surcharge for this customer	1	\$0.00	\$0.00
No extra charge to haul and dump debris.		1	\$0.00	\$0.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	\$16,010.00
Account balance	\$16,010.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details

Invoice no.: 10554-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details
Invoice no.: 10576-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

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



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

Invoice

Date	Invoice #
1/21/2026	65734

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 SOW: Install 10 Blue Daze Item 13 on January 2026 Inspection Report Requested by Jason L		
10	Blue Daze	1 Gallon	10.00	100.00
1	Landscaping Team ...		100.00	100.00
			Total	\$200.00

Customer Total Balance \$1,783.65



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Cordoba Ranch Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

INVOICE#

169014

CUSTOMER ID

C1761

PO#**DATE**

1/20/2026

NET TERMS

Due On Receipt

DUE DATE

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.74		5.18
Subtotal					5.18

Subtotal

\$5.18

Tax

\$0.00

Total Due

\$5.18

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
 Sun City Center, FL 335718003
 +18507540311
 liscott@llstax.com

**INVOICE****BILL TO**

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

INVOICE # 004022**DATE 01/15/2026****DUE DATE 02/14/2026****TERMS Net 30****DESCRIPTION****AMOUNT**

Total Billing for Arbitrage Services in connection with the
 \$6,135,000 Cordoba Ranch Community Development District
 Capital Improvement Revenue Refunding Bonds, Series 2021 –
 Rebatale Arbitrage Calculation for the period ended April 27,
 2025.

500.00**BALANCE DUE****\$500.00**

Thank You For Your Business

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

January 23, 2026

Client: 001286

Matter: 000001

Invoice #: 27870

Page: 1

RE: GENERAL

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/10/2025	WAS	COMMUNICATIONS REGARDING BOARD OF SUPERVISORS MEETING.	0.2	\$61.00
12/15/2025	WAS	DRAFT CEASE AND DESIST DEMAND LETTER TO 2819 CORDOBA RANCH BLVD REGARDING UNAUTHORIZED DRIVEWAY WIDENING; PREPARE FOR AND ATTEND PORTION OF BOARD OF SUPERVISORS MEETING.	4.2	\$1,281.00
12/17/2025	WAS	TELEPHONE CALL FROM M. KRETZINGER REGARDING REPOSE TO DISTRICT'S DEMAND LETTER FOR DRIVEWAY WIDENING, RESPOND TO EMAIL FROM M. KRETZINGER REGARDING SAME.	0.4	\$122.00
12/19/2025	WAS	COMMUNICATIONS REGARDING AUDIO RECORDING AT CLUBHOUSE; DRAFT COMMON AREA VEGETATION CUTBACK AGREEMENT WITH CROWDERS; REVIEW AND REVISE CHANGE ORDER TO SITE MASTERS RIBBON CURBING AGREEMENT.	1.5	\$457.50
12/22/2025	WAS	COMMUNICATIONS REGARDING 2817 CORDOBA RANCH BLVD; COMMUNICATIONS REGARDING DISTRICT SECURITY CAMERA RECORDING AUDIO.	0.4	\$122.00
Total Professional Services			6.7	\$2,043.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/15/2025	Postage	\$9.60
Total Disbursements		\$9.60

Total Services	\$2,043.50	
Total Disbursements	\$9.60	
Total Current Charges		\$2,053.10
Previous Balance		\$3,987.50
Less Payments		(\$3,987.50)
PAY THIS AMOUNT		\$2,053.10

Please Include Invoice Number on all Correspondence



CORDOBA RANCH CDD

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

PIN:



Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026

Hi CORDOBA RANCH CDD,

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

Bill history

Previous balance	\$165.48
Payment received by Dec 22, thank you	-\$165.48

Service summary

	Previous month	Current month
Bundle	\$160.98	\$160.98
Other	\$4.50	\$4.50
Total services	\$165.48	\$165.48
Total balance		\$165.48

Total balance

\$165.48

Auto Pay is scheduled
Jan 15

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

6790 0107 DY RP 22 12242025 NNNNNNNN 01 008344 0039

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

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



19800023917757950502130000000000000000165485



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

PIN:



Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026

WAYS TO PAY YOUR BILL



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Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

PIN:



Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

12.22-01.21	FiberOptic Internet for Business 75/75 2YR	\$160.98
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Bundle Total		\$160.98
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Other Charges

Monthly Charges

12.22-01.21	Printed Bill Fee	\$4.50
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Other Charges Total		\$4.50
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Total current month charges		\$165.48
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If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$165.48 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

business.frontier.com



CORDOBA RANCH CDD

Account Number:

239-177-5795-050213-5

PIN:



Billing Date:

Dec 22, 2025

Billing Period:

Dec 22 - Jan 21, 2026

239-177-5795

88/KQXA/334300/ /VZFL





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

PIN:



Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026

Hi CORDOBA RANCH CDD,

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

Bill history

Previous balance	\$165.48
Payment received by Dec 22, thank you	-\$165.48

Service summary

	Previous month	Current month
Bundle	\$160.98	\$160.98
Other	\$4.50	\$4.50
Total services	\$165.48	\$165.48
Total balance		\$165.48

Total balance

\$165.48

Auto Pay is scheduled
Jan 15

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

6790 0107 DY RP 22 12242025 NNNNNNNN 01 008344 0039

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

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



19800023917757950502130000000000000000165485



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

Billing Date:
Dec 22, 2025

PIN:

Billing Period:
Dec 22 - Jan 21, 2026

WAYS TO PAY YOUR BILL



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Download the
MyFrontier® app



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SERVICE TERMS

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





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

PIN:
[REDACTED]

Billing Date:
Dec 22, 2025
Billing Period:
Dec 22 - Jan 21, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

 Bundle		
Monthly Charges		
12.22-01.21	FiberOptic Internet for Business 75/75 2YR	\$160.98
Bundle Total		\$160.98
 Other Charges		
Monthly Charges		
12.22-01.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50
Total current month charges		\$165.48

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$165.48 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



LET FRONTIER BE YOUR TECH SUPPORT

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

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

PIN:



Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026

239-177-5795

88/KQXA/334300/ /VZFL



	CORDOBA RANCH			
TAMPA ELECTRIC				
Vendor : V00003				
INV #		011326 ACH		
DATE:		012326 ACH		
New ACCT#	METER#	ADDRESS		
			SERVICE DATES	11/18-12/17/25
			ACH	01/2326 ACH
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	313.81
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	22.65
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	52.01
		001-543001-53100-5000	TOTAL	\$ 388.47
211006627916		CORDOBA RANCH PH1&1A	LIGHTING	6798.77
211006628278		CORDOBA RANCH BV	LIGHTING	291.62
211008004931		CORDOBA RANCH BLVD	LIGHTING	1348.81
221008996409		18446 BELFAIR GLEN PL	LIGHTING	311.26
		001-543013-53100-5000	TOTAL	\$ 8,750.46
		GRAND TOTAL		\$ 9,138.93



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

Amount Due: **\$313.81**

Due Date: January 13, 2026

Account #: 211006627700

DO NOT PAY. Your account will be drafted on January 13, 2026

Account Summary

Current Service Period: November 18, 2025 - December 17, 2025

Previous Amount Due	\$229.04
Payment(s) Received Since Last Statement	-\$229.04

Current Month's Charges	\$313.81
-------------------------	-----------------

Amount Due by January 13, 2026 \$313.81

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

Your Energy Insight



Your average daily kWh used was **77.82% lower** than the same period last year.

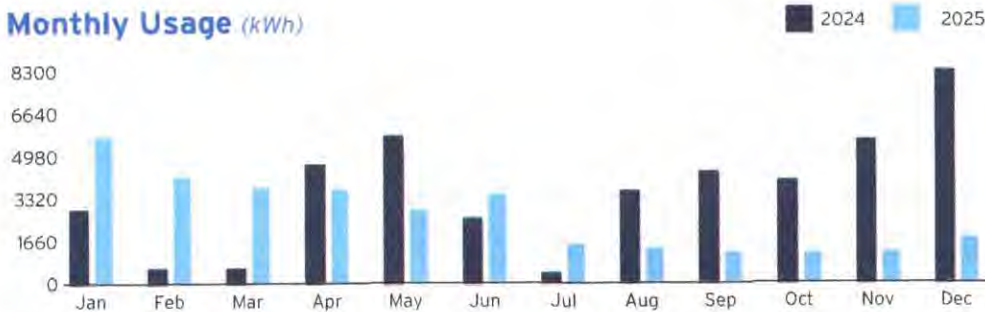


Your average daily kWh used was **58.33% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006627700

Due Date: January 13, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$313.81**

Payment Amount: \$ _____

610643862455

Your account will be drafted on January 13, 2026

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

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

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



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

Account #: 211006627700
Statement Date: December 23, 2025
Charges Due: January 13, 2026

Meter Read

Service Period: Nov 18, 2025 - Dec 17, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000751556	12/17/2025	92,260	90,558	1,702 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,702 kWh @ \$0.08641/kWh	\$147.07
Fuel Charge	1,702 kWh @ \$0.03391/kWh	\$57.71
Storm Protection Charge	1,702 kWh @ \$0.00577/kWh	\$9.82
Clean Energy Transition Mechanism	1,702 kWh @ \$0.00418/kWh	\$7.11
Storm Surcharge	1,702 kWh @ \$0.02121/kWh	\$36.10
Florida Gross Receipt Tax		\$7.10

Electric Service Cost

\$283.81



Other Fees and Charges

Zap Cap Systems

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

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

Zap Cap Systems Cost

\$30.00

Total Current Month's Charges

\$313.81

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

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

Ways To Pay Your Bill



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



In-Person

Find list of Payment Agents at TampaElectric.com



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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Important Rate information for Commercial and Industrial Customers



Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



The fuel charge will also be adjusted in January to reflect actual costs from 2025 and projected expenses for 2026. The cost of fuel is passed directly to customers with no markup or profit to Tampa Electric.



The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.

For more information, visit
[TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications).



Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge	\$112 per day	
Demand Charge	\$19.06 per kW	
Energy Charge	0.815 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
Optional General Service, Demand (GSD-option)		
Basic Service Charge	\$112 per day	
Energy Charge	8.226 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	0.493 cents per kWh	
Capacity Charge	0.176 cents per kWh	
Energy Conservation Charge	0.194 cents per kWh	
Clean Energy Transition Mechanism	0.272 cents per kWh	
Storm Surcharge	1.035 cents per kWh	
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge	\$112 per day	
Demand Charge	\$6.73 per kW of billing demand, plus	
	\$12.34 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$14.14 per kW	
Energy Charge	1.166 cents per kWh	
Fuel Charge	3.481 cents per kWh	
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	

TEC10725

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.



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

Amount Due: \$22.65

Due Date: January 13, 2026
Account #: 211006628138

DO NOT PAY. Your account will be drafted on January 13, 2026

Account Summary


Current Service Period: November 18, 2025 - December 17, 2025


Previous Amount Due	\$21.30
Payment(s) Received Since Last Statement	-\$21.30
Current Month's Charges	\$22.65

Amount Due by January 13, 2026 \$22.65

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

Your Energy Insight

 Your average daily kWh used was **65% lower** than the same period last year.

 Your average daily kWh used was **600% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006628138

Due Date: January 13, 2026



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

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

Amount Due: \$22.65

Payment Amount: \$ _____

610643862457

Your account will be drafted on January 13, 2026

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

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

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



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

Account #: 211006628138
Statement Date: December 23, 2025
Charges Due: January 13, 2026

Meter Read

Service Period: Nov 18, 2025 - Dec 17, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000136142	12/17/2025	5,777	5,756	21 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	21 kWh @ \$0.08641/kWh	\$1.81
	Fuel Charge	21 kWh @ \$0.03391/kWh	\$0.71
	Storm Protection Charge	21 kWh @ \$0.00577/kWh	\$0.12
	Clean Energy Transition Mechanism	21 kWh @ \$0.00418/kWh	\$0.09
	Storm Surcharge	21 kWh @ \$0.02121/kWh	\$0.45
	Florida Gross Receipt Tax		\$0.57
	Electric Service Cost		\$22.65

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$22.65

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Ways To Pay Your Bill



Bank Draft

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In-Person

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Important Rate information for Commercial and Industrial Customers



Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



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Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge	\$1.12 per day	
Demand Charge	\$19.06 per kW	
Energy Charge	0.815 cents per kWh	
Fuel Charge	3.516 cents per kWh	
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Optional General Service, Demand (GSD-option)		
Basic Service Charge	\$1.12 per day	
Energy Charge	8.226 cents per kWh	
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Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge	\$1.12 per day	
Demand Charge	\$6.73 per kW of billing demand, plus	
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	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
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General Service, Large Demand Primary (GSLDPR)		
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CORDOBA RANCH CDD
2802 CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Amount Due: \$52.01

Due Date: January 13, 2026

Account #: 211006627494

DO NOT PAY. Your account will be drafted on January 13, 2026

Account Summary

Current Service Period: November 18, 2025 - December 17, 2025

Previous Amount Due	\$64.80
Payment(s) Received Since Last Statement	-\$64.80


Current Month's Charges	\$52.01
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Amount Due by January 13, 2026	\$52.01
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

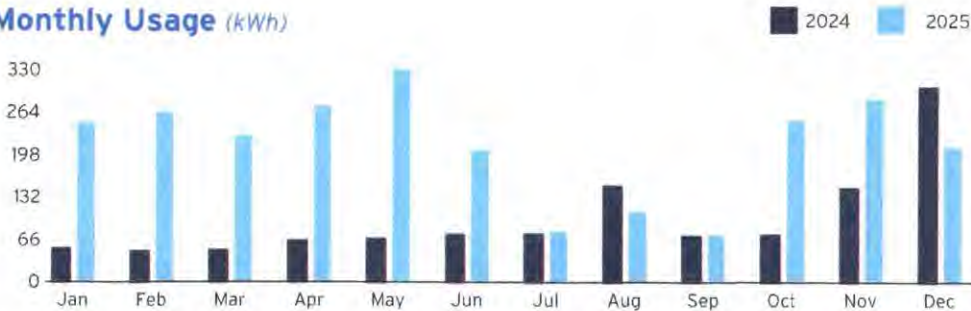
 Your average daily kWh used was **22.22% lower** than the same period last year.

 Your average daily kWh used was **22.22% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006627494

Due Date: January 13, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$52.01

Payment Amount: \$ _____

610643862454

Your account will be
drafted on January 13, 2026

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

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

Make check payable to: TECO

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



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

Account #: 211006627494
Statement Date: December 23, 2025
Charges Due: January 13, 2026

Meter Read

Service Period: Nov 18, 2025 - Dec 17, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000143157	12/17/2025	13,937	13,727	210 kWh	1	30 Days

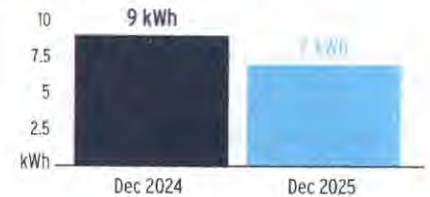
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	210 kWh @ \$0.08641/kWh	\$18.15
Fuel Charge	210 kWh @ \$0.03391/kWh	\$7.12
Storm Protection Charge	210 kWh @ \$0.00577/kWh	\$1.21
Clean Energy Transition Mechanism	210 kWh @ \$0.00418/kWh	\$0.88
Storm Surcharge	210 kWh @ \$0.02121/kWh	\$4.45
Florida Gross Receipt Tax		\$1.30
Electric Service Cost		\$52.01

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$52.01

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Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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

Amount Due: \$6,798.77

Due Date: January 13, 2026
Account #: 211006627916

DO NOT PAY. Your account will be drafted on January 13, 2026

Account Summary

Current Service Period: November 18, 2025 - December 17, 2025

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

Current Month's Charges	\$6,798.77
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Amount Due by January 13, 2026	\$6,798.77
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Amount Due: \$6,798.77

Payment Amount: \$ _____

610643862456

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

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

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

Account #: 211006627916
Statement Date: December 23, 2025
Charges Due: January 13, 2026

Service Period: Nov 18, 2025 - Dec 17, 2025

Rate Schedule: Lighting Service

Charge Details

⚡

Electric Charges

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

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

Important Messages

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Important Outdoor Lighting Rate Information

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

Amount Due: **\$291.62**

Due Date: January 13, 2026

Account #: 211006628278

DO NOT PAY. Your account will be drafted on January 13, 2026

Account Summary

Current Service Period: November 18, 2025 - December 17, 2025

Previous Amount Due \$291.62

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

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

Amount Due by January 13, 2026 \$291.62

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Account #: 211006628278

Due Date: January 13, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$291.62**

Payment Amount: \$ _____

610643862458

Your account will be
drafted on January 13, 2026

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

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

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



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

Account #: 211006628278
Statement Date: December 23, 2025
Charges Due: January 13, 2026

Service Period: Nov 18, 2025 - Dec 17, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	152 kWh @ \$0.03412/kWh	\$5.19
Fixture & Maintenance Charge	5 Fixtures	\$110.24
Lighting Pole / Wire	5 Poles	\$167.95
Lighting Fuel Charge	152 kWh @ \$0.03363/kWh	\$5.11
Storm Protection Charge	152 kWh @ \$0.00559/kWh	\$0.85
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.34

Lighting Charges **\$291.62**

Total Current Month's Charges

\$291.62

Important Messages

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Important Outdoor Lighting Rate Information

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Ways To Pay Your Bill



Bank Draft

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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

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813-223-0800 (Hillsborough)

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7-1-1

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Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge	\$1.12 per day	
Demand Charge	\$19.06 per kW	
Energy Charge	0.815 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
Optional General Service, Demand (GSD-option)		
Basic Service Charge	\$1.12 per day	
Energy Charge	8.226 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	0.493 cents per kWh	
Capacity Charge	0.176 cents per kWh	
Energy Conservation Charge	0.194 cents per kWh	
Clean Energy Transition Mechanism	0.272 cents per kWh	
Storm Surcharge	1.035 cents per kWh	
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge	\$1.12 per day	
Demand Charge	\$6.73 per kW of billing demand, plus	
	\$12.34 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$14.14 per kW	
Energy Charge	1.166 cents per kWh	
Fuel Charge	3.481 cents per kWh	
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	

TEC110725

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.



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

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

Due Date: January 13, 2026

Account #: 221008004931

DO NOT PAY. Your account will be drafted on January 13, 2026

Account Summary

Current Service Period: November 18, 2025 - December 17, 2025

Previous Amount Due \$1,348.81

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

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

Amount Due by January 13, 2026 \$1,348.81

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



Scan here to view
your account online.



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



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

Account #: 221008004931

Due Date: January 13, 2026



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

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

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

Payment Amount: \$ _____

693358493930

Your account will be
drafted on January 13, 2026

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

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

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

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

Account #: 221008004931
Statement Date: December 23, 2025
Charges Due: January 13, 2026

Service Period: Nov 18, 2025 - Dec 17, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	494 kWh @ \$0.03412/kWh	\$16.86
Fixture & Maintenance Charge	26 Fixtures	\$431.86
Lighting Pole / Wire	26 Poles	\$873.34
Lighting Fuel Charge	494 kWh @ \$0.03363/kWh	\$16.61
Storm Protection Charge	494 kWh @ \$0.00559/kWh	\$2.76
Clean Energy Transition Mechanism	494 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	494 kWh @ \$0.01230/kWh	\$6.08
Florida Gross Receipt Tax		\$1.09

Lighting Charges **\$1,348.81**

Total Current Month's Charges

\$1,348.81

Important Messages

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Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge	\$6.73 per kW of billing demand, plus	
	\$12.34 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh

TEC110725

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
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General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
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Environmental Charge	0.063 cents per kWh	
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Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
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CORDOBA RANCH CDD
18446 BELFAIR GLEN PL
LUTZ, FL 33559-3932

Amount Due: **\$311.26**

Due Date: January 13, 2026

Account #: 221008996409

DO NOT PAY. Your account will be drafted on January 13, 2026

Account Summary

Current Service Period: November 18, 2025 - December 17, 2025

Previous Amount Due \$311.26

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

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

Amount Due by January 13, 2026 \$311.26

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Amount Due: **\$311.26**

Payment Amount: \$ _____

646446206759

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CORAL SPRINGS, FL 33076-3361

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Service For:
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LUTZ, FL 33559-3932

Account #: 221008996409
Statement Date: December 23, 2025
Charges Due: January 13, 2026

Service Period: Nov 18, 2025 - Dec 17, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	114 kWh @ \$0.03412/kWh	\$3.89
Fixture & Maintenance Charge	6 Fixtures	\$99.66
Lighting Pole / Wire	6 Poles	\$201.54
Lighting Fuel Charge	114 kWh @ \$0.03363/kWh	\$3.83
Storm Protection Charge	114 kWh @ \$0.00559/kWh	\$0.64
Clean Energy Transition Mechanism	114 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	114 kWh @ \$0.01230/kWh	\$1.40
Florida Gross Receipt Tax		\$0.25

Lighting Charges **\$311.26**

Total Current Month's Charges

\$311.26

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00000005-0000142-Page 12 of 30

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Basic Service Charge	\$1.12 per day	
Demand Charge	\$19.06 per kW	
Energy Charge	0.815 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
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Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
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Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
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Capacity Charge	0.176 cents per kWh	
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Clean Energy Transition Mechanism	0.272 cents per kWh	
Storm Surcharge	1.035 cents per kWh	
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge	\$1.12 per day	
Demand Charge	\$6.73 per kW of billing demand, plus	
	\$12.34 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
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Fuel Charge	3.481 cents per kWh	
Environmental Charge	0.064 cents per kWh	
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Capacity Charge	\$0.66 per kW	
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Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
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Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.

CHECK REQUEST FORM

District Name: CORDOBA RANCH CDD

Date: 21-Jan-26

Invoice Number: 01212026-7763

Please issue a check to:

Vendor Name: CORDOBA RANCH C/O US BANK

Vendor No.: V00034

Check amount: \$17,250.28

Please cut check from Acct. #: Valley National Bank # 7763 Operating

Please code to: 131000.202.1000

Check Description/Reason: Transfer to US Bank Account #6000

Mailing instructions: Send to US Bank - include letter

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

Requestor: Fernand Thomas

Date: 21-Jan-26

CORDOBA

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

January 21, 2026

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

Re: Assessment Collections

To whom it may concern:

Enclosed please find a check in the amount of \$ **17,250.28**
representing assessment receipts collected for Cordoba CDD.

Please deposit these funds into the 2021 Revenue Account **(256216000)**

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

Sincerely,
CORDOBA RANCH
Community Development District

Fernand Thomas
District Accountant



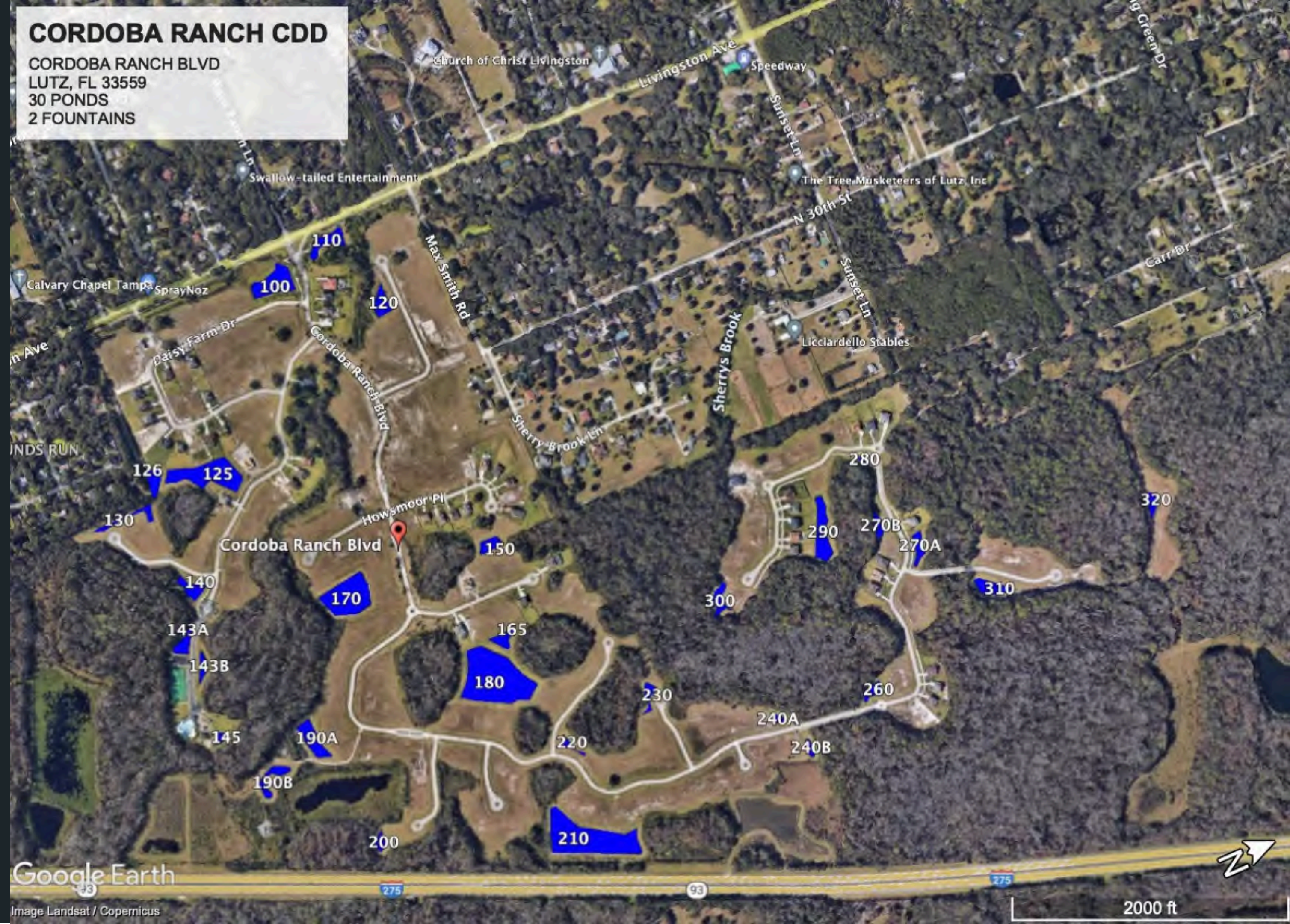
MONTHLY REPORT

FEBRUARY, 2026



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Google Earth

Image Landsat / Copernicus

SUMMARY:

Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Algae and Shoreline Vegetation.



Pond #125 Treated for Shoreline Vegetation.



Pond #126 Treated for Algae and Shoreline Vegetation.



Pond #130 Treated for Algae and Shoreline Vegetation.

Jan 13, 2026 at 10:05:40 AM



Pond #140 Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:07:53 AM



Pond #143A Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:09:30 AM



Pond #143B Treated for Shoreline Vegetation.



Pond #145 Treated for Shoreline Vegetation.



Pond #150 Treated for Shoreline Vegetation.



Pond #165 Treated for Shoreline Vegetation.



Pond #170 Treated for Shoreline Vegetation.



Pond #180 Treated For Algae and Shoreline Vegetation.



Pond #190A Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:12:29 AM



Pond #190B Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:20:54 AM



Pond #200 Treated for Shoreline vegetation.

Jan 13, 2026 at 10:51:23 AM



Pond #210 Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:24:38 AM



Pond #220 Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:53:21 AM



Pond #230 Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:55:56 AM



Pond #240A Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:56:50 AM



Pond #240B Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:57:58 AM



Pond #260 Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:59:49 AM



Pond #270A Treated for Shoreline Vegetation.

Jan 13, 2026 at 11:03:37 AM



Pond #270B Treated for Shoreline Vegetation.

Jan 13, 2026 at 11:06:56 AM



Pond #280 Treated for Algae and Shoreline Vegetation.

Jan 13, 2026 at 11:07:43 AM



Pond #290 Treated for Algae and Shoreline Vegetation.

Jan 13, 2026 at 11:13:11 AM



Pond #300 Treated for Shoreline Vegetation.

Jan 13, 2026 at 11:17:33 AM



Pond #310 Treated for Shoreline Vegetation.

Jan 13, 2026 at 11:21:43 AM



Pond #320 Treated for Shoreline vegetation.



Mailing:

Physical:

PO Box 917
Parrish, FL 3421911719 31st TER E
Palmetto, FL 34221

813.564.2322

www.sitexaquatics.com

Service Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Cordoba CDD hereafter called "customer"

Customer: Cordoba CDD
 C/O: Inframark
 Contact: Samantha Zanoni
 Address: 2005 Pan Am Circle, suite 300 Tampa, FL 33607
 Email: Samantha.Zanoni@inframark.com
 Phone:

The Following bid is for the removal of the two entry fountains at the Cordoba Ranch community located in Lutz, Florida.

Service	Cost
Remove two entry fountains-Float, cable, electrical panels	\$2,350.00
Haul off & dump fee's	Included
Total cost	\$2,350.00

Invoice payable within 30days of job completion. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

Accepted By

Date


 President, Sitex Aquatics llc.

01/22/2026

Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

Responsibility

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.



Cordoba Ranch CDD

Monday, 09 February 2026

Prepared For Board Of Supervisors

8 Item Identified

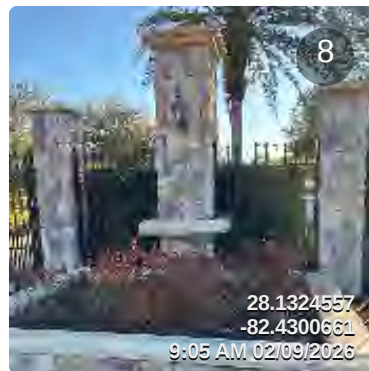
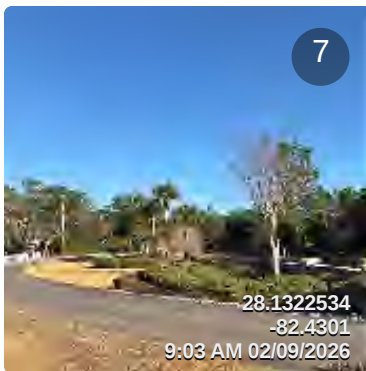
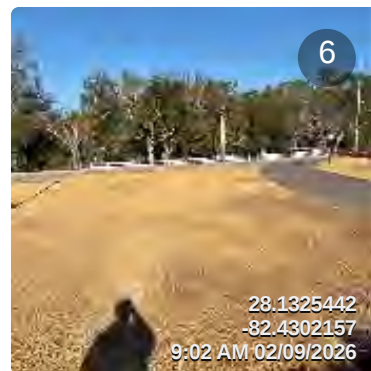
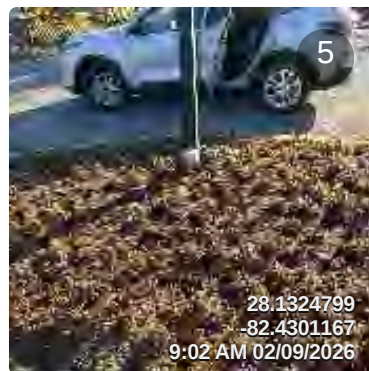
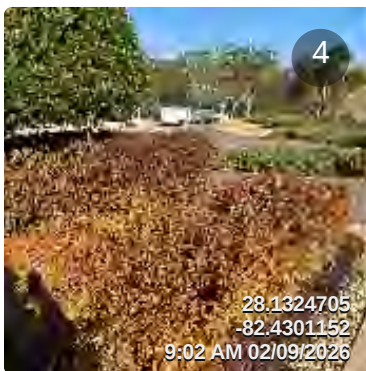
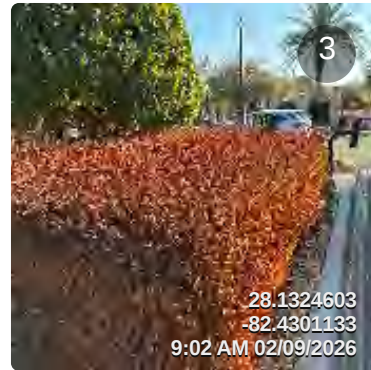
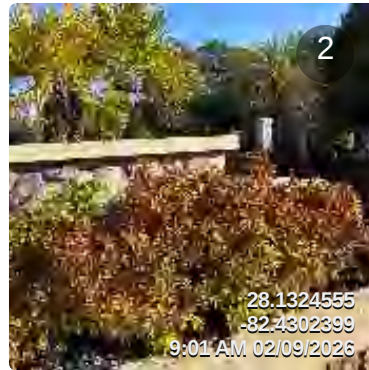
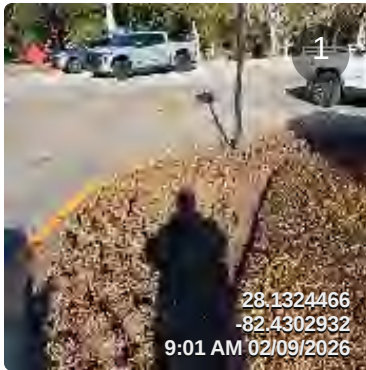
8 Item Incomplete

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

Item 1

Assigned To: Board/Crowders

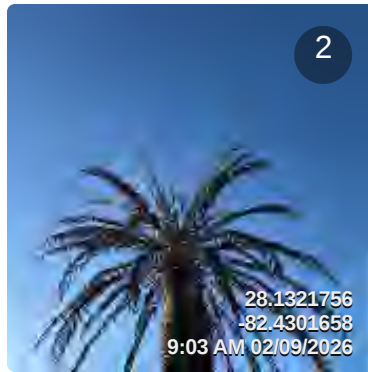
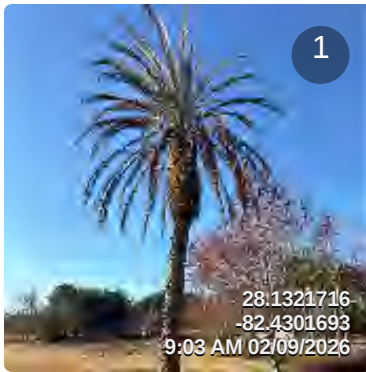
Frost damage to the front of the community. We will need to wait the rest of winter out before doing any cutting on the plant material. Some of it will need 50% rejuvenations. We can do ahead and remove the annuals.



Item 2

Assigned To: Board

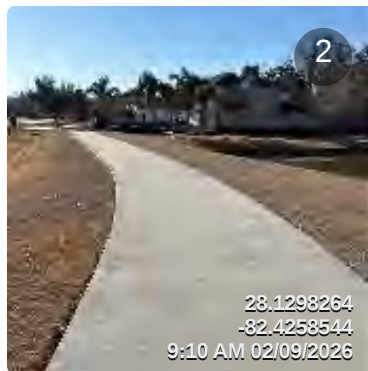
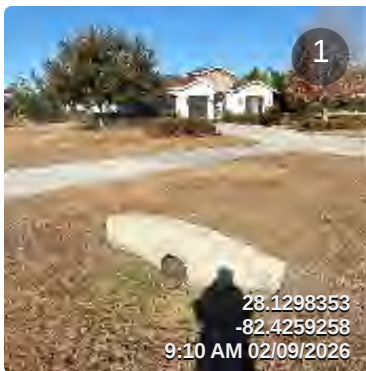
The date palm on the inbound side is showing signs of disease. Crowders has provided a proposal to inject this palm. This may prolong the life of the palm.



Item 3

Assigned To: Board

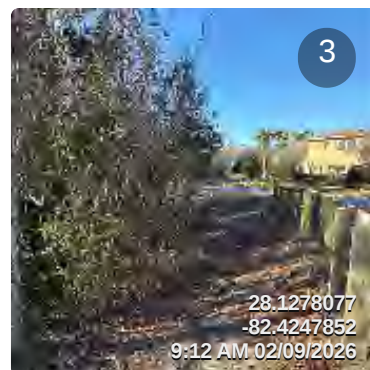
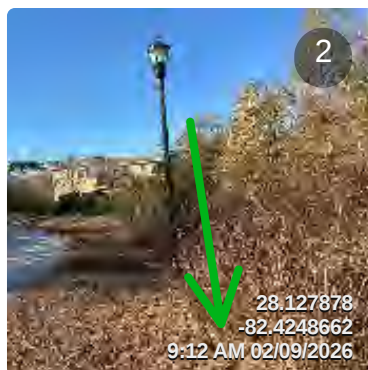
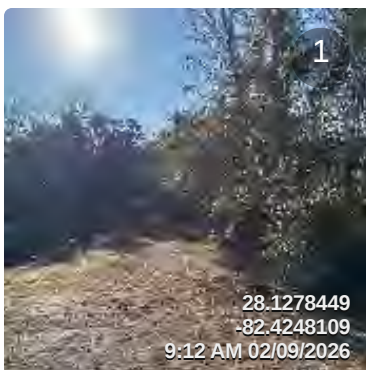
Pressure washing in the community has been completed.

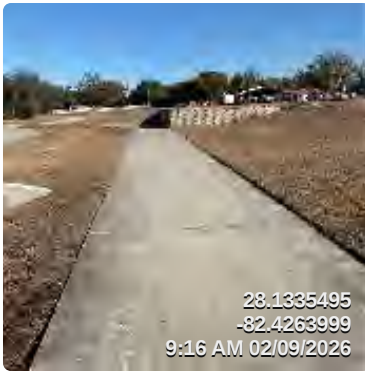


Item 4

Assigned To: Crowder

Crowders to push back the common area on Meadow Grange Lane near the light back some more to allow growth without taken over the light.





Item 5

Assigned To: King Power Washer

Area was missed on Barn Close Drive I have spoken with the King Power Washer and they are coming back on 2-9-2026 to get this area.



Item 6

Assigned To: Board

This is the first time I noticed this but not sure who is using the ditch for access on Barn Close Drive.



Item 7

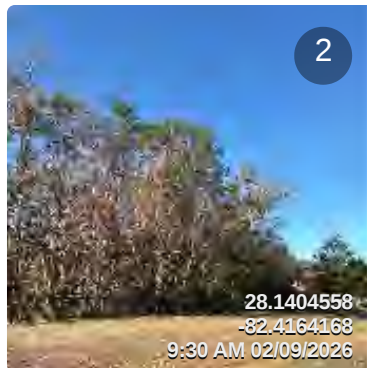
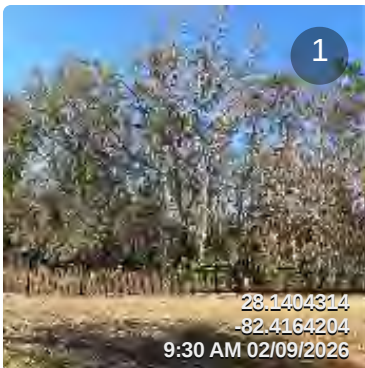
Assigned To: Crowder

Please revisit cutback on Bridleton way and clean up trash and throw branch's in wooded area.

Item 8

Assigned To: Board


Fencing has been completed next to 3114 Cordoba Ranch Blvd.



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



Estimate #: 1049
Date: 1/14/2026
Valid until: 3/31/2026

 **Accepted**
1/14/2026 (2:02pm ET)
Samantha.Zanoni@inframark.com

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

Painting of Front Entrance Poles

Job location
2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$200.00	\$200.00
Spray Paint black tough coat to 4 poles at the main entrance to the community. This will be scuffed for adhesion.			
1. Both Camera Poles			
2. Tall pole for rfid			
3. Small pole for sign			
Subtotal:			\$200.00
Total:			\$200.00

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

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



Estimate

ADDRESS

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

ESTIMATE # 1826

DATE 01/27/2026

SALES REP

Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Printing & Reproduction	"Howsmoor PI 17800" (9x36) reflective metal bullnose single faced sign panels. Includes install with new s/s bolt hardware.	2	125.00	250.00
	Install (Signage)	Raise up the sign frames for "Howsmoor PI 17800" + "Newcastle Fields"; Reinforce with self-tap screws.	2	50.00	100.00

SUBTOTAL	350.00
TAX	0.00
TOTAL	\$350.00

Accepted By

Accepted Date

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

PROPOSAL

Cordoba Ranch CDD

Relocate Mailboxes

1/26/2026

Relocate 4 mailboxes to accommodate construction of new concrete ribbon curbing along roadway.

TOTAL \$400

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
1/23/2026	M3425

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
OTC/FERT	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544			
	SOW: Quarterly OTC Injections 7 Palms x 4 Applications			
	Price for 1 Year			
	OTC Injection and Fertilization	28	70.00	1,960.00
	Attached are Images of the Sick Palms on Property			
			Total	\$1,960.00





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

A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Tuesday, January 20, 2026, at 5:00 p.m. at 18115 N US Highway 41, Lutz, FL, 33549.

Present and constituting a quorum were:

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

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

Samantha Zaroni	District Manager
Brandon Bowling	Director of District Services
Whitney Sousa	District Counsel
Phil Chang	District Engineer
Jason Liggett	Field Services Manager
Fernand Thomas	Accountant
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Motion to Approve Agenda**

On MOTION by Ms. Marlow, seconded by Mr. Saldana, with all in favor, the motion to accept the January 20, 2026, meeting agenda carried. 4-0

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Resignation Letter for David Boulos

Ms. Zaroni announced Mr. Boulos's resignation from the board.

Cordoba Ranch CDD
January 20, 2026 Meeting

B. Consideration of Resolution 2026-02; Designation of Officers

Mr. Therrien mentioned a previous discussion regarding rotating the position of Chair and nominated Mr. Saldana for the position. Discussion ensued and the Board decided they were happy with their current positions and that the vacant seat will be advertised after the February meeting.

On MOTION by Mr. Saldana, seconded by Ms. Marlow, with Mr. Therrien being opposed, the motion to adopt Resolution 2026-02; Designation of Officers carried. 3-1

FIFTH ORDER OF BUSINESS

Staff Reports

A. Accounting Staff Report

i. Review of December 2025 Financial Statements

Mr. Thomas reviewed the December 2025 financial statements with the Board and answered the Boards questions. Ms. Marlow noted that some of the expenses were miscoded and needed to be reclassified. Ms. Zanoni will schedule a follow-up meeting with Mr. Thomas and Ms. Marlow to go over changes needed.

The Board requested a long version of the financial statements be included in the agenda going forward.

ii. Consideration of December 2025 Check Register

On MOTION by Ms. Marlow, seconded by Mr. Saldana, with all in favor, the motion to approve the December 2025 Check Register carried. 4-0

B. Sitex Aquatics Report

Ms. Zanoni reviewed the aquatics report with the Board and answered questions regarding the fountains. The Board decided not to proceed with the necessary repairs and requested Ms. Zanoni obtain proposals to have the fountains removed.

C. Field Inspection Report

Mr. Liggett reviewed his report with the Board and answered the Boards questions. Discussion ensued. The Board requested Mr. Liggett obtain proposals for item #2 of the report to repair the fence and pavers.

Cordoba Ranch CDD
January 20, 2026 Meeting

i. Pressure Washing Map

Mr. Liggett reviewed the pressure washing map with the Board and it was decided that square footage for the pressure washing needed to be reduced to account for additional square footage included off Bramshot Place.

ii. Consideration of Inframark Pressure Washing Proposal #1024

Not approved.

iii. Consideration of Tactical Pressure Washing Sidewalk Cleaning Proposal #2072

Not approved.

iv. Consideration of Kings Power Washing Sidewalk & Catch Basin Proposal #10215

On MOTION by Ms. Owen, seconded by Mr. Saldana, with all in favor, the motion to approve Kings Power Washing Sidewalk & Catch Basin Proposal #10215 carried. 4-0

v. Consideration of American Power Washing Proposal #71

Not approved.

vi. Consideration of Elite Fence & Gate Black Aluminum Fence Proposal #264

On MOTION by Ms. Owen, seconded by Ms. Marlow, with all in favor, the motion to approve Elite Fence & Gate Black Aluminum Fence Proposal #264 carried. 4-0

D. Landscape Report

i. Consideration of Crowder's Landscaping Large Roundabout Proposal #M3024

On MOTION by Ms. Owen, seconded by Ms. Marlow, with all in favor, the motion to approve Crowder's Landscaping Large Roundabout Proposal #M3024 carried. 4-0

ii. Consideration of Blue Oak Tree Farm (40) 3 Gallon Trees Proposal

Not approved.

iii. Consideration of Crowder's Fire Ant Control Proposal #M2584

Not approved.

Cordoba Ranch CDD
January 20, 2026 Meeting

E. District Engineer

Mr. Chang provided the Board with updates regarding the curbing project and advised that the goal completion date is set for the end of February.

F. District Counsel

Ms. Sousa provided an update on 2819 Cordoba Ranch driveway extension and the letter that she sent out. The homeowner was given until January 12, 2026, to provide the necessary paperwork regarding the extension for Board approval. Ms. Zanolini and Ms. Sousa have yet to receive this documentation. The Board requested Ms. Zanolini reach out to the HOA and see if there are any fines that can be assessed.

Ms. Sousa provided an update on Max Smith Road purchase options and advised conversations are going and she will report back to the Board when there is more information available.

G. District Manager

Ms. Zanolini announced that the next meeting was scheduled for February 16, 2026, at 5:00 p.m. Discussion ensued and it was determined that there would not be quorum for that date. The Board decided to reschedule the meeting for February 17, 2026, at 5:00 p.m.

Ms. Zanolini received board approval to place a lock on the gate behind 17812 Daisy Farm Dr.

Ms. Zanolini and Ms. Owen updated the Board on the new email address that will be shared with residents, complete IT and updated on the CDD website.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Homeowners Driveway Extension – 2902 Cordoba Ranch Blvd

On MOTION by Ms. Owen, seconded by Ms. Marlow, with Mr. Saldana being opposed, the motion to approve Homeowners Driveway Extension at location 2902 Cordoba Ranch Blvd carried. 3-1
--

B. Review of 2817 Cordoba Ranch Blvd Observation Report

Discussion was held during District Engineers portion of the agenda.

Mr. Chang review the 2817 Cordoba Ranch Blvd observation report with the Board. It was determined that there needs to be a gradual drop off/flat shoulder. Ms. Zanolini will work with the homeowner to correct their addition and reach out to Site Masters for a proposal to correct the drop off created during the initial construction.

Cordoba Ranch CDD
January 20, 2026 Meeting

C. Consideration of Resolution 2026-01; General Election 2026

On MOTION by Mr. Saldana, seconded by Ms. Owen,
 with all in favor, the motion to adopt Resolution 2026-01;
 General Election 2026 carried. 4-0

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Consideration of December 15, 2025, Meeting Minutes

On MOTION by Mr. Saldana, seconded by Ms. Marlow,
 with all in favor, the Board approved the meeting minutes
 for December 15, 2025. 4-0

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next order of business follows.

NINTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Owen, seconded by Mr. Therrien,
 with all in favor, the meeting was adjourned at 7:15 p.m.
 4-0

Secretary / Assistant Secretary

Chairperson/ Vice Chairperson