



# *Cordoba Ranch Community Development District*

April 20, 2026

**Agenda Package**

## Teams Meeting Information

[Join the meeting now](#)

Meeting ID: 283 240 085 585 41 Passcode: h7tj2CZ2

11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

## CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Cordoba Ranch Community Development District

## Board of Supervisors

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

## 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 Monday, April 20, 2026 – 5:00 p.m.

---

1. **Call to Order and Roll Call**
2. **Motion to approve the agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
4. **Business Items**
  - A. Consideration of Resolution 2026-03; Designation of Assistant Secretary .....Page 3
  - B. Consideration of Mikes Signs Beware of Wildlife Sign Proposal #1742 .....Page 4
5. **Business Administration**
  - A. Consideration of Minutes from the Meeting held March 17, 2026 .....Page 6
6. **Staff Reports**
  - A. Accounting Staff Report
    - i. Review of March 2026 Financial Statements ..... Page 10
    - ii. Consideration of March 2026 O&M Report ..... Page 23
  - B. Sitex Aquatics Report ..... Page 61
  - C. Field Inspection Report (under other cover)
  - D. Landscape Report
    - i. Review of Crowder’s Winter Cutback & Replacement Report ..... Page 74
    - ii. Consideration of Crowder’s Winter Cutback & Replacement Proposal #M3590 ..... Page78
  - E. District Engineer
    - i. Discussion of Yard Drainage Request
      - a. Cover Letter from Olu Abiose ..... Page 79
      - b. Images of 17708 Daisy Farm Drive ..... Page 81
      - c. Drainage System Presentation ..... Page 84
      - d. Arrow G.S. LLC Drainage Proposal #130 ..... Page 101
  - F. District Counsel
  - G. District Manager
    - i. Discussion of FY2027 Budget
7. **Supervisor Requests**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

*The next meeting is scheduled for Monday, May 18, 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

**RESOLUTION 2026-03**

**A RESOLUTION DESIGNATING BRIAN NAPERT AS SECRETARY OF CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Cordoba Ranch Community Development District desires to appoint Brian Napert as Assistant Secretary

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

1. Brian Napert is appointed Assistant Secretary.

PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF APRIL 2026.

---

Chairperson

---

Secretary

**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 # 1742**

**DATE 03/18/2026**

### SALES REP

Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Printing &amp; Reproduction</b>	"Beware of Wildlife" - (18x18) custom cut shape 6mm (1/4" thick) durable outdoor ACM sign material with 3M180 print + gloss laminate on front + black vinyl on back. (1) 6-ft 2"x2" square black aluminum post + flap cap.	1	250.00	250.00
	<b>Install (Signage)</b>	Deliver + install post 2-ft deep leaving 4-ft exposed (Cement) at the entrance to the community.	1	125.00	125.00
	<b>Graphic Design</b>	Custom art setup - Recreated "Cordoba Estates" logo and additional sign elements. *Pdf + jpeg of the logo will be emailed.	1	25.00	25.00

---

SUBTOTAL	400.00
TAX	0.00
<b>TOTAL</b>	<b>\$400.00</b>

Accepted By

Accepted Date

# CORDOBA ESTATES "POND SIGNS"

4-5ft (exposed)

2ft In Ground



## Materials:

- (1) 2" x 2" x 6ft Black Alum Post
- (1) 2" Black Alum Post Cap
- (1) 18" x 18" custom metal sign
- (2) Black metal screws
- Cement 2-ft in ground



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

1 A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District  
2 was held on Tuesday, March 17, 2026, at 5:00 p.m. at 18115 N US Highway 41, Suite 600, Lutz, FL, 33549.

3  
4 Present and constituting a quorum were:

- 5 Erica Owen Chairperson
- 6 Greg Saldana Vice Chairperson
- 7 Jane Marlow Assistant Secretary
- 8 James Therrien Assistant Secretary (*via phone*)
- 9 Brian Napert Supervisor

10  
11 Also present, either in person or via Zoom Communications, were:

- 12 Samantha Zanoni District Manager
- 13 Whitney Sousa District Counsel
- 14 Phil Chang District Engineer (*via phone*)
- 15 Jason Liggett Field Services Manager
- 16 Residents and Members of the Public

17  
18 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
19 *the meeting. The full meeting is available in audio format upon request. Contact the District*  
20 *Office for any related costs for an audio copy.*  
21

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

23 The meeting was called to order, and a quorum was established.  
24

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

26 On MOTION by Ms. Owen, seconded by Mr. Saldana,  
27 with all in favor, motion to approved March 17, 2026,  
28 meeting agenda as presented carried.  
29

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

31 There being none, the next order of business followed.  
32

33 **FOURTH ORDER OF BUSINESS** **Special Business Items**

34 **A. Consideration of Resume for Brian Napert for Vacant Seat #3**

35 On MOTION by Ms. Owen, seconded by Mr. Saldana,  
36 with all in favor, motion to appoint Brian Napert to Vacant  
37 Seat #3 carried.  
38

**Cordoba Ranch CDD**  
**March 17, 2026**

39 Mr. Napert read the Oath of Office and accepted pay for services.

40

41 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

42 **A. Accounting Staff Report**

43 Not present.

44

45 **i. Review of February 2026 Financial Statements**

46 The Board reviewed the Financial Statements. Ms. Marlow provided an update on items that  
47 need to be recoded and further investigated by the District’s accounting staff and Ms. Zaroni.

48

49 **ii. Consideration of February 2026 Check Register**

50 On MOTION by Ms. Owen, seconded by Mr. Napert, with  
51 all in favor, motion to approve the February 2026 Check  
52 Register carried.

53

54 **B. Sitex Aquatics Report**

55 **i. Consideration of Sitex Ditch Clean Up Proposal**

56 On MOTION by Ms. Owen, seconded by Mr. Napert, with  
57 all in favor, motion to approve the Sitex Ditch Clean Up  
58 Proposal carried.

59

60 **C. Field Inspection Report**

61 Mr. Liggett reviewed the field inspection report with the Board and answered questions.

62

63 **i. Consideration of Inframark Cattle Equipment Removal Proposal #125**

64 On MOTION by Ms. Marlow, seconded by Mr. Saldana,  
65 with all in favor, motion to approve the Inframark Cattle  
66 Equipment Removal Proposal #125 carried.

67

68 **ii. Consideration of Jerry Richardson Wildlife Trapper Cattle Equipment Removal**

69 Not approved.

70

71 **iii. Consideration of Elite Fence & Gate Fence Removal Proposal #389**

72 Not approved

73

74

75

**Cordoba Ranch CDD**  
**March 17, 2026**

76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115

**D. Landscape Report**

**i. Consideration of Crowders Fallen Pine Tree Clean Up Proposal #M3474**

On MOTION by Ms. Marlow, seconded by Ms. Owen,  
 with all in favor, motion to approve Crowders Fallen Pine  
 Tree Clean Up Proposal #M3474 carried.

**ii. Consideration of Crowders Medjool Date Palm Tree Removal Proposal #M3475**

On MOTION by Mr. Saldana, seconded by Mr. Napert,  
 with all in favor, motion to approve Crowders Medjool  
 Date Palm Tree Removal Proposal #M3475 with an NTE  
 of \$2,000 to remove two dead palm trees carried.

**iii. Consideration of Crowders Spring Annual Flower Rotation Proposal #M3501**

On MOTION by Ms. Marlow, seconded by Mr. Napert,  
 with all in favor, motion to approve Crowders Spring  
 Annual Flower Rotation Proposal #M3501 carried.

**iv. Ratification of Crowders Hunter Pro C Replacement Proposal # M3514**

On MOTION by Mr. Saldana, seconded by Mr. Napert,  
 with all in favor, motion to approve Crowders Hunter Pro C  
 Replacement Proposal # M3514 carried.

**v. Ratification of Crowders Front Clock Decoders Replacement Proposal #M3515**

On MOTION by Ms. Marlow, seconded by Mr. Therrien,  
 with all in favor, motion to approve Crowders Front Clock  
 Decoders Replacement Proposal #M3515 carried.

**E. District Engineer**

Mr. Chang provided an update on the ribbon curbing project to the Board. Work should be  
 completed by the end of March 2026.

**i. Consideration of Modify Driveway Shoulder Proposal**

Proposal tabled. Ms. Sousa will look into the legal aspects of the driveway shoulder.

**F. District Counsel**

Ms. Sousa explained the role of supervisor to Mr. Napert.  
 Conversation ensued between Ms. Sousa and the Board regarding whether District Counsel's  
 presence was needed in person or if she could attend via Teams due to being over budget.

**G. District Manager**

**Cordoba Ranch CDD  
March 17, 2026**

116 Ms. Zanoni announced that the next meeting was scheduled for April 20, 2026, at 5:00 p.m.

117 The Board agreed that Ms. Zanoni can work directly with Ms. Marlow regarding the FY  
118 2027 Proposed Budget. Ms. Zanoni confirmed that the Board understands, and everyone agrees,  
119 to be on 1099s.

120

121 **SIXTH ORDER OF BUSINESS** **Business Items**

122 **A. Discussion on Newsletter**

123 Discussion ensued. Conversation will continue at the next board meeting.

124

125 **SEVENTH ORDER OF BUSINESS** **Business Administration**

126 **A. Consideration of February 17, 2026 Meeting Minutes**

127 On MOTION by Ms. Marlow, seconded by Ms. Owen,  
128 with all in favor, motion to approve the meeting minutes  
129 for February 17, 2026, carried.

130

131 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

132 Ms. Owen mentioned the placement of a HOA/CDD meeting board at the entry of the  
133 neighborhood. The HOA wants to install the board on CDD property.

134 On MOTION by Mr. Saldana, no second, motion failed to  
135 carry with a margin of 1-3.

136

137 **NINTH ORDER OF BUSINESS** **Audience Comments**

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

139

140 **TENTH ORDER OF BUSINESS** **Adjournment**

141 On MOTION by Ms. Owen, seconded by Mr. Napert, with  
142 all in favor, the meeting was adjourned at 7:14 p.m.

143

144

145

146

147

\_\_\_\_\_  
148 Secretary/ Assistant Secretary

\_\_\_\_\_  
149 Chairperson/ Vice Chairperson

***Cordoba Ranch  
Community  
Development  
District***

***Financial Report***

***March 31, 2026***

**CLEAR PARTNERSHIPS**



**Cordoba Ranch  
Community Development District**

**Financial Statements**

**(Unaudited)**

**March 31, 2026**

**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2 - 3
Debt Service Fund .....	4
<b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments - Schedule .....	5
Cash and Investment Report .....	6
Payment Register .....	7-8

---

**CORDOBA RANCH**

Community Development District

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

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 635,150	\$ -	\$ 635,150
Accounts Receivable	4,850	-	4,850
Investments:			
Money Market Account	582,514	-	582,514
Reserve Fund	-	97,070	97,070
Revenue Fund	-	585,955	585,955
Deposits	16,740	-	16,740
<b>TOTAL ASSETS</b>	<b>\$ 1,239,254</b>	<b>\$ 683,025</b>	<b>\$ 1,922,279</b>
<b><u>LIABILITIES</u></b>			
Accrued Expenses	10,485	-	10,485
<b>TOTAL LIABILITIES</b>	<b>10,485</b>	<b>-</b>	<b>10,485</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	16,740	-	16,740
<b>Restricted for:</b>			
Debt Service	-	683,025	683,025
<b>Assigned to:</b>			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
<b>Unassigned:</b>	668,199	-	668,199
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,228,769</b>	<b>\$ 683,025</b>	<b>\$ 1,911,794</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,239,254</b>	<b>\$ 683,025</b>	<b>\$ 1,922,279</b>

**CORDOBA RANCH**

Community Development District

**General Fund**

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 21,804	\$ 21,804	0.00%
Interest - Tax Collector	-	-	1,063	1,063	0.00%
Special Assmnts- Tax Collector	878,120	826,171	849,508	23,337	96.74%
Special Assmnts- Discounts	(35,125)	(33,737)	(32,636)	1,101	92.91%
Other Miscellaneous Revenues	-	-	339	339	0.00%
Access Cards	-	-	56	56	0.00%
<b>TOTAL REVENUES</b>	<b>842,995</b>	<b>792,434</b>	<b>840,134</b>	<b>47,700</b>	<b>99.66%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	13,000	6,500	5,600	900	43.08%
FICA Taxes	995	497	230	267	23.12%
ProfServ-Arbitrage Rebate	500	-	500	(500)	100.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	12,500	20,316	(7,816)	81.26%
ProfServ-Legal Services	10,000	5,000	11,661	(6,661)	116.61%
ProfServ-Mgmt Consulting	52,500	26,250	26,250	-	50.00%
ProfServ-Trustee Fees	4,041	2,357	2,357	-	58.33%
Auditing Services	3,260	1,000	-	1,000	0.00%
Postage and Freight	400	200	135	65	33.75%
Rental - Meeting Room	1,000	500	-	500	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	75	-	75	0.00%
Legal Advertising	3,000	1,000	123	877	4.10%
Misc-Assessment Collection Cost	17,562	16,868	16,337	531	93.02%
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>79,089</b>	<b>86,197</b>	<b>(7,108)</b>	<b>61.24%</b>
<b>Other Public Safety</b>					
Contracts-Security Services	30,770	15,385	24,068	(8,683)	78.22%
Communication - Telephone	2,000	1,000	983	17	49.15%
R&M-Gate	5,000	2,500	680	1,820	13.60%
<b>Total Other Public Safety</b>	<b>37,770</b>	<b>18,885</b>	<b>25,731</b>	<b>(6,846)</b>	<b>68.13%</b>
<b>Electric Utility Services</b>					
Utility - General	12,075	6,038	2,408	3,630	19.94%
Electricity - Streetlights	115,000	57,500	52,510	4,990	45.66%
<b>Total Electric Utility Services</b>	<b>127,075</b>	<b>63,538</b>	<b>54,918</b>	<b>8,620</b>	<b>43.22%</b>
<b>Flood Control/Stormwater Mgmt</b>					
Contracts-Aquatic Control	18,423	9,212	8,010	1,202	43.48%
Contracts-Wetland Maintenance	19,205	9,603	5,700	3,903	29.68%
R&M-Fountain	5,750	2,875	500	2,375	8.70%
Impr - Aquatic Plants	5,750	2,875	-	2,875	0.00%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>49,128</b>	<b>24,565</b>	<b>14,210</b>	<b>10,355</b>	<b>28.92%</b>

**CORDOBA RANCH**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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	3,150	3,150	-	50.00%
Contracts-Fountain	2,500	1,250	-	1,250	0.00%
Contracts-Landscape	181,608	90,804	81,666	9,138	44.97%
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	1,000	5,436	(4,436)	271.80%
R&M-Irrigation	6,800	3,400	10,751	(7,351)	158.10%
R&M-Mulch	10,000	5,000	16,275	(11,275)	162.75%
R&M-Pest Control	5,000	2,500	-	2,500	0.00%
R&M-Plant Replacement	10,000	5,000	11,365	(6,365)	113.65%
R&M-Ponds	11,500	5,750	6,200	(450)	53.91%
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	1,250	1,115	135	44.60%
R&M-Annuals	25,000	12,500	5,880	6,620	23.52%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	58,070	(43,070)	387.13%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	-	20,000	0.00%
Misc-Contingency	17,508	8,754	8,919	(165)	50.94%
Holiday Lighting & Decorations	11,500	11,500	10,730	770	93.30%
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>297,914</b>	<b>283,934</b>	<b>13,980</b>	<b>58.15%</b>
<b>TOTAL EXPENDITURES</b>	<b>842,995</b>	<b>483,991</b>	<b>464,990</b>	<b>19,001</b>	<b>55.16%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	308,443	375,144	66,701	0.00%
Net change in fund balance	\$ -	\$ 308,443	\$ 375,144	\$ 66,701	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>\$ 1,162,068</b>	<b>\$ 1,228,769</b>		

**CORDOBA RANCH**

Community Development District

**Series 2021 Debt Service Fund**

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b>REVENUES</b>					
Interest - Investments	\$ 19	\$ 10	\$ 6,446	\$ 6,436	33926.32%
Special Assmnts- Tax Collector	516,569	490,741	499,738	8,997	96.74%
Special Assmnts- Discounts	(20,663)	(19,630)	(19,199)	431	92.91%
<b>TOTAL REVENUES</b>	<b>495,925</b>	<b>471,121</b>	<b>486,985</b>	<b>15,864</b>	<b>98.20%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	10,331	9,814	9,611	203	93.03%
<b>Total Administration</b>	<b>10,331</b>	<b>9,814</b>	<b>9,611</b>	<b>203</b>	<b>93.03%</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>82,714</b>	<b>82,511</b>	<b>203</b>	<b>16.63%</b>
Excess (deficiency) of revenues Over (under) expenditures	(206)	388,407	404,474	16,067	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)	\$ 388,407	\$ 404,474	\$ 16,067	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>\$ 666,958</b>	<b>\$ 683,025</b>		

**Cordoba Ranch  
Community Development District**

**Supporting Schedules**

**March 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
02/04/26	32,641	829	666	34,136	21,492	12,643
03/05/26	28,387	293	579	29,259	18,422	10,837
<b>TOTAL</b>	<b>\$ 1,271,463</b>	<b>\$ 51,835</b>	<b>\$ 25,948</b>	<b>\$ 1,349,246</b>	<b>\$ 849,508</b>	<b>\$ 499,738</b>
% COLLECTED				97%	97%	97%
<b>TOTAL OUTSTANDING</b>				<b>\$ 45,442</b>	<b>\$ 28,611</b>	<b>\$ 16,831</b>

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

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>OPERATING FUND</b>			
Checking General Fund	Valley	3.53%	\$ 635,150
Money Market Account	Bank United	3.40%	\$ 582,514
		<b>Subtotal GF</b>	<b>1,217,664</b>
 <b>DEBT SERVICE FUND</b>			
Series 2021 Reserve Account	US Bank	3.50%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.50%	\$ 585,955
		<b>Subtotal DS</b>	<b>683,025</b>
		<b>Grand Total</b>	<b>\$ 1,900,689</b>

---

**Cordoba Ranch  
Community Development District**

Check Register

3/01/2026-3/31/2026

## CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100206</b>							
001	03/05/26	INFRAMARK LLC	173009	March 2026- Management fees	March 2026- District Management Fees	531027-51301	\$4,375.00
001	03/05/26	INFRAMARK LLC	173009	March 2026- Management fees	March 2026- Field Management	531016-53901	\$525.00
001	03/05/26	INFRAMARK LLC	173009	March 2026- Management fees	March 2026- Record Storage	541006-51301	\$8.33
<b>Check Total</b>							<b>\$4,908.33</b>
<b>CHECK # 100207</b>							
001	03/05/26	BGE	40340	Feb 2026- District Engineer	ProfServ-Engineering	531013-51501	\$4,223.25
<b>Check Total</b>							<b>\$4,223.25</b>
<b>CHECK # 100208</b>							
001	03/05/26	LAKE BROTHERS LLC	INV-6282	March 2026- wetland/mitigation maintenance	Contracts-Wetland Maintenance	534133-53801	\$950.00
<b>Check Total</b>							<b>\$950.00</b>
<b>CHECK # 100209</b>							
001	03/05/26	COMPLETE I.T. SERVICES & SOLUTIONS	19408	March 2026- Complete IT	Contracts-Security Services	534037-52901	\$367.00
<b>Check Total</b>							<b>\$367.00</b>
<b>CHECK # 100210</b>							
001	03/11/26	CROWDER'S LANDSCAPING, INC	49810	March 2026- Landscape Contract	Contracts-Landscape	534050-53901	\$13,611.00
<b>Check Total</b>							<b>\$13,611.00</b>
<b>CHECK # 100211</b>							
001	03/11/26	FIELDS CONSULTING GROUP	3754	March 2026- Sign repairs	Misc-Contingency	549900-53901	\$175.00
<b>Check Total</b>							<b>\$175.00</b>
<b>CHECK # 100212</b>							
001	03/13/26	CROWDER'S LANDSCAPING, INC	65824	March 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$26.00
001	03/13/26	CROWDER'S LANDSCAPING, INC	65815	Feb 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$478.00
<b>Check Total</b>							<b>\$504.00</b>
<b>CHECK # 100213</b>							
001	03/23/26	INFRAMARK LLC	173907	Feb 2026- District Invoice	Feb 2026- Postage	541006-51301	\$2.96
001	03/23/26	INFRAMARK LLC	173907	Feb 2026- District Invoice	Feb 2026- Postage	546036-53901	\$56.56
<b>Check Total</b>							<b>\$59.52</b>
<b>CHECK # 100214</b>							
001	03/25/26	STRALEY ROBIN VERICKER	28076	Feb 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$1,769.00
<b>Check Total</b>							<b>\$1,769.00</b>
<b>CHECK # 100215</b>							
001	03/25/26	CROWDER'S LANDSCAPING, INC	65860	March 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$617.50
<b>Check Total</b>							<b>\$617.50</b>

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 1197</b>								
001	03/25/26	BLUE OAK TREE FRAMS LLC	2177	Installation of 10-15 gal Carolina Sapphire Cypress	R&M-Plant Replacement	546071-53901	\$1,200.00	
							<b>Check Total</b>	\$1,200.00
<b>CHECK # 300029</b>								
001	03/17/26	TAMPA ELECTRIC	0301726-ACH	1/21-2/18/26	service date 1/21-2/18/26	543001-53100	\$252.19	
001	03/17/26	TAMPA ELECTRIC	0301726-ACH	1/21-2/18/26	service date 1/21-2/18/26	543013-53100	\$8,754.11	
							<b>Check Total</b>	\$9,006.30
<b>CHECK # 300030</b>								
001	03/18/26	FRONTIER	022226-2135-ACH	02/22-03/21/26	service 02-22-03/21/26	541003-52901	\$165.48	
							<b>Check Total</b>	\$165.48
<b>CHECK # 300031</b>								
001	03/31/26	TAMPA ELECTRIC	032526-6409-ACH	02/19-03/19/26	service date 2/19-3/19/26	543001-53100	\$334.83	
							<b>Check Total</b>	\$334.83
<b>CHECK # 300032</b>								
001	03/31/26	TAMPA ELECTRIC	032526-7494-ACH	2/16-3/19/25	service date 2/19-3/19/26	543001-53100	\$37.31	
							<b>Check Total</b>	\$37.31
							<b>Fund Total</b>	\$37,928.52

**SERIES 2021 DEBT SERVICE FUND - 202**

<b>CHECK # 1196</b>								
202	03/06/26	CORDOBA RANCH C/O US BANK	03052026-7763	Transfer to US Bank Account #6000	Due From Other Funds	131000	\$22,603.67	
							<b>Check Total</b>	\$22,603.67
							<b>Fund Total</b>	\$22,603.67

<b>Total Checks Paid</b>	<b>\$60,532.19</b>
--------------------------	--------------------

March 2026 Meeting

<b>Cordoba Ranch CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
BGE	2/27/2026	40340	\$4,223.25			Feb 2026- District Engineer
BLUE OAK TREE FRAMS LLC	12/29/2025	2177	\$1,200.00			Installation of 10-15 gal Carolina Sapphire Cypress
COMPLETE I.T. SERVICES & SOLUTIONS	3/1/2026	19408	\$367.00			March 2026- Complete IT
CORDOBA RANCH C/O US BANK	3/5/2026	03052026-7763	\$22,603.67			Transfer to US Bank Account #6000
CROWDER'S LANDSCAPING, INC	3/1/2026	49810	\$13,611.00			March 2026- Landscape Contract
CROWDER'S LANDSCAPING, INC	3/2/2026	65824	\$26.00			March 2026- Irrigation repairs
CROWDER'S LANDSCAPING, INC	3/6/2026	65815	\$478.00			Feb 2026- Irrigation repairs
CROWDER'S LANDSCAPING, INC	3/23/2026	65860	\$617.50		\$14,732.50	March 2026- Irrigation repairs
FIELDS CONSULTING GROUP	3/2/2026	3754	\$175.00			March 2026- Sign repairs
FRONTIER	2/22/2026	022226-2135-ACH	\$165.48			service 02-22-03/21/26
INFRAMARK LLC	3/1/2026	173009	\$4,375.00			March 2026- District Management Fees
INFRAMARK LLC	3/1/2026	173009	\$525.00			March 2026- Field Management
INFRAMARK LLC	3/1/2026	173009	\$8.33	\$4,908.33		March 2026- Record Storage
INFRAMARK LLC	3/13/2026	173907	\$2.96			Feb 2026- Postage
INFRAMARK LLC	3/13/2026	173907	\$56.56	\$59.52	\$4,967.85	Feb 2026- Postage
LAKE BROTHERS LLC	3/1/2026	INV-6282	\$950.00			March 2026- wetland/mitigation maintenance
STRALEY ROBIN VERICKER	3/19/2026	28076	\$1,769.00			Feb 2026- District Counsel
TAMPA ELECTRIC	1/29/2026	01326 ACH	\$339.12			Electricity - Streetlights
TAMPA ELECTRIC	2/24/2026	0301726-ACH	\$252.19			service date 1/21-2/18/26
TAMPA ELECTRIC	2/24/2026	0301726-ACH	\$8,754.11	\$9,006.30		service date 1/21-2/18/26
TAMPA ELECTRIC	3/25/2026	032526-7494-ACH	\$37.31			service date 2/19-3/19/26
TAMPA ELECTRIC	3/25/2026	032526-6409-ACH	\$334.83		\$9,717.56	service date 2/19-3/19/26
<b>Miscellaneous Subtotal</b>			<b>\$60,871.31</b>			
<b>TOTAL</b>			<b>\$60,871.31</b>			



# INVOICE

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

February 27, 2026  
 Project No: 00013606-00  
 Invoice No: 40340

<b>Invoice Total</b>	<b>\$4,223.25</b>
----------------------	-------------------

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Services current through February 20, 2026

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Director I	9.75	295.00	2,876.25	
Engineer II	8.00	160.00	1,280.00	
Totals	17.75		4,156.25	
<b>Total Labor</b>				<b>4,156.25</b>

**Reimbursable Expenses**

R-Project Travel & Subsist.			67.00	
<b>Total Reimbursables</b>			<b>67.00</b>	<b>67.00</b>

**Total this Invoice \$4,223.25**

BBE/L  
 inframarkcms@payableslockbox.com

# Billing Backup

Friday, February 27, 2026

BGE, Inc.

Invoice 40340 Dated 2/27/2026

10:33:52 AM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

## Professional Personnel

			Hours	Rate	Amount
<b>Director I</b>					
Chang, Philip	1/26/2026		.50	295.00	147.50
	Review change order for mailbox relocation related to curb project. Provide to DM along with explanation of history.				
Chang, Philip	1/27/2026		.50	295.00	147.50
	Call/discussion with contractor regarding curb installation issues.				
Chang, Philip	1/28/2026		.50	295.00	147.50
	Coordinate with contractor and Engineer II regarding curb construction				
Chang, Philip	1/29/2026		.75	295.00	221.25
	Coordinate with staff engineer in field during concrete curb pouring. Review updated quotes for pond erosion behind 3216 CRB.				
Chang, Philip	2/5/2026		1.50	295.00	442.50
	Site visit to observe status of curb construction and to observe pond issues behind 3217 CRB				
Chang, Philip	2/11/2026		.50	295.00	147.50
	Call with Site Masters regarding curb construction and asphalt issue				
Chang, Philip	2/17/2026		4.75	295.00	1,401.25
	Site visit to observe poor drainage issue in roadside ditch. Compile photos and prepare exhibit. Provide to DM and Chair. Attend monthly meeting via Teams.				
Chang, Philip	2/19/2026		.75	295.00	221.25
	Compile information and request quotes from contractors to regrade roadside ditches. Respond to initial questions.				
<b>Engineer II</b>					
Eltalla, Yasmin	1/27/2026		.50	160.00	80.00
	PHIL ASSIGNMENT UPDATE				
Eltalla, Yasmin	1/28/2026		.50	160.00	80.00
	phil assignment check in				
Eltalla, Yasmin	1/29/2026		5.50	160.00	880.00
	site visit/commute to and from site/review pavement cracking/phil update/pond inspection/take pictures				
Eltalla, Yasmin	2/2/2026		.50	160.00	80.00
	Phil update				
Eltalla, Yasmin	2/6/2026		.50	160.00	80.00
	Add pictures to folder				
Eltalla, Yasmin	2/10/2026		.50	160.00	80.00
	Send Phil site photos				
	Totals		17.75		4,156.25
	<b>Total Labor</b>				<b>4,156.25</b>

## Reimbursable Expenses

R-Project Travel & Subsist.					
000000084124	2/5/2026	Chang, Philip / Cordoba Ranch CDD - Site visit / Site visit to observe curb construction and pond erosion behind 3216 CRB / 43.00 miles @ 0.725			34.30
000000084481	2/17/2026	Chang, Philip / Cordoba Ranch CDD - Site Visit / Site visit to Cordoba Ranch to observe and assess ditch drainage issue identified by CDD Board Chair / 41.00 miles @ 0.725			32.70
	<b>Total Reimbursables</b>				<b>67.00</b>
					<b>67.00</b>

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

**INVOICE PAYABLE UPON RECEIPT**

**Total this Project**                      **\$4,223.25**

**Total this Report**                      **\$4,223.25**

**REMIT TO:** BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042  
**INVOICE PAYABLE UPON RECEIPT**

**Blue Oak Tree Farms LLC**  
17836 Bill Taylor Rd  
Lithia, FL 33547-1478 US  
blueoaktreefarmsllc@gmail.com

# INVOICE

**BILL TO**  
Cordoba Ranch CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607 United  
States

**SHIP TO**  
Cordoba Ranch CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607 United  
States

**INVOICE #** 2177  
**DATE** 12/29/2025  
**DUE DATE** 01/28/2026  
**TERMS** Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>Landscape</b>	Installation of 10-15 gal Carolina Sapphire Cypress at the Cordoba Community.	10	110.00	1,100.00
<b>Delivery</b>	Delivery Fee	1	100.00	100.00

BALANCE DUE **\$1,200.00**

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 #	19408
Invoice Date	03-01-26
<b>Balance Due</b>	<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

---

<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>



## CHECK REQUEST FORM

**District Name:** CORDOBA RANCH CDD

**Date:** 5-Mar-26

**Invoice Number:** 03052026-7763

**Please issue a check to:**

**Vendor Name:** CORDOBA RANCH C/O US BANK

**Vendor No.:** V00034

**Check amount:** \$22,603.67

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

**Please code to:** 131000.202.1000

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

**Mailing instructions:** Send to US Bank - include letter

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

**Requestor:** Fernand Thomas

**Date:** 5-Mar-26

## CORDOBA

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

March 5, 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 \$ **22,603.67**  
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



# Crowder's Landscaping, Inc.

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

# Invoice

Date	Invoice #
3/1/2026	49810

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

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Maintenance	Monthly Maintenance		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>	\$13,611.00
------------------------------	--------------	-------------



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

# Invoice

Date	Invoice #
3/2/2026	65824

<b>Bill To</b>
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	4" rotor (5000 Series)	Cordoba Estates CDD  Work completed at "2803 Cordoba Ranch Blvd." SOW: as reported by Samantha Zanoni on Feb. 25th. Sprinkler head on opposing side of swell is broken and flooding the area.  Replaced 1 broken 4" Rain Bird 5000 series rotor  NOTE: Charging no labor as this was repaired on the same day of our Feb. Mo. Inspection.	26.00	26.00
			<b>Total</b>	\$26.00

All work is complete!



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

# Invoice

Date	Invoice #
3/6/2026	65815

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544		
		Invoice for Repairs Made During February 2026 Irrigation Inspection on February 26, 2026		
		Drip Line Breaks Found, Cut Out New Line Added In With Coupling Heads Dug Up & Straightened Damaged Nozzles Repairs		
9	Drip Line Repair	Parts to repair the drip line	15.00	135.00
6	Rain Bird Nozzle	Rain Bird nozzle, sized for proper coverage of area	5.00	30.00
2	Drip Line (per ft)	priced per ft	5.00	10.00
9	Coupling		2.00	18.00
3	Irrigation Service T...	Labor for irrigation technician for repairs, maintenance, or service calls.	95.00	285.00
			<b>Total</b>	<b>\$478.00</b>

<b>Customer Total Balance</b>	\$478.00
-------------------------------	----------



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

# Invoice

Date	Invoice #
3/23/2026	65860

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544  ** WORK was completed Friday, March 20th ** SOW: Replacement Proposal #M3514 for Timer Next to 2529 Cordoba Ranch Blvd		
2.5	Irrigation Service T...	Labor for irrigation technician for repairs	95.00	237.50
1	Hunter Pro-C P2C ...	Installed Hunter Pro-C P2C-400 Indoor Outdoor Modular Controller 4-Station Base Timer Expandable to 32 Stations	380.00	380.00
			<b>Total</b>	\$617.50

All work is complete!

**INVOICE**

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

signsandgraphicsbymike@gmail.com  
m  
+1 (727) 480-6514

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



**Meritus**

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

**Invoice details**

Sales Rep: Mike Fields

Invoice no.: 3754  
Terms: Due on receipt  
Invoice date: 03/02/2026  
Due date: 04/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Printing &amp; Reproduction</b>	"Cordoba Ranch Blvd + Howsmoor Pl" - Dig around the leaning post and reset level.	1	\$75.00	\$75.00
2.	<b>Install (Signage)</b>	"Cordoba Ranch Blvd + Newcastle Field Dr" - Dig around the leaning post and reset level. Includes moving up the (2) street name sign frames.	1	\$100.00	\$100.00
				<b>Total</b>	<b>\$175.00</b>



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

Page 8 of 14  
 Billing Date:  
**Feb 22, 2026**  
 Billing Period:  
**Feb 22 - Mar 21, 2026**

Hi CORDOBA RANCH CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$165.48
Payment received by Feb 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>

**Total balance** **\$165.48**

Total balance  
**\$165.48**  
 Auto Pay is scheduled  
**Mar 18**



**Frontier has joined Verizon.**

Chat with us to ask about unlocking business savings.

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



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

6790 0107 DY RP 22 02242026 NNNNNNNN 01 007859 0026

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



198000239177579505021300000000000000165485



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

Billing Date:  
**Feb 22, 2026**

PIN:  
**3916**

Billing Period:  
**Feb 22 - Mar 21, 2026**

## WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



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

PIN:  
**3916**

Billing Date:  
**Feb 22, 2026**

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

<b>Bundle</b>		
<b>Monthly Charges</b>		
02.22-03.21	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.

<b>Other Charges</b>		
<b>Monthly Charges</b>		
02.22-03.21	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>

**Total current month charges \$165.48**

## BUSINESS FIBER 5 GIG INTERNET

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)





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

Billing Date:  
**Feb 22, 2026**  
Billing Period:  
**Feb 22 - Mar 21, 2026**

239-177-5795

---

88/KQXA/334300/ /VZFL





# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

**INVOICE#**  
173009

**DATE**  
3/1/2026

**CUSTOMER ID**  
C1761

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
3/1/2026

**BILL TO**

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

**Services provided for the Month of: March 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>

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

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

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

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

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

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

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



# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

**INVOICE#**

173907

**DATE**

3/13/2026

**CUSTOMER ID**

C1761

**NET TERMS**

Due On Receipt

**PO#**

**DUE DATE**

3/13/2026

**BILL TO**

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

**Services provided for the Month of: February 2026**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Jason W Liggett- 2-18-26 LOWES: Lock and Chain for Cordoba Ranch fence: \$56.56	1	Ea	56.56		56.56
<b>Subtotal</b>					<b>59.52</b>

<b>Subtotal</b>	\$59.52
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$59.52

**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**  
 Mar 1, 2026

**Invoice Number**  
 INV-6282

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: Mar 31, 2026**



[View and pay online now](#)

## PAYMENT ADVICE

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

**Customer** Cordoba Ranch  
**Invoice Number** INV-6282  
**Amount Due** **950.00**  
**Due Date** Mar 31, 2026

**Amount Enclosed**

Enter the amount you are paying above

**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

March 19, 2026

Client: 001286

Matter: 000001

Invoice #: 28076

Page: 1

RE: GENERAL

For Professional Services Rendered Through February 28, 2026

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
2/5/2026	WAS	REVIEW COMMUNICATIONS REGARDING ENVERA CONTRACT.	0.2	\$61.00
2/9/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING; COMMUNICATIONS WITH T. BLACKWELDER REGARDING EDITS TO JANUARY MEETING MINUTES.	0.6	\$183.00
2/9/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
2/10/2026	WAS	DRAFT GENERAL ELECTION RESOLUTION.	0.4	\$122.00
2/12/2026	KCH	REVIEW AND FINALIZE RESOLUTION FOR GENERAL ELECTION.	0.2	\$61.00
2/17/2026	WAS	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING.	3.2	\$976.00
2/19/2026	WAS	COMMUNICATIONS WITH S. ZANONI AND T. BLACKWELDER REGARDING MEETING DATES, TIMES AND LOCATIONS AND ADVERTISING.	0.4	\$122.00
2/24/2026	WAS	REVIEW LANDSCAPE MAINTENANCE AGREEMENT AND COMMUNICATIONS WITH S. ZANONI REGARDING OTC INJECTIONS.	0.4	\$122.00
<b>Total Professional Services</b>			<b>5.8</b>	<b>\$1,769.00</b>

March 19, 2026

Client: 001286

Matter: 000001

Invoice #: 28076

Page: 2

---

Total Services	\$1,769.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,769.00
Previous Balance		\$1,738.50
<i>Less Payments</i>		<i>(\$1,738.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,769.00</b>

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

<b>CORDOBA RANCH</b>				
<b>TAMPA ELECTRIC</b>				
<b>Vendor : V00003</b>				
<b>INV #</b>		<b>031726 ACH</b>		
<b>DATE:</b>		<b>2/24/2026</b>		
<b>New ACCT#</b>	<b>METER#</b>	<b>ADDRESS</b>	<b>SERVICE DATES</b>	
			<b>ACH</b>	<b>1/21-2/18/26</b>
				<b>031726-ACH</b>
211006627700	H83726	2502 CORDOBA RANCH BLVD	BASIC	172.82
211006628138	K34725	3045 CORDOBA RANCH BL PMP	BASIC	33.11
211006627494	B67927	2802 CORDOBA RANCH BLVD	BASIC	46.26
		<b>001-543001-53100-5000</b>	<b>TOTAL</b>	<b>252.19</b>
211006627916		CORDOBA RANCH PH1&1A	LIGHTING	6801.63
211006628278		CORDOBA RANCH BV	LIGHTING	291.77
211008004931		CORDOBA RANCH BLVD	LIGHTING	1349.33
221008996409		18446 BELFAIR GLEN PL	LIGHTING	311.38
		<b>001-543013-53100-5000</b>	<b>TOTAL</b>	<b>8754.11</b>
		<b>GRAND TOTAL</b>		<b>9,006.30</b>

**Amount Due: \$172.82**

**Due Date: March 17, 2026**

**Account #: 211006627700**

**DO NOT PAY. Your account will be drafted on March 17, 2026**

### Account Summary

**Current Service Period:** January 21, 2026 - February 18, 2026


Previous Amount Due	\$287.70
Payment(s) Received Since Last Statement	-\$287.70

**Current Month's Charges** **\$172.82**

**Amount Due by March 17, 2026** **\$172.82**

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

### Your Energy Insight

 Your average daily kWh used was **80% lower** than the same period last year.

 Your average daily kWh used was **39.53% lower** than it was in your previous period.



Scan here to view your account online.

### Monthly Usage (kWh)



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



**An Audit You'll Love**  
Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)

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

**Account #: 211006627700**

**Due Date: March 17, 2026**

 **Pay your bill online at TampaElectric.com**

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

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

**Amount Due: \$172.82**

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

650149937316

Your account will be drafted on March 17, 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.

00000005-0000130-Page 11 of 30



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

**Account #:** 211006627700  
**Statement Date:** February 24, 2026  
**Charges Due:** March 17, 2026

## Meter Read

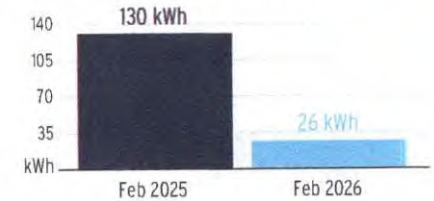
**Service Period:** Jan 21, 2026 - Feb 18, 2026

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	02/18/2026	94,465		93,706		759 kWh	1	29 Days

## Charge Details

### Avg kWh Used Per Day



### Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

00000005-0000130-Page 12 of 30

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	759 kWh @ \$0.09202/kWh	\$69.84
Fuel Charge	759 kWh @ \$0.03516/kWh	\$26.69
Storm Protection Charge	759 kWh @ \$0.00568/kWh	\$4.31
Clean Energy Transition Mechanism	759 kWh @ \$0.00418/kWh	\$3.17
Storm Surcharge	759 kWh @ \$0.02121/kWh	\$16.10
Florida Gross Receipt Tax		\$3.57
<b>Electric Service Cost</b>		<b>\$142.82</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 \$172.82**

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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

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



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

<b>Amount Due:</b>	<b>\$33.11</b>
<b>Due Date:</b>	March 17, 2026
<b>Account #:</b>	211006628138

**DO NOT PAY. Your account will be drafted on March 17, 2026**

**Your Energy Insight**

- Your average daily kWh used was **233.33% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



**Account Summary**

<b>Current Service Period:</b> January 21, 2026 - February 18, 2026	
Previous Amount Due	\$36.81
Payment(s) Received Since Last Statement	-\$36.81
<b>Current Month's Charges</b>	<b>\$33.11</b>
<b>Amount Due by March 17, 2026 \$33.11</b>	

Scan here to view your account online.

00000005-0000134-Page 18 of 30

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

An Audit You'll Love

Our certified experts can uncover ways to save you energy and money.

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

**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:** March 17, 2026

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

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

<b>Amount Due:</b>	<b>\$33.11</b>
<b>Payment Amount:</b>	\$ _____

650149937318

Your account will be drafted on March 17, 2026

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

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

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



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

**Account #:** 211006628138  
**Statement Date:** February 24, 2026  
**Charges Due:** March 17, 2026

## Meter Read

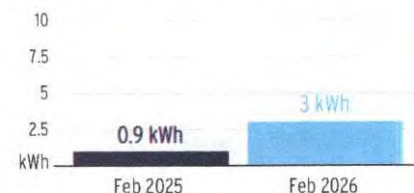
**Service Period:** Jan 21, 2026 - Feb 18, 2026

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	02/18/2026	5,945		5,862		83 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	83 kWh @ \$0.09202/kWh	\$7.64
Fuel Charge	83 kWh @ \$0.03516/kWh	\$2.92
Storm Protection Charge	83 kWh @ \$0.00568/kWh	\$0.47
Clean Energy Transition Mechanism	83 kWh @ \$0.00418/kWh	\$0.35
Storm Surcharge	83 kWh @ \$0.02121/kWh	\$1.76
Florida Gross Receipt Tax		\$0.83
<b>Electric Service Cost</b>		<b>\$33.11</b>

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges**

**\$33.11**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

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

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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



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

**Amount Due: \$46.26**

**Due Date:** March 17, 2026  
**Account #:** 211006627494

**DO NOT PAY. Your account will be drafted on March 17, 2026**

**Account Summary**

<b>Current Service Period:</b> January 21, 2026 - February 18, 2026	
Previous Amount Due	\$52.07
Payment(s) Received Since Last Statement	-\$52.07
<b>Current Month's Charges</b>	<b>\$46.26</b>
<b>Amount Due by March 17, 2026 \$46.26</b>	

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

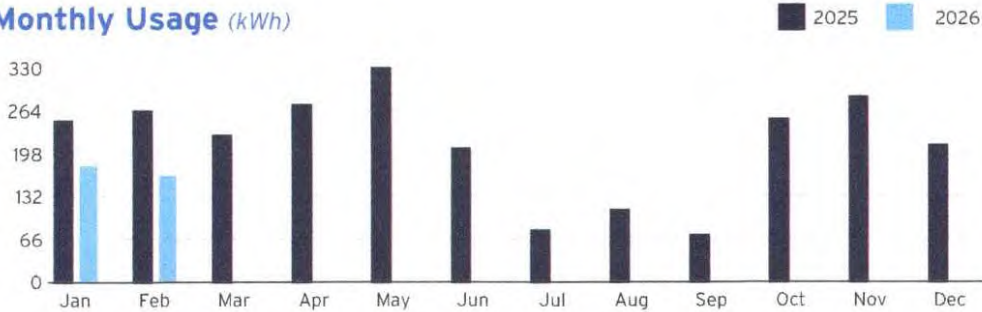
**Your Energy Insight**

- Your average daily kWh used was **25% lower** than the same period last year.
- Your average daily kWh used was **20% higher** than it was in your previous period.

Scan here to view your account online.

**An Audit You'll Love**  
 Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

**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.

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

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

**Account #:** 211006627494  
**Due Date:** March 17, 2026

**Amount Due: \$46.26**

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

650149937315  
 Your account will be drafted on March 17, 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.

00000005-0000136-Page 23 of 30



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

**Account #:** 211006627494  
**Statement Date:** February 24, 2026  
**Charges Due:** March 17, 2026

### Meter Read

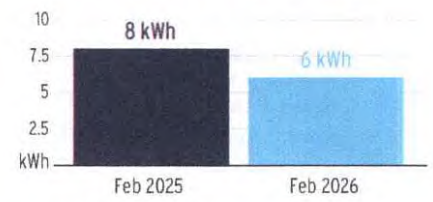
**Service Period:** Jan 21, 2026 - Feb 18, 2026      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	02/18/2026	14,280	14,116		164 kWh	1	29 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	164 kWh @ \$0.09202/kWh	\$15.09
Fuel Charge	164 kWh @ \$0.03516/kWh	\$5.77
Storm Protection Charge	164 kWh @ \$0.00568/kWh	\$0.93
Clean Energy Transition Mechanism	164 kWh @ \$0.00418/kWh	\$0.69
Storm Surcharge	164 kWh @ \$0.02121/kWh	\$3.48
Florida Gross Receipt Tax		\$1.16
<b>Electric Service Cost</b>		<b>\$46.26</b>

### Avg kWh Used Per Day



### Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$46.26**

00000005-0000136-Page 24 of 30

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

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Contact Us

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

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



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


<b>Amount Due:</b>	<b>\$6,801.63</b>
<b>Due Date:</b> March 17, 2026	
<b>Account #:</b> 211006627916	

**DO NOT PAY. Your account will be drafted on March 17, 2026**

**Account Summary**

<b>Current Service Period:</b> January 21, 2026 - February 18, 2026	
Previous Amount Due	\$6,801.57
Payment(s) Received Since Last Statement	-\$6,801.57
<b>Current Month's Charges</b>	<b>\$6,801.63</b>
<b>Amount Due by March 17, 2026</b>	<b>\$6,801.63</b>

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



Scan here to view your account online.



**An Audit You'll Love**  
 Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

00000005-0000128-Page 7 of 30

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:** March 17, 2026

 **Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

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

<b>Amount Due:</b>	<b>\$6,801.63</b>
<b>Payment Amount:</b>	\$ _____

650149937317

Your account will be drafted on March 17, 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: February 24, 2026  
Charges Due: March 17, 2026

Service Period: Jan 21, 2026 - Feb 18, 2026

Rate Schedule: Lighting Service

### Charge Details

### Important Messages

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
	Lighting Energy Charge	2639 kWh @ \$0.03411/kWh	\$90.02
	Fixture & Maintenance Charge	131 Fixtures	\$2165.59
	Lighting Pole / Wire	131 Poles	\$4400.29
	Lighting Fuel Charge	2639 kWh @ \$0.03452/kWh	\$91.10
	Storm Protection Charge	2639 kWh @ \$0.00574/kWh	\$15.15
	Clean Energy Transition Mechanism	2639 kWh @ \$0.00043/kWh	\$1.13
	Storm Surcharge	2639 kWh @ \$0.01230/kWh	\$32.46
	Florida Gross Receipt Tax		\$5.89
	<b>Lighting Charges</b>		<b>\$6,801.63</b>

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$6,801.63**

00000005-0000128-Page 8 of 30

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

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Contact Us

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

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



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

<b>Amount Due:</b>	<b>\$291.77</b>
<b>Due Date:</b> March 17, 2026	
<b>Account #:</b> 211006628278	

**DO NOT PAY. Your account will be drafted on March 17, 2026**

**Account Summary**

<b>Current Service Period:</b> January 21, 2026 - February 18, 2026	
Previous Amount Due	\$291.77
Payment(s) Received Since Last Statement	-\$291.77
<b>Current Month's Charges</b>	<b>\$291.77</b>
<b>Amount Due by March 17, 2026</b>	<b>\$291.77</b>

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



Scan here to view your account online.



**An Audit You'll Love**  
 Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

00000005-0000132-Page 15 of 30

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 #:** 211006628278

**Due Date:** March 17, 2026

 **Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

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

<b>Amount Due:</b>	<b>\$291.77</b>
<b>Payment Amount:</b>	\$ _____

650149937319

Your account will be drafted on March 17, 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:** February 24, 2026  
**Charges Due:** March 17, 2026

**Service Period:** Jan 21, 2026 - Feb 18, 2026

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	152 kWh @ \$0.03411/kWh	\$5.18
Fixture & Maintenance Charge	5 Fixtures	\$110.24
Lighting Pole / Wire	5 Poles	\$167.95
Lighting Fuel Charge	152 kWh @ \$0.03452/kWh	\$5.25
Storm Protection Charge	152 kWh @ \$0.00574/kWh	\$0.87
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.34

**Lighting Charges** **\$291.77**

**Total Current Month's Charges** **\$291.77**

00000005-0000132-Page 16 of 30

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

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

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

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

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

**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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



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

**Amount Due:** \$1,349.33

**Due Date:** March 17, 2026  
**Account #:** 221008004931

**DO NOT PAY. Your account will be drafted on March 17, 2026**



**Account Summary**

<b>Current Service Period:</b> January 21, 2026 - February 18, 2026	
Previous Amount Due	\$1,349.33
Payment(s) Received Since Last Statement	-\$1,349.33
<b>Current Month's Charges</b>	<b>\$1,349.33</b>
<b>Amount Due by March 17, 2026 \$1,349.33</b>	

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

Scan here to view your account online.

**An Audit You'll Love**  
 Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

0000005-0000138-Page 27 of 30

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



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

**Account #:** 221008004931  
**Due Date:** March 17, 2026

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

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

**Amount Due:** \$1,349.33

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

640273459746

Your account will be drafted on March 17, 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 #: 221008004931  
Statement Date: February 24, 2026  
Charges Due: March 17, 2026

Service Period: Jan 21, 2026 - Feb 18, 2026

Rate Schedule: Lighting Service

### Charge Details

### Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
	Lighting Energy Charge	494 kWh @ \$0.03411/kWh	\$16.85
	Fixture & Maintenance Charge	26 Fixtures	\$431.86
	Lighting Pole / Wire	26 Poles	\$873.34
	Lighting Fuel Charge	494 kWh @ \$0.03452/kWh	\$17.05
	Storm Protection Charge	494 kWh @ \$0.00574/kWh	\$2.84
	Clean Energy Transition Mechanism	494 kWh @ \$0.00043/kWh	\$0.21
	Storm Surcharge	494 kWh @ \$0.01230/kWh	\$6.08
	Florida Gross Receipt Tax		\$1.10
	<b>Lighting Charges</b>		<b>\$1,349.33</b>

**Total Current Month's Charges \$1,349.33**

00000005-0000138--Page 28 of 30

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

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Contact Us

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

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



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

<b>Amount Due:</b>	<b>\$311.38</b>
<b>Due Date:</b> March 17, 2026	
<b>Account #:</b> 221008996409	

**DO NOT PAY. Your account will be drafted on March 17, 2026**



**Account Summary**

<b>Current Service Period:</b> January 21, 2026 - February 18, 2026	
Previous Amount Due	\$311.38
Payment(s) Received Since Last Statement	-\$311.38
<b>Current Month's Charges</b>	<b>\$311.38</b>
<b>Amount Due by March 17, 2026 \$311.38</b>	

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

Scan here to view your account online.

00000005-0000126-Page 3 of 30

An Audit  
You'll Love

Our certified experts can uncover ways to save you energy and money.

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 #:** 221008996409

**Due Date:** March 17, 2026

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

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

<b>Amount Due:</b>	<b>\$311.38</b>
<b>Payment Amount:</b>	\$ _____

624224123049

Your account will be drafted on March 17, 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:** February 24, 2026  
**Charges Due:** March 17, 2026

**Service Period:** Jan 21, 2026 - Feb 18, 2026

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	114 kWh @ \$0.03411/kWh	\$3.89
Fixture & Maintenance Charge	6 Fixtures	\$99.66
Lighting Pole / Wire	6 Poles	\$201.54
Lighting Fuel Charge	114 kWh @ \$0.03452/kWh	\$3.94
Storm Protection Charge	114 kWh @ \$0.00574/kWh	\$0.65
Clean Energy Transition Mechanism	114 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	114 kWh @ \$0.01230/kWh	\$1.40
Florida Gross Receipt Tax		\$0.25

**Lighting Charges** **\$311.38**

**Total Current Month's Charges** **\$311.38**

00000005-0000126--Page 4 of 30

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

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

**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

**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.



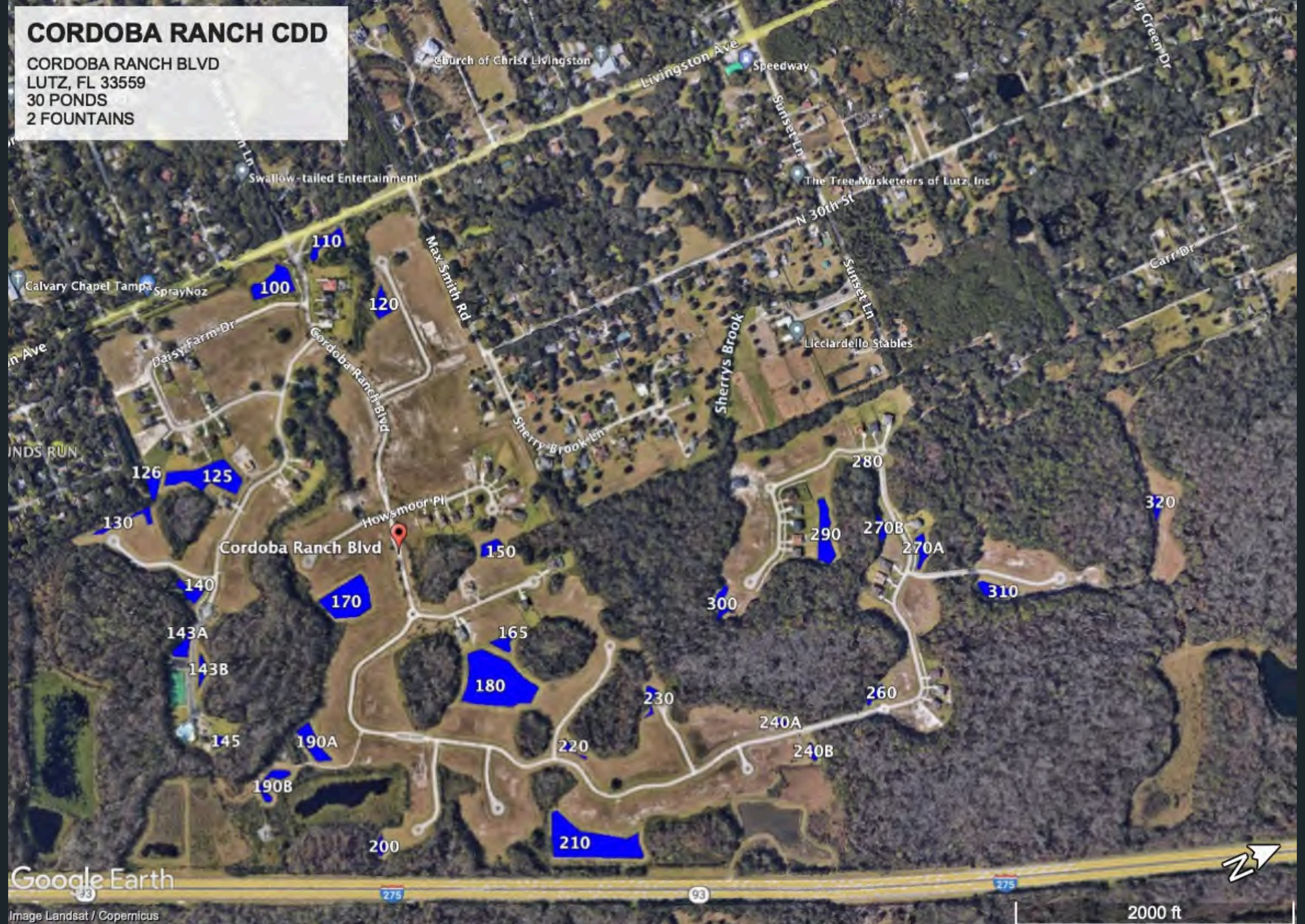
# MONTHLY REPORT

APRIL, 2026



# CORDOBA RANCH CDD

CORDOBA RANCH BLVD  
LUTZ, FL 33559  
30 PONDS  
2 FOUNTAINS



## SUMMARY:

Winter is over and Spring is upon us. As air temperatures rise so will the water. With the water drought and a rise in temperatures we will see a great influx in Algae blooms. Some ponds may go dry if we see this continue through the month. We will be aggressively monitoring as well as treating all blooms and unwanted growth as it shows its self.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Algae and Shoreline Vegetation.

Mar 11, 2026 at 9:21:34 AM



Pond #125 Treated for Shoreline Vegetation.

Mar 11, 2026 at 9:26:52 AM



Pond #126 Treated for Algae and Shoreline Vegetation.

Mar 11, 2026 at 9:27:55 AM



Pond #130 Treated for Algae and Shoreline Vegetation.



Pond #140 Treated for Shoreline Vegetation.



Pond #143A Treated for Shoreline Vegetation.



Pond #143B Treated for Shoreline Vegetation.

Mar 11, 2026 at 9:52:39 AM



Pond #145 Treated for Shoreline Vegetation.

Mar 11, 2026 at 10:23:05 AM



Pond #150 Treated for Shoreline Vegetation.

Mar 11, 2026 at 11:19:14 AM



Pond #165 Treated for Shoreline Vegetation.

Mar 11, 2026 at 10:17:10 AM



Pond #170 Treated for Shoreline Vegetation.

Mar 11, 2026 at 11:16:47 AM



Pond #180 Treated For Shoreline Vegetation.

Mar 11, 2026 at 10:37:37 AM



Pond #190A Treated for Algae and Shoreline Vegetation.

Mar 11, 2026 at 9:55:07 AM



Pond #190B Treated for Shoreline Vegetation.

Mar 11, 2026 at 10:39:32 AM



Pond #200 Treated for Shoreline vegetation.

Mar 11, 2026 at 11:51:52 AM



Pond #210 Treated for Shoreline Vegetation.

Mar 11, 2026 at 10:46:05 AM



Pond #220 Treated for Shoreline Vegetation.

Mar 11, 2026 at 11:39:41 AM



Pond #230 Treated for Shoreline Vegetation.

Mar 11, 2026 at 11:41:39 AM



Pond #240A Treated for Shoreline Vegetation.



Mar 11, 2026 at 11:56:28 AM

Pond #240B Treated for Shoreline Vegetation.



Mar 11, 2026 at 12:24:30 PM

Pond #260 Treated for Shoreline Vegetation.



Mar 11, 2026 at 12:17:40 PM

Pond #270A Treated for Algae and Shoreline Vegetation.



Pond #270B Treated for Shoreline Vegetation.



Pond #280 Treated for Shoreline Vegetation.



Pond #290 Treated for Algae and Shoreline Vegetation.



Pond #300 Treated for Shoreline Vegetation.



Pond #310 Treated for Shoreline Vegetation.



Pond #320 Treated for Shoreline vegetation.



# CUTBACKS AND PLANT REPLACEMENT 3/13/26, 9:23 AM

---

Friday, March 13 2026

Prepared For Cordoba Ranch

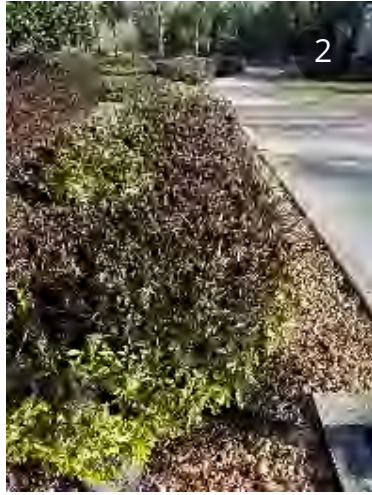
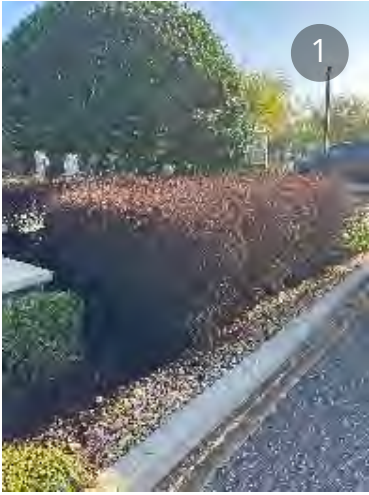
5 Issues Identified

5 Issues Incomplete

## ENTRY ISLAND FIREBUSH

Replace 35 Firebush

Cutback and monitor Arboricola



## FLOWERS

Rotation needed

### GATE PLANTERS

15 Ixoria need replaced

30 gold mound duranta replaced

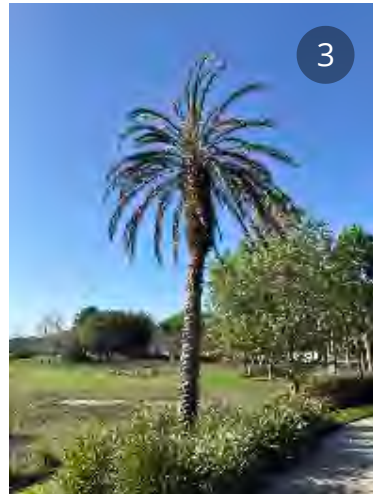
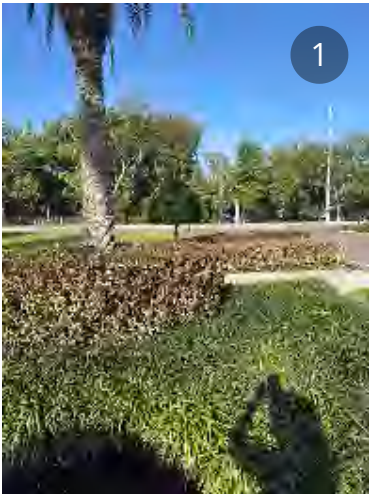


### SOUTH ENTRY PLANTERS

Cutback Arboricola and monitor

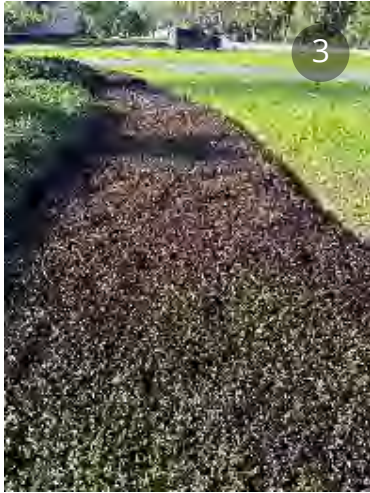
25 firebush to replace

Remove dead Medjool



# NORTH ENTRY PLANTER

Cut back and monitor arboricola, minima, and jasmine



# Crowder's Landscaping and Irrigation

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

# Estimate

Date	Estimate #
3/23/2026	M3590

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

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544			
	SOW: Winter Cutbacks & Replacement			
Fire Bush	Entry Island Firebush Native Florida Fire Bush, 7 gal Gate Planters	35	45.00	1,575.00
Ixora	3 Gallon	15	20.00	300.00
Gold mound	3 Gallon	30	20.00	600.00
Fire Bush	South Entry Planters Native Florida Fire Bush, 7 gal	25	45.00	1,125.00
Landscaping Tea...	North Entry Planters Cutback Only Full-day labor for landscaping installation team. Labor Includes All Cutback & Installation	1	1,950.00	1,950.00
			<b>Total</b>	\$5,550.00

Olu Abiose  
17708 Daisy Farm Drive  
Lutz, Florida 33559

March 28, 2026

Cordoba Estates Community Development District  
c/o Inframark Infrastructure Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Re: Request for CDD Approval – Drainage System Discharge to Community Swale

Dear Members of the Cordoba Estates CDD Board of Supervisors,

I am writing to formally request CDD approval for the discharge connection associated with a new yard drainage system at the above address. I have been a resident of the Cordoba community since April 2016, and this request is driven by a persistent surface water drainage problem that has affected my yard since the home was originally constructed.

### **Background and Need**

Since moving in, my yard has experienced ongoing issues with standing water and surface flooding following rainfall. Over time, two distinct drainage problems have developed, each contributing to deteriorating lawn and landscape conditions. Prior to our move-in, I raised the original grading concern directly with the builder, who performed additional grading in an attempt to improve water flow. Unfortunately, that effort did not resolve the problem, and the issues have persisted and compounded over the years.

The two issues are as follows:

- **Yard Surface Flooding (since 2016):** Inadequate lot grading causes surface water to pool and stagnate in the yard following rainfall. This has persisted since the home was built despite remediation attempts by the original builder and has damaged the lawn and landscaping on the affected side of the house.
- **Roof Runoff (ongoing):** Roof runoff from the home's downspouts currently has no dedicated discharge outlet, contributing additional water volume to the already saturated yard during rain events.

Collectively, these issues have caused ongoing visible damage to the lawn and landscaping, create conditions conducive to mosquito breeding, and if left unresolved, could over time impact the integrity of the soil near the home's foundation. Addressing them is important not only for our family's enjoyment of our property, but for preserving the appearance and curb appeal of our home — and by extension, the community.

### **Proposed Solution**

After consulting with a licensed drainage contractor, I have obtained a proposal from Arrow G.S. LLC (Storm Water Drainage Solutions), a professional drainage installation company based in the Tampa Bay area. The proposed system includes the following components:

- **Yard surface flooding:** Installation of 168 linear feet of perforated French drainpipe with geo fabric and drain stones, discharging via 36 linear feet of PVC pipe into the street ditch
- **Roof and lanai runoff:** Installation of 190 linear feet of PVC drainpipe with connection of the existing lanai channel drain, 4 roof downspouts, and 4 air conditioner, whole-home dehumidifier and water softener driplines into the system

All work will be performed by Arrow G.S. LLC and includes the removal of any construction debris generated during installation. Upon completion of the project, all disturbed landscaping areas and any affected swale sod will be restored to their prior condition.

**Enclosed Documentation**

The following documents are enclosed in support of this request:

- Vendor Proposal – Arrow G.S. LLC, Estimate #130 (dated March 17, 2026)
- Property survey with proposed installation areas noted
- Presentation summarizing the drainage problem and proposed solution – including current photographs of the affected areas, photos of the proposed system components, and site location imagery (provided as a PDF for accessibility)

I am committed to completing this project with minimal disruption and in full compliance with CDD requirements, and I welcome any questions or the opportunity to attend a meeting if that would be helpful. Thank you sincerely for your time and consideration.

Sincerely,

Olu Abiose







CDD Approval Request

# Yard Drainage System Installation for 17708 Daisy Farm Dr

# The Problem at a Glance

Two separate drainage issues have compounded since the home was built in 2016.

## ① Yard Surface Flooding

Inadequate lot grading causes surface water to pool and stagnate after rainfall. Persisted since construction despite builder remediation attempts.

Active since: 2016

## ② Roof & Lanai Runoff

Roof downspouts, lanai channel drain, and AC/dehumidifier driplines and water softener discharge with no dedicated outlet — adding volume to an already saturated yard.

Active since: Move-in

# Issue 1: Yard Surface Flooding

## What's happening

Inadequate lot grading causes surface water to pool and stagnate across the yard following any significant rainfall event.

Prior to move-in, this was raised with the builder, who performed additional grading. The remediation did not resolve the problem.

The standing water damages lawn and landscaping, creates mosquito breeding conditions, and risks long-term soil integrity near the foundation.

## Photos following

# Issue 1: Yard Surface Flooding

## Photos



# Issue 1: Yard Surface Flooding

## Photos



# Issue 2: Roof & Lanai Runoff

## Four unmanaged water sources

None of the following currently discharge into a dedicated drainage outlet — all contribute excess water volume directly to the yard:

### 4 Roof Downspouts

No discharge path; overflow saturates yard

### Lanai Channel Drain

Collects runoff from covered patio area

### 2 A/C Driplines and Dehumidifier Dripline

Continuous condensate discharge year-round

### Water Softener Discharge

Builder did not pipe in discharge line

# Issue 2: Roof & Lanai Runoff

## Photos



One integrated system addresses both issues:

**Total Project Cost: \$16,415**

①

## Yard Surface Flooding

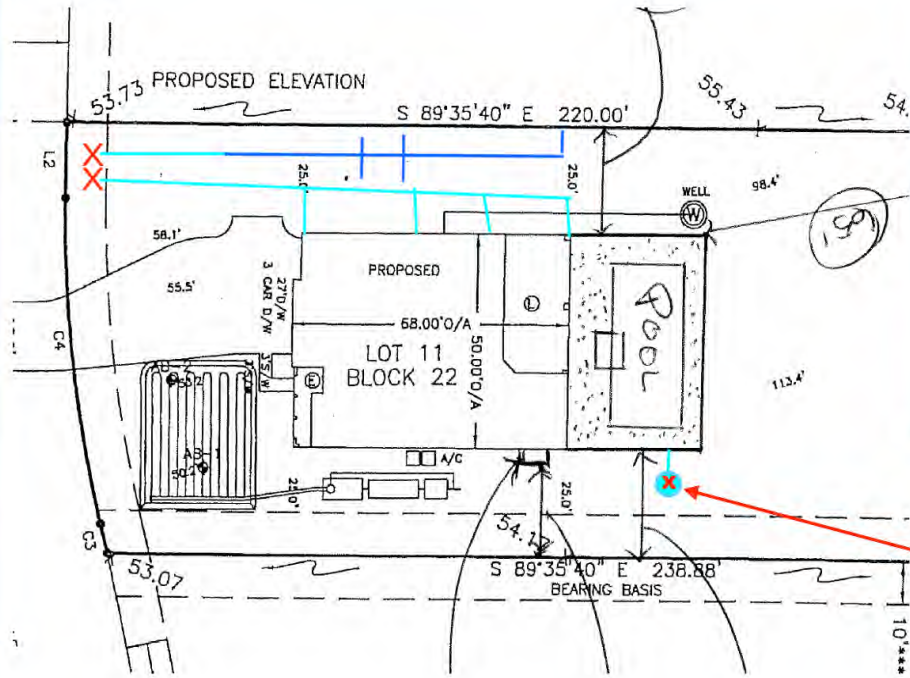
168 linear feet of 4" perforated French drain pipe (geo fabric + drain stones), discharging via 36 linear feet of SDR35 PVC pipe into the drainage swale.

②

## Roof & Lanai Runoff

190 linear feet of 4" SDR35 PVC drain pipe connecting 4 roof downspouts, the lanai channel drain, 2 A/C driplines, dehumidifier and water softener driplines into the system.

# Site Location & System Layout



## KEY

- Drainage Pipe
- French Drain Pipe
- Sump Pump Line
- Channel Drain
- Drain Basin
- Sump Basin
- Discharge End
- FDM Leaf Filter
- FDM Sediment Trap

## System Components

- French Drain (168 ft)
- PVC Discharge to Swale (36 ft)
- Roof Runoff System (190 ft)

**Drywell for pool overflow drain**



All work performed by Arrow G.S. LLC. 811 utility marking will be completed 4-5 days prior to start of work.

# Sample System Photos – French Drain System



# Sample System Photos – French Drain System



# Sample System Photos – French Drain System



# Sample System Photos – French Drain System



# Sample System Photos – French Drain System Discharge



# Sample System Photos – French Drain System AC LINES



# Approvals & Contractor

## HOA Approval

Discharging into the drainage swale also requires approval from the Cordoba Property Owners Association (HOA), as it maintains architectural and improvement standards for the community.


The homeowner is aware of this requirement and has already submitted an ARC Improvement Request to the HOA concurrent with this CDD approval request.


**HOA approval will be secured before work commences.**


## The Contractor

### Arrow G.S. LLC

*Storm Water Drainage Solutions*

 PO Box 15077, Brooksville, FL 34604

 (813) 614-3456

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

*Estimate #130 · Dated March 17, 2026*

*Valid for 3 months from date of receipt*

## Our Commitments to the Board



All work performed by a licensed professional drainage contractor



HOA approval obtained before work commences



811 utility marking completed 4–5 days prior to start of work



All disturbed landscaping restored to prior condition upon completion



No disruption to neighboring properties during installation



# Arrow G.S LLC

PO Box 15077 | Brooksville, FL 34604  
 8136143456 | arrowgeneralservicesestimates@gmail.com |  
 stormwaterdrainagesolutions.com

**RECIPIENT:**

**Olu Abiose**

17708 Daisy Farm Drive  
 Lutz, Florida 33559  
 Phone: 8135282049

<b>Estimate #130</b>	
Sent on	Mar 17, 2026
<b>Total</b>	<b>\$16,415.00</b>

<b>Product/Service</b>	<b>Description</b>	<b>Total</b>
FDM 4in perforated corrugated (French drain)	Excavate and install 168ft of 4in FDM Heavy Duty perforated corrugated drain pipe with geo fabric and drain stones.	\$10,080.00
SDR35 4in PVC	Excavate and install 36ft of 4in SDR35 PVC drain pipe to discharge the French drain into the ditch.	\$720.00
SDR35 4in PVC	Excavate and install 190ft of 4in SDR35 PVC drain pipe for roof runoff system.	\$3,600.00
Connect Channel drain & downspouts	Connect existing channel drain and 4 downspouts into the system.	\$100.00
Driplines	Connect 4 driplines into the system.	\$80.00
Pool overflow	Excavate and install an 18in Heavy Duty dual wall drywell for the pool over flow drain.	\$1,835.00

**A 50% deposit will be required to secure a scheduled date and time for the commencement of the project, with the remaining balance due upon completion. We accept payments via check, cash, or credit card. Please note that if you opt to pay by credit card, an additional processing fee of 3.5% will be applied to the total amount. We recommend payment by check, made out to Arrow G.S. and mailed to PO Box 15077, Brooksville, FL 34604. Additionally, please remember to contact 811 four to five days prior to the start of work.**

<b>Total</b>	<b>\$16,415.00</b>
--------------	--------------------



## Arrow G.S LLC

PO Box 15077 | Brooksville, FL 34604  
 8136143456 | arrowgeneralservicesestimates@gmail.com |  
 stormwaterdrainagesolutions.com

Thank you for your patience. Attached you will find the estimate for the installation of a new drainage system. Should you choose to proceed with the work, a 50% deposit will be required to secure a scheduled date and time for the commencement of the project, with the remaining balance due upon completion. We accept payments via check, cash, or credit card. Payments by check must be made out to Arrow G.S. and mailed to PO Box 15077, Brooksville, FL 34604. Additionally, please remember to contact 811 four to five days prior to the start of work. Should you have any questions, please do not hesitate to reach out.

This quote is valid for a period of three months from the date of receipt. After this period, the values may be subject to change.

The estimate includes all materials, labor, and the removal of any debris generated excluding excess soil. Any soil/dirt that needs to be hauled off site if not already stated in the estimate will require a haul and dumping fee.

Please note that this quote is based on the capacity of the installed system and does not account for events that exceed its capacity. The system will perform as designed.

### Inspection and Notice Requirement:

Client shall inspect the Property and all work performed by Drainage installer immediately upon completion. Any claim for damage to sprinklers, irrigation systems, drainage lines, underground utilities, cables, wiring, landscaping, or any other visible or concealed components allegedly resulting from Drainage installers work must be submitted in writing to the Drainage installer within fifteen (15) calendar days from the date of completion of the services.

Failure to provide written notice within this fifteen (15) day period shall constitute an absolute waiver of any such claim, and Drainage installer shall have no liability whatsoever for any damage reported after this period.

### Limitation of Responsibility:

Drainage installer shall not be responsible for:

1. Damage to underground utilities, irrigation lines, cables, or other concealed structures that were not properly marked, disclosed, or visibly identifiable prior to commencement of work.
2. Damage resulting from inaccurate, incomplete, or missing information provided by Client.
3. Damage occurring after completion of the work caused by third parties, weather, soil conditions, ground shifting, animals, normal wear and tear, or any other factors beyond Drainage installers control.

Client acknowledges that outdoor work involves inherent risks and that underground or concealed items may not be discoverable prior to excavation or grading.

### Maximum Liability:

In any event, the Drainage installers total liability for any approved claim shall not exceed the total amount paid by Client for the specific services performed under this Agreement.

### Unforeseen Site Conditions:

If the Drainage installer encounters concealed, unknown, or unforeseen conditions at the Property that differ materially from those ordinarily expected or that were not disclosed by Client at the time of estimate (including but not limited to hidden utilities, excessive water saturation, unstable soil, buried debris, rock, tree roots, code-required modifications, or structural issues), the Drainage installer reserves the right to suspend work and reassess the scope and cost of the project.

The Drainage installer shall promptly notify Client upon discovery of such conditions and provide a written change order outlining any necessary modifications to the scope of work and corresponding price adjustment.

### Approval Requirement:

No additional work related to unforeseen conditions shall proceed without Client's written approval of the revised cost and scope.

### Refusal of Change Order / Termination:

If Client refuses to approve the required change order and associated price increase necessary to address the unforeseen conditions, the Drainage installer shall have the right to immediately terminate this Agreement. In such event:



# Arrow G.S LLC

PO Box 15077 | Brooksville, FL 34604  
8136143456 | arrowgeneralservicesestimates@gmail.com |  
stormwaterdrainagesolutions.com

1. The Drainage installer shall retain the full deposit as compensation for time, labor, scheduling, mobilization, administrative costs, and lost business opportunity.
2. Client shall be responsible for payment of all work completed and materials purchased up to the date of termination.
3. The Drainage installer shall have no further obligation to continue the project.

Client acknowledges that the deposit is non-refundable in the event of termination due to refusal to approve necessary changes arising from unforeseen site conditions.

If you have any questions, comments, or concerns regarding this estimate, please do not hesitate to contact us at (813) 614-3456 or via email at Arrowgeneralservicesestimates@gmail.com

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