



Cordoba Ranch

Community Development District

June 15, 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

District Staff:

Samatha Zanoni, 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, June 15, 2026 – 5:00 p.m.**

The Regular Meeting of the **Cordoba Ranch Community Development District** will be held on **Monday, June 15, 2026 at 5:00 p.m. at Crowders Landscaping Inc., 2208 Wain Ranch Lane, Lutz, Florida 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 Report**Page 4
 - i. Lake Brothers Service Report**.....Page 17
- B. Field Inspection Report**Page 18
- C. Landscape**
 - i. Consideration of Crowders Compost Proposal #M3684** Page 30
 - ii. Consideration of Crowders Dead Tree Removal Proposal #M3842** Page 31
 - iii. Consideration of Crowders Tree Maintenance Proposal #M3843**..... Page 32
 - iv. Consideration of Crowders Forestry Mulch Proposal #10028** Page 34
 - v. Consideration of Crowders Irrigation Pump Proposal #M3826** Page 36
 - vi. Consideration of Crowders Timer #1 Proposal #3812** Page 37
 - vii. Consideration of Crowders Rendering of Median Proposal #M3055**..... Page 38
 - viii. Consideration of Crowders Rendering of Monument Beds Proposal #M3056** Page 40
 - ix. Ratification of Crowders Irrigation Zone 6 Proposal #M3693**.....Page 42
 - x. Ratification of Crowders Irrigation Valve Boxes Proposal #M3694**.....Page 43
 - xi. Consideration of Blue Wave Lighting Landscape Lighting Proposal**.....Page 44
- D. District Engineer**
 - i. Consideration of Parking Lot Services Proposal**Page 45
 - ii. BGE Memorandum on Pond 260 Mitered End Structure Erosion & Erosion Underneath the Sidewalk**..... Page 51
- E. District Counsel**
- F. District Manager**

5. Business Items

- A. Ratification of Inframark Gate Repair Proposal Page 56
- B. Ratification of Use of Office Space Agreement with Crowders Landscaping Page 58
- C. Consideration of LLS Arbitrage Report..... Page 60
- D. Consideration of FY2025 Final Audit Report..... Page 73

6. Consent Agenda

- A. Consideration of Minutes from the Meeting held May 18, 2026.....Page 110
- B. Acceptance of May 2026 Financial Statements & Check RegisterPage 114
- C. Acceptance of May 2026 O&M ReportPage 127

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, July 20, 2026.



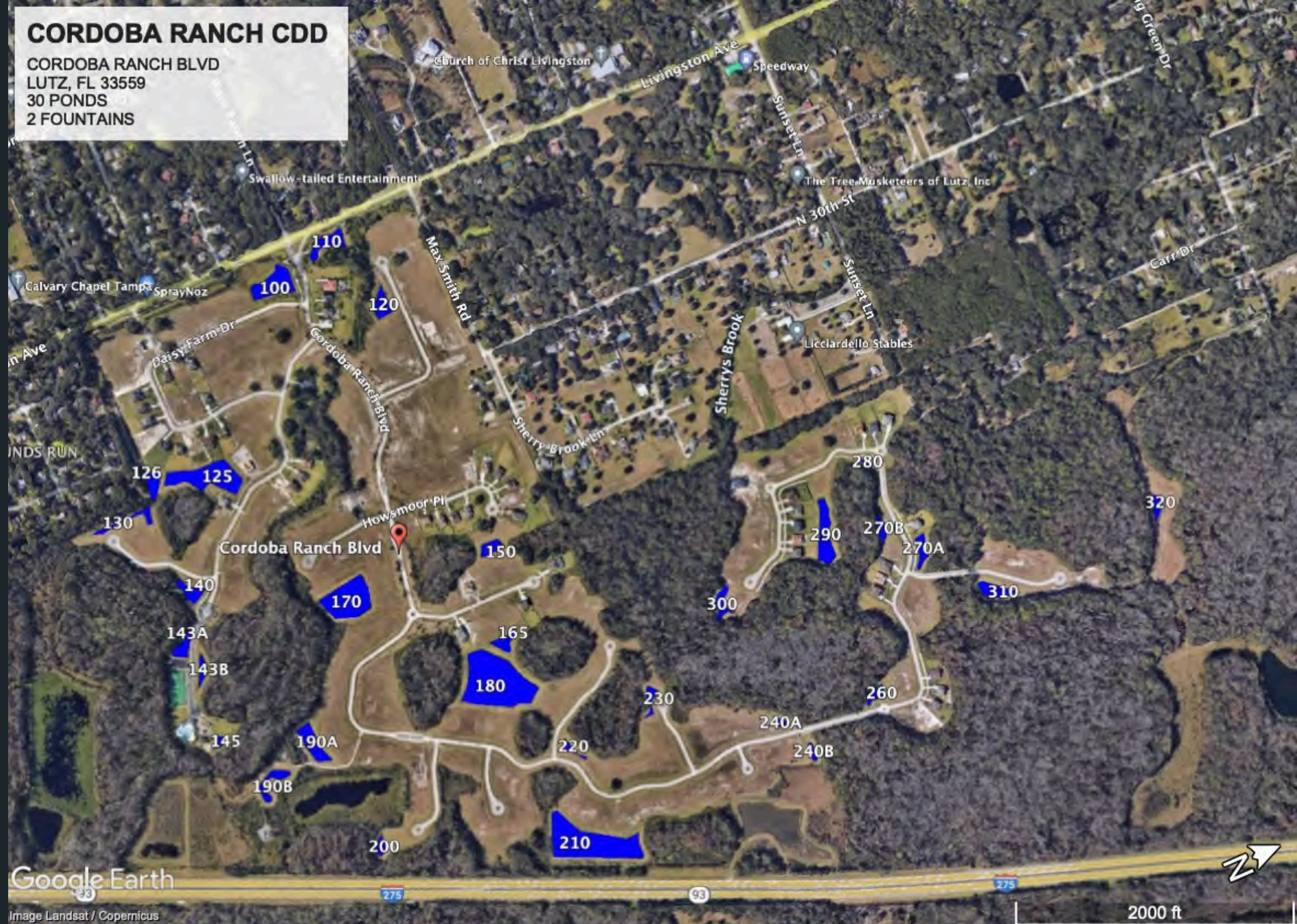
MONTHLY REPORT

JUNE, 2026



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



Google Earth

Image Landsat / Copernicus

2000 ft

SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.

May 11, 2026 at 8:49:02 AM



Pond #100 Treated for Shoreline Vegetation.

May 11, 2026 at 8:58:42 AM



Pond #110 Treated for Shoreline Vegetation.

May 11, 2026 at 10:23:48 AM



Pond #120 Treated for Shoreline Vegetation.

May 11, 2026 at 9:22:27 AM



Pond #125 Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 9:35:18 AM



Pond #126 Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 9:40:27 AM



Pond #130 Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 9:50:57 AM



Pond #140 Treated for Spike rush and Shoreline Vegetation.

May 11, 2026 at 9:53:55 AM



Pond #143A Treated for Shoreline Vegetation.

May 11, 2026 at 9:55:41 AM



Pond #143B Treated for Shoreline Vegetation.



Pond #145 Treated for Shoreline Vegetation.



Pond #150 Treated for Spike rush and Shoreline Vegetation.



Pond #165 Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 10:58:42 AM



Pond #170 Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 10:12:58 AM



Pond #180 Treated For Shoreline Vegetation.

May 11, 2026 at 10:07:07 AM



Pond #190A Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 9:58:54 AM



Pond #190B Treated for Shoreline Vegetation.

May 11, 2026 at 10:40:44 AM



Pond #200 Treated for Shoreline vegetation.

May 11, 2026 at 11:46:36 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.



May 11, 2026 at 11:53:43 AM

Pond #240B Treated for Shoreline Vegetation.



May 11, 2026 at 11:55:59 AM

Pond #260 Treated for Shoreline Vegetation.



May 11, 2026 at 11:58:06 AM

Pond #270A Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 12:05:11 PM



Pond #270B Treated for Shoreline Vegetation.

May 11, 2026 at 12:06:30 PM



Pond #280 Treated for Shoreline Vegetation.

May 11, 2026 at 12:12:13 PM



Pond #290 Treated for Algae and Shoreline Vegetation.

May 11, 2026 at 12:14:38 PM



May 11, 2026 at 12:20:36 PM



May 11, 2026 at 12:26:57 PM



Pond #300 Treated for Shoreline Vegetation.

Pond #310 Treated for Shoreline Vegetation.

Pond #320 Treated for Algae and Shoreline vegetation.



Lake Brothers

10722 59th Ave
Seminole, FL 33772

LakeBrothersLLC.com
(727) 421 - 1921

CUSTOMER Corboba Ranch
 ACCOUNT 327
 DATE 5-20-26
 TECHNICIAN Tan m. / Jon H.
 WEATHER Sun

Service Report

Algae/Aquatic Weed Control

Waterway ID	/	2	3							
Algae										
Shoreline Grasses	X	X	X							
Submersed Weeds										
Floating Weeds										
Upland Inspection	X	X	X							

Remarks _____

Fish/Wildlife Observations

- Fish**
- Bass
 - Bream
 - Catfish
 - Gambusia
 - Triploid Grass Carp
 - Gar

- Waterfowl**
- Herons
 - Gallinules
 - Ducks
 - Anhingas
 - Limpkins
 - Ibis

- Other**
- Alligators
 - Snakes
 - Turtles
 - OWL
 - _____
 - _____

Recommendations



Cordoba Ranch CDD May 2026 Field Inspection

Wednesday, 27 May 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Issue 1

Assigned To: Crowders/ District Manager

Behind Residents on Howsmoor PI

Observations:

Resident-installed plantings observed on CDD property.

Area referenced in the service request was not mowed during the most recent maintenance cycle.

Recommendations:

Crowder's advised they will address the missed mowing area.

Evaluate resident-installed plantings for compliance with CDD standards if necessary.





Issue 2

Assigned To: Board/Crowders

Interstate Buffer Landscape Area

Observations:

Some recently planted trees have not successfully established and are in decline.

The tree line is intended to help reduce interstate noise and screen the visual impact of traffic.

Recommendations:

Revisit the option of installing additional foliage material to enhance noise reduction and provide a stronger visual buffer from interstate traffic. Potential options could include Areca Palms, Clumping Bamboo, and Viburnum.

Per the recommendation of Crowder's, consider utilizing tree watering bags/"tree diapers" during the establishment period to improve irrigation consistency and support plant survival.

Issue 3

Assigned To: District Manager

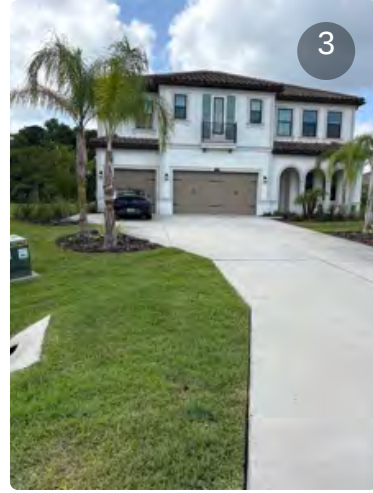
Green Ct Cul de Sac Homes

Observations:

Swales appear to be almost blocked and may not be draining properly.

Recommendations:

Clear blocked swales to restore proper drainage flow.



Issue 4

Assigned To: Inframark Maintenance

Bear Glen PI – Across from 18435

Observations:

Pallets observed near the roadway across from 18435 Bear Glen PI.

Recommendations:

Remove and properly dispose of pallets to maintain community appearance and prevent potential hazards.

Continue monitoring the area for additional debris or unauthorized storage.



Issue 5

Assigned To: Crowders

Cordoba Ranch Blvd – Cleared Area

Observations:

Cleared landscape area currently lacks enhancement and may benefit from additional visual improvements.

Recommendations:

Requested vendor provide conceptual renderings and enhancement options for the area with a focus on minimal long-term maintenance requirements.

Consider low-maintenance plant material, mulch/rock applications, and drought-tolerant landscape concepts to improve appearance while minimizing upkeep.

Review proposed concepts with the Board for future consideration.





Issue 6

Assigned To: Crowers

Median West of Howsmoor Pl

Observations:

Palm tree is in decline and showing poor health.

Recommendations:

Remove declining palm from the median to eliminate hazard and maintain landscape appearance.

Evaluate area for replacement planting options appropriate for median conditions.

Continue monitoring surrounding plant material for similar decline.

Issue 7

Assigned To: Sitex

Pond 100

Observations:

Invasive vegetation present around the perimeter of the pond.

Recommendations:

Treat and control invasive plant material along the pond perimeter using appropriate methods to prevent spread.

Continue routine monitoring and follow-up treatments as needed to maintain shoreline condition.



Issue 8

Assigned To: Crowders

Pond 100 – Ornamental Grass Areas

Observations:

Weeds present within ornamental grasses located behind Pond 100.

Recommendations:

Treat and remove weeds from ornamental grass areas to restore a clean and maintained appearance.

Continue routine monitoring and follow-up maintenance to prevent regrowth and maintain plant health.

Issue 9

Assigned To: Board

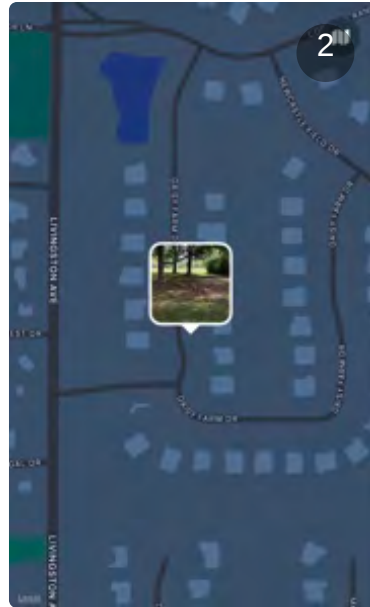
Daisy Farm – Behind Homes

Observations:

Lumber observed behind residential properties along Daisy Farm.

Recommendations:

Remove lumber to maintain prevent potential hazards.



Issue 10

Assigned To: District Manager

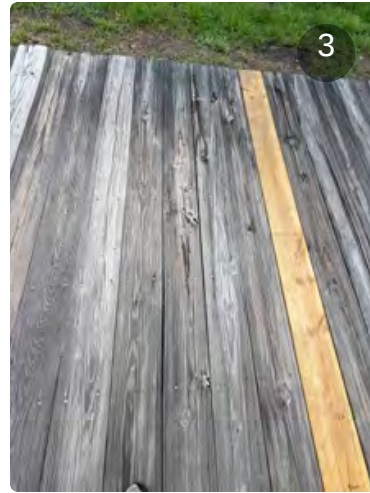
Daisy Farm Dr – Bridge

Observations:

Approximately four wooden planks on the bridge are damaged and require repair.
Bridge surface shows buildup and requires cleaning.

Recommendations:

Repair or replace damaged bridge planks to ensure structural integrity and safe use.
Power wash the bridge to remove buildup and improve overall appearance.



Issue 11

Assigned To: Sitex

Pond 125

Observations:

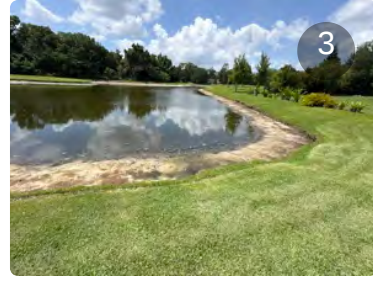
Algae present within the pond.

Minor erosion observed along the pond edge requiring monitoring.

Recommendations:

Treat algae to improve water quality and overall pond appearance.

Monitor erosion areas for progression and implement corrective stabilization measures if conditions worsen.



Issue 12

Assigned To: Sitex

Pond 126

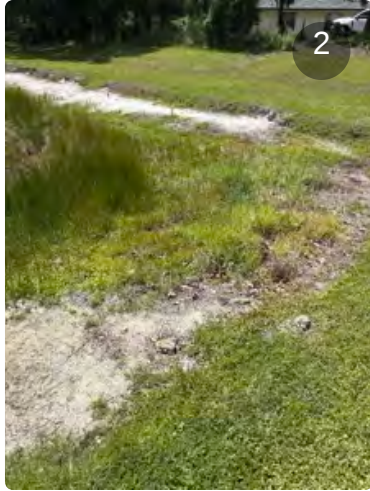
Observations:

Invasive weeds observed below the water line within the pond.

Recommendations:

Treat submerged invasive vegetation

Maintain routine treatment to preserve overall pond health and water quality.



Issue 13

Assigned To: Crowders

Ditch Area

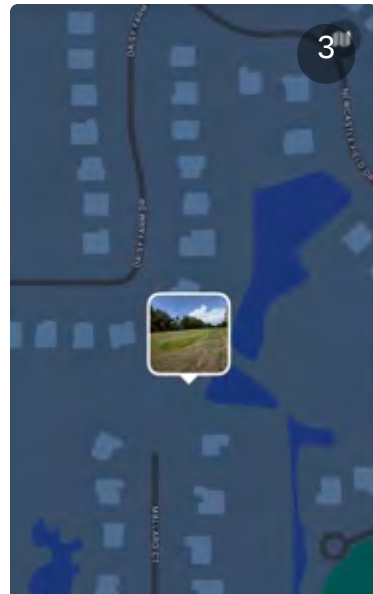
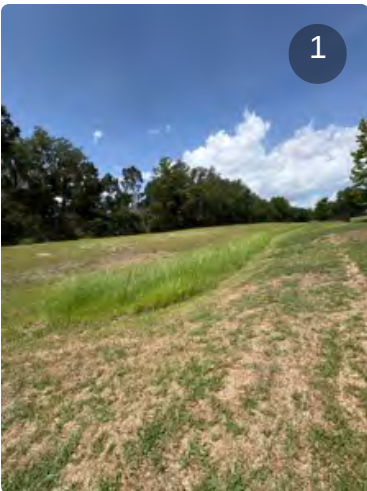
Observations:

Grass along the ditch area is overgrown and requires trimming for improved appearance.

Recommendations:

Trim grass along the ditch during drier conditions to maintain aesthetics and ensure effective maintenance access.

Continue routine monitoring and follow-up maintenance to keep ditch edges clean and defined.





Issue 14

Assigned To: Sitex

Pond 130

Observations:

Algae present within the pond.

Weeds observed along the waterline.

Recommendations:

Treat algae to improve water quality and overall pond appearance.

Treat and remove weeds along the waterline to maintain a clean and defined shoreline.

Continue routine monitoring and follow-up treatments as needed.

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
4/14/2026	M3684

Bill To
Cordoba Ranch 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
	Proposal is to Top Dress Hot spots in turf north of bridge along Livingston Ave.			
	SOW: Spread Comand Compost on hotspots correlating to the report. Trial area to see if it helps with moisture retention. Goal: If results are positive during drought conditions we can apply Comand to all hotspots.			
Compopst amend...	Comand Topdress: 1.5Cu. Ft. Bag.	40	20.00	800.00
Landscaping Tea...	Hourly labor for landscaping installation team.	3	250.00	750.00
Thank you for the opportunity.			Total	\$1,550.00

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
5/28/2026	M3842

Bill To
Cordoba Ranch 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
Tree Service	This proposal is to remove the dead tree on the berm between Barn Close Dr and Livingston Ave Requested by Board SOW: Cut down tree to a low stump. Haul and dispose of debris. Removal and hauling.	1	550.00	550.00
Thank you for the opportunity.			Total	\$550.00

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
5/28/2026	M3843

Bill To
Cordoba Ranch 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
	This proposal is to remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height for mower and pedestrian clearance. Requested by Christina Fowler			
Tree Service	CORDOBA RANCH WAY Remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height. Haul and dispose of debris.	210	75.00	15,750.00
Tree Service	NEW CASTLE DR. Remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height. Haul and dispose of debris.	50	75.00	3,750.00
Tree Service	DAISY FARM DR. Remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height. Haul and dispose of debris.	61	75.00	4,575.00
Tree Service	BARN CLOSE DR. Remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height. Haul and dispose of debris.	17	75.00	1,275.00
Tree Service	HOWSMOOR PL. Remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height. Haul and dispose of debris.	30	75.00	2,250.00
Tree Service	BEACON PASTURE WAY Remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height. Haul and dispose of debris.	10	75.00	750.00
	BLACKFORD BURN CT			
Thank you for the opportunity.			Total	

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
5/28/2026	M3843

Bill To
Cordoba Ranch 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
Tree Service	Remove all tree stakes, suckers, and elevate street trees to 7-10 FT. height. Haul and dispose of debris. NOTE: 1: This is not canopy or dead wood work. This is stickily elevating up to 7-10Ft. 2: Crowders Landscaping will be the vendor performing the above scope.	17	75.00	1,275.00
Thank you for the opportunity.			Total	\$29,625.00

ESTIMATE

Crowder's Landscaping, Inc.
PO Box 1375
Lutz, FL 33548-1375

info@crowderslandscaping.com
+1 (813) 767-6360

Bill to
Cordoba Ranch CDD
Cordoba Ranch CDD

Estimate details

Estimate no.: E-10028
Estimate date: 06/10/2026

#	Product or service	Description	Qty	Rate	Amount
1.		SOW: One Time Maintenance of the Areas Forestry Mulched in January 2026. Recommended to complete this service once per quarter.			
2.	Maintenance Supplemental Work (Per Day)	Additional rate for maintenance personnel performing general cleanup, debris removal, and property upkeep services outside the contracted scope of work. (Per Day)	3	\$1,325.00	\$3,975.00
				Total	\$3,975.00

Accepted date

Accepted by

Forestry Mulch Area 1



Forestry Mulch Area 2



Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
5/25/2026	M3826

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

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Ranch CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 Pump is nuisance tripping. We are having to check pump every week. 1 copasitor is blown in box. Box is in bad shape. Pressure gauge on pump isn't working.			
5HP starter box	5HP Franklin deluxe starter box	1	1,225.00	1,225.00
0 to 160 Pressure ...	0 to 160 PSI pressure gauge	1	21.82	21.82
Pump Specialist		2	125.00	250.00
Please contact the office if you would like to proceed.			Total	\$1,496.82

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
5/21/2026	M3812

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

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Ranch CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 Timer #1 at main entry. Zone 16 has broken leaking control valve. Valve needs replaced.			
1.5" Hunter Valve	1.5" Hunter Valve	1	203.00	203.00
1 1/2" Male Adapt...	1 1/2" male adapter	2	3.00	6.00
1.5" Slipfix	1.5" Slipfix	1	50.00	50.00
1 1/2" PVC pipe	1 1/2" 1120 pipe	3	3.00	9.00
Irrigation Service ...	Labor for irrigation technician for repairs, maintenance, or service calls.	3	95.00	285.00
Irrigation Service ...	Labor for irrigation technician for repairs, maintenance, or service calls.	3	75.00	225.00

Please contact the office if you would like to proceed.			Total	\$778.00
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Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
9/30/2025	M3055

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
	Proposal is to landscape tips of median planters where declining Juniper and flowers are located. Requested by Erica. SOW: Demo all Juniper and Coleus. Install new drip irrigation through-out space. Install new Dwarf Red Ixoria and Summer-Set Jasmine minima. Mulch First Two Median Islands at Howsmoor PL.			
Landscaping Tea...	Full-day labor for landscaping installation team.	1	1,950.00	1,950.00
Debris Hauling / ...	Dispose of resulting debris off-site.	1	300.00	300.00
Irrigation	Install new drip irrigation and appropriately manifold. (Approximately 772Ft.)	1	2,665.00	2,665.00
Dwarf Ixora Red	3 Gallon	125	20.00	2,500.00
Sunset Minima Jas...	1 Gallon (Other variations include Snow'N'Summer Pink at same pricing)	253	10.00	2,530.00
Pine fine	Pine fine screen	1	75.00	75.00
Medium Pine Bark	Yards	6	70.00	420.00
Landscaping Tea...	Large Median planter before Bridleton Way Full-day labor for landscaping design & installation team.	1.5	1,950.00	2,925.00
Debris Hauling / ...	Dispose of resulting debris off-site.	1	300.00	300.00
Irrigation	Install new drip irrigation and appropriately manifold. (Approximately 1518)	1	3,250.00	3,250.00
Dwarf Ixora Red	3 Gallon	185	20.00	3,700.00
Sunset Minima Jas...	1 Gallon (Other variations include Snow'N'Summer Pink at same pricing)	636	10.00	6,360.00
Pine fine	Pine fine screen	2	75.00	150.00
Medium Pine Bark	Yards	15	70.00	1,050.00
Thank you for the opportunity.			Total	\$28,175.00



Dwarf Ixora, Red

Ana Maria
Or Summerset Jasmine

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
9/30/2025	M3056

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
	Proposal is to landscape side beds and signs at back bridge and round-a-bout. Requested by Erica SOW: Demo existing landscaping, clean and prep for install of both turf, plants, and trees. Re-work drip for proper coverage, re-nozzle for appropriate coverage. Install new landscaping.			
Landscaping Tea...	Full-day labor for landscaping installation team.	2.5	1,950.00	4,875.00
Debris Hauling / ...	Dispose of resulting debris off-site.	1	300.00	300.00
Pringle's Dwf. Pod...	3 Gallon	64	25.00	1,600.00
Dwarf Ixora Red	3 Gallon	80	20.00	1,600.00
Chinese Fan palm	15 gallon (Seven clusters of 5)	35	175.00	6,125.00
Bahia Sod	Florida Native Turf	3,800	0.83	3,154.00
Irrigation	Identify stub-ups, re-plum, install new drip pipe for appropriate coverage on new landscaping. Re-nozzle sprays and add additional heads for coverage on new plant material.	1	5,600.00	5,600.00
Mulch	Medium Pine Bark	8	70.00	560.00
Thank you for your business.			Total	\$23,814.00



Podocarpus, Pringles

Dwarf Ixora, Red

Podocarpus, Pringles

Fan Palm

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
4/20/2026	M3693

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

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 Main entry timer zone 6 needs valve replaced. Valve not working. Also need to replace 10" valve box.			
2" Male Adaptor	2" male adapter PVC	2	3.00	6.00
Hunter 2" Valve	2" Hunter PVG control valve	1	165.00	165.00
2" Slipfix	2" slip fix	1	71.00	71.00
10" Round Valve ...	10" round valve box	1	75.00	75.00
Irrigation Service ...	Labor for irrigation technician for repairs, maintenance, or service calls.	2.5	95.00	237.50
Please contact the office if you would like to proceed.			Total	\$554.50

Crowder's Landscaping and Irrigation

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

Estimate

Date	Estimate #
4/20/2026	M3694

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

This estimate is good for 30 days.

P.O. Number	Terms

Item Code	Description	Quantity	Price Each	Amount
	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 Timer 2 needs two 10' valve boxes replaced. Timer 3 needs 1 jumbo valve box replaced.			
10" Round Valve ...	10" round valve box	2	75.00	150.00
Jumbo Rectangle ...	Rectangle jumbo valve box	1	158.49	158.49
Irrigation Service ...	Labor for irrigation technician for repairs, maintenance, or service calls.	2	95.00	190.00
Please contact the office if you would like to proceed.			Total	\$498.49

Blue Wave Lighting

Proposal

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay (813) 334-4827



TO:
 Cordoba Estates
 2910 County Line Rd
 Wesley Chapel, FL 33544

JOB DESCRIPTION
Landscape Lighting Proposal for Cordoba Estates

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Front Entrance - Center Median Re-install existing landscape lights (2) on 2' risers to shine over shrubs</p> <p>Note: will have to splice additional wire to fit through 2' risers</p>	\$610.00
<p>OPTION Front Entrance - Entrance, Exit, and Center Median Replace 23 lamps (bulbs) in existing fixtures throughout front entrance</p>	\$1,095.00
<p>OPTION Front Entrance - Entrance, Exit, and Center Median Replace all existing 23 fixtures (that have lamps) with commercial integrated fixtures</p> <p>Note: Fixtures come with 5 year warranty Note: Includes 2 risers for lights on entrance sign</p> <p>Requires 50% Deposit</p>	\$4,580.00
TOTAL ESTIMATED JOB COST	\$610.00

- * Price includes materials and labor.
- * Blue Wave Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Blue Wave Lighting, to install and / or remove all materials on said property as provided herein.
- * Remaining balance of project due upon receipt of invoice after installation.

 Tim Gay
 PREPARED BY

 4/20/2026
 DATE

 AUTHORIZED SIGNATURE FOR CORDOBA ESTATES

 DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel of Cordoba Estates only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



Proposal PARKING LOT SERVICES GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To
#441955
Mr. Phil Chang
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

June 5, 2026
(813) 328-3664
Cordoba Ranch CDD
2902 Cordoba Ranch Blvd.
Lutz, FL 33559

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

ASPHALT REPAIR

(126 SQUARE FEET / 14 SQUARE YARDS)

- 1) Saw cut and/or mill 2 areas approximately 126 square feet.
- 2) Remove existing asphalt and haul from site.
- 3) Check and compact existing base materials.
- 4) Clean and apply tack coat to areas for proper bonding.
- 5) Furnish and install approximately 1.5" Type S3 asphalt to areas approximately 126 square feet.
- 6) Compact with vibratory roller.

ASPHALT REPAIR TOTAL\$2,549.00 ()

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 1 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal –The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____
Signature: _____
Signature: _____



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PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.**
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.**
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- PLS is NOT responsible for any liability from slip and fall accidents on painted walking surfaces.**
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

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Page 2 of 5

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Authorized Signature Jason Lambert / cell (813) 344-6431

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5426 Bay Center Drive, Suite 100
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June 5, 2026
(813) 328-3664
Cordoba Ranch CDD
2902 Cordoba Ranch Blvd.
Lutz, FL 33559

After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL

SUBSTANTIAL COMPLETION

Project is largely complete based upon above specified work, excluding warranty or punch out list.

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Page 3 of 5

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We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

Item IV:

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

I have fully read the above items and will execute any items that pertain to my project accordingly.

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Page 4 of 5

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PAYMENT TERMS

PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT

**FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION –
UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND
AGREED UPON IN WRITING**

NAME

DATE

- Request a Certificate of Insurance
(If special verbiage required, please provide a sample COI)
- Request pictures for invoicing, if needed
- Please provide AP Contact name, phone number, and email:

** Scheduling can be activated upon receipt of a signed copy of the proposal.*

***Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover Cards with a 2.5% Convenience Fee. Amex accepted with a 3.5% Convenience Fee.**

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Page 5 of 5

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Date of Acceptance: _____
Signature: _____
Signature: _____



Cordoba Ranch CDD _ 2902 Cordoba Ranch Blvd, Lutz



- Repair Work**
- 1. 4 x 24
 - 2. 3 x 6

Parking Lot Services

Proudly Serving Greater Tampa Bay Tri-County & Surrounding Areas
(Asphalt Paving, Concrete Curbing & Sidewalks Repair, Sealcoating & Line Striping and Asphalt Repairs)

PH: (813) 880-9100



Memorandum

To: Samantha Zanoni, District Manager, Cordoba Ranch CDD

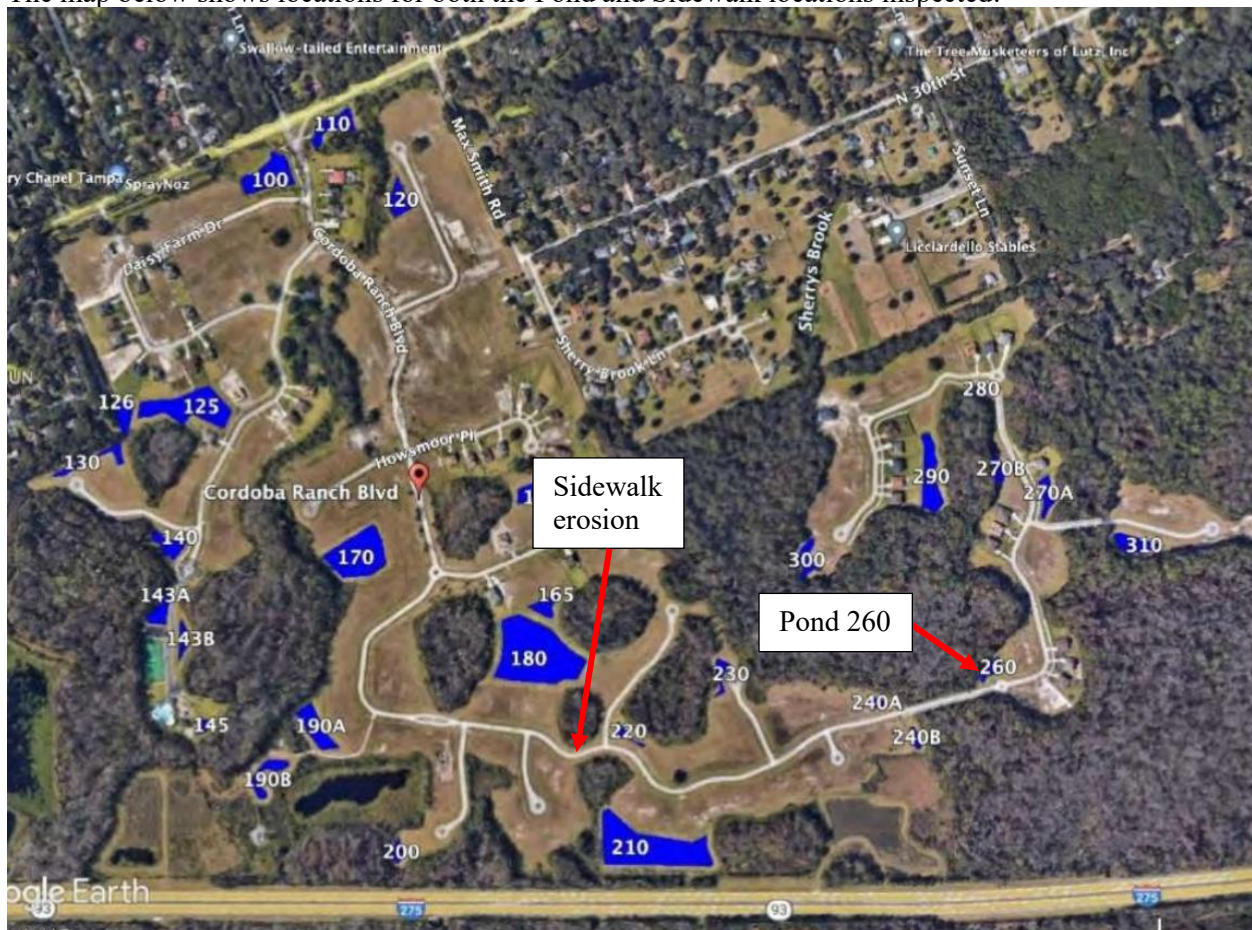
From: Kent Huerta, Engineering Intern
Phil Chang, P.E., District Engineer

Date: May 26, 2026

Subject: Pond 260 Mitered End Structure Erosion and Erosion Underneath Sidewalk

At the request of the Cordoba Ranch Community Development District (“District”), BGE Inc. completed a site visit to the District on May 26, 2026, to visually assess the Mitered End Structure in pond 260 and Erosion underneath sidewalk section.

The map below shows locations for both the Pond and Sidewalk locations inspected:



*Pond numbering based on permitted construction plans

The following is a summary of the conditions visually observed during our site visit. No assessments were made beyond the limits of the pond unless otherwise noted in this report. In addition to our observations, we have included suggested corrective actions to the issues noted in this report.

June 1, 2026
Page 2

Pond 260 Mitered End Section:



A large void was observed beneath the concrete apron of the mitered end structure, and erosion on the embankment behind the Mitered End Section (MES) as shown in **Photos 1 -Photos 3**. Loss of supporting material beneath the structure results in reduced structural support. **Recommendation:** The void beneath and embankment behind the must be filled with suitable material, such as flowable fill, or placing compacted clayey soil and riprap beneath. (Location: behind 3112 Cordoba Ranch Blvd; also shown on map above.)

Sidewalk Erosion:

June 1, 2026
Page 3



(Location: 2519 Cordoba Ranch Blvd; also shown on map above.)

June 1, 2026
Page 4

Likely Causes:

1. Surface runoff erosion:

- a. Rainwater flowing along the edge of the sidewalk can wash away fine soils beneath the slab. Happens to occur often when the sidewalk is parallel to a drainage swall.

2. Poor Compaction During Construction:

- a. Backfill placed along the sidewalk edge may not have been adequately compacted, allowing settlements and void formation over time.

3. Slope instability:

- a. The side slope adjacent to the ditch may be gradually sloughing or eroding away, pulling soil from beneath the sidewalk.

Recommended Repair:

• Fill the Void and Restore the Slope:

- Excavate loose material beneath the slab edge.
- Fill the void with compacted clayey soil.
- Regrade the adjacent slope.
- Restore sod.

June 1, 2026
Page 5

Overall, the items needing attention are as follows:

Pond 260:

1. Address the void beneath the mitered end structure apron. (Photos 1-3)

Sidewalk:

1. Address the void underneath the sidewalk. (Photos 4-7)

If requested, BGE can request quotes from contractors to make repairs to and provide them to the District for its consideration.



INFRAMARK

Maintenance Solutions

CORDOBA RANCH CDD MAINTENANCE PROPOSAL

CLEAR PARTNERSHIPS



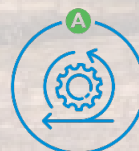
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Inframark Maintenance Solutions Maintenance Proposal



SCAN HERE
For Our Services

PROPOSAL : Walkthrough Gate Repair

PREPARED BY :

Jason Liggett

PHONE NUMBER :

656-247-3501

COSTUMER ID:

CORDOBA RANCH CDD

ADDRESS:

18115 N US Highway 41,
Lutz, Florida 33549

PROPOSAL:

Proposal for Repairing the Walkthrough Gate at Cordoba Ranch

ITEM DESCRIPTION

AMOUNT

Scope of Work:

- Installation of two new spring closers.
- Comprehensive adjustment of the entire gate structure between the columns.
- Cleaning and painting of the gate to ensure optimal functionality and aesthetics.

\$650.00

NOTE: This proposal includes all labor and materials to complete the above scope of work.

TOTAL: \$650.00

Name

Signature

Date

Office Space Use Agreement

Date: 05-07-2026

This agreement outlines the terms under which **Crowder's Landscaping, Inc.** ("Company") is allowing the **Cordoba Ranch CDD** ("CDD") use of its office and conference room for scheduled meetings.

We are happy to support the CDD by providing meeting space and ask that the following guidelines are respected:

Use of Space

- Use of the office and conference room is limited to CDD Board members and representatives of the Property Management company.
- The space may not be used by, or for meetings with, other vendors, contractors, or third parties without prior written notice to and approval from the Company.
- If outside vendors are expected to attend or be solicited, the CDD agrees to notify the Company in advance. The Company reserves the right to decline use of the space for that meeting.

Care and Security of Premises

- Please ensure all lights are turned off at the conclusion of the meeting.
- All doors must be locked and secured when leaving the premises.
- The entrance gate must be properly closed upon departure.
- The space should be left in the same condition it was found, including removal of any trash or materials brought in.

Confidentiality

- The CDD and its attendees acknowledge that materials, documents, and information visible within the office are the Company's work product and may be confidential.
- Such information should not be reviewed, copied, photographed, or disclosed.

Meeting Coordination

- The CDD agrees to provide a copy of the meeting agenda in advance of each scheduled meeting.
- Meetings should be limited to the agreed-upon dates and times unless otherwise approved.

Liability


- The CDD agrees to be responsible for any damage to the property or premises occurring during its use.
- The Company assumes no responsibility for any injuries, losses, or damages occurring during the CDD’s use of space.


General

- The Company reserves the right to revoke use of the space at any time if these terms are not followed or if operational needs require.

We appreciate the opportunity to support the CDD and look forward to continuing a positive working relationship.

Accepted and Agreed:

CDD Representative Signature:  Signed by:
 Name (Printed): Sam Zanoni A2F0A541F0E8494...
 Date: 5/7/2026

Company Representative Signature:  Signed by:
 Name (Printed): Gia Lalwani 72B99FA030004CB...
 Title: Client Services Manager
 Date: 5/7/2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 14, 2026

Ms. Christina Newsome
Cordoba Ranch Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

\$6,135,000
Cordoba Ranch Community Development District
Capital Improvement Revenue Refunding Bonds, Series 2021
("Bonds")

Dear Ms. Newsome:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the fifth-year period ending April 27, 2026 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of April 27, 2026.

The Bonds were reviewed for compliance with IRS Yield Restriction rules as described in Treasury Regulations §1.148-2.

The next annual arbitrage rebate calculation date is April 27, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Cordoba Ranch Community Development District

*\$6,135,000 Cordoba Ranch Community Development
District Capital Improvement Revenue Refunding Bonds,
Series 2021*

For the period ended April 27, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 14, 2026

Cordoba Ranch Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

Re: \$6,135,000 Cordoba Ranch Community Development District Capital Improvement Revenue Refunding Bonds, Series 2021

Cordoba Ranch Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended April 27, 2026 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(12,596.91) at April 27, 2026. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 2.9135%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebtable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebtable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cordoba Ranch Community Development District
 May 14, 2026
 Capital Improvement Revenue Refunding Bonds, Series 2021
 For the period ended April 27, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 28, 2021.
2. The end of the first Bond Year for the Bonds is April 27, 2022.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cordoba Ranch Community Development District
May 14, 2026
Capital Improvement Revenue Refunding Bonds, Series 2021
For the period ended April 27, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued in an aggregate principal amount of \$6,135,000 for the purpose of (a) currently refunding and redeeming all of the outstanding principal amount of the District’s Special Assessment Revenue Bonds, Series 2006, (b) paying certain costs associated with the issuance of the Series 2021 Bonds, and (c) making a deposit into the Series 2021 Reserve Account to be held for the benefit of all the Series 2021 Bonds.
12. The Bonds were reviewed for compliance with IRS Yield Restriction rules as described in Treasury Regulations §1.148-2.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cordoba Ranch Community Development District
May 14, 2026
Capital Improvement Revenue Refunding Bonds, Series 2021
For the period ended April 27, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cordoba Ranch Community Development District
 May 14, 2026
 Capital Improvement Revenue Refunding Bonds, Series 2021
 For the period ended April 27, 2026

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Cordoba Ranch Community Development District
May 14, 2026
Capital Improvement Revenue Refunding Bonds, Series 2021
For the period ended April 27, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$6,135,000 CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2021 ISSUE DATE
4 / 28 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 27 / 2026 COMPUTATION DATE

<u>DATE</u>	<u>FUND/ACCOUNT</u>	<u>INVESTMENT VALUE AT COMPUTATION DATE</u>	<u>EARNINGS ON INVESTMENTS</u>	<u>OTHER DEPOSITS (WITHDRAWALS)</u>	<u>FUTURE VALUE AT BOND YIELD 2.9135%</u>	<u>ALLOWABLE EARNINGS</u>
4 / 28 / 2021	INITIAL DEPOSIT		0.00	97,115.00	112,217.58	15,102.58
5 / 4 / 2021	RESERVE FUND		0.04	0.00	0.00	0.00
5 / 5 / 2021	RESERVE FUND		0.00	(0.04)	(0.05)	(0.01)
6 / 2 / 2021	RESERVE FUND		0.42	0.00	0.00	0.00
6 / 3 / 2021	RESERVE FUND		0.00	(0.42)	(0.48)	(0.06)
7 / 2 / 2021	RESERVE FUND		0.41	0.00	0.00	0.00
7 / 6 / 2021	RESERVE FUND		0.00	(0.41)	(0.47)	(0.06)
8 / 3 / 2021	RESERVE FUND		0.42	0.00	0.00	0.00
8 / 4 / 2021	RESERVE FUND		0.00	(0.42)	(0.48)	(0.06)
9 / 2 / 2021	RESERVE FUND		0.42	0.00	0.00	0.00
9 / 3 / 2021	RESERVE FUND		0.00	(0.42)	(0.48)	(0.06)
10 / 4 / 2021	RESERVE FUND		0.41	0.00	0.00	0.00
10 / 5 / 2021	RESERVE FUND		0.00	(0.41)	(0.47)	(0.06)
11 / 2 / 2021	RESERVE FUND		0.41	0.00	0.00	0.00
11 / 3 / 2021	RESERVE FUND		0.00	(0.41)	(0.47)	(0.06)
12 / 1 / 2021	RESERVE FUND		0.41	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND		0.00	(0.41)	(0.47)	(0.06)
1 / 4 / 2022	RESERVE FUND		0.41	0.00	0.00	0.00
1 / 5 / 2022	RESERVE FUND		0.00	(0.41)	(0.46)	(0.05)
2 / 2 / 2022	RESERVE FUND		0.42	0.00	0.00	0.00
2 / 3 / 2022	RESERVE FUND		0.00	(0.42)	(0.47)	(0.05)
3 / 2 / 2022	RESERVE FUND		0.38	0.00	0.00	0.00
3 / 3 / 2022	RESERVE FUND		0.00	(0.38)	(0.43)	(0.05)
4 / 4 / 2022	RESERVE FUND		0.42	0.00	0.00	0.00
4 / 5 / 2022	RESERVE FUND		0.00	(0.42)	(0.47)	(0.05)
5 / 3 / 2022	RESERVE FUND		0.40	0.00	0.00	0.00
5 / 4 / 2022	RESERVE FUND		0.00	(0.40)	(0.45)	(0.05)
6 / 2 / 2022	RESERVE FUND		0.42	0.00	0.00	0.00
6 / 3 / 2022	RESERVE FUND		0.00	(0.42)	(0.47)	(0.05)
7 / 5 / 2022	RESERVE FUND		0.41	0.00	0.00	0.00
7 / 6 / 2022	RESERVE FUND		0.00	(0.41)	(0.46)	(0.05)
8 / 1 / 2022	RESERVE FUND		0.42	0.00	0.00	0.00
8 / 2 / 2022	RESERVE FUND		0.00	(0.42)	(0.47)	(0.05)
9 / 2 / 2022	RESERVE FUND		0.41	0.00	0.00	0.00

\$6,135,000 CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2021 ISSUE DATE
4 / 28 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 27 / 2026 COMPUTATION DATE

<u>DATE</u>	<u>FUND/ACCOUNT</u>	<u>INVESTMENT VALUE AT COMPUTATION DATE</u>	<u>EARNINGS ON INVESTMENTS</u>	<u>OTHER DEPOSITS (WITHDRAWALS)</u>	<u>FUTURE VALUE AT BOND YIELD 2.9135%</u>	<u>ALLOWABLE EARNINGS</u>
9 / 6 / 2022	RESERVE FUND		0.00	(0.41)	(0.46)	(0.05)
10 / 4 / 2022	RESERVE FUND		0.41	0.00	0.00	0.00
10 / 5 / 2022	RESERVE FUND		0.00	(0.41)	(0.45)	(0.04)
11 / 2 / 2022	RESERVE FUND		0.42	0.00	0.00	0.00
11 / 3 / 2022	RESERVE FUND		0.00	(0.42)	(0.46)	(0.04)
12 / 2 / 2022	RESERVE FUND		0.41	0.00	0.00	0.00
12 / 5 / 2022	RESERVE FUND		0.00	(0.41)	(0.45)	(0.04)
1 / 4 / 2023	RESERVE FUND		0.41	0.00	0.00	0.00
1 / 5 / 2023	RESERVE FUND		0.00	(0.41)	(0.45)	(0.04)
2 / 2 / 2023	RESERVE FUND		0.42	0.00	0.00	0.00
2 / 3 / 2023	RESERVE FUND		0.00	(0.42)	(0.46)	(0.04)
3 / 1 / 2023	RESERVE FUND		0.38	0.00	0.00	0.00
3 / 2 / 2023	RESERVE FUND		0.00	(0.38)	(0.42)	(0.04)
4 / 4 / 2023	RESERVE FUND		0.41	0.00	0.00	0.00
4 / 5 / 2023	RESERVE FUND		0.00	(0.41)	(0.45)	(0.04)
5 / 2 / 2023	RESERVE FUND		0.41	0.00	0.00	0.00
5 / 3 / 2023	RESERVE FUND		0.00	(0.41)	(0.45)	(0.04)
6 / 2 / 2023	RESERVE FUND		0.42	0.00	0.00	0.00
6 / 5 / 2023	RESERVE FUND		0.00	(0.42)	(0.46)	(0.04)
6 / 27 / 2023	RESERVE FUND		0.09	0.00	0.00	0.00
7 / 3 / 2023	RESERVE FUND		222.43	0.00	0.00	0.00
7 / 5 / 2023	RESERVE FUND		0.00	(222.43)	(241.27)	(18.84)
8 / 1 / 2023	RESERVE FUND		151.26	0.00	0.00	0.00
8 / 1 / 2023	RESERVE FUND		202.21	0.00	0.00	0.00
8 / 2 / 2023	RESERVE FUND		0.00	(353.47)	(382.58)	(29.11)
8 / 22 / 2023	RESERVE FUND		0.00	(0.09)	(0.10)	(0.01)
9 / 1 / 2023	RESERVE FUND		441.27	0.00	0.00	0.00
9 / 5 / 2023	RESERVE FUND		0.00	(441.27)	(476.35)	(35.08)
10 / 2 / 2023	RESERVE FUND		427.04	0.00	0.00	0.00
10 / 3 / 2023	RESERVE FUND		0.00	(427.04)	(459.95)	(32.91)
11 / 1 / 2023	RESERVE FUND		441.34	0.00	0.00	0.00
11 / 2 / 2023	RESERVE FUND		0.00	(441.34)	(474.25)	(32.91)
12 / 1 / 2023	RESERVE FUND		423.98	0.00	0.00	0.00
12 / 4 / 2023	RESERVE FUND		0.00	(423.98)	(454.42)	(30.44)

\$6,135,000 CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2021 ISSUE DATE
4 / 28 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 27 / 2026 COMPUTATION DATE

<u>DATE</u>	<u>FUND/ACCOUNT</u>	<u>INVESTMENT VALUE AT COMPUTATION DATE</u>	<u>EARNINGS ON INVESTMENTS</u>	<u>OTHER DEPOSITS (WITHDRAWALS)</u>	<u>FUTURE VALUE AT BOND YIELD 2.9135%</u>	<u>ALLOWABLE EARNINGS</u>
1 / 2 / 2024	RESERVE FUND		435.74	0.00	0.00	0.00
1 / 3 / 2024	RESERVE FUND		0.00	(435.74)	(465.94)	(30.20)
2 / 1 / 2024	RESERVE FUND		431.84	0.00	0.00	0.00
2 / 2 / 2024	RESERVE FUND		0.00	(431.84)	(460.69)	(28.85)
3 / 1 / 2024	RESERVE FUND		404.05	0.00	0.00	0.00
3 / 4 / 2024	RESERVE FUND		0.00	(404.05)	(429.94)	(25.89)
4 / 1 / 2024	RESERVE FUND		432.02	0.00	0.00	0.00
4 / 2 / 2024	RESERVE FUND		0.00	(432.02)	(458.67)	(26.65)
5 / 1 / 2024	RESERVE FUND		417.98	0.00	0.00	0.00
5 / 2 / 2024	RESERVE FUND		0.00	(417.98)	(442.70)	(24.72)
6 / 3 / 2024	RESERVE FUND		431.90	0.00	0.00	0.00
6 / 4 / 2024	RESERVE FUND		0.00	(431.90)	(456.26)	(24.36)
7 / 1 / 2024	RESERVE FUND		417.98	0.00	0.00	0.00
7 / 2 / 2024	RESERVE FUND		0.00	(417.98)	(440.57)	(22.59)
8 / 1 / 2024	RESERVE FUND		431.65	0.00	0.00	0.00
8 / 2 / 2024	RESERVE FUND		0.00	(431.65)	(453.88)	(22.23)
9 / 3 / 2024	RESERVE FUND		431.58	0.00	0.00	0.00
9 / 4 / 2024	RESERVE FUND		0.00	(431.58)	(452.64)	(21.06)
9 / 17 / 2024	RESERVE FUND		0.00	(45.00)	(47.15)	(2.15)
10 / 1 / 2024	RESERVE FUND		401.65	0.00	0.00	0.00
10 / 2 / 2024	RESERVE FUND		0.00	(401.65)	(420.30)	(18.65)
11 / 1 / 2024	RESERVE FUND		390.26	0.00	0.00	0.00
11 / 4 / 2024	RESERVE FUND		0.00	(390.26)	(407.34)	(17.08)
12 / 2 / 2024	RESERVE FUND		362.52	0.00	0.00	0.00
12 / 3 / 2024	RESERVE FUND		0.00	(362.52)	(377.50)	(14.98)
1 / 2 / 2025	RESERVE FUND		361.08	0.00	0.00	0.00
1 / 3 / 2025	RESERVE FUND		0.00	(361.08)	(375.10)	(14.02)
2 / 3 / 2025	RESERVE FUND		350.10	0.00	0.00	0.00
2 / 4 / 2025	RESERVE FUND		0.00	(350.10)	(362.79)	(12.69)
3 / 3 / 2025	RESERVE FUND		316.22	0.00	0.00	0.00
3 / 4 / 2025	RESERVE FUND		0.00	(316.22)	(326.89)	(10.67)
4 / 1 / 2025	RESERVE FUND		350.09	0.00	0.00	0.00
4 / 2 / 2025	RESERVE FUND		0.00	(350.09)	(361.09)	(11.00)
5 / 1 / 2025	RESERVE FUND		338.80	0.00	0.00	0.00

\$6,135,000 CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2021 ISSUE DATE
4 / 28 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 27 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 2.9135%	ALLOWABLE EARNINGS
5 / 2 / 2025	RESERVE FUND		0.00	(338.80)	(348.60)	(9.80)
6 / 2 / 2025	RESERVE FUND		350.05	0.00	0.00	0.00
6 / 3 / 2025	RESERVE FUND		0.00	(350.05)	(359.28)	(9.23)
7 / 1 / 2025	RESERVE FUND		338.80	0.00	0.00	0.00
7 / 2 / 2025	RESERVE FUND		0.00	(338.80)	(346.93)	(8.13)
8 / 1 / 2025	RESERVE FUND		350.09	0.00	0.00	0.00
8 / 4 / 2025	RESERVE FUND		0.00	(350.09)	(357.57)	(7.48)
9 / 2 / 2025	RESERVE FUND		349.78	0.00	0.00	0.00
9 / 3 / 2025	RESERVE FUND		0.00	(349.78)	(356.42)	(6.64)
10 / 1 / 2025	RESERVE FUND		327.90	0.00	0.00	0.00
10 / 2 / 2025	RESERVE FUND		0.00	(327.90)	(333.35)	(5.45)
11 / 3 / 2025	RESERVE FUND		328.15	0.00	0.00	0.00
11 / 4 / 2025	RESERVE FUND		0.00	(328.15)	(332.74)	(4.59)
12 / 1 / 2025	RESERVE FUND		298.90	0.00	0.00	0.00
12 / 2 / 2025	RESERVE FUND		0.00	(298.90)	(302.40)	(3.50)
1 / 2 / 2026	RESERVE FUND		294.90	0.00	0.00	0.00
1 / 5 / 2026	RESERVE FUND		0.00	(294.90)	(297.57)	(2.67)
2 / 2 / 2026	RESERVE FUND		288.31	0.00	0.00	0.00
2 / 3 / 2026	RESERVE FUND		0.00	(288.31)	(290.26)	(1.95)
3 / 2 / 2026	RESERVE FUND		260.36	0.00	0.00	0.00
3 / 3 / 2026	RESERVE FUND		0.00	(260.36)	(261.49)	(1.13)
4 / 1 / 2026	RESERVE FUND		288.25	0.00	0.00	0.00
4 / 2 / 2026	RESERVE FUND		0.00	(288.25)	(288.83)	(0.58)
4 / 27 / 2026	INTEREST ACCRUAL		251.03	0.00	0.00	0.00
		<u>97,321.03</u>	<u>12,751.92</u>	<u>84,569.11</u>	<u>99,102.21</u>	<u>14,533.10</u>
4 / 28 / 2021	INITIAL DEPOSIT		0.00	135,071.73	156,077.04	21,005.31
4 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(1,750.00)	(2,022.15)	(272.15)
4 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(5,500.00)	(6,355.32)	(855.32)
4 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(7,500.00)	(8,666.34)	(1,166.34)
4 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(2,500.00)	(2,888.78)	(388.78)
4 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(65,000.00)	(75,108.30)	(10,108.30)
4 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(25,000.00)	(28,887.81)	(3,887.81)
5 / 3 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(5,725.00)	(6,612.65)	(887.65)
5 / 3 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(750.00)	(866.29)	(116.29)

\$6,135,000 CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 28 / 2021 ISSUE DATE
4 / 28 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 27 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 2.9135%	ALLOWABLE EARNINGS
5 / 4 / 2021	COSTS OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
5 / 5 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(17,500.00)	(20,210.10)	(2,710.10)
5 / 5 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(0.01)	(0.01)	0.00
6 / 2 / 2021	COSTS OF ISSUANCE ACCOUNT		0.03	0.00	0.00	0.00
6 / 3 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(0.03)	(0.03)	0.00
7 / 2 / 2021	COSTS OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
7 / 6 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(0.01)	(0.01)	0.00
8 / 3 / 2021	COSTS OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
8 / 4 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(0.01)	(0.01)	0.00
9 / 2 / 2021	COSTS OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
9 / 3 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(0.01)	(0.01)	0.00
10 / 4 / 2021	COSTS OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
10 / 5 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(0.01)	(0.01)	0.00
10 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(3,846.73)	(4,381.12)	(534.39)
10 / 28 / 2021	COSTS OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
10 / 29 / 2021	COSTS OF ISSUANCE ACCOUNT		0.00	(0.01)	(0.01)	0.00
		<u>0.00</u>	<u>0.09</u>	<u>(0.09)</u>	<u>78.09</u>	<u>78.18</u>
		<u>97,321.03</u>	<u>12,752.01</u>	<u>84,569.02</u>	<u>99,180.30</u>	<u>14,611.28</u>
	ACTUAL EARNINGS		12,752.01			
	ALLOWABLE EARNINGS		<u>14,611.28</u>			
	REBATABLE ARBITRAGE		(1,859.27)			
	FUTURE VALUE OF 4/27/2022 COMPUTATION DATE CREDIT		(2,054.46)			
	FUTURE VALUE OF 4/27/2023 COMPUTATION DATE CREDIT		(2,137.68)			
	FUTURE VALUE OF 4/27/2024 COMPUTATION DATE CREDIT		(2,193.28)			
	FUTURE VALUE OF 4/27/2025 COMPUTATION DATE CREDIT		(2,182.22)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(12,596.91)</u>			

**Cordoba Ranch Community
Development District
ANNUAL FINANCIAL REPORT
September 30, 2025**

Cordoba Ranch Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-29
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	30-31
MANAGEMENT LETTER	32-34
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	35



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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Cordoba Ranch Community Development District
Hillsborough County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Cordoba Ranch Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Cordoba Ranch Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



To the Board of Supervisors
Cordoba Ranch Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated May 22, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 22, 2026

**Cordoba Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Cordoba Ranch Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function, and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Cordoba Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$4,544,037 (net position). Unrestricted net position for Governmental Activities was \$858,278, restricted net position was \$120,732, and net investment in capital assets was \$3,565,027.
- ◆ Governmental activities revenues totaled \$1,358,044 while governmental activities expenses totaled \$1,272,679.

**Cordoba Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 891,933	\$ 656,692
Restricted assets	275,264	252,257
Capital assets, net	8,337,118	8,842,438
Total Assets	9,504,315	9,751,387
 Deferred outflow of resources	 20,543	 22,316
 Current liabilities	 431,117	 422,763
Non-current liabilities	4,549,704	4,892,268
Total Liabilities	4,980,821	5,315,031
 Net investment in capital assets	 3,565,027	 3,739,556
Net position - restricted	120,732	98,284
Net position - unrestricted	858,278	620,832
Total Net Position	\$ 4,544,037	\$ 4,458,672

The increase in current assets is primarily due to revenues exceeding expenditures in the current year.

The decrease in capital assets is due to depreciation in the current year.

The decrease in total liabilities is primarily due to principal payments on long-term debt during the current year.

**Cordoba Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 1,294,250	\$ 1,166,350
General Revenues		
Miscellaneous revenues	5,872	10,203
Investment earnings	57,922	37,244
Total Revenues	<u>1,358,044</u>	<u>1,213,797</u>
Expenses		
General government	157,568	168,156
Physical environment	964,327	1,042,696
Interest and other charges	150,784	160,596
Total Expenses	<u>1,272,679</u>	<u>1,371,448</u>
Change in Net Position	85,365	(157,651)
Net Position - Beginning of Year	<u>4,458,672</u>	<u>4,616,323</u>
Net Position - End of Year	<u>\$ 4,544,037</u>	<u>\$ 4,458,672</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in general government is primarily due to the decrease in professional services in the current year.

The decrease in physical environment is primarily due to the decrease in miscellaneous contingency costs in the current year.

**Cordoba Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Land and land improvements	\$ 405,473	\$ 405,473
Infrastructure	12,451,978	12,451,978
Improvements other than buildings	1,012,283	1,012,283
Equipment	57,345	57,345
Accumulated depreciation	(5,589,961)	(5,084,641)
Total Capital Assets, Net	<u>\$ 8,337,118</u>	<u>\$ 8,842,438</u>

In the current year, depreciation was \$505,320.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures primarily due to less miscellaneous contingency costs and repairs and maintenance expenditures than were anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In April 2021, the District issued \$6,135,000 Capital Improvement Revenue Refunding Bonds, Series 2021. The Series 2021 Bonds were issued to refund and redeem the outstanding Series 2006 Capital Improvement Revenue Bonds. As of September 30, 2025, the outstanding balance for the Series 2021 Bonds was \$4,860,000.

**Cordoba Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Cordoba Ranch Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Cordoba Ranch Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Cordoba Ranch Community Development District, Inframark LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Cordoba Ranch Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 836,482
Accounts receivable	1,750
Due from other governments	8,652
Prepaid expenses	20,273
Deposits	24,776
Total Current Assets	891,933
Non-current Assets	
Restricted assets	
Investments	275,264
Capital assets, not being depreciated	
Land and land improvements	405,473
Capital assets, being depreciated	
Infrastructure	12,451,978
Improvements other than buildings	1,012,283
Equipment	57,345
Less: accumulated depreciation	(5,589,961)
Total Non-current Assets	8,612,382
Total Assets	9,504,315
 DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding, net	20,543
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	30,367
Accrued interest	60,750
Bonds payable	340,000
Total Current Liabilities	431,117
Non-current liabilities	
Bonds payable, net	4,549,704
Total Liabilities	4,980,821
 NET POSITION	
Net investment in capital assets	3,565,027
Restricted for debt service	120,732
Unrestricted	858,278
Total Net Position	\$ 4,544,037

See accompanying notes to financial statements.

Cordoba Ranch Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (157,568)	\$ 197,045	\$ 39,477
Physical environment	(964,327)	599,373	(364,954)
Interest and other charges	(150,784)	497,832	347,048
Total Governmental Activities	<u>\$ (1,272,679)</u>	<u>\$ 1,294,250</u>	<u>21,571</u>
	General Revenues		
			57,922
			<u>5,872</u>
			<u>63,794</u>
			85,365
			<u>4,458,672</u>
			<u>\$ 4,544,037</u>

See accompanying notes to financial statements.

Cordoba Ranch Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

ASSETS	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Cash	\$ 836,482	\$ -	\$ 836,482
Accounts receivable	1,750	-	1,750
Due from other governments	5,364	3,288	8,652
Prepaid expenses	20,273	-	20,273
Deposits	24,776	-	24,776
Restricted assets			
Investments	-	275,264	275,264
Total Assets	<u>\$ 888,645</u>	<u>\$ 278,552</u>	<u>\$ 1,167,197</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 30,367</u>	<u>\$ -</u>	<u>\$ 30,367</u>
FUND BALANCES			
Nonspendable			
Prepays	20,273	-	20,273
Deposits	24,776	-	24,776
Restricted			
Debt service	-	278,552	278,552
Assigned			
Operating reserves	203,483	-	203,483
Reserves - capital/roadway	340,347	-	340,347
Unassigned	269,399	-	269,399
Total Fund Balances	<u>858,278</u>	<u>278,552</u>	<u>1,136,830</u>
Total Liabilities and Fund Balances	<u>\$ 888,645</u>	<u>\$ 278,552</u>	<u>\$ 1,167,197</u>

See accompanying notes to financial statements.

Cordoba Ranch Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$	1,136,830
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and land improvements, \$405,473, infrastructure, \$12,451,978, improvements other than building, \$1,012,283, and equipment, \$57,345, net of accumulated depreciation, \$(5,589,961), used in governmental activities are not current resources and therefore, are not reported at the fund level.		8,337,118
Long-term liabilities, including bonds payable, \$(4,860,000), net of bond premium, net, \$(29,704), are not due and payable in the current period and therefore, are not reported at the fund level.		(4,889,704)
Deferred amounts on refunding are not current financial resources and therefore, are not reported at the fund level.		20,543
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.		<u>(60,750)</u>
Net Position of Governmental Activities	\$	<u><u>4,544,037</u></u>

See accompanying notes to financial statements.

Cordoba Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For The Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 796,418	\$ 497,832	\$ 1,294,250
Investment earnings	45,062	12,860	57,922
Miscellaneous revenues	5,872	-	5,872
Total Revenues	<u>847,352</u>	<u>510,692</u>	<u>1,358,044</u>
Expenditures			
Current			
General government	150,899	6,669	157,568
Physical environment	459,007	-	459,007
Debt service			
Principal	-	330,000	330,000
Interest	-	155,700	155,700
Total Expenditures	<u>609,906</u>	<u>492,369</u>	<u>1,102,275</u>
Net change in fund balances	237,446	18,323	255,769
Fund Balances - October 1, 2024	<u>620,832</u>	<u>260,229</u>	<u>881,061</u>
Fund Balances - September 30, 2025	<u>\$ 858,278</u>	<u>\$ 278,552</u>	<u>\$ 1,136,830</u>

See accompanying notes to financial statements.

Cordoba Ranch Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ 255,769
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(505,320)
Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	330,000
The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not at the governmental fund level. This is the amount of current year interest.	(1,773)
The amortization of bond premium is not recognized at the governmental fund level; however, the amortization is reported as interest in the Statement of Activities.	2,564
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>4,125</u>
Change in Net Position of Governmental Activities	<u><u>\$ 85,365</u></u>

See accompanying notes to financial statements.

Cordoba Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For The Year Ended September 30, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 793,337	\$ 793,337	\$ 796,418	\$ 3,081
Investment earnings	20,594	20,594	45,062	24,468
Miscellaneous revenues	-	-	5,872	5,872
Total Revenues	<u>813,931</u>	<u>813,931</u>	<u>847,352</u>	<u>33,421</u>
Expenditures				
Current				
General government	131,986	131,986	150,899	(18,913)
Physical environment	681,945	681,945	459,007	222,938
Total Expenditures	<u>813,931</u>	<u>813,931</u>	<u>609,906</u>	<u>204,025</u>
Net change in fund balances	-	-	237,446	237,446
Fund Balances - October 1, 2024	<u>628,695</u>	<u>628,695</u>	<u>620,832</u>	<u>(7,863)</u>
Fund Balances - September 30, 2025	<u>\$ 628,695</u>	<u>\$ 628,695</u>	<u>\$ 858,278</u>	<u>\$ 229,583</u>

See accompanying notes to financial statements.

Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Cordoba Ranch Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on December 13, 2005 by Hillsborough County Ordinance 05-23 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Cordoba Ranch Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Cordoba Ranch Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

**Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

**Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources.” Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire certain capital improvement bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

**Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land and land improvements, infrastructure, improvements other than buildings, and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	25-30 years
Improvements other than buildings	15-20 years
Equipment	5-30 years

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Unamortized Bond Premium

Bond premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond premium is netted against the applicable long-term debt.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

g. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,136,830, differs from “net position” of governmental activities, \$4,544,037, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance.

Capital related items

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and land improvements	\$ 405,473
Infrastructure	12,451,978
Improvements other than buildings	1,012,283
Equipment	57,345
Accumulated depreciation	<u>(5,589,961)</u>
Total	<u>\$ 8,337,118</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	\$ (4,860,000)
Bond premium, net	<u>(29,704)</u>
Total	<u>\$ (4,889,704)</u>

Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Deferred outflow of resources

Deferred outflow of resources applicable to the District's governmental activities are not current financial resources and therefore, are not reported as fund level deferred outflow of resources.

Deferred amount on refunding, net	\$ <u>20,543</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(60,750)</u>
-----------------------------------	--------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$255,769, differs from the "change in net position" for governmental activities, \$85,365, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(505,320)</u>
--------------	---------------------

**Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ <u>330,000</u>
-------------------------	-------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	\$ 4,125
Decrease in bond premium	2,564
Decrease in deferred amount on refunding	<u>(1,773)</u>
Total	<u>\$ 4,916</u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$873,966 and the carrying value was \$836,482. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturity Date	Fair Value
U.S. Bank Money Market	N/A	\$ 275,264

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investments in U.S. Bank Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Money Market are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in August 2024. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and land improvements	\$ 405,473	\$ -	\$ -	\$ 405,473
Capital assets, being depreciated				
Infrastructure	12,451,978	-	-	12,451,978
Improvements other than buildings	1,012,283	-	-	1,012,283
Equipment	57,345	-	-	57,345
Total Capital Assets, Being Depreciated	<u>13,521,606</u>	<u>-</u>	<u>-</u>	<u>13,521,606</u>
Less accumulated depreciation for:				
Infrastructure	(4,373,310)	(437,331)	-	(4,810,641)
Improvements other than buildings	(670,712)	(67,364)	-	(738,076)
Equipment	(40,619)	(625)	-	(41,244)
Total Accumulated Depreciation	<u>(5,084,641)</u>	<u>(505,320)</u>	<u>-</u>	<u>(5,589,961)</u>
Total Capital Assets Depreciated, Net	<u>8,436,965</u>	<u>(505,320)</u>	<u>-</u>	<u>7,931,645</u>
Governmental Activities Capital Assets	<u>\$ 8,842,438</u>	<u>\$ (505,320)</u>	<u>\$ -</u>	<u>\$ 8,337,118</u>

Depreciation of \$505,320 was charged to physical environment.

Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$	5,190,000
Principal payments		<u>(330,000)</u>
Long-term debt at September 30, 2025	\$	4,860,000
Plus: bond premium, net		<u>29,704</u>
Long-term Debt, Net at September 30, 2025	\$	<u><u>4,889,704</u></u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$6,135,000 Series 2021 Capital Improvement Revenue Refunding Bonds are due in annual principal installments, beginning May 2022 maturing May 2037. Interest is due in May and November at an interest rate of 3% beginning November 2021. Current portion is \$340,000.

\$ 4,860,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 340,000	\$ 145,800	\$ 485,800
2027	355,000	135,600	490,600
2028	360,000	124,950	484,950
2029	375,000	114,150	489,150
2030	385,000	102,900	487,900
2031-2035	2,115,000	333,600	2,448,600
2036-2037	930,000	42,000	972,000
Totals	<u>\$ 4,860,000</u>	<u>\$ 999,000</u>	<u>\$ 5,859,000</u>

Cordoba Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds (Continued)

Significant Bond Provisions

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031, at a redemption price equal to the principal amount of the Series 2021 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2021 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture requires certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2021 Reserve Account was funded from the proceeds of the Series 2021 Bonds in amounts equal to 20 percent of the maximum annual debt service on the outstanding Series 2021 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2025:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Refunding Bonds, Series 2021	\$ 97,070	\$ 97,070

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage in the past three years.



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Cordoba Ranch Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Cordoba Ranch Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 22, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Cordoba Ranch Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Cordoba Ranch Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Cordoba Ranch Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



To the Board of Supervisors
Cordoba Ranch Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Cordoba Ranch Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 22, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Cordoba Ranch Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of Cordoba Ranch Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated May 22, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 22, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Cordoba Ranch Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Cordoba Ranch Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Cordoba Ranch Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Cordoba Ranch Community Development District. It is management's responsibility to monitor Cordoba Ranch Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Cordoba Ranch Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 12
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$315,226.38
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
Cordoba Ranch Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Cordoba Ranch Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$2,889.49 for the General Fund and \$1,806.19 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District: \$1,294,250
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$4,860,000 Series 2021 Bonds maturing May 2037

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 22, 2026



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Cordoba Ranch Community Development District
Hillsborough County, Florida

We have examined Cordoba Ranch Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Cordoba Ranch Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Cordoba Ranch Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Cordoba Ranch Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Cordoba Ranch Community Development District's compliance with the specified requirements.

In our opinion, Cordoba Ranch Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 22, 2026

**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, May 18, 2026, at 5:02 p.m. at 18115 N US Highway 41, Suite 600, Lutz, FL,
3 33549.

4

5 Present and constituting a quorum were:

6	Erica Owen	Chairperson
7	Greg Saldana	Vice Chairperson
8	Jane Marlow	Assistant Secretary
9	James Therrien	Assistant Secretary (<i>via phone</i>)
10	Brian Napert	Assistant Secretary
11		

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

13	Samantha Zanoni	District Manager, Inframark
14	Phil Chang	District Engineer, BGE (<i>via phone</i>)
15	Christy Fowler	Field Services Manager, Inframark
16	Patrick Crowder	Landscape, Crowders Landscape
17	Gia Lalwani	Landscape, Crowders Landscape
18	Residents and Members of the Public	

19

20 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
21 *meeting. The full meeting is available in audio format upon request. Contact the District Office for*
22 *any related costs for an audio copy.*
23

24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

26

27 **SECOND ORDER OF BUSINESS**

Motion to Approve Agenda

28 On MOTION by Ms. Owen, seconded by Ms. Marlow, with
29 all in favor, the motion to approve the May 18, 2026, meeting
30 agenda as presented carried. 5-0

31 On MOTION by Ms. Owen, seconded by Ms. Marlow, with all in favor, the motion to approve the
32 May 18, 2026, meeting agenda as presented carried. 5-0
33

34 **THIRD ORDER OF BUSINESS**

Audience Comments on Agenda Items

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

36

37 **FOURTH ORDER OF BUSINESS**

Staff Reports

38 **A. Sitex Aquatics Report**

Cordoba Ranch CDD
May 18, 2026

39 The Board reviewed the aquatics report and had no questions.

40 The Board asked about the Swale work that was completed by Sitex to increase drainage off
 41 Cordoba Ranch Blvd and Linden Common Ct. It was noted that there has been no change in the
 42 drainage issues. Sitex advised that Mr. Chang should investigate this further.

43

44 **B. Field Inspection Report**

45 Ms. Fowler reviewed the Field Inspection report with the Board.

46 Crowders will provide a proposal for removing the damaged retaining wall.

47 Ms. Fowler will work on identifying the culverts that need to be cleaned out so letters can be
 48 mailed to the homeowners.

49 Ms. Zaroni will obtain a proposal to grind the sidewalk area noted in the Field Inspection report.

50

51 **C. Landscape Report**

52 Mr. Crowder, with Crowder's Landscape, provided a landscape update and advised the Board that it
 53 would be beneficial for the Board to consider a moisture manager for the turf along Livingston Ave.
 54 to prevent possible sod replacement.

55

56 **i. Ratification of Crowders Fallen Tree Service Proposal #M3720**

57 On MOTION by Ms. Owen, seconded by Mr. Saldana, with
 58 all in favor, the motion to ratify Crowders Fallen Tree Service
 59 Proposal M3720 carried. 5-0

60

61 On MOTION by Ms. Owen, seconded by Mr. Saldana, with
 62 all in favor, the motion to approve Crowders Proposal M3774
 63 to apply stress guard carried. 5-0

64

65 **D. District Engineer**

66 Mr. Chang provided an update on the curbing project and the next steps to the project. The Board
 67 requested a refreshed proposal and map of areas that will be completed in the next phase.

68

69 **E. District Counsel**

70 District Counsel was not present. The Board had no questions.

71

72

Cordoba Ranch CDD
May 18, 2026

73

74 **F. District Manager**75 **i. Registered Voters Count (609)**

76 Ms. Zanoni provided the Board with the registered voter count and announced the next scheduled
 77 meeting date of June 15, 2026.

78

79 **FIFTH ORDER OF BUSINESS****Business Items**

80 **A. Consideration of Resolution 2026-04; Approving FY2026-2027 Proposed Budget and**
 81 **Setting Public Hearing**

82

83

84

85

86

<p>On MOTION by Mr. Therrien, seconded by Mr. Napert, with all in favor, the motion to adopt Resolution 2026-04; Approving FY2026-2027 Proposed Budget and Setting Public Hearing carried. 5-0</p>
--

87 **i. Exhibit A – FY2026-2027 Proposed Budget First Draft**

88 Discussion ensued between Ms. Zanoni and the Board regarding the FY2026-2027 proposed
 89 budget.

90

91 **SIXTH ORDER OF BUSINESS****Consent Agenda**92 **A. Consideration of April 20, 2026, Meeting Minutes**93 **B. Acceptance of April 2026 Financial Statements**94 **C. Acceptance of April 2026 O&M Report**

95

96

97

98

<p>On MOTION by Ms. Owen, seconded by Mr. Napert, with all in favor, the motion to approve the Consent Agenda carried. 5-0</p>
--

99 **SEVENTH ORDER OF BUSINESS****Supervisor's Requests**

100 Mr. Therrien asked if staff could locate a larger meeting location for the July meeting.

101

102 **EIGHTH ORDER OF BUSINESS****Audience Comments**

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

104

105

106

107

Cordoba Ranch CDD
May 18, 2026

108

109 **NINTH ORDER OF BUSINESS**

Adjournment

110

111

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113

114

115

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118 _____
Secretary/ Assistant Secretary

Chairperson/ Vice Chairperson

On MOTION by Mr. Saldana, seconded by Mrs. Marlow,
with all in favor, the meeting was adjourned at 7:28 p.m.
5-0

***Cordoba Ranch
Community
Development
District***

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

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

**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

May 31, 2026

CORDOBA RANCH

Community Development District

Governmental Funds**Balance Sheet**

May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 544,927	\$ -	\$ 544,927
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	4,106	4,106
Investments:			
Money Market Account	585,776	-	585,776
Reserve Fund	-	97,070	97,070
Revenue Fund	-	185,518	185,518
Deposits	24,776	-	24,776
TOTAL ASSETS	\$ 1,157,229	\$ 286,694	\$ 1,443,923
<u>LIABILITIES</u>			
Accounts Payable	\$ 9,417	\$ -	\$ 9,417
Accrued Expenses	9,150	-	9,150
Due To Other Funds	4,106	-	4,106
TOTAL LIABILITIES	22,673	-	22,673
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	24,776	-	24,776
Restricted for:			
Debt Service	-	286,694	286,694
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	565,950	-	565,950
TOTAL FUND BALANCES	\$ 1,134,556	\$ 286,694	\$ 1,421,250
TOTAL LIABILITIES & FUND BALANCES	\$ 1,157,229	\$ 286,694	\$ 1,443,923

CORDOBA RANCH

Community Development District

General Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 28,583	\$ 28,583	0.00%
Interest - Tax Collector	-	-	1,365	1,365	0.00%
Special Assmnts- Tax Collector	878,120	878,120	871,145	(6,975)	99.21%
Special Assmnts- Discounts	(35,125)	(35,125)	(32,429)	2,696	92.32%
Other Miscellaneous Revenues	-	-	339	339	0.00%
Access Cards	-	-	56	56	0.00%
TOTAL REVENUES	842,995	842,995	869,059	26,064	103.09%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	8,667	7,400	1,267	56.92%
FICA Taxes	995	663	230	433	23.12%
ProfServ-Arbitrage Rebate	500	500	1,000	(500)	200.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	16,667	22,153	(5,486)	88.61%
ProfServ-Legal Services	10,000	6,667	11,223	(4,556)	112.23%
ProfServ-Mgmt Consulting	52,500	35,000	35,000	-	66.67%
ProfServ-Trustee Fees	4,041	4,041	2,357	1,684	58.33%
Auditing Services	3,260	3,260	-	3,260	0.00%
Postage and Freight	400	267	161	106	40.25%
Rental - Meeting Room	1,000	667	-	667	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	100	-	100	0.00%
Legal Advertising	3,000	1,000	208	792	6.93%
Misc-Assessment Collection Cost	17,562	17,562	16,774	788	95.51%
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	101,403	100,747	656	71.58%
Other Public Safety					
Contracts-Security Services	30,770	20,513	24,892	(4,379)	80.90%
Communication - Telephone	2,000	1,333	1,314	19	65.70%
R&M-Gate	5,000	3,333	740	2,593	14.80%
Total Other Public Safety	37,770	25,179	26,946	(1,767)	71.34%
Electric Utility Services					
Utility - General	12,075	8,050	5,342	2,708	44.24%
Electricity - Streetlights	115,000	76,667	68,540	8,127	59.60%
Total Electric Utility Services	127,075	84,717	73,882	10,835	58.14%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	12,282	10,760	1,522	58.41%
Contracts-Wetland Maintenance	19,205	12,803	7,600	5,203	39.57%
R&M-Fountain	5,750	3,833	500	3,333	8.70%
Impr - Aquatic Plants	5,750	3,833	-	3,833	0.00%
Total Flood Control/Stormwater Mgmt	49,128	32,751	18,860	13,891	38.39%

CORDOBA RANCH

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Field Management	6,300	4,200	4,200	-	66.67%
Contracts-Fountain	2,500	1,667	-	1,667	0.00%
Contracts-Landscape	181,608	121,072	109,388	11,684	60.23%
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	1,333	5,436	(4,103)	271.80%
R&M-Irrigation	6,800	4,533	13,751	(9,218)	202.22%
R&M-Mulch	10,000	6,667	16,275	(9,608)	162.75%
R&M-Pest Control	5,000	3,333	-	3,333	0.00%
R&M-Plant Replacement	10,000	6,667	14,540	(7,873)	145.40%
R&M-Ponds	11,500	7,667	6,200	1,467	53.91%
R&M-Sidewalks	35,000	35,000	11,620	23,380	33.20%
R&M-Tree Trimming Services	25,000	25,000	51,147	(26,147)	204.59%
R&M-US 1 Landscape Maintenance	10,000	10,000	2,400	7,600	24.00%
R&M-Well Maintenance	2,500	1,667	1,115	552	44.60%
R&M-Annuals	25,000	16,667	11,910	4,757	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	11,672	7,870	3,802	44.95%
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	344,701	372,346	(27,645)	76.26%
TOTAL EXPENDITURES	842,995	588,751	592,781	(4,030)	70.32%
Excess (deficiency) of revenues					
Over (under) expenditures	-	254,244	276,278	22,034	0.00%
Net change in fund balance	\$ -	\$ 254,244	\$ 276,278	\$ 22,034	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	858,278	858,278	858,278		
FUND BALANCE, ENDING	\$ 858,278	\$ 1,112,522	\$ 1,134,556		

CORDOBA RANCH

Community Development District

Series 2021 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 19	\$ 13	\$ 10,422	\$ 10,409	54852.63%
Special Assmnts- Tax Collector	516,569	516,569	512,466	(4,103)	99.21%
Special Assmnts- Discounts	(20,663)	(20,663)	(19,077)	1,586	92.32%
TOTAL REVENUES	495,925	495,919	503,811	7,892	101.59%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	10,331	10,331	9,868	463	95.52%
Total Administration	10,331	10,331	9,868	463	95.52%
Debt Service					
Principal Debt Retirement	340,000	340,000	340,000	-	100.00%
Interest Expense	145,800	145,800	145,800	-	100.00%
Total Debt Service	485,800	485,800	485,800	-	100.00%
TOTAL EXPENDITURES	496,131	496,131	495,668	463	99.91%
Excess (deficiency) of revenues Over (under) expenditures	(206)	(212)	8,143	8,355	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)	\$ (212)	\$ 8,143	\$ 8,355	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	278,551	278,551	278,551		
FUND BALANCE, ENDING	\$ 278,345	\$ 278,339	\$ 286,694		

**Cordoba Ranch
Community Development District**

Supporting Schedules

May 31, 2026

Cordoba Ranch
Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied FY 2026				\$ 1,394,689	\$ 878,120	\$ 516,569
Allocation %				100%	63%	37%
11/07/25	9,723	488	198	10,410	6,554	3,856
11/14/25	87,169	3,706	1,779	92,654	58,337	34,317
11/21/25	18,351	780	375	19,506	12,281	7,225
12/03/25	119,284	5,072	2,434	126,790	79,829	46,961
12/05/25	890,041	37,842	18,164	946,047	595,647	350,400
12/19/25	39,292	1,356	802	41,451	26,098	15,353
01/06/26	46,574	1,470	950	48,995	30,848	18,147
02/04/26	32,641	829	666	34,136	21,492	12,643
03/05/26	28,387	293	579	29,259	18,422	10,837
04/07/26	22,914	-	468	23,382	14,722	8,660
05/11/26	\$ 11,086	(329)	226	\$10,983	6,915	4,068
TOTAL	\$ 1,305,463	\$ 51,506	\$ 26,642	\$ 1,383,611	\$ 871,145	\$ 512,466
% COLLECTED				99%	99%	99%
TOTAL OUTSTANDING				\$ 11,077	\$ 6,974	\$ 4,103

Cash & Investment Report
May 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	3.53%	\$ 544,927
Money Market Account	Bank United	3.40%	\$ 585,776
		Subtotal GF	<u>1,130,703</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.50%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.50%	\$ 185,518
		Subtotal DS	<u>282,588</u>
		Grand Total	<u><u>\$ 1,413,291</u></u>

**Cordoba Ranch
Community Development District**

Check Register

5/01/2026-5/31/2026

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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 # 100228								
001	05/04/26	CROWDER'S LANDSCAPING, INC	65972	April 2026- : Replace Faulted Hunter Decoder	R&M-Irrigation	546041-53901	\$335.00	
							Check Total	<u>\$335.00</u>
CHECK # 100229								
001	05/07/26	COMPLETE I.T. SERVICES & SOLUTIONS	19997	May 2026- Security services	Contracts-Security Services	534037-52901	\$367.00	
							Check Total	<u>\$367.00</u>
CHECK # 100230								
001	05/07/26	CROWDER'S LANDSCAPING, INC	65930	March 2026- Debris Removal	Contracts-Landscape	534050-53901	\$500.00	
001	05/07/26	CROWDER'S LANDSCAPING, INC	49996	May 2026- Landscape Contract	Contracts-Landscape	534050-53901	\$13,611.00	
							Check Total	<u>\$14,111.00</u>
CHECK # 100231								
001	05/07/26	INFRAMARK LLC	1166059	March 2026- Boardwalk board replacement.	R&M-Sidewalks	546084-53901	\$165.00	
001	05/07/26	INFRAMARK LLC	178446	May 2026- Management fees	Postage and Freight	541006-51301	\$8.33	
001	05/07/26	INFRAMARK LLC	178446	May 2026- Management fees	ProfServ-Field Management	531016-53901	\$525.00	
001	05/07/26	INFRAMARK LLC	178446	May 2026- Management fees	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00	
							Check Total	<u>\$5,073.33</u>
CHECK # 100232								
001	05/07/26	LAKE BROTHERS LLC	INV-6855	May 2026- Wetland/mitigation	Contracts-Wetland Maintenance	534133-53801	\$950.00	
							Check Total	<u>\$950.00</u>
CHECK # 100233								
001	05/21/26	INFRAMARK LLC	179179	April 2026- Postage	Postage and Freight	541006-51301	\$2.96	
							Check Total	<u>\$2.96</u>
CHECK # 100234								
001	05/21/26	STRALEY ROBIN VERICKER	28317	April 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$1,404.50	
							Check Total	<u>\$1,404.50</u>
CHECK # 100235								
001	05/21/26	BGE	44483	April 2026- District Engineer	ProfServ-Engineering	531013-51501	\$1,129.81	
							Check Total	<u>\$1,129.81</u>
CHECK # 100236								
001	05/21/26	LLS TAX SOLUTIONS INC.	004139	May 2026- Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	\$500.00	
							Check Total	<u>\$500.00</u>
CHECK # 100237								
001	05/21/26	COMPLETE I.T. SERVICES & SOLUTIONS	20048	May 2026- Stickers	R&M-Gate	546034-52901	\$60.00	
							Check Total	<u>\$60.00</u>
CHECK # 100238								
001	05/21/26	CROWDER'S LANDSCAPING, INC	66021	May 2026- Tree Removal	R&M-Tree Trimming Services	546098-53901	\$1,000.00	
001	05/21/26	CROWDER'S LANDSCAPING, INC	66039	May 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$554.50	
							Check Total	<u>\$1,554.50</u>
CHECK # 1202								
001	05/01/26	SITE MASTERS OF FLORIDA, LLC	042726-2	April 2026- Curb Stabilization	Roadway Repair & Maintenance	546167-53901	\$4,170.00	
							Check Total	<u>\$4,170.00</u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1203								
001	05/01/26	SITE MASTERS OF FLORIDA, LLC	042726-3	April 2026- Ribbon Curb Project	Roadway Repair & Maintenance	546167-53901	\$8,541.00	
							Check Total	<u>\$8,541.00</u>
CHECK # 300041								
001	05/15/26	TAMPA ELECTRIC	042426-7494-ACH	03/20-04/20/26	Utility - General	543001-53100	\$36.70	
							Check Total	<u>\$36.70</u>
CHECK # 300042								
001	05/15/26	TAMPA ELECTRIC	042426-042426-ACH	03/20-04/20/26	Utility - General	543001-53100	\$195.68	
							Check Total	<u>\$195.68</u>
CHECK # 300043								
001	05/15/26	TAMPA ELECTRIC	042426-7916-ACH	03/20-04/20/26	Electricity - Streetlights	543013-53100	\$7,289.84	
							Check Total	<u>\$7,289.84</u>
CHECK # 300044								
001	05/15/26	TAMPA ELECTRIC	042426-8138-ACH	03/20-04/20/26	Utility - General	543001-53100	\$24.90	
							Check Total	<u>\$24.90</u>
CHECK # 300045								
001	05/15/26	TAMPA ELECTRIC	042426-8278-ACH	03/20-04/20/26	Utility - General	543001-53100	\$313.78	
							Check Total	<u>\$313.78</u>
CHECK # 300046								
001	05/15/26	TAMPA ELECTRIC	042426-6409-ACH	04/24-05/15/26	Utility - General	543001-53100	\$334.83	
							Check Total	<u>\$334.83</u>
CHECK # 300047								
001	05/18/26	FRONTIER	042226-2135-ACH	4/22-5/21/26	Communication - Telephone	541003-52901	\$165.48	
							Check Total	<u>\$165.48</u>
							Fund Total	<u><u>\$46,560.31</u></u>

SERIES 2021 DEBT SERVICE FUND - 202

CHECK # 1204								
202	05/12/26	CORDOBA RANCH C/O US BANK	05052026-7763	Transfer to US Bank Account #6000	Due From Other Funds	131000	\$8,487.10	
							Check Total	<u>\$8,487.10</u>
							Fund Total	<u><u>\$8,487.10</u></u>

Total Checks Paid	\$55,047.41
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May 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	5/4/2026	44483	\$1,129.81			April 2026- District Engineer
COMPLETE I.T. SERVICES & SOLUTIONS	5/1/2026	19997	\$367.00			May 2026- Security services
COMPLETE I.T. SERVICES & SOLUTIONS	5/11/2026	20048	\$60.00		\$427.00	May 2026- Stickers
CORDOBA RANCH C/O US BANK	5/5/2026	05052026-7763	\$8,487.10			Transfer to US Bank Account #6000
CROWDER'S LANDSCAPING, INC	4/27/2026	65972	\$335.00			April 2026- : Replace Faulted Hunter Decoder
CROWDER'S LANDSCAPING, INC	3/27/2026	65930	\$500.00			MONTHLY MAINTENANCE
CROWDER'S LANDSCAPING, INC	5/1/2026	49996	\$13,611.00			May 2026- Landscape Contract
CROWDER'S LANDSCAPING, INC	5/8/2026	66021	\$1,000.00			May 2026- Tree Removal
CROWDER'S LANDSCAPING, INC	5/13/2026	66039	\$554.50		\$16,000.50	May 2026- Irrigation Repairs
FRONTIER	4/22/2026	042226-2135-ACH	\$165.48			service 4/22-5/21/26
INFRAMARK LLC	3/30/2026	1166059	\$165.00			March 2026- Boardwalk board replacement.
INFRAMARK LLC	5/1/2026	178446	\$8.33			Record Storage Fee
INFRAMARK LLC	5/1/2026	178446	\$525.00			Field Management
INFRAMARK LLC	5/1/2026	178446	\$4,375.00	\$4,908.33		Management Fees
INFRAMARK LLC	5/14/2026	179179	\$2.96		\$5,076.29	April 2026- Postage
LAKE BROTHERS LLC	5/1/2026	INV-6855	\$950.00			May 2026- Wetland/mitigation
LLS TAX SOLUTIONS INC.	5/14/2026	004139	\$500.00			May 2026- Arbitrage Services
SITE MASTERS OF FLORIDA, LLC	4/27/2026	042726-2	\$4,170.00			April 2026- Curb Stabilization
SITE MASTERS OF FLORIDA, LLC	4/27/2026	042726-3	\$8,541.00		\$12,711.00	April 2026- Ribbon Curb Project
STRALEY ROBIN VERICKER	5/12/2026	28317	\$1,404.50			April 2026- District Counsel
TAMPA ELECTRIC	4/24/2026	042426-7494-ACH	\$36.70			service date 03/20-04/20/26
TAMPA ELECTRIC	4/24/2026	042426-042426-ACH	\$195.68			service date 03/20-04/20/26
TAMPA ELECTRIC	4/24/2026	042426-7916-ACH	\$7,289.84			service date 03/20-04/20/26
TAMPA ELECTRIC	4/24/2026	042426-8138-ACH	\$24.90			service date 03/20-04/20/26
TAMPA ELECTRIC	4/24/2026	042426-8278-ACH	\$313.78			service date 03/20-04/20/26
TAMPA ELECTRIC	4/24/2026	042426-6409-ACH	\$334.83		\$8,195.73	service date 09/019-10/17/24

Cordoba Ranch CDD						
Summary of Operations and Maintenance Invoices						

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous Subtotal			\$55,047.41			
TOTAL			\$55,047.41			



INVOICE

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

May 4, 2026
 Project No: 00013606-00
 Invoice No: 44483

Invoice Total	\$1,129.81
----------------------	-------------------

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Services current through April 24, 2026

Professional Personnel

	Hours	Rate	Amount	
Director I	3.75	295.00	1,106.25	
Totals	3.75		1,106.25	
Total Labor				1,106.25

Reimbursable Expenses

R-Project Travel & Subsist.			23.56	
Total Reimbursables			23.56	23.56
Total this Invoice				\$1,129.81

BBE/L
 inframarkcms@payableslockbox.com

Billing Backup

Monday, May 4, 2026

BGE, Inc.

Invoice 44483 Dated 5/4/2026

2:13:34 PM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	3/30/2026	3.00	295.00	885.00	
	Site meeting with contractor regarding curb repairs				
Chang, Philip	4/21/2026	.75	295.00	221.25	
	Update ribbon curb map. Discuss remaining curb install with KH.				
	Totals	3.75		1,106.25	
	Total Labor				1,106.25

Reimbursable Expenses

R-Project Travel & Subsist.					
000000085935	3/30/2026			23.56	
	Chang, Philip / Site Visit - Meeting - Ribbon Curb / Site visit for meeting with contractor regarding ribbon curb progress and curb locations / 42.00 miles @ 0.51				
	Total Reimbursables			23.56	23.56
					Total this Project
					\$1,129.81
					Total this Report
					\$1,129.81

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 #	19997
Invoice Date	05-01-26
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 #	20048
Invoice Date	05-11-26
Balance Due	\$60.00

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Week of 5/4/26 ==	\$0.00	1.0	\$0.00
Brivo Credential Remote Configuration and Shipment	Assignment of pre-purchased credentials to Brivo submitted by management. Includes shipment costs directly to resident.	\$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	Mon 05-04-26 02:58 PM
Ticket #	12922
Subject	Stickers Mailed 5/4/26

Ticket Issue

Initial Issue Mon 05-04-26 02:58 PM Troy Bacon	Stickers mailed
--	-----------------

Ticket Comments

Date	Comment
Initial Issue Mon 05-04-26 02:58 PM Troy Bacon	Stickers mailed

CHECK REQUEST FORM

District Name:	CORDOBA RANCH CDD
Date:	<u>5-May-26</u>
Invoice Number:	<u>05052026-7763</u>
Please issue a check to:	
Vendor Name:	<u>CORDOBA RANCH C/O US BANK</u>
Vendor No.:	<u>V00034</u>
Check amount:	<u>\$8,487.10</u>
Please cut check from Acct. #:	<u>Valley National Bank # 7763 Operating</u>
Please code to:	<u>131000.202.1000</u>
Check Description/Reason:	<u>Transfer to US Bank Account #6000</u>
Mailing instructions:	<u>Send to US Bank - include letter</u>
Due Date for Check:	<u>Please include in next batch. Thank you.</u>
Requestor:	Fernand Thomas
Date:	5-May-26

CORDOBA

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

May 5, 2026

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

Re: Assessment Collections

To whom it may concern:

Enclosed please find a check in the amount of \$ **8,487.10**
representing assessment receipts collected for Cordoba CDD.

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

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

Sincerely,
CORDOBA RANCH
Community Development District

Fernand Thomas
District Accountant



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

Invoice

Date	Invoice #
4/27/2026	65972

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	Hunter Decoder	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 SOW: Replace Faulted Hunter Decoder for Annual Flowers Decoder Alarm Going off Front, Ride Side of Property	240.00	240.00
1	Irrigation Lead	Irrigation Lead (Per Person, Per Hour)	95.00	95.00
			Total	\$335.00

--



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

Invoice

Date	Invoice #
3/27/2026	65930

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	Debris Hauling / D...	Cordoba Estates CDD 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 SOW: Proposal to Clean Up Fallen Pine Tree Located Near Center Round About. Cut Up & Haul Away Debris Dispose of resulting debris off-site.	500.00	500.00
Total				\$500.00

--



Crowder's Landscaping, Inc.

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

Invoice

Date	Invoice #
5/1/2026	49996

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

P.O. No.	Terms	Project
	Due upon Receipt	

Item	Description	Quantity	Rate	Amount
Maintenance	Monthly Maintenance		13,197.00	13,197.00
Maintenance	Monthly Maintenance - Addendum to Landscaping Maintenance Proposal		414.00	414.00

Thank you for your business.	Total	\$13,611.00
------------------------------	--------------	-------------



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

Invoice

Date	Invoice #
5/8/2026	66021

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
2	Landscaping Team ...	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.	250.00	500.00
2	Landscaping Team ...	Change Order - Additional 2 Trees. Approved by Sam Zanoni on 5/7/2026 Hourly labor for landscaping installation team.	250.00	500.00
			Total	\$1,000.00

--



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

Invoice

Date	Invoice #
5/13/2026	66039

Bill To
Cordoba Ranch 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		
		Main entry timer zone 6 needs valve replaced. Valve not working. Also need to replace 10" valve box.		
2	2" Male Adaptor	2" male adapter PVC	3.00	6.00
1	Hunter 2" Valve	2" Hunter PGV control valve	165.00	165.00
1	2" Slipfix	2" slip fix	71.00	71.00
1	10" Round Valve B...	10" round valve box	75.00	75.00
2.5	Irrigation Service T...	Labor for irrigation technician for repairs, maintenance, or service calls.	95.00	237.50
			Total	\$554.50

Thank you for your business.



CORDOBA RANCH CDD Account Number:
239-177-5795-050213-5
PIN:
6981

Billing Date:
Apr 22, 2026
Billing Period:
Apr 22 - May 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.

Total balance
\$165.48
Auto Pay is scheduled
May 18

Bill history

Previous balance	\$165.48
Payment received by Apr 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	\$165.48

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

6790 0107 DY RP 22 04232026 NNNNNN 01 007748 0023

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.



198000239177579505021300000000000000165485



CORDOBA RANCH CDD Account Number:
239-177-5795-050213-5
 PIN:
6981

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

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



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.

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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:
6981

Billing Date:
Apr 22, 2026
 Billing Period:
Apr 22 - May 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		
04.22-05.21	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		
04.22-05.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Total current month charges \$165.48

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 INTERNET**

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855-518-1197
business.frontier.com/fiber-internet



CORDOBA RANCH CDD Account Number:
239-177-5795-050213-5
PIN:
6981

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

239-177-5795

88/KQXA/334300/ /VZFL





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

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

Invoice Number	1166059
Invoice Date	3/30/2026
Due Date	4/29/2026

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

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	\$165.00

Subtotal	\$165.00
Sales Tax	\$0.00
Total	\$165.00

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

30 Mar 2026 12:09:03PM CST

DISTRICT : CORDOBA RANCH CDD

Go Green! Think before you print.

INVOICE NO. 1166059 - DETAIL

INVOICE DATE: 3/30/2026

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										
	3/27/2026	4499241	CRCDD District Area	General Maintenance; Boardwalk board replacement.	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	
				BWO Total	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	
				Invoice Total	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

178446

DATE

5/1/2026

CUSTOMER ID

C1761

NET TERMS

Due On Receipt

PO#

DUE DATE

5/1/2026

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: May 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.



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

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

INVOICE#
 179179

CUSTOMER ID
 C1761

PO#

DATE
 5/14/2026

NET TERMS
 Due On Receipt

DUE DATE
 5/14/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					2.96

Subtotal	\$2.96
Tax	\$0.00
Total Due	\$2.96

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

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

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

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

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

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



INVOICE

Cordoba Ranch
 3016 Cordoba Ranch Blvd
 LUTZ FL 33559
 USA

Invoice Date
 May 1, 2026

Invoice Number
 INV-6855

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 31, 2026



[View and pay online now](#)



PAYMENT ADVICE

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

Customer	Cordoba Ranch
Invoice Number	INV-6855
Amount Due	950.00
Due Date	May 31, 2026
Amount Enclosed	

Enter the amount you are paying above

LLS Tax Solutions Inc.

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

**INVOICE****BILL TO**

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

INVOICE # 004139**DATE** 05/14/2026**DUE DATE** 06/13/2026**TERMS** Net 30**DESCRIPTION****AMOUNT**

Total Billing for Arbitrage Services in connection with the
 \$6,135,000 Cordoba Ranch Community Development District
 Capital Improvement Revenue Refunding Bonds, Series 2021 –
 Rebatable Arbitrage Calculation for the period ended April 27,
 2026.

500.00

BALANCE DUE**\$500.00**

Thank You For Your Business

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

INVOICE
042726-2

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

Date: April 27, 2026

Curb Stabilization

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

Amount completed \$36,660

Previously paid (\$32,490)

TOTAL DUE \$ 4,170

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

INVOICE
042726-3

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

Date: April 27, 2026

Ribbon Curb Project

Contract amount	\$56,940
Work completed	\$56,940
Previously paid	(\$48,399)

TOTAL DUE \$ 8,541

Statement Date: April 24, 2026



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

Amount Due:	\$36.70
Due Date: May 15, 2026	
Account #: 211006627494	

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	\$37.31
Payment(s) Received Since Last Statement	-\$37.31
Current Month's Charges	\$36.70
Amount Due by May 15, 2026	\$36.70

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

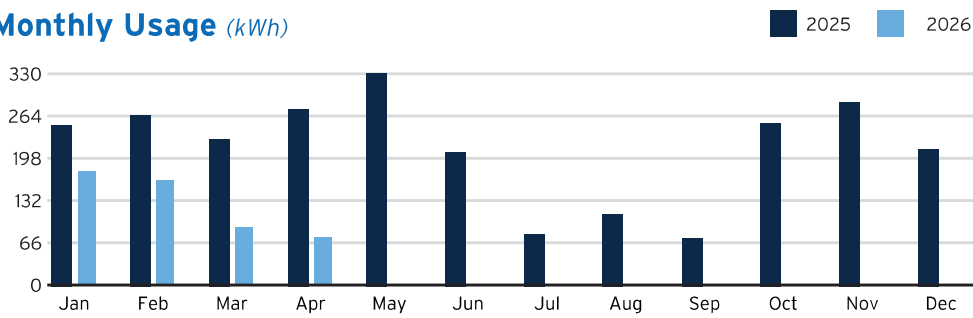
Your Energy Insight

- Your average daily kWh used was **77.78% lower** 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



Savings made simple

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

TECOaccount.com



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

Account #: 211006627494
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:	\$36.70
Payment Amount:	\$ _____

602002028844
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:
2802 CORDOBA RANCH BLVD
LUTZ, FL 33559-0000

Account #: 211006627494
Statement Date: April 24, 2026
Charges Due: May 15, 2026

Meter Read

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

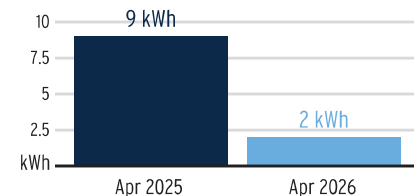
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	04/20/2026	14,446		14,371		75 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	75 kWh @ \$0.09202/kWh	\$6.90
Fuel Charge	75 kWh @ \$0.03516/kWh	\$2.64
Storm Protection Charge	75 kWh @ \$0.00568/kWh	\$0.43
Clean Energy Transition Mechanism	75 kWh @ \$0.00418/kWh	\$0.31
Storm Surcharge	75 kWh @ \$0.02121/kWh	\$1.59
Florida Gross Receipt Tax		\$0.85
Electric Service Cost		\$33.84
State Tax		\$2.86
Total Electric Cost, Local Fees and Taxes		\$36.70

Avg kWh Used Per Day



Total Current Month's Charges \$36.70

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Ways To Pay Your Bill

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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**
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Tampa Electric
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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Statement Date: April 24, 2026



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

Amount Due:	\$195.68
Due Date: May 15, 2026	
Account #: 211006627700	

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	\$194.88
Payment(s) Received Since Last Statement	-\$194.88
Current Month's Charges	\$195.68
Amount Due by May 15, 2026	\$195.68

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

Your Energy Insight

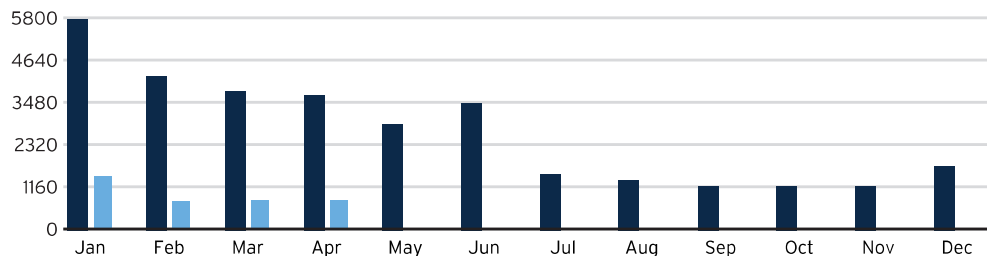
- Your average daily kWh used was **80.16% lower** than the same period last year.
- Your average daily kWh used was **10.71% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2025 2026



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

TECOaccount.com

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



Account #: 211006627700
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:	\$195.68
Payment Amount:	\$ _____

602002028845

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:
2502 CORDOBA RANCH BLVD
LUTZ, FL 33559-3915

Account #: 211006627700
Statement Date: April 24, 2026
Charges Due: May 15, 2026

Meter Read

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

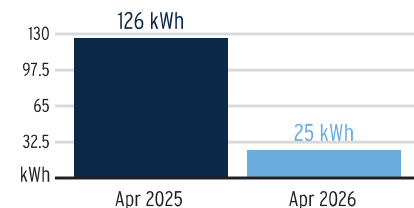
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	04/20/2026	96,063		95,268		795 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	795 kWh @ \$0.09202/kWh	\$73.16
Fuel Charge	795 kWh @ \$0.03516/kWh	\$27.95
Storm Protection Charge	795 kWh @ \$0.00568/kWh	\$4.52
Clean Energy Transition Mechanism	795 kWh @ \$0.00418/kWh	\$3.32
Storm Surcharge	795 kWh @ \$0.02121/kWh	\$16.86
Florida Gross Receipt Tax		\$3.77
Electric Service Cost		\$150.70
State Tax		\$12.73
Total Electric Cost, Local Fees and Taxes		\$163.43

Avg kWh Used Per Day



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 \$195.68

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Statement Date: April 24, 2026



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


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

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	\$7,289.84
Payment(s) Received Since Last Statement	-\$7,289.84
Current Month's Charges	\$7,289.84
Amount Due by May 15, 2026	\$7,289.84

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



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TECOaccount.com

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



Account #: 211006627916

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

602002028846

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
 PH 1&, LUTZ, FL 33559-0000

Account #: 211006627916
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	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

Total Current Month's Charges **\$7,289.84**

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Statement Date: April 24, 2026



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

Amount Due:	\$24.90
Due Date: May 15, 2026	
Account #: 211006628138	

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	\$31.50
Payment(s) Received Since Last Statement	-\$31.50
Current Month's Charges	\$24.90
Amount Due by May 15, 2026	\$24.90

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

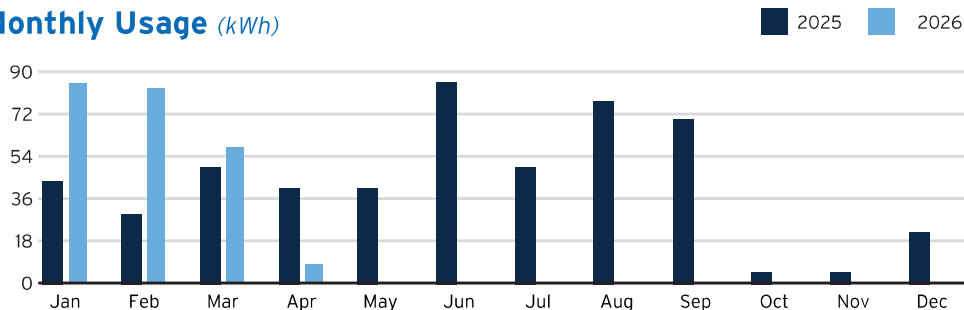
Your Energy Insight

- Your average daily kWh used was **70% lower** than the same period last year.
- Your average daily kWh used was **85% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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Savings made simple

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

TECOaccount.com



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

Account #: 211006628138
Due Date: May 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:	\$24.90
Payment Amount:	\$ _____

602002028847

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

Account #: 211006628138
Statement Date: April 24, 2026
Charges Due: May 15, 2026

Meter Read

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

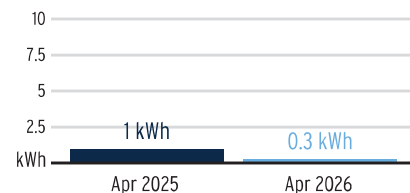
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	04/20/2026	6,011		6,003		8 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	8 kWh @ \$0.09202/kWh	\$0.74
Fuel Charge	8 kWh @ \$0.03516/kWh	\$0.28
Storm Protection Charge	8 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.96
State Tax		\$1.94
Total Electric Cost, Local Fees and Taxes		\$24.90

Avg kWh Used Per Day



Total Current Month's Charges \$24.90

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Statement Date: April 24, 2026



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


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

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	\$313.78
Payment(s) Received Since Last Statement	-\$313.78
Current Month's Charges	\$313.78
Amount Due by May 15, 2026	\$313.78

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



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Account #: 211006628278

Due Date: May 15, 2026

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

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

602002028848

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 #: 211006628278
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	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

Total Current Month's Charges \$313.78

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Statement Date: April 24, 2026



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


Amount Due:	\$334.83
Due Date: May 15, 2026	
Account #: 221008996409	

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	\$334.83
Payment(s) Received Since Last Statement	-\$334.83
Current Month's Charges	\$334.83
Amount Due by May 15, 2026	\$334.83

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Account #: 221008996409

Due Date: May 15, 2026

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Amount Due:	\$334.83
Payment Amount:	\$ _____

630396969213

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
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Service For:
18446 BELFAIR GLEN PL
LUTZ, FL 33559-3932

Account #: 221008996409
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	114 kWh @ \$0.03411/kWh	\$3.89
Fixture & Maintenance Charge	6 Fixtures	\$99.66
Lighting Pole / Wire	6 Poles	\$201.54
Lighting Fuel Charge	114 kWh @ \$0.03452/kWh	\$3.94
Storm Protection Charge	114 kWh @ \$0.00574/kWh	\$0.65
Clean Energy Transition Mechanism	114 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	114 kWh @ \$0.01230/kWh	\$1.40
Florida Gross Receipt Tax		\$0.25
State Tax		\$23.45
Lighting Charges		\$334.83

Total Current Month's Charges \$334.83

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