



# *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.**

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- 1. Call to Order and Roll Call**
- 2. Motion to approve the agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Staff Reports**
  - A. 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*

## CLEAR PARTNERSHIPS



**CORDOBA RANCH**  
Community Development District

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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
<b>ASSETS</b>				
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
<b>TOTAL ASSETS</b>	<b>\$ 1,341,999</b>	<b>\$ 657,212</b>	<b>\$ -</b>	<b>\$ 1,999,211</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 30,604	\$ -	\$ -	\$ 30,604
Accrued Expenses		9,150		9,150
<b>TOTAL LIABILITIES</b>	<b>\$ 39,754</b>		<b>\$ -</b>	<b>\$ 39,754</b>
<b>FUND BALANCES</b>				
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
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,302,245</b>	<b>\$ 657,212</b>	<b>\$ -</b>	<b>\$ 1,959,457</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,341,999</b>	<b>\$ 657,212</b>	<b>\$ -</b>	<b>\$ 1,999,211</b>

**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
<b>REVENUES</b>					
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%
<b>TOTAL REVENUES</b>	<b>842,995</b>	<b>692,693</b>	<b>793,527</b>	<b>100,834</b>	<b>94.13%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
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%
<b>Total Administration</b>	<b>140,750</b>	<b>59,336</b>	<b>63,628</b>	<b>(4,292)</b>	<b>45.21%</b>
<b>Other Public Safety</b>					
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%
<b>Total Other Public Safety</b>	<b>37,770</b>	<b>12,591</b>	<b>24,151</b>	<b>(11,560)</b>	<b>63.94%</b>
<b>Electric Utility Services</b>					
Utility - General	12,075	4,025	1,407	2,618	11.65%
Electricity - Streetlights	115,000	38,333	34,323	4,010	29.85%
<b>Total Electric Utility Services</b>	<b>127,075</b>	<b>42,358</b>	<b>35,730</b>	<b>6,628</b>	<b>28.12%</b>
<b>Flood Control/Stormwater Mgmt</b>					
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%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>49,128</b>	<b>16,377</b>	<b>9,640</b>	<b>6,737</b>	<b>19.62%</b>

**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
<b>Field</b>					
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-Annuals	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%
<b>Total Field</b>	<b>488,272</b>	<b>251,127</b>	<b>211,758</b>	<b>39,369</b>	<b>43.37%</b>
<b>TOTAL EXPENDITURES</b>	<b>842,995</b>	<b>381,789</b>	<b>344,907</b>	<b>36,882</b>	<b>40.91%</b>
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%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>853,625</b>	<b>853,625</b>	<b>853,625</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 853,625</b>	<b>\$ 1,164,529</b>	<b>\$ 1,302,245</b>		

**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
<b>REVENUES</b>					
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%
<b>TOTAL REVENUES</b>	<b>495,925</b>	<b>421,526</b>	<b>460,710</b>	<b>39,184</b>	<b>92.90%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	10,331	8,781	9,149	(368)	88.56%
<b>Total Administration</b>	<b>10,331</b>	<b>8,781</b>	<b>9,149</b>	<b>(368)</b>	<b>88.56%</b>
<b>Debt Service</b>					
Principal Debt Retirement	340,000	-	-	-	0.00%
Interest Expense	145,800	72,900	72,900	-	50.00%
<b>Total Debt Service</b>	<b>485,800</b>	<b>72,900</b>	<b>72,900</b>	<b>-</b>	<b>15.01%</b>
<b>TOTAL EXPENDITURES</b>	<b>496,131</b>	<b>81,681</b>	<b>82,049</b>	<b>(368)</b>	<b>16.54%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(206)	339,845	378,661	38,816	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(206)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(206)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (206)	\$ 339,845	\$ 378,661	\$ 38,816	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>278,551</b>	<b>278,551</b>	<b>278,551</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 278,345</b>	<b>\$ 618,396</b>	<b>\$ 657,212</b>		

**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
<b>TOTAL</b>	<b>\$ 1,210,435</b>	<b>\$ 50,714</b>	<b>\$ 24,703</b>	<b>\$ 1,285,852</b>	<b>\$ 809,594</b>	<b>\$ 476,258</b>
% COLLECTED				92%	92%	92%
<b>TOTAL OUTSTANDING</b>				<b>\$ 108,837</b>	<b>\$ 68,526</b>	<b>\$ 40,311</b>

**CORDOBA RANCH**  
Community Development District

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**Cash & Investment Report**  
**January 31, 2026**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>OPERATING FUND</b>			
Checking General Fund	Valley	3.83%	\$ 743,969
Money Market Account	Bank United	3.40%	\$ 579,374
		<b>Subtotal GF</b>	<u>1,323,343</u>
<b>DEBT SERVICE FUND</b>			
Series 2021 Reserve Account	US Bank	3.75%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.75%	\$ 542,892
		<b>Subtotal DS</b>	<u>639,962</u>
		<b>Grand Total</b>	<u><b>\$ 1,963,305</b></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
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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**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**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
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**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
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**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
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**Check Total** \$200.00**CHECK # 1190**

001	01/28/26	INFRAMARK LLC	169014	Dec 2025- Postage	Postage and Freight	541006-51301	\$5.18
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**Check Total** \$5.18**CHECK # 1191**

001	01/28/26	LLS TAX SOLUTIONS INC.	004022	Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
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**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
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**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
<b>CHECK # 300024</b>							
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
							<b>Check Total</b> <u>\$165.48</u>
<b>CHECK # 300026</b>							
001	01/28/26	FRONTIER - ACH	122225-502135	Billing Period 12/22-01/21/2026	Communication - Telephone	541003-52901	\$165.48
							<b>Check Total</b> <u>\$165.48</u>
<b>CHECK # DD145</b>							
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
							<b>Check Total</b> <u>\$9,138.93</u>
<b>CHECK # DD146</b>							
001	01/22/26	TAMPA ELECTRIC - ACH	011326 CM	Credit Memo 000057	Electricity - Streetlights	543013-53100	(\$339.12)
							<b>Check Total</b> <u>(\$339.12)</u>
							<b>Fund Total</b> <u>\$62,661.44</u>

**SERIES 2021 DEBT SERVICE FUND - 202**

<b>CHECK # 1188A</b>	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
							<b>Check Total</b>	<u>\$17,250.28</u>
							<b>Fund Total</b>	<u>\$17,250.28</u>

**Total Checks Paid** \$79,911.72

## 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
						<b>Check Total</b>	<b>\$5,436.00</b>

**CHECK # 1181**

001	01/16/26	BGE	36876	Jan 2026- District Engineer	ProfServ-Engineering	531013-53901	\$5,841.41
						<b>Check Total</b>	<b>\$5,841.41</b>

**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
						<b>Check Total</b>	<b>\$847.00</b>

**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
						<b>Check Total</b>	<b>\$15,194.65</b>

**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
						<b>Check Total</b>	<b>\$4,908.33</b>

**CHECK # 1185**

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

**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
						<b>Check Total</b>	<b>\$16,010.00</b>

**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
						<b>Check Total</b>	<b>\$1,585.00</b>

**CHECK # 1189**

001	01/28/26	CROWDER'S LANDSCAPING, INC	65734	Jan 2026- Landscape Replacement	R&M-Other Landscape	546036-53901	\$200.00
						<b>Check Total</b>	<b>\$200.00</b>

## 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
<b>CHECK # 1190</b>							
001	01/28/26	INFRAMARK LLC	169014	Dec 2025- Postage	Postage and Freight	541006-51301	\$5.18
						<b>Check Total</b>	<b>\$5.18</b>
<b>CHECK # 1191</b>							
001	01/28/26	LLS TAX SOLUTIONS INC.	004022	Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
						<b>Check Total</b>	<b>\$500.00</b>
<b>CHECK # 1192</b>							
001	01/28/26	STRALEY ROBIN VERICKER	27870	Dec 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$2,053.10
						<b>Check Total</b>	<b>\$2,053.10</b>
<b>CHECK # 300024</b>							
001	01/13/26	FRONTIER - ACH	122225-02315-ACH	12/22-/25-01/21/26	Communication - Telephone	541003-52901	\$165.48
						<b>Check Total</b>	<b>\$165.48</b>
<b>CHECK # 300026</b>							
001	01/28/26	FRONTIER - ACH	122225-502135	Billing Period 12/22-01/21/2026	Communication - Telephone	541003-52901	\$165.48
						<b>Check Total</b>	<b>\$165.48</b>
<b>CHECK # DD145</b>							
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
						<b>Check Total</b>	<b>\$9,138.93</b>
<b>CHECK # DD146</b>							
001	01/22/26	TAMPA ELECTRIC - ACH	011326 CM	Credit Memo 000057	Electricity - Streetlights	543013-53100	(\$339.12)
						<b>Check Total</b>	<b>(\$339.12)</b>
						<b>Fund Total</b>	<b>\$62,661.44</b>

**SERIES 2021 DEBT SERVICE FUND - 202**

<b>CHECK # 1188</b>							
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
						<b>Check Total</b>	<b>\$17,250.28</b>
						<b>Fund Total</b>	<b>\$17,250.28</b>

## 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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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

<b>Total</b>	<b>\$5,436.00</b>
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**

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

**Services current through December 26, 2025**

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
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
<b>Totals</b>	<b>38.00</b>		<b>5,777.50</b>
			<b>5,777.50</b>
<b>Total Labor</b>			

**Reimbursable Expenses**

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

BBE/L  
 inframarkcms@payableslockbox.com

# 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			

Intern					
Huerta, Kent	12/10/2025	5.00	90.00	450.00	
	Worked on exhibit for erosion check up and erosion maintenance				
Huerta, Kent	12/11/2025	7.00	90.00	630.00	
	Worked on exhibit for erosion check up and erosion maintenance				
Huerta, Kent	12/12/2025	8.00	90.00	720.00	
	Worked on exhibit for erosion check up and erosion maintenance				
	<b>Totals</b>	38.00		5,777.50	
	<b>Total Labor</b>				<b>5,777.50</b>

**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	
	<b>Total Reimbursables</b>		<b>63.91</b>	<b>63.91</b>
	<b>Total this Project</b>			<b>\$5,841.41</b>
	<b>Total this Report</b>			<b>\$5,841.41</b>

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	<b>\$480.00</b>

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

<b>Subtotal</b>	<b>\$480.00</b>
Tax	\$0.00
Invoice Total	\$480.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$480.00</b>

**Invoice Ticket**

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

## 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	<b>\$367.00</b>

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

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<b>Subtotal</b>	<b>\$367.00</b>
Tax	\$0.00
Invoice Total	\$367.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$367.00</b>





# 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.				
		<b>Total</b> <span style="float: right;">\$13,611.00</span>		



**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!				<b>Total</b> \$1,115.00



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

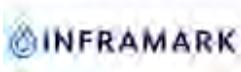
# Invoice

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
3	6" Rotor	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)  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 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.	95.00	190.00
455	Online Convenien...		0.03	13.65
All work is complete!			<b>Total</b>	\$468.65



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

INVOICE#  
167764

DATE  
1/2/2026

CUSTOMER ID  
C1761

NET TERMS  
Due On Receipt

PO#

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
<b>Subtotal</b>					<b>4,908.33</b>

Subtotal	\$4,908.33
Tax	\$0.00
<b>Total Due</b>	<b>\$4,908.33</b>

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

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

<b>Customer</b>	Cordoba Ranch
<b>Invoice Number</b>	INV-5779
<b>Amount Due</b>	<b>950.00</b>
<b>Due Date</b>	Jan 31, 2026
<b>Amount Enclosed</b>	Enter the amount you are paying above

# Reverdecer 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
<b>Nov 19, 2025</b>				
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.reverdecer.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.

<b>Total</b>	<b>\$16,010.00</b>
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.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance- 30 Waterways	1	\$1,335.00	\$1,335.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			
					<b>Total</b>	<b>\$1,335.00</b>

**INVOICE**

**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.		<b>Fountain Maintenance</b>	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			
					<b>Total</b>	<b>\$250.00</b>



**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
10	Blue Daze	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544		
1	Landscaping Team ...	SOW: Install 10 Blue Daze Item 13 on January 2026 Inspection Report Requested by Jason L  1 Gallon	10.00 100.00	100.00 100.00
			<b>Total</b>	\$200.00

**Customer Total Balance** \$1,783.65



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

INVOICE#  
169014

DATE  
1/20/2026

CUSTOMER ID  
C1761

NET TERMS  
Due On Receipt

PO#

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
<b>Subtotal</b>					<b>5.18</b>

<b>Subtotal</b>	\$5.18
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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 – Rebatable Arbitrage Calculation for the period ended April 27, 2025.	500.00
<b>BALANCE DUE</b>	<b>\$500.00</b>

# 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 REPONSE 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

January 23, 2026

Client: 001286

Matter: 000001

Invoice #: 27870

Page: 2

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

***Please Include Invoice Number on all Correspondence***



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

PIN:  
[REDACTED]

Billing Date:  
**Dec 22, 2025**

Billing Period:  
**Dec 22 - Jan 21, 2026**

Page 42 1/4

Hi CORDOBA RANCH CDD,

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

### 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
<b>Total services</b>	<b>\$165.48</b>	<b>\$165.48</b>
<b>Total balance</b>		<b>\$165.48</b>



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](http://frontier.com) or the MyFrontier app.**

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



1980002391775795050213000000000000000165485



FRONTIER

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



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

## SERVICE TERMS

Visit [frontier.com/terms](http://frontier.com/terms), [frontier.com/tariffs](http://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](http://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](http://frontier.com/ctnetx-privacy).



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

Billing Date:  
**Dec 22, 2025**

Page 44 3/4

PIN:  
[REDACTED]

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](http://business.frontier.com/internet-backup)

## **Bundle**

### **Monthly Charges**

12.22-01.21	FiberOptic Internet for Business 75/75 2YR	\$160.98
-------------	---	----------

<b>Bundle Total</b>	<b>\$160.98</b>
---------------------	-----------------

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$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.

## **Other Charges**

### **Monthly Charges**

12.22-01.21	Printed Bill Fee	\$4.50
-------------	------------------	--------

<b>Other Charges Total</b>	<b>\$4.50</b>
----------------------------	---------------

<b>Total current month charges</b>	<b>\$165.48</b>
------------------------------------	-----------------

## **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](http://business.frontier.com)



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

PIN:  
[REDACTED]

Billing Date:  
**Dec 22, 2025**

Billing Period:  
**Dec 22 - Jan 21, 2026**

**239-177-5795**

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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,

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### 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
<b>Total services</b>	<b>\$165.48</b>	<b>\$165.48</b>
<b>Total balance</b>		<b>\$165.48</b>

Total balance

**\$165.48**

Auto Pay is scheduled  
Jan 15

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

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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](http://frontier.com) or the MyFrontier app.



1980002391775795050213000000000000000165485



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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Auto Pay at [frontier.com/autopay](http://frontier.com/autopay)



Download the  
MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](http://frontier.com/helpcenter), chat at [frontier.com/chat](http://frontier.com/chat), or call us at 800-921-8102.  
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**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](http://business.frontier.com/internet-backup)

## Bundle

### Monthly Charges

12.22-01.21	FiberOptic Internet for Business 75/75 2YR	\$160.98
<b>Bundle Total</b>		<b>\$160.98</b>

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$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.

## Other Charges

### Monthly Charges

12.22-01.21	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>

**Total current month charges** **\$165.48**

## LET FRONTIER BE YOUR TECH SUPPORT

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

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

PIN:  
[REDACTED]

Billing Date:  
**Dec 22, 2025**

Billing Period:  
**Dec 22 - Jan 21, 2026**

**239-177-5795**

88/KQXA/334300/ /VZFL



<b>CORDOBA RANCH</b>				
<b>TAMPA ELECTRIC</b>				
<b>Vendor : V00003</b>				
<b>INV #</b>		<b>011326 ACH</b>		
<b>DATE:</b>		012326 ACH		
<b>New ACCT#</b>	<b>METER#</b>	<b>ADDRESS</b>		
			<b>SERVICE DATES</b>	<b>11/18-12/17/25</b>
			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
		<b>001-543001-53100-5000</b>	<b>TOTAL</b>	<b>\$ 388.47</b>
211006627916		CORDOBA RANCH PH1&1A	LIGHTING	6798.77
211006628278		CORDOBA RANCH BV	LIGHTING	291.62
211008004931		CORDOBA RANCH BLVD	LIGHTING	1348.81
221008996409		18446 BELFAIR GLEN PL	LIGHTING	311.26
		<b>001-543013-53100-5000</b>	<b>TOTAL</b>	<b>\$ 8,750.46</b>
		<b>GRAND TOTAL</b>		<b>\$ 9,138.93</b>



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

Statement Date: December 23, 2025

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

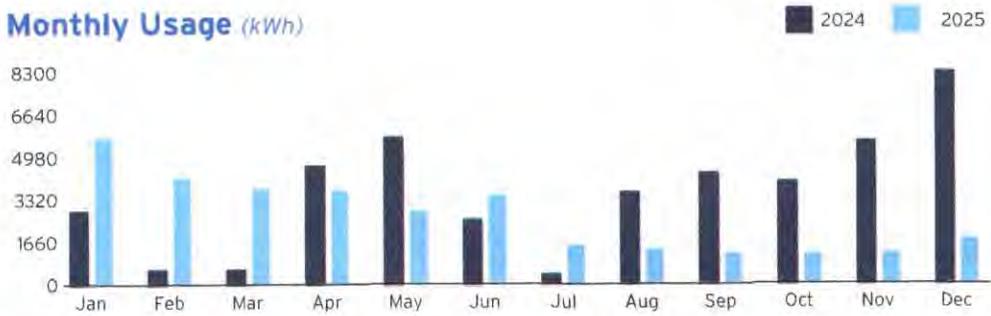
Payment(s) Received Since Last Statement -\$229.04

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.

## Monthly Usage (kWh)



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



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

Account #: 211006627700

Due Date: January 13, 2026

Amount Due: \$313.81

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

610643862455

Your account will be  
drafted on January 13, 2026

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

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

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

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
<b>Electric Service Cost</b>		<b>\$283.81</b>

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

**Total Current Month's Charges** **\$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](http://TampaElectric.com/PayAssist) to explore resources and get started.

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

## Ways To Pay Your Bill



**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3118  
Mail your payment in the enclosed envelope.  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



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

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Hearing Impaired/TTY:**  
7-1-1

**Phone:**

**Power Outage:**

**Commercial Customer Care:**

877-588-1010

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

813-275-3909

888-223-0800 (All Other Counties)

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Approved Rates for January 2026		
<b>Standard General Service, Demand (GSD)</b>		
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
<b>Optional General Service, Demand (GSD-option)</b>		
Basic Service Charge		\$112 per day
Energy Charge		8.226 cents per kWh
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Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
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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
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<b>General Service, Large Demand Primary (GSLDPR)</b>		
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Energy Conservation Charge		\$0.77 per kW
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Storm Surcharge		0.453 cents per kWh

## Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
<b>Time-of-Day General Service, Large Demand Primary (GSLDTPR)</b>		
Basic Service Charge		\$22.03 per day
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Energy Charge	1.771	0.947
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CORDOBA RANCH CDD  
3045 CORDOBA RANCH BL PMP  
LUTZ, FL 33559-0000

Statement Date: December 23, 2025 Page 50

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

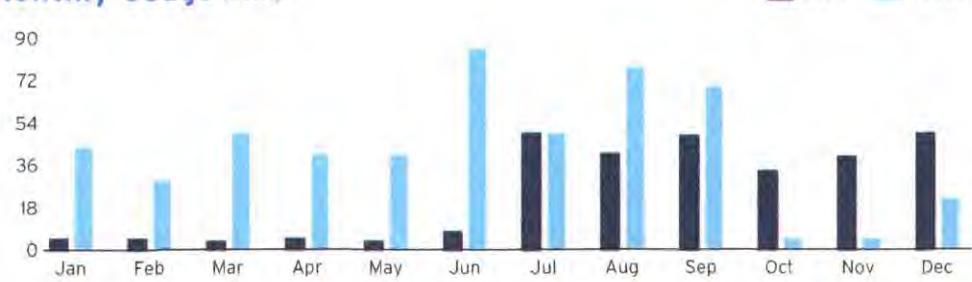
Payment(s) Received Since Last Statement -\$21.30

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.

## Monthly Usage (kWh)



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



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

Account #: 211006628138

Due Date: January 13, 2026

Amount Due: \$22.65

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

610643862457

Your account will be  
drafted on January 13, 2026

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

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

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

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

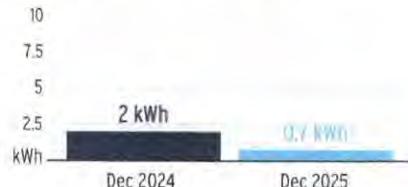


### Electric Charges

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
<b>Electric Service Cost</b>		<b>\$22.65</b>

**Total Current Month's Charges** **\$22.65**

## Avg kWh Used Per Day



## Important Messages

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**Payments:**  
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Tampa, FL 33631-3318  
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Toll Free:  
**866-689-6469**

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

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### Approved Rates for January 2026

Standard General Service, Demand (GSD)		
Basic Service Charge		\$112 per day
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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
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CORDOBA RANCH CDD  
2802 CORDOBA RANCH BLVD  
LUTZ, FL 33559-0000

Statement Date: December 23, 2025 Page 59

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

Amount Due by January 13, 2026 \$52.01

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## Monthly Usage (kWh)



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Account #: 211006627494

Due Date: January 13, 2026

Amount Due: \$52.01

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

610643862454

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CORAL SPRINGS, FL 33076-3361

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

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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
<b>Electric Service Cost</b>		<b>\$52.01</b>

Total Current Month's Charges **\$52.01**

## Avg kWh Used Per Day



## Important Messages

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Storm Surcharge		0.074 cents per kWh

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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, PH 1&  
LUTZ, FL 33559-0000

Statement Date: December 2025 Page 63

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

Amount Due by January 13, 2026 \$6,798.77

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



Scan here to view  
your account online.



TampaElectric.com/BizSave

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



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

Account #: 211006627916

Due Date: January 13, 2026

Amount Due: \$6,798.77

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

610643862456

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  
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
<b>Lighting Charges</b>		<b>\$6,798.77</b>

Total Current Month's Charges

\$6,798.77

## Important Messages

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

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**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Hearing Impaired/TTY:**

7-1-1

**Phone:**  
Commercial Customer Care:

877-588-1010

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

Energy-Saving Programs:

813-275-3909

888-223-0800 (All Other Counties)

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Approved Rates for January 2026		
<b>Standard General Service, Demand (GSD)</b>		
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
<b>Optional General Service, Demand (GSD-option)</b>		
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
<b>Time-of-Day General Service, Demand (G50T)</b>		
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
<b>General Service, Large Demand Primary (GSLDPR)</b>		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.366 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

## Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
<b>Time-of-Day General Service, Large Demand Primary (GSLTPR)</b>		
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
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (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
<b>General Service, Large Demand Subtransmission (GSLDSU)</b>		
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
<b>Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)</b>		
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
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (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

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TampaElectric.com

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
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Amount Due by January 13, 2026	\$291.62
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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

Account #: 211006628278

Due Date: January 13, 2026

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
<b>Lighting Charges</b>		<b>\$291.62</b>

Total Current Month's Charges

\$291.62

## Important Messages

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### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**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



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Approved Rates for January 2026		
<b>Standard General Service, Demand (GSD)</b>		
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 kWh
Storm Surcharge		1.035 cents per kWh
<b>Optional General Service, Demand (GSD-option)</b>		
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
<b>Time-of-Day General Service, Demand (GSDT)</b>		
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 kWh
Storm Surcharge		1.035 cents per kWh
<b>General Service, Large Demand Primary (GSLDPR)</b>		
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

## Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
<b>Time-of-Day General Service, Large Demand Primary (GSLDTPR)</b>		
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
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (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
<b>General Service, Large Demand Subtransmission (GSLDSU)</b>		
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		\$0.31 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
<b>Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)</b>		
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
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (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		\$0.31 per kW
Capacity Charge		\$0.61 per kW
Energy Conservation Charge		\$0.72 per kW
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CORDOBA RANCH CDD  
CORDOBA RANCH BLVD  
LUTZ, FL 33559-0000

Statement Date: December 23, 2025 Page 71

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.



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Account #: 221008004931

Due Date: January 13, 2026

Amount Due: \$1,348.81

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

693358493930

Your account will be  
drafted on January 13, 2026

Mail payment to:

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

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

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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
<b>Lighting Charges</b>		<b>\$1,348.81</b>

Total Current Month's Charges

\$1,348.81

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Approved Rates for January 2026		
<b>Standard General Service, Demand (GSD)</b>		
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
<b>Optional General Service, Demand (GSD-option)</b>		
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
<b>Time-of-Day General Service, Demand (GSDT)</b>		
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
<b>General Service, Large Demand Primary (GSLDPR)</b>		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.366 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

## Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
<b>Time-of-Day General Service, Large Demand Primary (GSLDTPR)</b>		
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
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (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
<b>General Service, Large Demand Subtransmission (GSLDSU)</b>		
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
<b>Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)</b>		
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
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (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.



TampaElectric.com

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

Statement Date: December 23, 2025 Page 75

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**

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](http://TECOaccount.com)



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

Account #: 221008996409

Due Date: January 13, 2026

Amount Due: \$311.26

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

646446206759

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:  
18446 BELFAIR GLEN PL  
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
<b>Lighting Charges</b>		<b>\$311.26</b>

Total Current Month's Charges

\$311.26

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).

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

## Ways To Pay Your Bill



**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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](https://TECOaccount.com). Convenience fee will be charged.



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

## Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Hearing Impaired/TTY:**  
7-1-1

**Phone:**  
Commercial Customer Care:  
866-832-6249

**Power Outage:**  
877-588-1010

**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)

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

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

## 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](http://TampaElectric.com/RateCommunications).

Approved Rates for January 2026		
<b>Standard General Service, Demand (GSD)</b>		
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
<b>Optional General Service, Demand (GSD-option)</b>		
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
<b>Time-of-Day General Service, Demand (GSDT)</b>		
Basic Service Charge		\$1.12 per day
Demand Charge	\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand	
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (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
<b>General Service, Large Demand Primary (GSLDPR)</b>		
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

## Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
<b>Time-of-Day General Service, Large Demand Primary (GSLDTPR)</b>		
Basic Service Charge		\$22.03 per day
Demand Charge		\$4.15 per kW of billing demand, plus \$0.01 per kW of peak billing demand
	<b>On-Peak (cents per kWh)</b>	<b>Off-Peak (cents per kWh)</b>
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
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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
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Energy Charge	1.478	1.149
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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**

<b>District Name:</b>	CORDOBA RANCH CDD
<b>Date:</b>	21-Jan-26
<b>Invoice Number:</b>	01212026-7763
<b>Please issue a check to:</b>	
<b>Vendor Name:</b>	CORDOBA RANCH C/O US BANK
<b>Vendor No.:</b>	V00034
<b>Check amount:</b>	\$17,250.28
<b>Please cut check from Acct. #:</b>	Valley National Bank # 7763 Operating
<b>Please code to:</b>	131000.202.1000
<hr/> <hr/> <hr/>	
<b>Check Description/Reason:</b>	Transfer to US Bank Account #6000
<b>Mailing instructions:</b>	Send to US Bank - include letter
<hr/> <hr/> <hr/>	
<b>Due Date for Check:</b>	Please include in next batch. Thank you.
<hr/> <hr/>	
<b>Requestor:</b>	Fernand Thomas
<b>Date:</b>	21-Jan-26
<hr/>	

## 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



**SitexAquatics**

LAKE & FOUNTAIN SERVICES

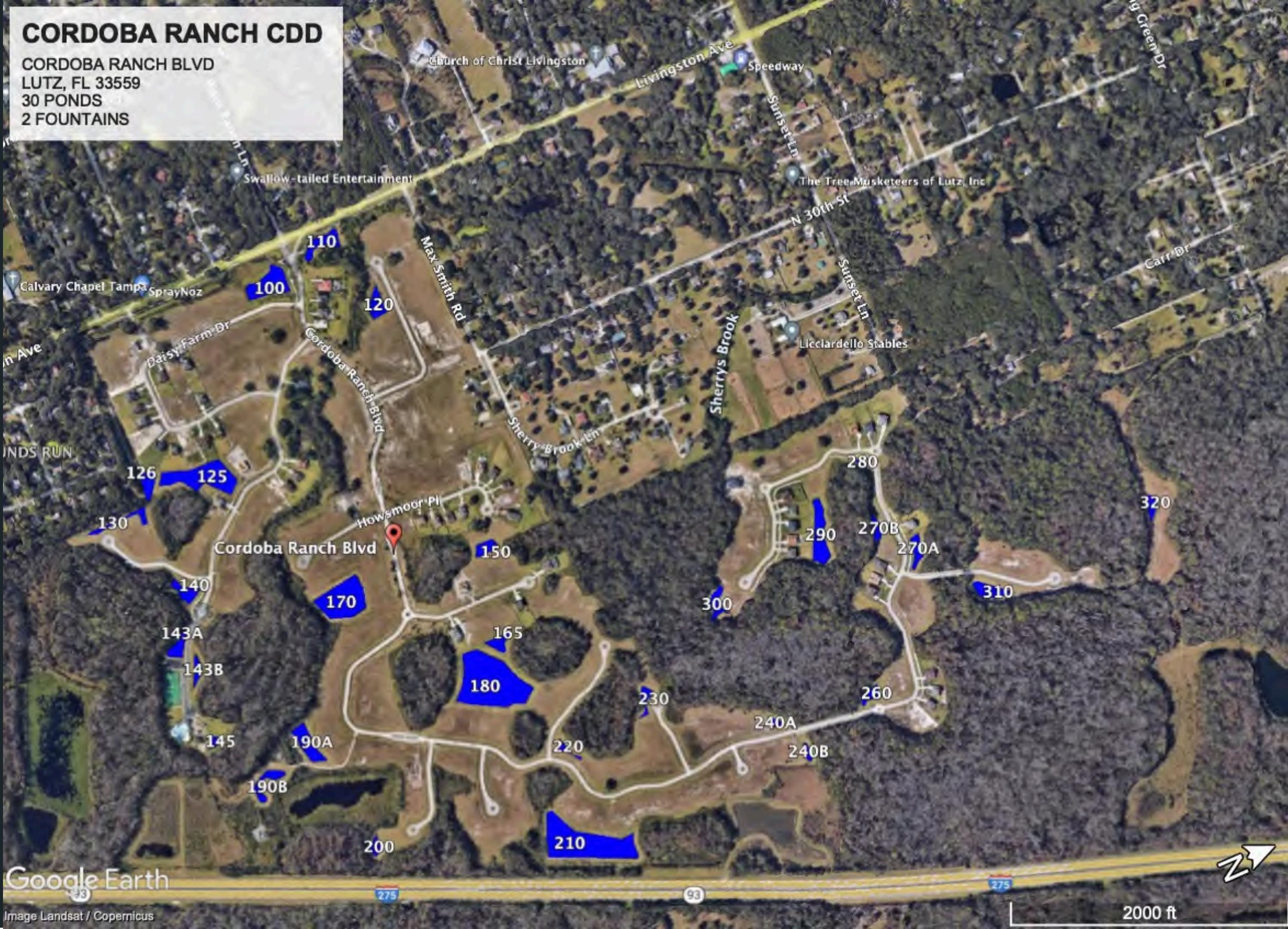
# MONTHLY REPORT

FEBRUARY, 2026



# CORDOBA RANCH CDD

CORDOBA RANCH BLVD  
LUTZ, FL 33559  
30 PONDS  
2 FOUNTAINS



## 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.

Jan 13, 2026 at 9:21:01 AM



Jan 13, 2026 at 9:22:19 AM



Jan 13, 2026 at 11:41:18 AM



Pond #100 Treated for Shoreline Vegetation.

Pond #110 Treated for Shoreline Vegetation.

Pond #120 Treated for Algae and Shoreline Vegetation.

Jan 13, 2026 at 9:59:58 AM



Jan 13, 2026 at 9:57:24 AM



Jan 13, 2026 at 9:56:43 AM



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



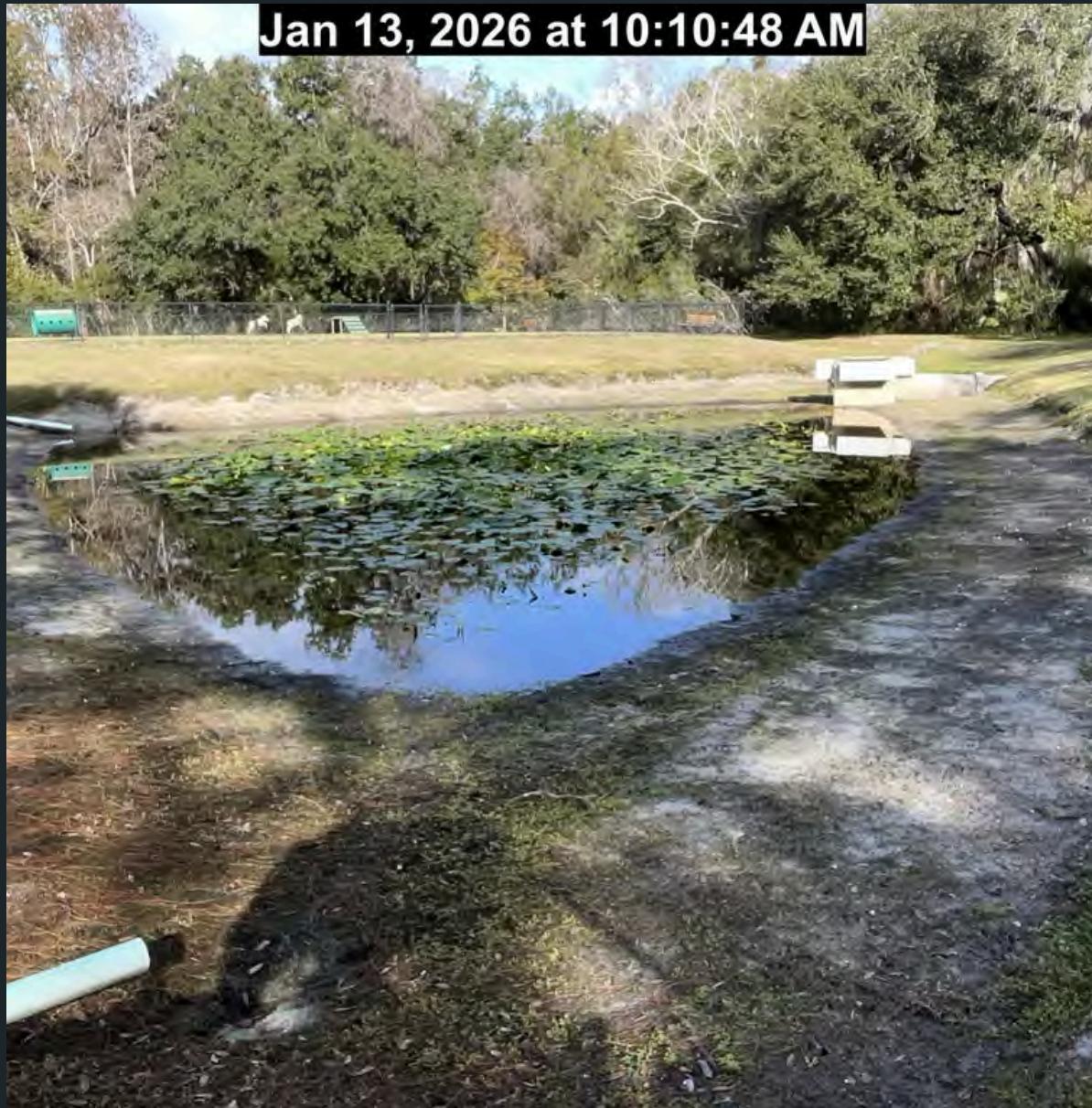
Pond #143A Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:09:30 AM



Pond #143B Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:10:48 AM



Pond #145 Treated for Shoreline Vegetation.

Jan 13, 2026 at 11:36:08 AM



Pond #150 Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:39:40 AM



Pond #165 Treated for Shoreline Vegetation.

Dec 11, 2025 at 9:49:11 AM



Jan 13, 2026 at 11:29:34 AM



Jan 13, 2026 at 10:18:42 AM



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



Jan 13, 2026 at 10:20:54 AM



Jan 13, 2026 at 10:51:23 AM



Pond #190B Treated for Shoreline Vegetation.

Pond #200 Treated for Shoreline vegetation.

Pond #210 Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:24:38 AM



Jan 13, 2026 at 10:53:21 AM



Jan 13, 2026 at 10:55:56 AM

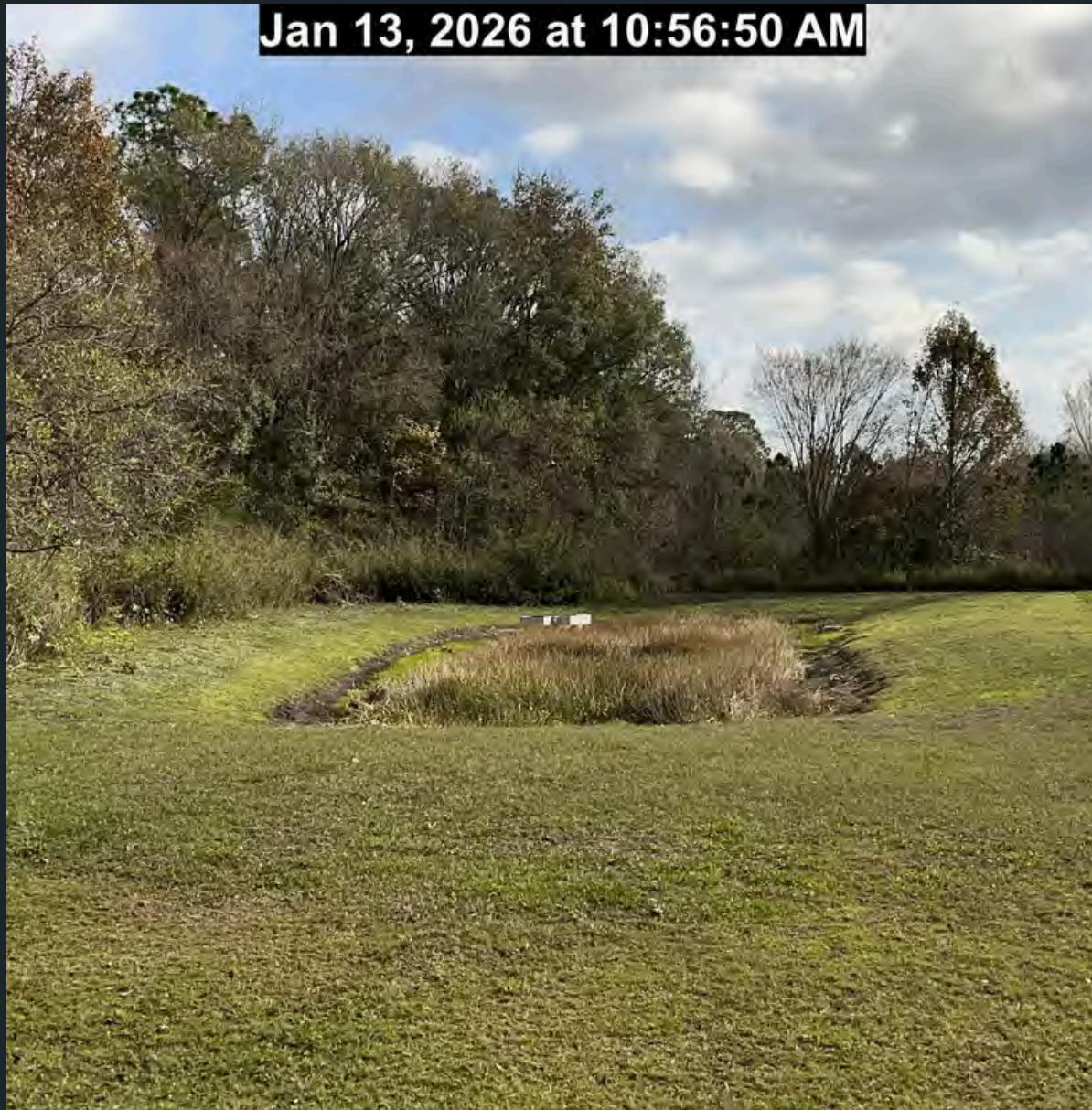


Pond #220 Treated for Shoreline Vegetation.

Pond #230 Treated for Shoreline Vegetation.

Pond #240A Treated for Shoreline Vegetation.

Jan 13, 2026 at 10:56:50 AM



Jan 13, 2026 at 10:57:58 AM



Jan 13, 2026 at 10:59:49 AM



Pond #240B Treated for Shoreline Vegetation.

Pond #260 Treated for Shoreline Vegetation.

Pond #270A Treated for Shoreline Vegetation.

Jan 13, 2026 at 11:03:37 AM



Jan 13, 2026 at 11:06:56 AM



Jan 13, 2026 at 11:07:43 AM

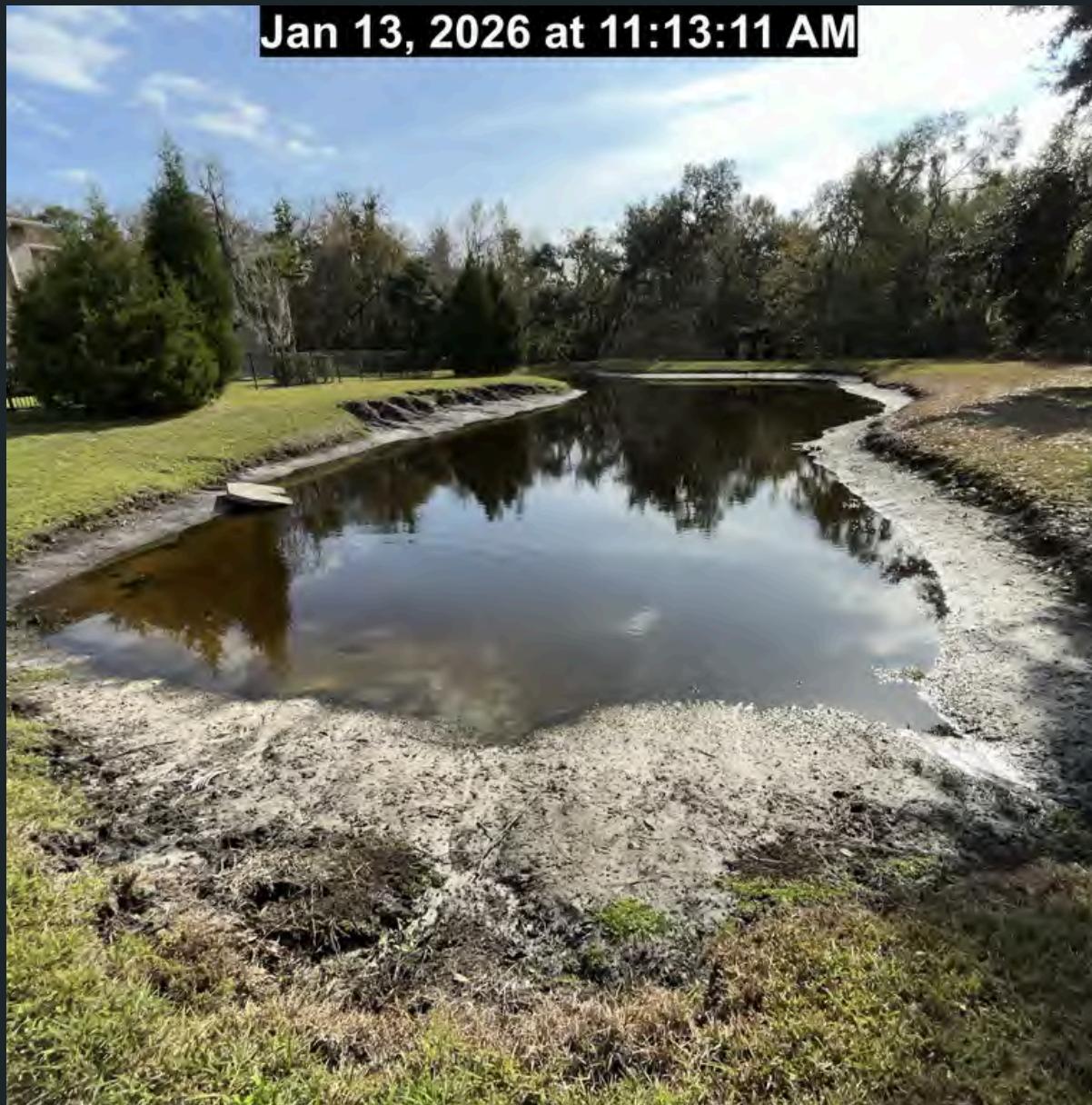


Pond #270B Treated for Shoreline Vegetation.

Pond #280 Treated for Algae and Shoreline Vegetation.

Pond #290 Treated for Algae and Shoreline Vegetation.

Jan 13, 2026 at 11:13:11 AM



Jan 13, 2026 at 11:17:33 AM



Jan 13, 2026 at 11:21:43 AM



Pond #300 Treated for Shoreline Vegetation.

Pond #310 Treated for Shoreline Vegetation.

Pond #320 Treated for Shoreline vegetation.



Mailing: PO Box 917  
Physical: 11719 31st TER E  
Parrish, FL 34219 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 Inc.

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

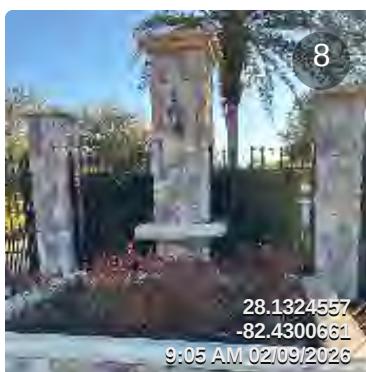
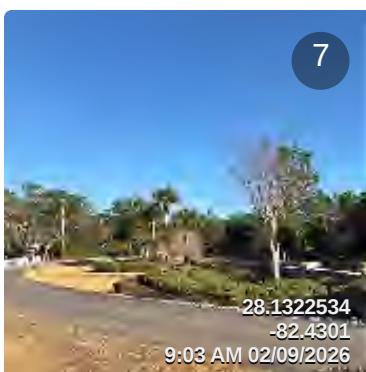
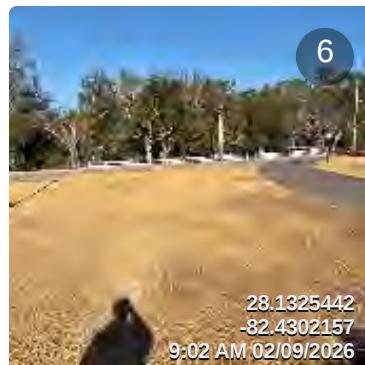
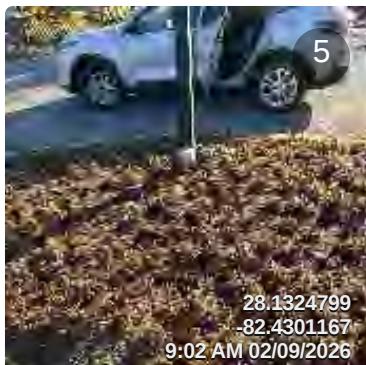
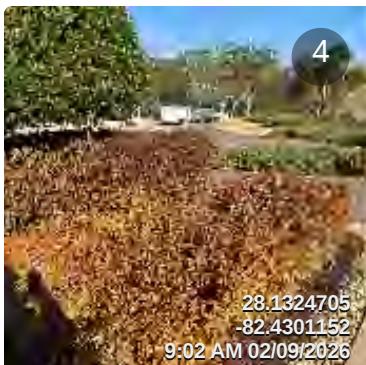
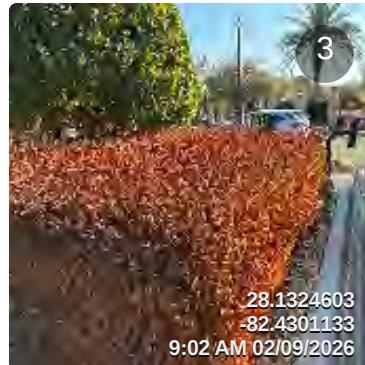
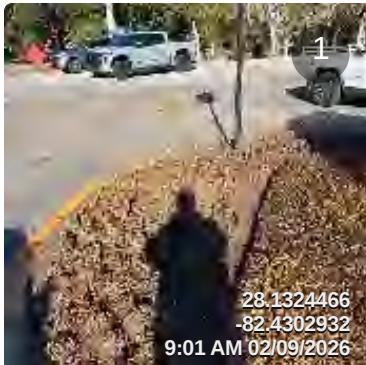
8 Item Incomplete

A handwritten signature in black ink, appearing to read "John J. Lopez".

## Item 1

### Assigned To: Board/Crowders

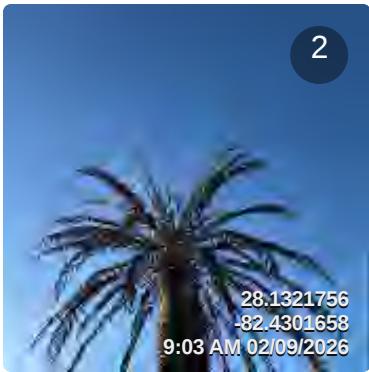
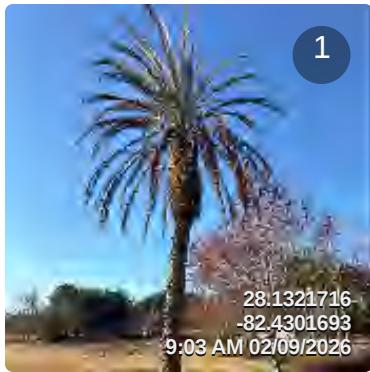
Frost damage to the front of the community. We will need to wait the rest of winter out before doing any cutting on the plant material. Some of it will need 50% rejuvenations. We can do ahead and remove the annuals.



## Item 2

### Assigned To: Board

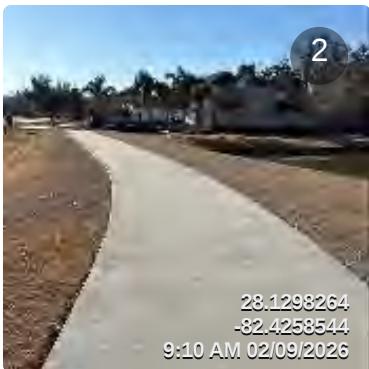
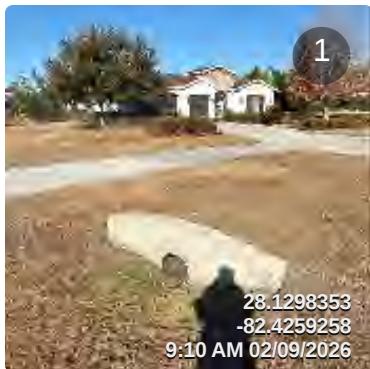
The date palm on the inbound side is showing signs of disease. Crowders has provided a proposal to inject this palm. This may prolong the life of the palm.



### Item 3

Assigned To: Board

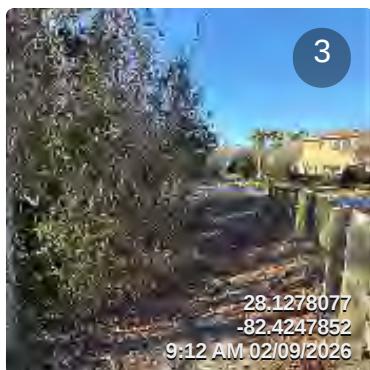
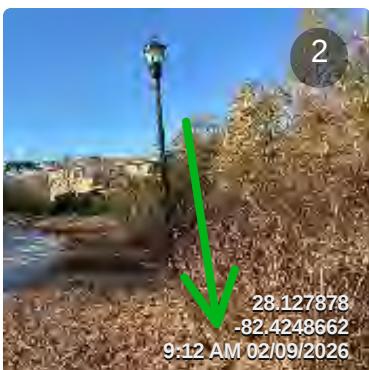
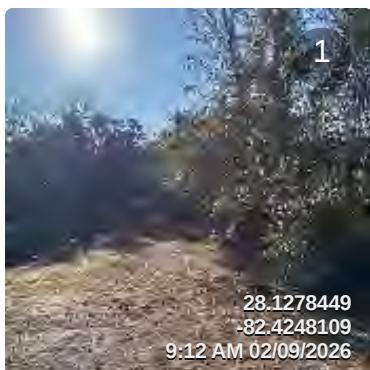
Pressure washing in the community has been completed.



### 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

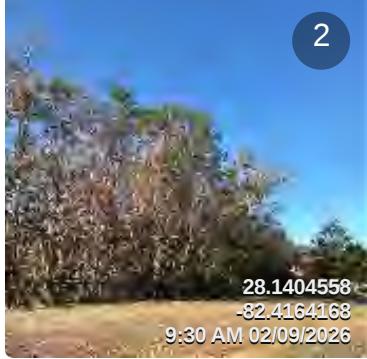
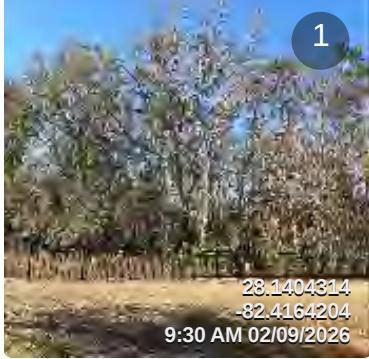
[Assigned To: Crowder](#)

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



## 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			<b>\$350.00</b>

Accepted By

Accepted Date

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

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**PROPOSAL**

**Cordoba Ranch CDD**

**Relocate Mailboxes**

**1/26/2026**

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**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  Attached are Images of the Sick Palms on Property	28	70.00	1,960.00
		<b>Total</b> \$1,960.00		







39                   **Cordoba Ranch CDD**  
 40                   **January 20, 2026 Meeting**

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

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

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

46  
 47                   **FIFTH ORDER OF BUSINESS**

47                   **Staff Reports**

48                   **A. Accounting Staff Report**

49                   **i. Review of December 2025 Financial Statements**

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

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

56  
 57                   **ii. Consideration of December 2025 Check Register**

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

61  
 62                   **B. Sitex Aquatics Report**

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

66  
 67                   **C. Field Inspection Report**

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

71  
 72  
 73  
 74

75                   **Cordoba Ranch CDD**  
76                   **January 20, 2026 Meeting**

77                   **i. Pressure Washing Map**

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

81                   **ii. Consideration of Inframark Pressure Washing Proposal #1024**

82                   Not approved.

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

84                   Not approved.

85                   **iv. Consideration of Kings Power Washing Sidewalk & Catch Basin Proposal  
86                   #10215**

87                   On MOTION by Ms. Owen, seconded by Mr. Saldana,  
88                   with all in favor, the motion to approve Kings Power  
89                   Washing Sidewalk & Catch Basin Proposal #10215 carried.  
90                   4-0

91                   **v. Consideration of American Power Washing Proposal #71**

92                   Not approved.

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

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

97                   **D. Landscape Report**

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

99                   On MOTION by Ms. Owen, seconded by Ms. Marlow,  
100                   with all in favor, the motion to approve Crowder's  
101                   Landscaping Large Roundabout Proposal #M3024 carried.  
102                   4-0

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

104                   Not approved.

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

106                   Not approved.

**Cordoba Ranch CDD**  
**January 20, 2026 Meeting**

**113 E. District Engineer**

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

116

**117 F. District Counsel**

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

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

125

**126 G. District Manager**

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

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

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

**133 SIXTH ORDER OF BUSINESS**

**Business Items**

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

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

**140 B. Review of 2817 Cordoba Ranch Blvd Observation Report**

141 Discussion was held during District Engineers portion of the agenda.

142 Mr. Chang review the 2817 Cordoba Ranch Blvd observation report with the Board. It was  
 143 determined that there needs to be a gradual drop off/flat shoulder. Ms. Zanoni will work with the  
 144 homeowner to correct their addition and reach out to Site Masters for a proposal to correct the drop  
 145 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**

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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