



Cordoba Ranch Community Development District

May 18, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cordoba Ranch Community Development District

Board of Supervisors

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

Staff:

Samatha Zaroni, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Christy Fowler, Field Manager
Devon Craig, Sitex Aquatic
Fernand Thomas, Accountant
Tabitha Blackwelder, Administrative Assistant

Meeting Agenda Monday, May 18, 2026 – 5:00 p.m.

The Regular Meeting of the **Cordoba Ranch Community Development District** will be held on **Monday, May, 18, 2026 at 5:00 p.m. at Crowder’s Landscaping, Inc. located at 2208 Wain Ranch Lane, Lutz, FL 33549**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Teams Meeting Information

[Join the meeting now](#)

Meeting ID: 283 240 085 585 41 Passcode: h7tj2CZ2

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. Call to Order and Roll Call
2. Motion to approve the agenda
3. Audience Comments
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. Staff Reports
 - A. Sitex Aquatics ReportPage 3
 - B. Field Inspection ReportPage 16
 - C. Landscape
 - i. Ratification of Crowders Fallen Tree Service Proposal #M3720Page 29
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - i. Registered Voters Count (609).....Page 30
5. Business Items
 - A. Consideration of Resolution 2026-04; Approving Proposed FY 2026-2027 Budget and Setting Public Hearing.....Page 31
 - i. Exhibit A – Proposed FY2026-2027 Budget First DraftPage 32
6. Consent Agenda
 - A. Consideration of Minutes from the Meeting held April 20, 2026Page 48
 - B. Acceptance of April 2026 Financial Statements.....Page 53
 - C. Acceptance of April 2026 O&M ReportPage 66
7. Supervisor Requests
8. Audience Comments
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
9. Adjournment

The next meeting is scheduled for Monday, June 15, 2026.



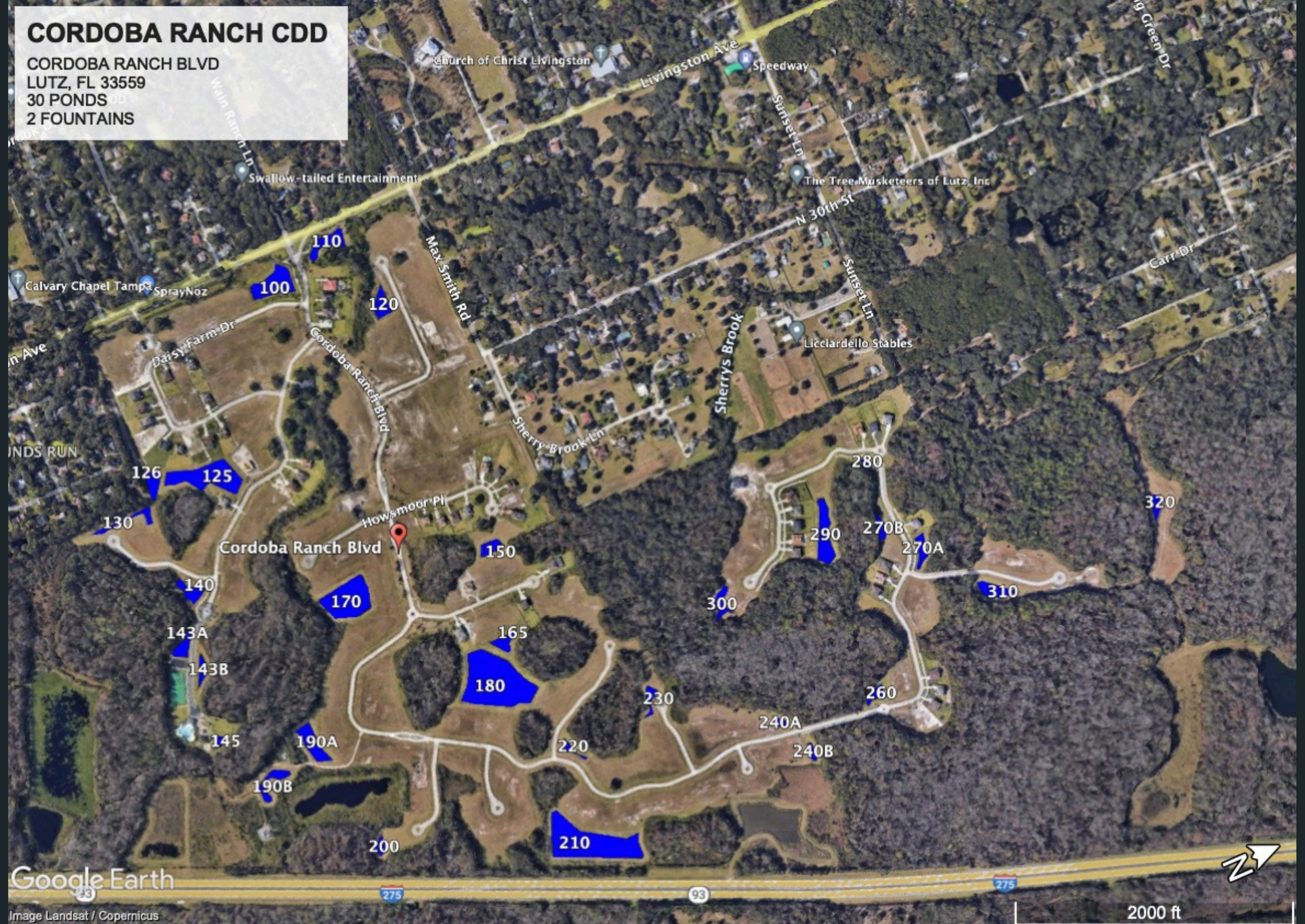
MONTHLY REPORT

MAY, 2026



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Google Earth

Image Landsat / Copernicus

275

93

275

2000 ft

SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.



Apr 6, 2026 at 9:30:59 AM

Pond #100 Treated for Shoreline Vegetation.



Apr 6, 2026 at 9:32:07 AM

Pond #110 Treated for Shoreline Vegetation.



Apr 6, 2026 at 10:35:53 AM

Pond #120 Treated for Shoreline Vegetation.

Apr 6, 2026 at 9:52:11 AM



Apr 6, 2026 at 9:54:00 AM



Apr 6, 2026 at 9:54:53 AM



Pond #125 Treated for Algae and Shoreline Vegetation.

Pond #126 Treated for Algae and Shoreline Vegetation.

Pond #130 Treated for Algae and Shoreline Vegetation.

Apr 6, 2026 at 10:09:28 AM



Pond #140 Treated for Spike rush and Shoreline Vegetation.

Apr 6, 2026 at 10:08:24 AM



Pond #143A Treated for Shoreline Vegetation.

Apr 6, 2026 at 1:00:21 PM



Pond #143B Treated for Shoreline Vegetation.



Apr 6, 2026 at 10:15:35 AM

Pond #145 Treated for Shoreline Vegetation.



Apr 6, 2026 at 11:03:19 AM

Pond #150 Treated for Spike rush and Shoreline Vegetation.



Apr 6, 2026 at 11:17:22 AM

Pond #165 Treated for Shoreline Vegetation.

Apr 6, 2026 at 11:22:36 AM



Pond #170 Treated for Algae and Shoreline Vegetation.

Apr 6, 2026 at 10:27:37 AM



Pond #180 Treated For Shoreline Vegetation.

Apr 6, 2026 at 10:25:02 AM



Pond #190A Treated for Algae and Shoreline Vegetation.

Apr 6, 2026 at 10:22:24 AM



Pond #190B Treated for Shoreline Vegetation.

Apr 6, 2026 at 11:56:30 AM



Pond #200 Treated for Shoreline vegetation.

Apr 6, 2026 at 11:45:16 AM



Pond #210 Treated for Shoreline Vegetation.



Pond #220 Treated for Shoreline Vegetation.



Pond #230 Treated for Shoreline Vegetation.



Pond #240A Treated for Algae and Shoreline Vegetation.



Apr 6, 2026 at 12:04:42 PM

Pond #240B Treated for Shoreline Vegetation.



Apr 6, 2026 at 12:06:13 PM

Pond #260 Treated for Shoreline Vegetation.



Apr 6, 2026 at 12:11:44 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.



Cordoba Ranch CDD April 2026 Field Inspection

Wednesday, 29 April 2026

Prepared For Board Of Supervisors

20 Issues Identified

20 Issues Incomplete

Christy Fowler

Inframark

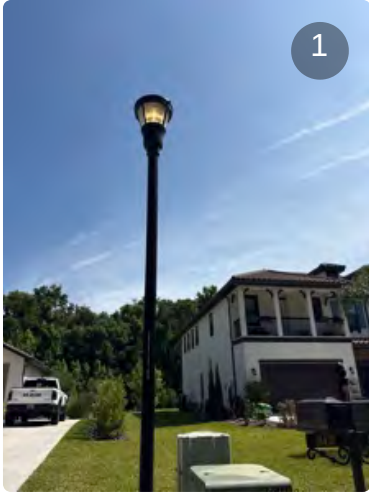
Item 2

Assigned To: District Manager

18437 Belfair Glen Pl

Observations:

Street light remains on during daylight hours, indicating possible photocell or fixture.



Item 3

Assigned To: District Manager

3209 Cordoba Ranch Blvd – Opposite Side of Street

Observations:

Light pole base boot is damaged.



Item 4

Assigned To: District Manager
3216 Cordoba Ranch Blvd Area

Observations:

Unauthorized tree swing installed on CDD property adjacent to the residence.

Recommendations:

Notify resident to remove the unauthorized swing from CDD property.



Item 5

Assigned To: Board
Cordoba Ranch Blvd Btw 3137 and 3201

Observations:

Retaining wall is damaged along the corridor.

-Would the board like proposals for repairs?

Item 6

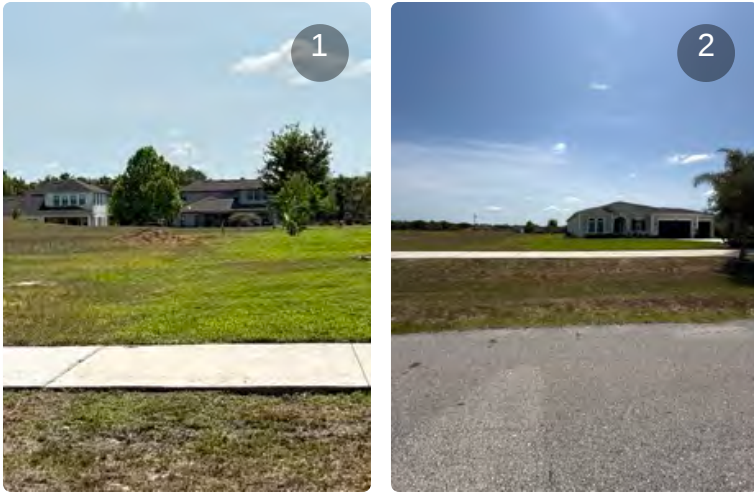
Assigned To: Board
17903 Barn Close Dr – Adjacent Area

Observations:

Landscape waste/mulch debris present adjacent to the property.

Recommendations:

Remove and properly dispose of excess landscape waste and mulch debris.
Monitor the area to prevent continued accumulation and maintain site appearance.



Item 7

Assigned To: Board/ Engineer

Cordoba Dr – Culvert Locations (2613, 2625, 2817, 2837)

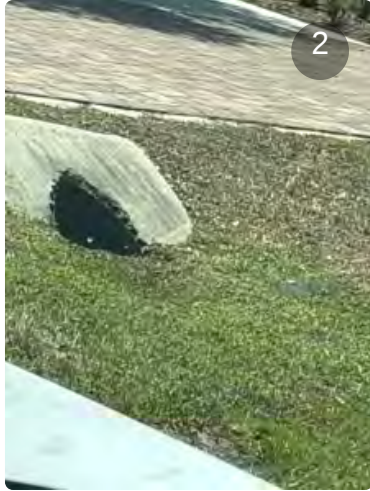
Observations:

Culverts at the listed addresses are showing partial blockage/restricted flow conditions.

Recommendations:

Inspect and clear culverts of debris, vegetation, and sediment buildup to restore proper drainage flow.

Monitor culverts for recurring blockage and evaluate if additional maintenance frequency is needed.



Item 8

Assigned To: Crowders

Roundabout – Cordoba Ranch Blvd & Bramshot Pl

Observations:

- Tree suckers present within landscape areas.
- Weeds growing within pavement cracks.
- Landscape beds contain weed growth.

Recommendations:

- Remove tree suckers to maintain proper tree form and appearance.
- Treat and remove weeds growing in pavement cracks.
- Weed landscape beds and apply maintenance treatments as needed to prevent regrowth and maintain a clean presentation.



Item 9

Assigned To: Crowders

Cordoba Ranch Blvd – Near Bridleton Way

Observations:

Tree suckers present along the corridor.

Recommendations:

Remove tree suckers to maintain proper tree form, appearance, and overall landscape quality.

Item 10

Assigned To: Crowders

Center Island – Cordoba Ranch Blvd (Before Bridleton Way)

Observations:

- Juniper plantings are declining and not performing well.
- Excessively wet area observed at the end of the island farthest from Bridleton Way.
- Weed growth present within the island.
- Tree suckers observed along the roadside.
- Trees with remaining stakes/ties still present and require removal.

Recommendations:

Evaluate Juniper for decline causes, including irrigation coverage, drainage, and disease concerns; replace plant material as needed.

Inspect wet area for possible irrigation leak, drainage issue, or overwatering and correct as necessary.

Treat and remove weeds within the island landscape beds.

Remove tree suckers along the roadside to maintain proper appearance and tree health.

Remove outdated tree stakes and ties from established trees to prevent restriction and improve appearance.



Item 11

Assigned To: Crowders
Bridleton Cul-de-Sac

Observations:

Tree stakes remain on established trees within the cul-de-sac area.

Recommendations:

Remove tree stakes and ties from established trees.



Item 12

Assigned To: Crowders

Bridleton Way exiting the Cul-de-Sac on the right side

Observations:

Landscape debris present as you exit the cul-de-sac area.

Recommendations:

Remove and properly dispose of all landscape debris to maintain a clean and well-maintained appearance.



Item 13

Assigned To: Crowders

Blackford Barn Court – Center Island

Observations:

Weeds present within the center island.

Recommendations:

Apply appropriate weed control treatment to the center island to eliminate existing weeds.

Continue monitoring and perform follow-up treatments as needed to maintain a clean landscape appearance.

Item 14

Assigned To: Crowders/Engineer

Cordoba Ranch Blvd – Near 3105 Cordoba Ranch (After the Roundabout)

Observations:

Sidewalk area is showing some erosion.

Vegetation along the fence line is overgrown in sections.

Recommendations:

Inspect the affected area to determine extent and cause of erosion.

Cut back vegetation along the fence line.





Item 15

Assigned To: Crowders

Roundabout – End of Cordoba Ranch Blvd

Observations:

Weeds present within ornamental grass plantings in the roundabout.

Recommendations:

Treat and remove weeds from ornamental grass areas to maintain a clean and uniform appearance.

Continue routine monitoring and follow-up weed control to prevent regrowth.



Item 16

Assigned To: District Manager

Across from 3215 Cordoba Ranch Blvd

Observations:

Sidewalk panel is raised, creating a potential trip hazard.

Recommendations:

Repair or level the affected section to restore safe pedestrian access and prevent further displacement.

Item 17

Assigned To: Sitex

Pond 270A

Observations:

Invasive torpedo grass and weeds present within pond bank areas.

Recommendations:

Apply appropriate treatment to control invasive torpedo grass and weeds.

Monitor treated areas and perform follow-up applications as needed to prevent regrowth and maintain shoreline appearance.



Item 18

Assigned To: Crowder

Roundabout – Before the Curve on North End of Cordoba Ranch Blvd

Observations:

Red fountain grass needs rejuvenation cutback.

Recommendations:

Cut back red fountain grass to encourage healthy regrowth and maintain a clean appearance.



Item 19

Assigned To: Engineer

Pond 260

Observations:

Inflow structure appears to require evaluation.

Recommendations:

Inspect and evaluate the inflow structure for proper function, structural condition, and erosion concerns.

Item 20

Assigned To: Crowders

Front Entrance – North Side (Outbound Entrance Area)

Observations:

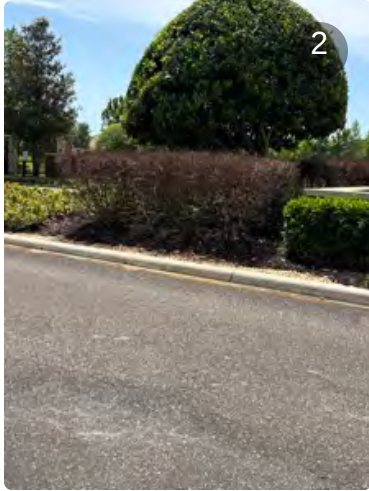
Turf conditions require attention within the front entrance area.

Firebush has extreme frost damage.

Recommendations:

Evaluate turf conditions and perform necessary maintenance or corrective treatments to restore appearance and health.

Cut back frost-damaged Firebush to encourage healthy regrowth or replace.



Item 21

Assigned To: Crowders

Front Entrance- Raised Bed

Observations:

Dead shrubs present within the front entrance landscape beds.

Recommendations:

Consider replacing with Texas Sage or Star Jasmine to provide durable, low-maintenance color and improve landscape consistency at the entrance.

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
4/22/2026	M3720

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
Landscaping Tea...	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 SOW: Fallen Tree Service at 2913 Cordoba Ranch Blvd Hourly labor for landscaping installation team.	2	250.00	500.00
			Total	\$500.00



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Cordoba Ranch CDD	609

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cordoba Ranch Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Monday, July 20, 2026, at 5:00p.m., at the Martinez Law Firm located at 18115 N US Highway 41, Suite 600, Lutz, Florida, 33549.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two (2) days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 18, 2026.

Attest:

**Cordoba Ranch Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: Erica Owen
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



*Cordoba Ranch
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET
MAY 18, 2026**

CLEAR PARTNERSHIPS



Cordoba Ranch
Community Development District

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Cordoba Ranch

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$21,804.00	\$0.00	\$21,804.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$1,063.00	\$0.00	\$1,063.00	0%	\$0.00
Special Assmnts- Tax Collector	\$878,120.00	\$849,508.00	\$28,612.00	\$878,120.00	0%	\$963,487.23
Special Assmnts- Discounts	-\$35,125.00	-\$32,636.00	\$0.00	-\$32,636.00	-7%	-\$38,539.49
Other Miscellaneous Revenues	\$0.00	\$339.00	\$0.00	\$339.00	0%	\$0.00
Access Cards	\$0.00	\$56.00	\$0.00	\$56.00	0%	\$0.00
TOTAL REVENUES	\$842,995.00	\$840,134.00	\$28,612.00	\$868,746.00	3%	\$924,947.74

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$13,000.00	\$5,600.00	\$5,692.82	\$11,292.82	-13%	\$13,000.00
FICA Taxes	\$995.00	\$230.00	\$233.81	\$463.81	-53%	\$0.00
ProfServ-Arbitrage Rebate	\$500.00	\$500.00	\$0.00	\$500.00	0%	\$500.00
ProfServ-Dissemination Agent	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
ProfServ-Engineering	\$25,000.00	\$20,316.00	\$4,684.00	\$25,000.00	0%	\$31,250.00
ProfServ-Legal Services	\$10,000.00	\$11,661.00	\$0.00	\$11,661.00	17%	\$11,000.00
ProfServ-Mgmt Consulting	\$52,500.00	\$26,250.00	\$26,250.00	\$52,500.00	0%	\$54,080.00
ProfServ-Trustee Fees	\$4,041.00	\$2,357.00	\$1,684.00	\$4,041.00	0%	\$4,041.00
Auditing Services	\$3,260.00	\$0.00	\$3,260.00	\$3,260.00	0%	\$4,280.00
Postage and Freight	\$400.00	\$135.00	\$265.00	\$400.00	0%	\$400.00
Rental - Meeting Room	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$0.00
Public Officials Insurance	\$2,667.00	\$2,513.00	\$2,554.65	\$5,067.65	90%	\$2,764.00
Printing and Binding	\$150.00		\$150.00	\$150.00	0%	\$50.00
Legal Advertising	\$3,000.00	\$123.00	\$2,877.00	\$3,000.00	0%	\$500.00
Misc-Assessment Collection Cost	\$17,562.00	\$16,337.00	\$16,607.78	\$32,944.78	88%	\$19,269.74
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc - Web Hosting	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$108.00
Total Administrative	\$140,750.00	\$86,197.00	\$71,759.06	\$157,956.06	12%	\$144,417.74

Field

ProfServ-Field Management	\$6,300.00	\$3,150.00	\$3,150.00	\$6,300.00	0%	\$6,552.00
Contracts-Landscape	\$181,608.00	\$81,666.00	\$83,019.58	\$164,685.58	-9%	\$187,057.00
Insurance - Property	\$5,211.00	\$4,696.00	\$4,773.83	\$9,469.83	82%	\$4,461.00
Insurance - General Liability	\$4,345.00	\$3,838.00	\$3,901.61	\$7,739.61	78%	\$4,222.00
Insurance - Crime	\$500.00	\$500.00	\$0.00	\$500.00	0%	\$500.00
R&M-Entry Feature	\$2,000.00	\$5,436.00	\$0.00	\$5,436.00	172%	\$4,000.00
R&M-Tree Trimming Services	\$25,000.00	\$48,147.00	\$0.00	\$48,147.00	93%	\$30,000.00
R&M-Roads	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$2,000.00
R&M-Irrigation	\$6,800.00	\$10,751.00	\$10,929.19	\$21,680.19	219%	\$7,480.00
R&M-Mulch	\$10,000.00	\$16,275.00	\$0.00	\$16,275.00	63%	\$17,000.00
R&M-Pest Control	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Plant Replacement	\$10,000.00	\$11,365.00	\$0.00	\$11,365.00	14%	\$40,000.00

Cordoba Ranch
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
R&M-Well Maintenance	\$2,500.00	\$1,115.00	\$1,385.00	\$2,500.00	0%	\$2,000.00
R&M-Annuaals	\$25,000.00	\$5,880.00	\$19,120.00	\$25,000.00	0%	\$18,000.00
R&M-Sidewalks	\$35,000.00	\$6,946.00	\$28,054.00	\$35,000.00	0%	\$15,000.00
R&M-Swales	\$30,000.00	\$250.00	\$29,750.00	\$30,000.00	0%	\$12,000.00
Misc-Contingency	\$17,508.00	\$8,919.00	\$8,589.00	\$17,508.00	0%	\$20,000.00
Holiday Lighting & Decorations	\$11,500.00	\$10,730.00	\$770.00	\$11,500.00	0%	\$11,000.00
Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,000.00
Fencing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Curbing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$75,000.00
Landscape Storm Clean up	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$15,000.00
Reserve-Roadways	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$50,000.00
Total Field	\$474,272.00	\$277,734.00	\$279,442.22	\$557,176.22	17%	\$537,272.00
Other Public Safety						
Contracts-Security Services	\$30,770.00	\$24,068.00	\$6,702.00	\$30,770.00	0%	\$5,000.00
Communication - Telephone	\$2,000.00	\$983.00	\$1,017.00	\$2,000.00	0%	\$2,000.00
R&M-Gate	\$5,000.00	\$680.00	\$4,320.00	\$5,000.00	0%	\$1,800.00
Total Other Public Safety	\$37,770.00	\$25,731.00	\$12,039.00	\$37,770.00	0%	\$8,800.00
Electric Utility Services						
Utility - General	\$12,075.00	\$2,408.00	\$9,667.00	\$12,075.00	0%	\$8,696.00
Electricity - Streetlights	\$115,000.00	\$52,510.00	\$62,490.00	\$115,000.00	0%	\$112,002.00
Total Electric Utility Services	\$127,075.00	\$54,918.00	\$72,157.00	\$127,075.00	0%	\$120,698.00
Flood Control/Stormwater Mgmt						
Contracts-Aquatic Control	\$18,423.00	\$8,010.00	\$10,413.00	\$18,423.00	0%	\$16,020.00
Contracts-Wetland Maintenance	\$19,205.00	\$5,700.00	\$13,505.00	\$19,205.00	0%	\$11,400.00
R&M-Ponds	\$11,500.00	\$6,200.00	\$5,300.00	\$11,500.00	0%	\$8,000.00
Impr - Aquatic Plants	\$5,750.00	\$0.00	\$5,750.00	\$5,750.00	0%	\$2,500.00
Total Flood Control/Stormwater Mgmt	\$82,333.00	\$24,660.00	\$57,673.00	\$82,333.00	0%	\$37,920.00
TOTAL EXPENDITURES	\$1,026,866.00	\$518,560.00	\$608,416.28	\$1,126,976.28	10%	\$924,947.74
Excess (deficiency) of revenues						
Over (under) expenditures	-\$183,871.00	\$321,574.00	-\$579,804.28	-\$258,230.28	40%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$321,574.00	-\$579,804.28	-\$258,230.28	0%	\$0.00
FUND BALANCE, BEGINNING	\$853,625.00	\$853,625.00	\$0.00	\$853,625.00	0%	\$595,394.72
FUND BALANCE, ENDING	\$853,625.00	\$1,175,199.00	-\$579,804.28	\$595,394.72	-30%	\$595,394.72

Cordoba Ranch
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$853,625.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$853,625.00
Estimated Funds Available - 9/30/2026	\$0.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$595,394.72
Less: First Quarter Operating Reserve	-\$231,236.94
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$364,157.78

CORDOBA RANCH

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2027

REVENUES**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating account.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services - Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark - Infrastructure Management Services.

CORDOBA RANCH

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2027**EXPENDITURES****Professional Services – Trustee Fees**

The District issued this Series of 2021 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the engagement letter from Grau not to exceed \$3,500.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rental-Meeting Room

The District rents a facility to hold district board meetings.

Public Official Insurance

The District's Public Officials Liability Insurance policy is with Florida Insurance Alliance Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

Miscellaneous-Web Hosting

The District is mandated to post on the internet the approved and adopted budgets, minutes, and audits per State requirements.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

CORDOBA RANCH

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

EXPENDITURES**Other Public Safety****Contracts- Security Services**

The District has a contract with Envera Systems Inc. for monitoring the security access and additional patrol by the Sheriff's Office on an as needed basis.

Communication-Telephone

This is for the gate telephone usage by the District with Frontier.

R&M-Gate

This includes the repairs and maintenance of the Districts Gate.

Electric Utility Services**Utility-General**

This is for the electric utility services for the irrigation timers, lift station pumps, fountains, etc.

Electricity-Streetlighting

This is for the electric for the streetlights.

Flood Control/ Stormwater Management**Contracts-Aquatic Control**

The District has a contract for the monthly care and maintenance of the lakes and ponds.

R&M-Fountain

This is for the repairs and maintenance of the fountains throughout the Parks and Recreational areas.

R&M-Mitigation

This is for monitoring the water level and vegetation of the lakes and wetland of the District.

R&M-Lake & Pond

This is for any maintenance required for the lakes and Ponds of the District.

Impr - Aquatic Plants

This is for any improvement required for the aquatic plants of the District.

Field**Contracts-Landscape**

The District currently has a contract for landscaping that includes general mowing, edging and monthly maintenance.

Insurance – Property

This is for the property insurance for the items owned by the District.

CORDOBA RANCH

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

EXPENDITURES**Field** (continued)**Insurance – General Liability**

This is for the general liability insurance for the items owned by the District.

R&M-Entry Feature

This is for the repairs and maintenance of the entry monuments and fencing.

R&M-Irrigation

This is for the repairs and maintenance of the irrigation system of the District.

R&M-Mulch

This is for mulch installation throughout the District.

R&M-Pest Control

This is for pest control and ant treatments in the District.

R&M-Plant Replacement

This is for the landscape replacement including turf, trees, shrubs, etc. around the District.

R&M-Well Maintenance

This is for well maintenance throughout the District.

R&M-Annuals

This is for the installation of the annual flowers around the District.

Misc-Contingency

This is for unbudgeted miscellaneous expenses.

Holiday Lighting & Decorations

This is for the decorations that will be displayed around the District during the Holidays.

Cordoba Ranch

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$19.00	\$4,682.00	\$0.00	\$4,682.00	24542%	\$0.00
Interest - Tax Collector	\$516,569.00	\$488,901.00	\$27,668.00	\$516,569.00	0%	\$0.00
Special Assmnts- Discounts	-\$20,663.00	-\$19,091.00	\$0.00	-\$19,091.00	-8%	-\$20,662.77
TOTAL REVENUES	\$495,925.00	\$474,492.00	\$27,668.00	\$502,160.00	1%	\$495,906.38
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$10,331.00	\$9,396.00	\$935.00	\$10,331.00	0%	\$10,331.38
Total Administrative	\$10,331.00	\$9,396.00	\$935.00	\$10,331.00	0%	\$10,331.38
<i>Debt Service</i>						
Principal Debt Retirement	\$3,400.00	\$0.00	\$3,400.00	\$3,400.00	0%	\$355,000.00
Interest Expense	\$145,800.00	\$72,900.00	\$72,900.00	\$145,800.00	0%	\$135,600.00
Total Debt Service	\$149,200.00	\$72,900.00	\$76,300.00	\$149,200.00	0%	\$490,600.00
TOTAL EXPENDITURES	\$159,531.00	\$82,296.00	\$77,235.00	\$159,531.00	0%	\$500,931.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$336,394.00	\$392,196.00	-\$49,567.00	\$342,629.00	2%	-\$5,025.00
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$392,196.00	-\$49,567.00	\$342,629.00	0%	-\$5,025.00
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$342,629.00
FUND BALANCE, ENDING	\$0.00	\$392,196.00	-\$49,567.00	\$342,629.00	0%	\$337,604.00

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2021 Bonds	\$5,190,000.00	\$4,860,000.00	\$4,520,000.00	\$4,165,000.00

CORDOBA RANCH
Community Development District

Series 2021 Debt Service

AMORTIZATION SCHEDULE
Capital Improvement Revenue Refunding Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$4,520,000.00			\$67,800.00	\$67,800.00	
5/1/2027	\$4,520,000.00	\$355,000.00	3.000%	\$67,800.00	\$422,800.00	\$490,600.00
11/1/2027	\$4,165,000.00			\$62,475.00	\$62,475.00	
5/1/2028	\$4,165,000.00	\$360,000.00	3.000%	\$62,475.00	\$422,475.00	\$484,950.00
11/1/2028	\$3,805,000.00			\$57,075.00	\$57,075.00	
5/1/2029	\$3,805,000.00	\$375,000.00	3.000%	\$57,075.00	\$432,075.00	\$489,150.00
11/1/2029	\$3,430,000.00			\$51,450.00	\$51,450.00	
5/1/2030	\$3,430,000.00	\$385,000.00	3.000%	\$51,450.00	\$436,450.00	\$487,900.00
11/1/2030	\$3,045,000.00			\$45,675.00	\$45,675.00	
5/1/2031	\$3,045,000.00	\$400,000.00	3.000%	\$45,675.00	\$445,675.00	\$491,350.00
11/1/2031	\$2,645,000.00			\$39,675.00	\$39,675.00	
5/1/2032	\$2,645,000.00	\$410,000.00	3.000%	\$39,675.00	\$449,675.00	\$489,350.00
11/1/2032	\$2,235,000.00			\$33,525.00	\$33,525.00	
5/1/2033	\$2,235,000.00	\$420,000.00	3.000%	\$33,525.00	\$453,525.00	\$487,050.00
11/1/2033	\$1,815,000.00			\$27,225.00	\$27,225.00	
5/1/2034	\$1,815,000.00	\$435,000.00	3.000%	\$27,225.00	\$462,225.00	\$489,450.00
11/1/2034	\$1,380,000.00			\$20,700.00	\$20,700.00	
5/1/2035	\$1,380,000.00	\$450,000.00	3.000%	\$20,700.00	\$470,700.00	\$491,400.00
11/1/2035	\$930,000.00			\$13,950.00	\$13,950.00	
5/1/2036	\$930,000.00	\$460,000.00	3.000%	\$13,950.00	\$473,950.00	\$487,900.00
11/1/2036	\$470,000.00			\$7,050.00	\$7,050.00	
5/1/2037	\$470,000.00	\$470,000.00	3.000%	\$7,050.00	\$477,050.00	\$484,100.00
		\$5,190,000.00		\$1,154,700.00	\$6,344,700.00	\$6,344,700.00

CORDOBA RANCH

Community Development District

2021 Debt Service Fund

Budget Narrative

Fiscal Year 2027

REVENUES**Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Expenditures - Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget is based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service**Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Cordoba Ranch

Community Development District

Supporting Budget Schedule

FY 2027

CORDOBA RANCH
Community Development District

All Funds

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year FY 2027 vs. Fiscal Year FY 2026

0
prepaid lots

General Fund			Debt Service			Total Assessments per Unit				Units
FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
\$3,368.84	\$3,070.35	9.72%	\$1,806.19	\$1,806.19	0.0%	\$5,175.02	\$4,876.53	\$298.49	6.1%	286

ASSESSMENT INCREASE ANALYSIS

Product	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
All Units	\$0.00	0%	\$0.00

Total \$0.00

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
\$3,368.84	\$3,070.35	\$2,427.01	\$1,882.03	\$1,753.05

**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, April 20, 2026, at 5:07 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 Brian Napert Assistant Secretary

9
10 Also present, either in person or via Teams Communications, were:

- 11 Samantha Zanoni District Manager, Inframark
- 12 Jason Liggett Field Services Manager, Inframark
- 13 Christy Fowler Field Services, Inframark
- 14 Andy Alson Landscape, Crowders
- 15 Residents and Members of the Public

16

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

20

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

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

23

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

25 On MOTION by Mr. Saldana, seconded by Mr. Napert,
26 with all in favor, motion to approve the April 20, 2026,
27 meeting agenda as presented carried. 4-0

28

29 **THIRD ORDER OF BUSINESS** **Audience Comments**

30 There being no audience comments, the Board continued to the next order of business.

31

32 **FOURTH ORDER OF BUSINESS** **Business Items**

33 **A. Consideration of Resolution 2026-03; Designation of Assistant Secretary**

34 On MOTION by Ms. Marlow, seconded by Mr. Saldana,
35 with all in favor, motion to adopt Resolution 2026-03;
36 Designation of Assistant Secretary. 4-0

Cordoba Ranch CDD
April 20, 2026

37 **B. Consideration of Mikes Signs Beware of Wildlife Sign Proposal #1742**

38 The Board tabled this proposal and requested more information from counsel on liability with
 39 signage and pond fishing.

40

41 **FIFTH ORDER OF BUSINESS** **Business Administration**

42 **A. Consideration of March 17, 2026, Regular Meeting Minutes**

43 On MOTION by Mr. Saldana, seconded by Mr. Napert,
 44 with all in favor, motion to approve the meeting minutes
 45 for March 17, 2026, carried. 4-0

46

47 **SIXTH ORDER OF BUSINESS** **Staff Reports**

48 **A. Accounting Staff Report**

49 The District accountant was not present.

50

51 **i. Review of March 2026 Financial Statements**

52 Ms. Zaroni reviewed the March 2026 Financial Statements with the Board and advised that
 53 District needed to be cautious of spending as they are at 55.16% of the budget to date.

54

55 **ii. Consideration of March 2026 O&M Report**

56 On MOTION by Ms. Marlow, seconded by Mr. Napert,
 57 with all in favor, motion to approve the March 2026 O&M
 58 Report carried. 4-0

59

60 **B. Sitex Aquatics Report**

61 The Board reviewed the aquatics report provided in the agenda package.

62

63 **C. Field Inspection Report**

64 Mr. Liggett reviewed the field inspection report with the Board.

65 The Board requested a proposal for item #8 on inspection report to paint and refresh the
 66 gates. The Board also requested Mr. Liggett and Ms. Fowler take a look at the bench by the pond
 67 to see if it is worth keeping or should be disposed of. Mr. Liggett introduced Ms. Christy Fowler
 68 as the new field inspector for the District.

69

Cordoba Ranch CDD
April 20, 2026

70 **D. Landscape Report**

71 **i. Review of Crowders Winter Cutback & Replacement Report**

72 Mr. Liggett and Mr. Alson reviewed the winter cutback and replacement report with the
73 Board. Discussion ensued regarding the winter cutback & replacement project.

74

75 **ii. Consideration of Crowders Winter Cutback & Replacement Proposal #M3590**

76

77

78

79

80

On MOTION by Mr. Saldana, seconded by Mr. Napert, with all in favor, motion to approve Crowders Winter Cutback & Replacement Proposal #M3590 with an NTE of \$5,550.00 carried. 4-0
--

81 Mr. Alson will send over a revised proposal reflecting the NTE of \$5,550.00 set by the

82 Board.

83

84 **Under Separate Cover**

85 Mr. Alson presented proposals to the Board for consideration.

86

87 **iii. Proposal #M3693**

88 The proposal was tabled. Mr. Alson will speak with Patrick regarding pricing.

89

90 **iv. Proposal #M3684**

91 The proposal was tabled.

92

93 **v. Proposal #M3694**

94 The proposal was tabled. Mr. Alson will provide more information regarding the location
95 being addressed by this proposal.

96

97 **vi. Proposal #M3056**

98 The proposal was tabled. Mr. Alson will provide an updated proposal will and work with Ms.
99 Fowler on additional design options.

100

101

Cordoba Ranch CDD
April 20, 2026

102 **vii. Proposal #M3055**

103 The proposal was tabled. Mr. Alson will provide an updated proposal will and work with Ms.
104 Fowler on additional design options.

105
106 **E. District Engineer**

107 The District Engineer was not present.

108 Discussion ensued with Ms. Zanoni, the Board and resident, Mr. Abiose, regarding the
109 drainage request at 17708 Daisy Farm Drive.

110
111 **i. Discussion of Yard Drainage Request**

- 112 **a. Cover Letter from Olu Abiose**
- 113 **b. Images of 17708 Daisy Farm Drive**
- 114 **c. Drainage System Presentation**
- 115 **d. Arrow G.S. LLC Drainage Proposal #130**

117 On MOTION by Mr. Saldana, seconded by Mr. Napert,
118 with all in favor, motion to approve Mr. Abiose’s request to
119 have the project completed at the homeowner’s expense
120 carried. 4-0

121
122
123 **F. District Counsel**

124 The District Counsel was not present

125
126 **G. District Manager**

127 **i. Discussion of FY2027 Budget**

128 The Board decided against having a budget workshop.

129 Ms. Zanoni announced the next meeting scheduled for May 18, 2026, at 5:00 p.m.

130 The Board requested a demand letter be sent to 2817 Cordoba Blvd for the driveway
131 extension corrections.

132
133 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests

Cordoba Ranch CDD
April 20, 2026

134 The Board requested Staff to provide updates on the electrical box repairs, entry lighting, and
135 contracts being added to Dropbox.

136

137

138 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

139 Residents spoke regarding fishing at the District ponds.

140

141 **NINTH ORDER OF BUSINESS** **Adjournment**

142 On MOTION by Ms. Marlow, seconded by Mr. Napert,
143 with all in favor, the meeting was adjourned at 7:06 p.m.
144 4-0

145

146

147

148

149

Secretary/ Assistant Secretary

Chairperson/ Vice Chairperson

150
151

***Cordoba Ranch
Community
Development
District***

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

April 30, 2026

CORDOBA RANCH

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 588,247	\$ -	\$ 588,247
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	8,487	8,487
Investments:			
Money Market Account	584,117	-	584,117
Reserve Fund	-	97,070	97,070
Revenue Fund	-	587,963	587,963
Deposits	16,740	-	16,740
TOTAL ASSETS	\$ 1,190,854	\$ 693,520	\$ 1,884,374
<u>LIABILITIES</u>			
Accounts Payable	\$ 13,046	\$ -	\$ 13,046
Accrued Expenses	10,485	-	10,485
Due To Other Funds	8,487	-	8,487
TOTAL LIABILITIES	32,018	-	32,018
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	16,740	-	16,740
Restricted for:			
Debt Service	-	693,520	693,520
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	598,266	-	598,266
TOTAL FUND BALANCES	\$ 1,158,836	\$ 693,520	\$ 1,852,356
TOTAL LIABILITIES & FUND BALANCES	\$ 1,190,854	\$ 693,520	\$ 1,884,374

CORDOBA RANCH

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 25,229	\$ 25,229	0.00%
Interest - Tax Collector	-	-	1,365	1,365	0.00%
Special Assmnts- Tax Collector	878,120	878,120	864,230	(13,890)	98.42%
Special Assmnts- Discounts	(35,125)	(35,125)	(32,636)	2,489	92.91%
Other Miscellaneous Revenues	-	-	339	339	0.00%
Access Cards	-	-	56	56	0.00%
TOTAL REVENUES	842,995	842,995	858,583	15,588	101.85%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	7,583	6,400	1,183	49.23%
FICA Taxes	995	580	230	350	23.12%
ProfServ-Arbitrage Rebate	500	500	500	-	100.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	14,583	21,024	(6,441)	84.10%
ProfServ-Legal Services	10,000	5,833	13,202	(7,369)	132.02%
ProfServ-Mgmt Consulting	52,500	30,625	30,625	-	58.33%
ProfServ-Trustee Fees	4,041	4,041	2,357	1,684	58.33%
Auditing Services	3,260	1,000	-	1,000	0.00%
Postage and Freight	400	233	150	83	37.50%
Rental - Meeting Room	1,000	583	-	583	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	88	-	88	0.00%
Legal Advertising	3,000	1,000	123	877	4.10%
Misc-Assessment Collection Cost	17,562	17,562	16,632	930	94.70%
Misc-Web Hosting	3,500	3,500	1,553	1,947	44.37%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	140,750	90,553	95,484	(4,931)	67.84%
Other Public Safety					
Contracts-Security Services	30,770	17,949	24,525	(6,576)	79.70%
Communication - Telephone	2,000	1,167	1,148	19	57.40%
R&M-Gate	5,000	2,917	680	2,237	13.60%
Total Other Public Safety	37,770	22,033	26,353	(4,320)	69.77%
Electric Utility Services					
Utility - General	12,075	7,044	4,436	2,608	36.74%
Electricity - Streetlights	115,000	67,083	61,250	5,833	53.26%
Total Electric Utility Services	127,075	74,127	65,686	8,441	51.69%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	10,747	8,010	2,737	43.48%
Contracts-Wetland Maintenance	19,205	11,203	6,650	4,553	34.63%
R&M-Fountain	5,750	3,354	500	2,854	8.70%
Impr - Aquatic Plants	5,750	3,354	-	3,354	0.00%
Total Flood Control/Stormwater Mgmt	49,128	28,658	15,160	13,498	30.86%

CORDOBA RANCH

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Field Management	6,300	3,675	3,675	-	58.33%
Contracts-Fountain	2,500	1,458	-	1,458	0.00%
Contracts-Landscape	181,608	105,938	95,277	10,661	52.46%
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	1,167	5,436	(4,269)	271.80%
R&M-Irrigation	6,800	3,967	12,699	(8,732)	186.75%
R&M-Mulch	10,000	5,833	16,275	(10,442)	162.75%
R&M-Pest Control	5,000	2,917	-	2,917	0.00%
R&M-Plant Replacement	10,000	5,833	14,540	(8,707)	145.40%
R&M-Ponds	11,500	6,708	6,200	508	53.91%
R&M-Sidewalks	35,000	35,000	11,455	23,545	32.73%
R&M-Tree Trimming Services	25,000	25,000	50,147	(25,147)	200.59%
R&M-US 1 Landscape Maintenance	10,000	10,000	-	10,000	0.00%
R&M-Well Maintenance	2,500	1,458	1,115	343	44.60%
R&M-Annuals	25,000	14,583	11,910	2,673	47.64%
R&M-Roads, Alleyways and Curbs	1,000	1,000	-	1,000	0.00%
Roadway Repair & Maintenance	15,000	15,000	96,480	(81,480)	643.20%
Landscape- Storm Clean Up & Tree Removal	20,000	20,000	-	20,000	0.00%
Misc-Contingency	17,508	10,213	5,466	4,747	31.22%
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%
Total Field	488,272	321,306	350,689	(29,383)	71.82%
TOTAL EXPENDITURES	842,995	536,677	553,372	(16,695)	65.64%
Excess (deficiency) of revenues					
Over (under) expenditures	-	306,318	305,211	(1,107)	0.00%
Net change in fund balance	\$ -	\$ 306,318	\$ 305,211	\$ (1,107)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	853,625	853,625	853,625		
FUND BALANCE, ENDING	\$ 853,625	\$ 1,159,943	\$ 1,158,836		

CORDOBA RANCH

Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 19	\$ 11	\$ 8,454	\$ 8,443	44494.74%
Special Assmnts- Tax Collector	516,569	516,569	508,398	(8,171)	98.42%
Special Assmnts- Discounts	(20,663)	(20,663)	(19,199)	1,464	92.91%
TOTAL REVENUES	495,925	495,917	497,653	1,736	100.35%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	10,331	10,331	9,784	547	94.71%
Total Administration	10,331	10,331	9,784	547	94.71%
Debt Service					
Principal Debt Retirement	340,000	340,000	-	340,000	0.00%
Interest Expense	145,800	72,900	72,900	-	50.00%
Total Debt Service	485,800	412,900	72,900	340,000	15.01%
TOTAL EXPENDITURES	496,131	423,231	82,684	340,547	16.67%
Excess (deficiency) of revenues Over (under) expenditures	(206)	72,686	414,969	342,283	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(206)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(206)	-	-	-	0.00%
Net change in fund balance	\$ (206)	\$ 72,686	\$ 414,969	\$ 342,283	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	278,551	278,551	278,551		
FUND BALANCE, ENDING	\$ 278,345	\$ 351,237	\$ 693,520		

**Cordoba Ranch
Community Development District**

Supporting Schedules

April 30, 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
04/07/26	22,914	-	468	23,382	14,722	8,660
TOTAL	\$ 1,294,377	\$ 51,835	\$ 26,416	\$ 1,372,628	\$ 864,230	\$ 508,398
% COLLECTED				98%	98%	98%
TOTAL OUTSTANDING				\$ 22,060	\$ 13,889	\$ 8,171

CORDOBA RANCH
Community Development District

Cash & Investment Report
April 30, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	3.53%	\$ 588,247
Money Market Account	Bank United	3.40%	\$ 584,117
		Subtotal GF	<u>1,172,364</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.50%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.50%	\$ 587,963
		Subtotal DS	<u>685,033</u>
		Grand Total	<u><u>\$ 1,857,397</u></u>

**Cordoba Ranch
Community Development District**

Check Register

4/01/2026-4/30/2026

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100216							
001	04/15/26	INFRAMARK LLC	175406	April 2026- District Invoice	Postage and Freight	541006-51301	\$8.33
001	04/15/26	INFRAMARK LLC	175406	April 2026- District Invoice	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	04/15/26	INFRAMARK LLC	175406	April 2026- District Invoice	ProfServ-Field Management	531016-53901	\$525.00
Check Total							\$4,908.33
CHECK # 100217							
001	04/15/26	LAKE BROTHERS LLC	INV-6546	April 2026- Wetland/mitigation	Contracts-Wetland Maintenance	534133-53801	\$950.00
Check Total							\$950.00
CHECK # 100218							
001	04/15/26	COMPLETE I.T. SERVICES & SOLUTIONS	19692	April 2026- Security Services- CompleteIT	Contracts-Security Services	534037-52901	\$367.00
Check Total							\$367.00
CHECK # 100219							
001	04/15/26	CROWDER'S LANDSCAPING, INC	65892	April 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$1,224.00
001	04/15/26	CROWDER'S LANDSCAPING, INC	65889	April 2026- Tree removal	R&M-Other Landscape	546036-53901	\$2,000.00
001	04/15/26	CROWDER'S LANDSCAPING, INC	49902	April 2026- Landscape Contract	Contracts-Landscape	534050-53901	\$13,611.00
Check Total							\$16,835.00
CHECK # 100220							
001	04/20/26	BGE	42871	March 2026- District Engineer	ProfServ-Engineering	531013-51501	\$707.62
Check Total							\$707.62
CHECK # 100221							
001	04/20/26	COMPLETE I.T. SERVICES & SOLUTIONS	19711	March 2026- Sticker Mailing	Contracts-Security Services	534037-52901	\$15.00
001	04/20/26	COMPLETE I.T. SERVICES & SOLUTIONS	19715	April 2026- Sticker Mailing	Contracts-Security Services	534037-52901	\$15.00
Check Total							\$30.00
CHECK # 100222							
001	04/20/26	CROWDER'S LANDSCAPING, INC	65909	April 2026- : Landscaping Large Roundabout Near 2803 Cordoba Ranch Blvd	R&M-Plant Replacement	546071-53901	\$3,175.00
Check Total							\$3,175.00
CHECK # 100223							
001	04/29/26	INNERSYNC	INV-SS-2977	FY26- Website Compliance	Misc-Web Hosting	549915-51301	\$1,552.50
Check Total							\$1,552.50
CHECK # 100224							
001	04/29/26	INFRAMARK LLC	177120	March 2026- Postage	Postage and Freight	541006-51301	\$6.02
001	04/29/26	INFRAMARK LLC	1166501	April 2026- Fence Repairs/Cattle equipment removal	Misc-Contingency	549900-53901	\$1,025.00
Check Total							\$1,031.02
CHECK # 100225							
001	04/29/26	STRALEY ROBIN VERICKER	28308	March 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$1,541.00
Check Total							\$1,541.00
CHECK # 100226							
001	04/29/26	COMPLETE I.T. SERVICES & SOLUTIONS	19782	April 2026- Sticker Mailing	Contracts-Security Services	534037-52901	\$60.00
Check Total							\$60.00
CHECK # 100227							
001	04/29/26	CROWDER'S LANDSCAPING, INC	65961	April 2026- Annuals	R&M-Annuals	546140-53901	\$6,030.00
001	04/29/26	CROWDER'S LANDSCAPING, INC	65935	April 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$389.00
Check Total							\$6,419.00

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1198								
001	04/14/26	KASEY CHANDLER SPRINGER	1221	Feb 2026- Pressure Washing	Misc-Contingency	549900-53901	\$4,508.48	
							Check Total	\$4,508.48
CHECK # 1199								
001	04/15/26	SITE MASTERS OF FLORIDA, LLC	033126-3	April 2026- Curbing Project	Roadway Repair & Maintenance	546167-53901	\$10,549.00	
							Check Total	\$10,549.00
CHECK # 1200								
001	04/15/26	SITE MASTERS OF FLORIDA, LLC	033126-2	Curb Stabilization	Roadway Repair & Maintenance	546167-53901	\$15,150.00	
							Check Total	\$15,150.00
CHECK # 300033								
001	04/15/26	TAMPA ELECTRIC	032526-7700-ACH	2/16-3/19/25	Utility - General	543001-53100	\$194.88	
							Check Total	\$194.88
CHECK # 300034								
001	04/15/26	TAMPA ELECTRIC	032526-7916-ACH	2/16-3/19/25	Electricity - Streetlights	543013-53100	\$7,289.84	
							Check Total	\$7,289.84
CHECK # 300035								
001	04/15/26	TAMPA ELECTRIC	032526-8138-ACH	2/16-3/19/25	Utility - General	543001-53100	\$31.50	
							Check Total	\$31.50
CHECK # 300036								
001	04/15/26	TAMPA ELECTRIC	032526-8278-ACH	2/16-3/19/25	Utility - General	543001-53100	\$313.78	
							Check Total	\$313.78
CHECK # 300037								
001	04/15/26	TAMPA ELECTRIC	032526-4931-ACH	2/16-3/19/25	Electricity - Streetlights	543013-53100	\$1,450.95	
							Check Total	\$1,450.95
CHECK # 300038								
001	04/15/26	FRONTIER	032226-02135-ACH	3/22-4/21/26	Communication - Telephone	541003-52901	\$165.48	
							Check Total	\$165.48
CHECK # 300039								
001	04/27/26	TAMPA ELECTRIC	032526-67494-ACH	02/19-03/19/26	Utility - General	543001-53100	\$37.31	
							Check Total	\$37.31
CHECK # 300040								
001	04/28/26	TAMPA ELECTRIC	042426-4931-ACH	03/20-04/20/26	Utility - General	543001-53100	\$1,450.95	
							Check Total	\$1,450.95
							Fund Total	\$78,718.64

Total Checks Paid	\$78,718.64
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April 2026 Meeting

Cordoba Ranch CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BGE	4/7/2026	42871	\$707.62			March 2026- District Engineer
COMPLETE I.T. SERVICES & SOLUTIONS	4/1/2026	19692	\$367.00			April 2026- Security Services- CompleteIT
COMPLETE I.T. SERVICES & SOLUTIONS	4/6/2026	19711	\$15.00			March 2026- Sticker Mailing
COMPLETE I.T. SERVICES & SOLUTIONS	4/6/2026	19715	\$15.00			April 2026- Sticker Mailing
COMPLETE I.T. SERVICES & SOLUTIONS	4/20/2026	19782	\$60.00		\$457.00	April 2026- Sticker Mailing
CROWDER'S LANDSCAPING, INC	4/1/2026	65892	\$1,224.00			April 2026- Irrigation repairs
CROWDER'S LANDSCAPING, INC	4/1/2026	65889	\$2,000.00			April 2026- Tree removal
CROWDER'S LANDSCAPING, INC	4/1/2026	49902	\$13,611.00			April 2026- Landscape Contract
CROWDER'S LANDSCAPING, INC	4/9/2026	65909	\$3,175.00			April 2026- : Landscaping Large Roundabout Near 2803 Cordoba Ranch Blvd
CROWDER'S LANDSCAPING, INC	4/21/2026	65935	\$389.00			April 2026- Irrigation repairs
CROWDER'S LANDSCAPING, INC	4/22/2026	65961	\$6,030.00		\$26,429.00	April 2026- Annuals
FRONTIER	3/22/2026	032226-02135-ACH	\$165.48			service 3/22-4/21/26
INFRAMARK LLC	4/1/2026	175406	\$8.33			April 2026- Record Storage Fee
INFRAMARK LLC	4/1/2026	175406	\$4,375.00			April 2026- Administrative Fees
INFRAMARK LLC	4/1/2026	175406	\$525.00			April 2026- Field Ops Services
INFRAMARK LLC	4/20/2026	177120	\$6.02			March 2026- Postage
INFRAMARK LLC	4/22/2026	1166501	\$1,025.00		\$5,939.35	April 2026- Fence Repairs/Cattle equipment removal
INNERSYNC	7/1/2025	INV-SS-2977	\$1,552.50			FY26- Website Compliance
LAKE BROTHERS LLC	4/1/2026	INV-6546	\$950.00			April 2026- Wetland/mitigation
SITE MASTERS OF FLORIDA, LLC	3/31/2026	033126-3	\$10,549.00			April 2026- Curbing Project
SITE MASTERS OF FLORIDA, LLC	3/31/2026	033126-2	\$15,150.00			Curb Stabilization
SITE MASTERS OF FLORIDA, LLC	3/31/2026	033126-1	\$15,150.00		\$40,849.00	Curb Stabilization
STRALEY ROBIN VERICKER	4/20/2026	28308	\$1,541.00			March 2026- District Counsel
TAMPA ELECTRIC	3/25/2026	032526-8278-ACH	\$313.78			service date 2/19-3/19/26
TAMPA ELECTRIC	3/25/2026	032526-7700-ACH	\$194.88			service date 2/19-3/19/26
TAMPA ELECTRIC	3/25/2026	032526-7916-ACH	\$7,289.84			service date 2/19-3/19/26
TAMPA ELECTRIC	3/25/2026	032526-8138-ACH	\$31.50			service date 2/19-3/19/26

April 2026 Meeting

Cordoba Ranch CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA ELECTRIC	3/25/2026	032526-4931-ACH	\$1,450.95			service date 9/19-10/17/24
TAMPA ELECTRIC	3/25/2026	032526-67494-ACH	\$37.31			service date 09/019-10/17/24
TAMPA ELECTRIC	4/24/2026	042426-4931-ACH	\$1,450.95		\$10,769.21	service date 03/20-04/2026
Miscellaneous Subtotal			\$89,360.16			
TOTAL			\$89,360.16			



INVOICE

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

April 7, 2026
Project No: 00013606-00
Invoice No: 42871

Invoice Total \$707.62

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Services current through March 27, 2026

Professional Personnel

	Hours	Rate	Amount	
Director I	2.25	295.00	663.75	
Totals	2.25		663.75	
Total Labor				663.75

Reimbursable Expenses

R-Project Travel & Subsist.			43.87	
Total Reimbursables			43.87	43.87

Total this Invoice \$707.62

BBE/L
inframarkcms@payableslockbox.com

Billing Backup

Tuesday, April 7, 2026

BGE, Inc.

Invoice 42871 Dated 4/7/2026

4:07:51 PM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	2/26/2026	.50	295.00	147.50	
	Review information from Board member and provide input on potential impact due to heavy loads on pipe				
Chang, Philip	3/17/2026	1.75	295.00	516.25	
	Review meeting book and attend meeting via Teams				
	Totals	2.25		663.75	
	Total Labor				663.75

Reimbursable Expenses

R-Project Travel & Subsist.					
000000084638	1/30/2026			43.87	
	Eltalla, Yasmin / Site visit / site visit for inspection / 55.00 miles @ 0.725				
	Total Reimbursables			43.87	43.87
					Total this Project
					\$707.62
					Total this Report
					\$707.62

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

INVOICE PAYABLE UPON RECEIPT

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 #	19692
Invoice Date	04-01-26
Balance Due	\$367.00

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

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



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 #	19711
Invoice Date	04-06-26
Balance Due	\$15.00

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Week of 3/16/26 ==	\$0.00	1.0	\$0.00
(none)	Stickers UPS Mailed Out	\$15.00	1.0	\$15.00

Subtotal	\$15.00
Tax	\$0.00
Invoice Total	\$15.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$15.00



Invoice Ticket

Ticket Date	Wed 03-18-26 11:50 AM
Ticket #	12687
Subject	Stickers mailed 3/18/26

Ticket Issue

Initial Issue Wed 03-18-26 11:50 AM Troy Bacon	Stickers mailed 3/18/26
--	-------------------------

Ticket Comments

Date	Comment
Initial Issue Wed 03-18-26 11:50 AM Troy Bacon	Stickers mailed 3/18/26

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 #	19715
Invoice Date	04-06-26
Balance Due	\$15.00

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Week of 4/2/26 ==	\$0.00	1.0	\$0.00
(none)	Stickers UPS Mailed Out	\$15.00	1.0	\$15.00

Subtotal	\$15.00
Tax	\$0.00
Invoice Total	\$15.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$15.00



Invoice Ticket

Ticket Date	Thu 04-02-26 05:06 PM
Ticket #	12771
Subject	Stickers mailed 4/2/26

Ticket Issue

Initial Issue Thu 04-02-26 05:06 PM Troy Bacon	Stickers mailed 4/2/26
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Ticket Comments

Date	Comment
Initial Issue Thu 04-02-26 05:06 PM Troy Bacon	Stickers mailed 4/2/26

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 #	19782
Invoice Date	04-20-26
Balance Due	\$60.00

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Week of 4/13/26 ==	\$0.00	1.0	\$0.00
(none)	Stickers UPS Mailed Out	\$15.00	4.0	\$60.00

Subtotal	\$60.00
Tax	\$0.00
Invoice Total	\$60.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$60.00



Invoice Ticket

Ticket Date	Wed 04-08-26 09:09 AM
Ticket #	12790
Subject	Stickers mailed 4/8/26

Ticket Issue

Initial Issue Wed 04-08-26 09:09 AM Troy Bacon	Stickers mailed 4/8/26
--	------------------------

Ticket Comments

Date	Comment
Initial Issue Wed 04-08-26 09:09 AM Troy Bacon	Stickers mailed 4/8/26



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

Invoice

Date	Invoice #
4/1/2026	65892

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544		
		5 Zones Not Working at the Front Entrance Zone 25, 26, 27, 30, & 31 Decoder Alarms Are Going Off		
2	Irrigation Service T...	Labor for irrigation technician for repairs, maintenance, or service calls.	95.00	190.00
2	Irrigation Service A...	Labor for irrigation technician for repairs, maintenance, or service calls.	75.00	150.00
4	Hunter Decoder		221.00	884.00
		~~~~~ CHANGE ORDER ~~~~~ April 2, 2026 > Removed 1 Irrigation Allowance. (-\$750.00) > Decreased quantity of Irrigation Service Technician from 5 to 2. Decreased price of Irrigation Service Technician from \$475.00 to \$190.00. (-\$285.00) > Added 2 Irrigation Service Assistant. (+\$150.00) > Added 4 Hunter Decoder. (+\$884.00) Total change to estimate -\$1.00 ~~~~~		
			<b>Total</b>	\$1,224.00

--



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

# Invoice

Date	Invoice #
4/1/2026	65889

<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	Tree Service	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544  SOW: Removal of (2) Medjool Date Palm tree located on the right side of the entrance by the sidewalk. This tree is diseased and should be removed.  Stump grind below the ground and removal of all debris.	2,000.00	2,000.00
			<b>Total</b>	\$2,000.00

--



# Crowder's Landscaping, Inc.

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

# Invoice

Date	Invoice #
4/1/2026	49902

<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 #
4/9/2026	65909

<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  CDD Supplemental Work Request Requested by: Jason Liggett / CDD Board  SOW: Landscaping Large Roundabout Near 2803 Cordoba Ranch Blvd. Details: Board Selected Gold Mound & Loropetalum for their plant material. (Quoting Rendering Option 1)		
1	Demo	Demo discussed landscaping materials.	250.00	250.00
33	Loropetalum	Plum, 3-Gallon	20.00	660.00
40	Gold mound	3-Gallon	20.00	800.00
1	Medium Pine Bark	Yards	70.00	70.00
5	Landscaping Team ...	Hourly labor for landscaping design & installation team.	250.00	1,250.00
1	Irrigation Inspection	Repairs Within The \$500 Allowance On-site inspection of irrigation system to assess performance, identify leaks or malfunctions, and recommend necessary repairs or adjustments. Does not include repair labor unless authorized separately.	95.00	95.00
5	Irrigation Head Adj...	Field adjustments for better coverage	10.00	50.00
		~~~~~ CHANGE ORDER ~~~~~ April 9, 2026 > Removed 1 Irrigation Allowance. (-\$500.00) > Added 1 Irrigation Inspection. (+\$95.00) > Added 5 Irrigation Head Adjustment. (+\$50.00) Total change to estimate -\$355.00 ~~~~~		
			Total	\$3,175.00

Once you have had a chance to review this estimate, please let me know if you have any questions.



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

Invoice

Date	Invoice #
4/21/2026	65935

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
		Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544		
		Performed Monthly Irrigation Inspection on April 20th. Below are the items found inoperable and were repaired/replaced. (\$500 Allow)		
5	6" Pop-Up Spray	Replaced 5 broken 6" Pop-Up Spray heads	25.00	125.00
2	6" Rotor	Replaced 2 broken 6" Rotor heads	35.00	70.00
12	Hunter Coupling 17...	Replaced 12 cracked 17mm Hunter Couplings (for drip line breaks)	2.00	24.00
1	Irrigation Lead	Irrigation Lead (Per Person, Per Hour)	95.00	95.00
1	Assistant Tech	Assistant Tech (Per Hour)	75.00	75.00
			Total	\$389.00

All work is complete!



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

Invoice

Date	Invoice #
4/22/2026	65961

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

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
1,500	Annual Flowers	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544	3.60	5,400.00
14	Soil	SOW: Spring Annual Flower Rotation Front Entryway Only. 4" Potts. Potting Mix	45.00	630.00
			Total	\$6,030.00

--



CORDOBA RANCH CDD

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

PIN:
3916

Billing Date:
Mar 22, 2026

Billing Period:
Mar 22 - Apr 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 to learn more.

Bill history

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

Service summary

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

Total balance
\$165.48
Auto Pay is scheduled
Apr 15



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

6790 0107 DY RP 22 03242026 NNNNNN 01 007668 0030

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

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



19800023917757950502130000000000000000165485



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

Billing Date:
Mar 22, 2026

PIN:
3916

Billing Period:
Mar 22 - Apr 21, 2026

WAYS TO PAY YOUR BILL



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Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

PIN:
3916

Billing Date:
Mar 22, 2026

Billing Period:
Mar 22 - Apr 21, 2026

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

Bundle		
Monthly Charges		
03.22-04.21	FiberOptic Internet for Business 75/75 2YR	\$160.98
Bundle Total		\$160.98

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

Other Charges		
Monthly Charges		
03.22-04.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

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





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

PIN:
3916

Billing Date:
Mar 22, 2026
Billing Period:
Mar 22 - Apr 21, 2026

239-177-5795

88/KQXA/334300/ /VZFL





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
175406

DATE
4/1/2026

CUSTOMER ID
C1761

NET TERMS
Due On Receipt

PO#

DUE DATE
4/1/2026

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: April 2026

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

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

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

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

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

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	177120
CUSTOMER ID	C1761
PO#	

DATE	4/20/2026
NET TERMS	Due On Receipt
DUE DATE	4/20/2026

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
Postage	7	Ea	0.86		6.02
Subtotal					6.02

Subtotal	\$6.02
Tax	\$0.00
Total Due	\$6.02

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.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166501
Invoice Date	4/22/2026
Due Date	5/22/2026

To: Cordoba Ranch CDD
11555 Heron Bay Blvd, Ste 201

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	\$1,025.00

Subtotal	\$1,025.00
Sales Tax	\$0.00
Total	\$1,025.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

22 Apr 2026 02:41:09PM CST

DISTRICT : CORDOBA RANCH CDD

Go Green! Think before you print.

INVOICE NO. 1166501 - DETAIL

INVOICE DATE: 4/22/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	4/17/2026	4524122	CRCDD District Area	General Maintenance; Fence repairs	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
	4/17/2026	4524124	CRCDD District Area	General Maintenance; Cattle equipment removal	\$0.00	\$0.00	\$850.00	\$0.00	\$850.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,025.00	\$0.00	\$1,025.00	
				BWO Total	\$0.00	\$0.00	\$1,025.00	\$0.00	\$1,025.00	
				Invoice Total	\$0.00	\$0.00	\$1,025.00	\$0.00	\$1,025.00	



Invoice # INV-SS-2977
Date: 7/1/2025

Bill To

Cordoba Estates CDD
 210 N. University Drive, Suite 702
 Coral Springs FL 33071
 United States

Total Due:	\$1,552.50
Due Date:	7/31/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	7/31/2025		7/1/2025	6/30/2026

Item	Amount
SchoolNow CDD ADA-PDF CDD Ongoing PDF Accessibility Compliance Service	\$937.50
SchoolNow CDD Community Development District (CDD) governmental unit management company ADA-compliant website	\$615.00

Subtotal	\$1,552.50
Tax Total	\$0.00
Total	\$1,552.50
Amount Paid	\$0.00
Amount Due	\$1,552.50

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com

Bank Name: Stifel Bank

Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105

Routing #: 081018998

Account #: 16763806

SWIFT: STLFUS44XXX

Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.



INVOICE

Cordoba Ranch
3016 Cordoba Ranch Blvd
LUTZ FL 33559
USA

Invoice Date
Apr 1, 2026

Invoice Number
INV-6546

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

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

Due Date: May 1, 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-6546
Amount Due	950.00
Due Date	May 1, 2026
Amount Enclosed	

Enter the amount you are paying above

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

INVOICE
 033126-3

To: Cordoba Ranch CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

Date: March 31, 2026

Ribbon Curb Project

Contract amount	\$56,940
Work completed (85%)	\$48,399
Previously paid	<u>(\$37,580)</u>
Amount due	\$10,549

TOTAL DUE \$10,549

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

INVOICE
 033126-2

To: Cordoba Ranch CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

Date: March 31, 2026

Curb Stabilization

Contract amount (1222 lf @ \$30/lf)	\$36,660
--	----------

Amount completed (1083 lf @ \$30/lf)	\$32,490
---	----------

Previously paid	(\$17,340)
-----------------	------------

TOTAL DUE	\$15,150
------------------	-----------------

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

April 20, 2026

Client: 001286

Matter: 000001

Invoice #: 28308

Page: 1

RE: GENERAL

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/9/2026	MS	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD.	0.5	\$80.00
3/11/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
3/11/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
3/17/2026	WAS	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING.	3.4	\$1,037.00
3/19/2026	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$160.00
3/23/2026	NT	PREPARE CORRESPONDENCE AND MEMOS TO B. WILLIAM NAPERT, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.2	\$20.00
Total Professional Services			5.9	\$1,541.00

April 20, 2026

Client: 001286

Matter: 000001

Invoice #: 28308

Page: 2

Total Services	\$1,541.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,541.00
Previous Balance		\$1,769.00
<i>Less Payments</i>		<i>(\$1,769.00)</i>
PAY THIS AMOUNT		\$1,541.00

Please Include Invoice Number on all Correspondence

Statement Date: March 25, 2026



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


Amount Due:	\$313.78
Due Date: April 15, 2026	
Account #: 211006628278	

DO NOT PAY. Your account will be drafted on April 15, 2026

Account Summary

Current Service Period: February 19, 2026 - March 19, 2026	
Previous Amount Due	\$291.77
Payment(s) Received Since Last Statement	-\$291.77
Current Month's Charges	\$313.78
Amount Due by April 15, 2026	\$313.78

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



Scan here to view your account online.




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



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

Account #: 211006628278
Due Date: April 15, 2026

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

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

Amount Due:	\$313.78
Payment Amount:	\$ _____

621755004496
Your account will be drafted on April 15, 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: March 25, 2026
Charges Due: April 15, 2026

Service Period: Feb 19, 2026 - Mar 19, 2026

Rate Schedule: Lighting Service

Charge Details

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
State Tax		\$22.01
Lighting Charges		\$313.78

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$313.78

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: March 25, 2026

Amount Due: \$194.88

Due Date: April 15, 2026
Account #: 211006627700

DO NOT PAY. Your account will be drafted on April 15, 2026

Account Summary


Current Service Period: February 19, 2026 - March 19, 2026	
Previous Amount Due	\$172.82
Payment(s) Received Since Last Statement	-\$172.82
Current Month's Charges	\$194.88
Amount Due by April 15, 2026	\$194.88

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

Your Energy Insight

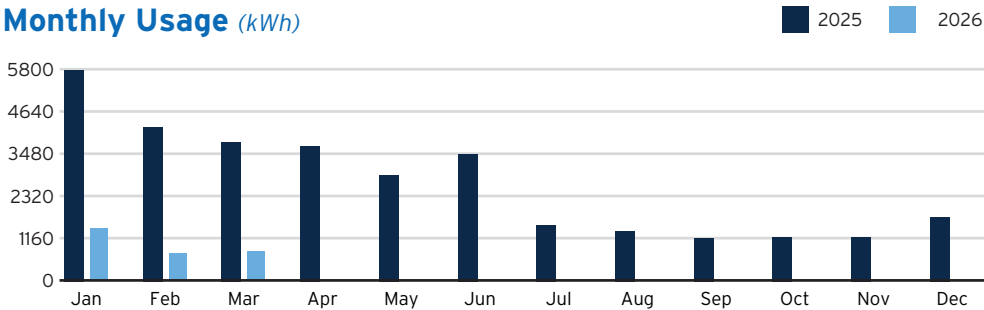
Your average daily kWh used was **78.29% lower** than the same period last year.

Your average daily kWh used was **7.69% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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



Account #: 211006627700
Due Date: April 15, 2026

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

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

Amount Due:	\$194.88
Payment Amount: \$	_____

621755004493

Your account will be drafted on April 15, 2026

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

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

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



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

Account #: 211006627700
Statement Date: March 25, 2026
Charges Due: April 15, 2026

Meter Read

Service Period: Feb 19, 2026 - Mar 19, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	03/19/2026	95,268		94,465		803 kWh	1	29 Days

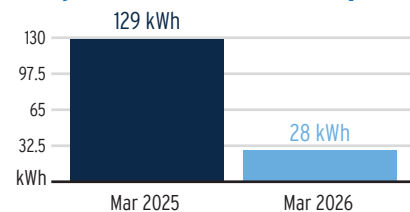
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	803 kWh @ \$0.09202/kWh	\$73.89
Fuel Charge	803 kWh @ \$0.03516/kWh	\$28.23
Storm Protection Charge	803 kWh @ \$0.00568/kWh	\$4.56
Clean Energy Transition Mechanism	803 kWh @ \$0.00418/kWh	\$3.36
Storm Surcharge	803 kWh @ \$0.02121/kWh	\$17.03
Florida Gross Receipt Tax		\$3.75
Electric Service Cost		\$149.96
State Tax		\$12.67
Total Electric Cost, Local Fees and Taxes		\$162.63

Other Fees and Charges		
Zap Cap Systems		
Service for: 2502 CORDOBA RANCH BLVD, LUTZ, FL 33559-3915		
Business Surge MST1120 Monthly	1 unit @ \$30.00	\$30.00
State Tax		\$2.25
Zap Cap Systems Cost		\$32.25

Total Current Month's Charges \$194.88

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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Statement Date: March 25, 2026



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


Amount Due:	\$7,289.84
Due Date: April 15, 2026	
Account #: 211006627916	

DO NOT PAY. Your account will be drafted on April 15, 2026

Account Summary

Current Service Period: February 19, 2026 - March 19, 2026	
Previous Amount Due	\$6,801.63
Payment(s) Received Since Last Statement	-\$6,801.63
Current Month's Charges	\$7,289.84
Amount Due by April 15, 2026	\$7,289.84

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



Scan here to view your account online.




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



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

Account #: 211006627916
Due Date: April 15, 2026

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

Amount Due:	\$7,289.84
Payment Amount:	\$ _____

621755004494
Your account will be drafted on April 15, 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: March 25, 2026
Charges Due: April 15, 2026

Service Period: Feb 19, 2026 - Mar 19, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	2614 kWh @ \$0.03411/kWh	\$89.16
Fixture & Maintenance Charge	131 Fixtures	\$2167.26
Lighting Pole / Wire	131 Poles	\$4400.29
Lighting Fuel Charge	2614 kWh @ \$0.03452/kWh	\$90.24
Storm Protection Charge	2614 kWh @ \$0.00574/kWh	\$15.00
Clean Energy Transition Mechanism	2614 kWh @ \$0.00043/kWh	\$1.12
Storm Surcharge	2614 kWh @ \$0.01230/kWh	\$32.15
Florida Gross Receipt Tax		\$5.84
State Tax		\$488.78

Lighting Charges **\$7,289.84**

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges

\$7,289.84

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Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.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

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Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: March 25, 2026

Amount Due:	\$31.50
Due Date: April 15, 2026	
Account #: 211006628138	

DO NOT PAY. Your account will be drafted on April 15, 2026

Account Summary


Current Service Period: February 19, 2026 - March 19, 2026	
Previous Amount Due	\$33.11
Payment(s) Received Since Last Statement	-\$33.11
Current Month's Charges	\$31.50
Amount Due by April 15, 2026	\$31.50

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

Your Energy Insight

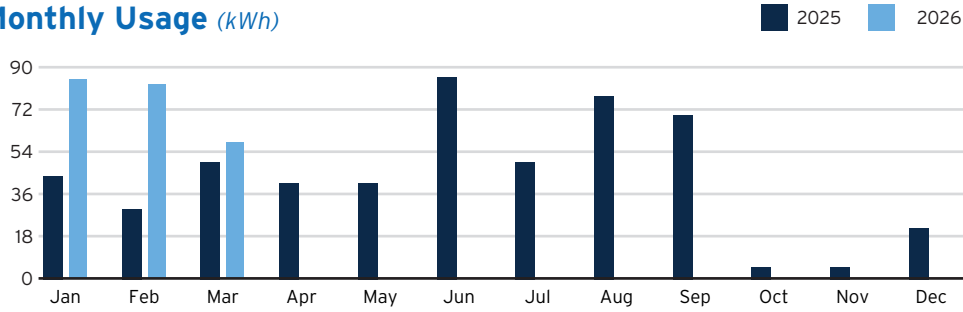
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006628138
Due Date: April 15, 2026

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

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

Amount Due:	\$31.50
Payment Amount:	\$ _____

621755004495

Your account will be drafted on April 15, 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: March 25, 2026
Charges Due: April 15, 2026

Meter Read

Service Period: Feb 19, 2026 - Mar 19, 2026

Rate Schedule: General Service - Non Demand

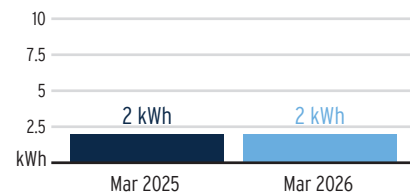
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	03/19/2026	6,003		5,945		58 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	58 kWh @ \$0.09202/kWh	\$5.34
Fuel Charge	58 kWh @ \$0.03516/kWh	\$2.04
Storm Protection Charge	58 kWh @ \$0.00568/kWh	\$0.33
Clean Energy Transition Mechanism	58 kWh @ \$0.00418/kWh	\$0.24
Storm Surcharge	58 kWh @ \$0.02121/kWh	\$1.23
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.05
State Tax		\$2.45
Total Electric Cost, Local Fees and Taxes		\$31.50

Total Current Month's Charges \$31.50

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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- Phone**
Toll Free: **866-689-6469**
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P.O. Box 111
Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: March 25, 2026


Amount Due:	\$1,450.95
Due Date: April 15, 2026	
Account #: 221008004931	

DO NOT PAY. Your account will be drafted on April 15, 2026

Account Summary

Current Service Period: February 19, 2026 - March 19, 2026	
Previous Amount Due	\$1,349.33
Payment(s) Received Since Last Statement	-\$1,349.33
Current Month's Charges	\$1,450.95
Amount Due by April 15, 2026	\$1,450.95

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



Scan here to view your account online.



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



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

Account #: 221008004931
Due Date: April 15, 2026

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

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

Amount Due:	\$1,450.95
Payment Amount:	\$ _____

683483123778

Your account will be drafted on April 15, 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: March 25, 2026
Charges Due: April 15, 2026

Service Period: Feb 19, 2026 - Mar 19, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
State Tax		\$101.62
Lighting Charges		\$1,450.95

Total Current Month's Charges \$1,450.95

Important Messages

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

Statement Date: March 25, 2026

Amount Due:	\$37.31
Due Date: April 15, 2026	
Account #: 211006627494	

DO NOT PAY. Your account will be drafted on April 15, 2026

Account Summary


Current Service Period: February 19, 2026 - March 19, 2026	
Previous Amount Due	\$46.26
Payment(s) Received Since Last Statement	-\$46.26
Current Month's Charges	\$37.31
Amount Due by April 15, 2026	\$37.31

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

Your Energy Insight

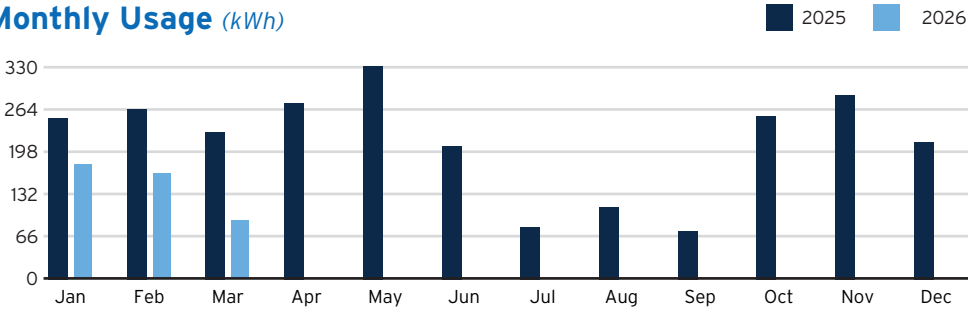
Your average daily kWh used was **62.5% lower** than the same period last year.

Your average daily kWh used was **50% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211006627494
Due Date: April 15, 2026

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

Amount Due:	\$37.31
Payment Amount:	\$ _____

621755004492
Your account will be drafted on April 15, 2026

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

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

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



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

Account #: 211006627494
Statement Date: March 25, 2026
Charges Due: April 15, 2026

Meter Read

Service Period: Feb 19, 2026 - Mar 19, 2026

Rate Schedule: General Service - Non Demand

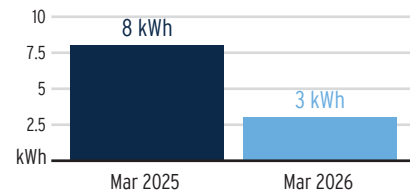
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	03/19/2026	14,371		14,280		91 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	91 kWh @ \$0.09202/kWh	\$8.37
Fuel Charge	91 kWh @ \$0.03516/kWh	\$3.20
Storm Protection Charge	91 kWh @ \$0.00568/kWh	\$0.52
Clean Energy Transition Mechanism	91 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	91 kWh @ \$0.02121/kWh	\$1.93
Florida Gross Receipt Tax		\$0.86
Electric Service Cost		\$34.40
State Tax		\$2.91
Total Electric Cost, Local Fees and Taxes		\$37.31

Total Current Month's Charges \$37.31

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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

Statement Date: April 24, 2026


Amount Due:	\$1,450.95
Due Date: May 15, 2026	
Account #: 221008004931	

DO NOT PAY. Your account will be drafted on May 15, 2026

Account Summary

Current Service Period: March 20, 2026 - April 20, 2026	
Previous Amount Due	\$1,450.95
Payment(s) Received Since Last Statement	-\$1,450.95
Current Month's Charges	\$1,450.95
Amount Due by May 15, 2026	\$1,450.95

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



Scan here to view your account online.



Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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



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

Account #: 221008004931
Due Date: May 15, 2026

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

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

Amount Due:	\$1,450.95
Payment Amount:	\$ _____

662495547476

Your account will be drafted on May 15, 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: April 24, 2026
Charges Due: May 15, 2026

Service Period: Mar 20, 2026 - Apr 20, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

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
State Tax		\$101.62

Lighting Charges **\$1,450.95**

Total Current Month's Charges

\$1,450.95

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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