



Cordoba Ranch Community Development District

July 20, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cordoba Ranch

Community Development District

Board of Supervisors

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

Staff:

Samatha 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, July 20, 2026 – 5:00 p.m.

The Regular Meeting of the **Cordoba Ranch Community Development District** will be held 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. **Public Hearing on Adopting Fiscal Year 2027 Final Budget**
 - A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
 - i. Exhibit A – FY2027 Final Budget.....Page 4
 - B. Consideration of Resolution 2026-05; Adopting Fiscal Year 2027 BudgetPage 7
 - C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
5. **Public Hearing on Levying O&M Assessments**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Consideration of Resolution 2026-06; Levying O&M Assessments..... Page 23
 - C. Close Public Hearing on Levying O&M Assessments
6. **Staff Reports**
 - A. Sitex Aquatics Report Page 26
 - B. Field Inspection ReportPage 39
 - C. Landscape Report..... Page 55
 - i. Consideration of Crowder's Palm Tree Trimming Proposal #E-10031 Page 59
 - ii. Consideration of Reverdecree Tree Trimming Proposal #676..... Page 60
 - iii. Consideration of Crowder's Irrigation Repair Proposal #E10070..... Page 63
 - iv. Consideration of Crowder's Annual Flower Rotation Proposal #E10116..... Page 64
 - v. Consideration of Crowder's Maintenance Supplemental Work Proposal #E-10028..... Page 65
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - i. Discussion of Strongroom View-Only Access for Board Members
7. **Business Items**

- A. Consideration of Advanced Aquatic Erosion Repair Proposal Page 66
- B. Ratification of Triple Crown Maintenance Group Asphalt Patches Proposal #RF2026113..... Page 78
- 8. Consent Agenda**
 - A. Consideration of Minutes from the Meeting held June 15, 2026.....Page 79
 - B. Review of Financial SnapshotPage 85
 - C. Acceptance of June 2026 Financial Statements.....Page 86
- 9. Supervisor Requests**
- 10. Audience Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 11. Adjournment**

The next meeting is scheduled for Monday, August 17, 2026.

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Cordoba Ranch Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cordoba Ranch Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 20, 2026.

Attested By:

**Cordoba Ranch
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

Name: Erica Owen
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget



Cordoba Ranch Community Development District

FISCAL YEAR 2027
PROPOSED APPROVED BUDGET

July 6th, 2026

CLEAR PARTNERSHIPS



Cordoba Ranch
Community Development District

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Cordoba Ranch

Community Development District

Operating Budget

FY 2027

Cordoba Ranch
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$21,804.00	\$0.00	\$21,804.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$1,063.00	\$0.00	\$1,063.00	0%	\$0.00
Special Assmnts- Tax Collector	\$878,120.00	\$849,508.00	\$28,612.00	\$878,120.00	0%	\$891,968.09
Special Assmnts- Discounts	-\$35,125.00	-\$32,636.00	\$0.00	-\$32,636.00	-7%	-\$35,678.72
Other Miscellaneous Revenues	\$0.00	\$339.00	\$0.00	\$339.00	0%	\$0.00
Access Cards	\$0.00	\$56.00	\$0.00	\$56.00	0%	\$0.00
TOTAL REVENUES	\$842,995.00	\$840,134.00	\$28,612.00	\$868,746.00	3%	\$856,289.36
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	\$13,000.00	\$5,600.00	\$5,692.82	\$11,292.82	-13%	\$13,000.00
FICA Taxes	\$995.00	\$230.00	\$233.81	\$463.81	-53%	\$0.00
ProfServ-Arbitrage Rebate	\$500.00	\$500.00	\$0.00	\$500.00	0%	\$500.00
ProfServ-Dissemination Agent	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
ProfServ-Engineering	\$25,000.00	\$20,316.00	\$4,684.00	\$25,000.00	0%	\$31,250.00
ProfServ-Legal Services	\$10,000.00	\$11,661.00	\$0.00	\$11,661.00	17%	\$11,000.00
ProfServ-Mgmt Consulting	\$52,500.00	\$26,250.00	\$26,250.00	\$52,500.00	0%	\$54,080.00
ProfServ-Trustee Fees	\$4,041.00	\$2,357.00	\$1,684.00	\$4,041.00	0%	\$4,041.00
Auditing Services	\$3,260.00	\$0.00	\$3,260.00	\$3,260.00	0%	\$4,280.00
Postage and Freight	\$400.00	\$135.00	\$265.00	\$400.00	0%	\$400.00
Rental - Meeting Room	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$0.00
Public Officials Insurance	\$2,667.00	\$2,513.00	\$2,554.65	\$5,067.65	90%	\$2,764.00
Printing and Binding	\$150.00		\$150.00	\$150.00	0%	\$50.00
Legal Advertising	\$3,000.00	\$123.00	\$2,877.00	\$3,000.00	0%	\$500.00
Misc-Assessment Collection Cost	\$17,562.00	\$16,337.00	\$16,607.78	\$32,944.78	88%	\$17,839.36
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc - Web Hosting	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$108.00
Total Administrative	\$140,750.00	\$86,197.00	\$71,759.06	\$157,956.06	12%	\$142,987.36
Field						
ProfServ-Field Management	\$6,300.00	\$3,150.00	\$3,150.00	\$6,300.00	0%	\$6,489.00
Contracts-Landscape	\$181,608.00	\$81,666.00	\$83,019.58	\$164,685.58	-9%	\$168,232.00
Insurance - Property	\$5,211.00	\$4,696.00	\$4,773.83	\$9,469.83	82%	\$4,461.00
Insurance - General Liability	\$4,345.00	\$3,838.00	\$3,901.61	\$7,739.61	78%	\$4,222.00
Insurance - Crime	\$500.00	\$500.00	\$0.00	\$500.00	0%	\$500.00
R&M-Entry Feature	\$2,000.00	\$5,436.00	\$0.00	\$5,436.00	172%	\$4,000.00
R&M-Tree Trimming Services	\$25,000.00	\$48,147.00	\$0.00	\$48,147.00	93%	\$30,000.00
R&M-Roads	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$2,000.00
R&M-Irrigation	\$6,800.00	\$10,751.00	\$10,929.19	\$21,680.19	219%	\$7,480.00
R&M-Mulch	\$10,000.00	\$16,275.00	\$0.00	\$16,275.00	63%	\$17,000.00
R&M-Pest Control	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Plant Replacement	\$10,000.00	\$11,365.00	\$0.00	\$11,365.00	14%	\$40,000.00

Cordoba Ranch
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
R&M-Well Maintenance	\$2,500.00	\$1,115.00	\$1,385.00	\$2,500.00	0%	\$2,000.00
R&M-Annals	\$25,000.00	\$5,880.00	\$19,120.00	\$25,000.00	0%	\$18,000.00
R&M-Sidewalks	\$35,000.00	\$6,946.00	\$28,054.00	\$35,000.00	0%	\$15,000.00
R&M-Landscape Maintenance	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$0.00
R&M-Swales	\$30,000.00	\$250.00	\$29,750.00	\$30,000.00	0%	\$12,000.00
Misc-Contingency	\$17,508.00	\$8,919.00	\$8,589.00	\$17,508.00	0%	\$20,000.00
Holiday Lighting & Decorations	\$11,500.00	\$10,730.00	\$770.00	\$11,500.00	0%	\$11,000.00
Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,000.00
Fencing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Curbing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$75,000.00
Roadway Repair and Maintenance	\$15,000.00	\$58,070.00	\$0.00	\$58,070.00	287%	\$0.00
Landscape Storm Clean up	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$15,000.00
Reserve-Roadways	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$75,000.00
Moisture Manager	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,500.00
Total Field	\$474,272.00	\$277,734.00	\$279,442.22	\$557,176.22	17%	\$545,884.00
Other Public Safety						
Contracts-Security Services	\$30,770.00	\$24,068.00	\$6,702.00	\$30,770.00	0%	\$5,000.00
Communication - Telephone	\$2,000.00	\$983.00	\$1,017.00	\$2,000.00	0%	\$2,000.00
R&M-Gate	\$5,000.00	\$680.00	\$4,320.00	\$5,000.00	0%	\$1,800.00
Total Other Public Safety	\$37,770.00	\$25,731.00	\$12,039.00	\$37,770.00	0%	\$8,800.00
Electric Utility Services						
Utility - General	\$12,075.00	\$2,408.00	\$9,667.00	\$12,075.00	0%	\$8,696.00
Electricity - Streetlights	\$115,000.00	\$52,510.00	\$62,490.00	\$115,000.00	0%	\$112,002.00
Total Electric Utility Services	\$127,075.00	\$54,918.00	\$72,157.00	\$127,075.00	0%	\$120,698.00
Flood Control/Stormwater Mgmt						
Contracts-Aquatic Control	\$18,423.00	\$8,010.00	\$10,413.00	\$18,423.00	0%	\$16,020.00
R&M-Fountain	\$5,750.00	\$0.00	\$5,750.00	\$5,750.00	0%	\$0.00
Contracts-Wetland Maintenance	\$19,205.00	\$5,700.00	\$13,505.00	\$19,205.00	0%	\$11,400.00
R&M-Ponds	\$11,500.00	\$6,200.00	\$5,300.00	\$11,500.00	0%	\$8,000.00
Impr - Aquatic Plants	\$5,750.00	\$0.00	\$5,750.00	\$5,750.00	0%	\$2,500.00
Contracts-Fountain	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$0.00
Total Flood Control/Stormwater Mgmt	\$63,128.00	\$19,910.00	\$43,218.00	\$63,128.00	0%	\$37,920.00
TOTAL EXPENDITURES	\$842,995.00	\$464,490.00	\$478,615.28	\$943,105.28	12%	\$856,289.36
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$375,644.00	-\$450,003.28	-\$74,359.28	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$375,644.00	-\$450,003.28	-\$74,359.28	0%	\$0.00
FUND BALANCE, BEGINNING	\$853,625.00	\$853,625.00	\$0.00	\$853,625.00	0%	\$779,265.72
FUND BALANCE, ENDING	\$853,625.00	\$1,229,269.00	-\$450,003.28	\$779,265.72	-9%	\$779,265.72

Cordoba Ranch
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025 \$853,625.00

Less: Forecasted Surplus/(Deficit) as of 9/30/2026 \$853,625.00

Estimated Funds Available - 9/30/2026 \$0.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1) \$779,265.72

Less: First Quarter Operating Reserve -\$214,072.34 ('1)

Less: Designated Reserves for Capital Projects \$0.00

Less: Forecasted Surplus/(Deficit) as of 9/30/2027 \$0.00

Estimated Remaining Undesignated Cash as of 9/30/2027 \$565,193.38

CORDOBA RANCH

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027**REVENUES****Interest-Investments**

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

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

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

FICA Taxes

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

Professional Services - Arbitrage Rebate Calculation

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

Professional Services - Dissemination Agent

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

CORDOBA RANCH

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

EXPENDITURES**Professional Services – Trustee Fees**

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

Auditing Services

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

Postage and Freight

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

Rental-Meeting Room

The District rents a facility to hold district board meetings.

Public Official Insurance

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Miscellaneous-Web Hosting

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

Annual District Filing Fee

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

CORDOBA RANCH

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

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

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

Communication-Telephone

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

R&M-Gate

This includes the repairs and maintenance of the Districts Gate.

Electric Utility Services**Utility-General**

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

Electricity-Streetlighting

This is for the electric for the streetlights.

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

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

R&M-Fountain

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

R&M-Mitigation

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

R&M-Lake & Pond

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

Impr - Aquatic Plants

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

Field**Contracts-Landscape**

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

Insurance – Property

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

CORDOBA RANCH

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

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

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

R&M-Entry Feature

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

R&M-Irrigation

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

R&M-Mulch

This is for mulch installation throughout the District.

R&M-Pest Control

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

R&M-Plant Replacement

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

R&M-Well Maintenance

This is for well maintenance throughout the District.

R&M-Annuals

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

Misc-Contingency

This is for unbudgeted miscellaneous expenses.

Holiday Lighting & Decorations

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

Cordoba Ranch

Community Development District

Debt Service Budget

FY 2027

Cordoba Ranch
Community Development District

Debt Service

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

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

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

CORDOBA RANCH**Community Development District***Series 2021 Debt Service*

AMORTIZATION SCHEDULE
Capital Improvement Revenue Refunding Bonds

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

CORDOBA RANCH

Community Development District

2021 Debt Service Fund

Budget Narrative

Fiscal Year 2027

REVENUES**Interest-Investments**

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

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

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

Expenditures – Debt Service**Debt Retirement**

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

Interest Expense

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

Cordoba Ranch

Community Development District

Supporting Budget Schedule

FY 2027

CORDOBA RANCH

Community Development District

All Funds

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

General Fund			Debt Service			Total Assessments per Unit					
FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	Annual Dollar Change	Monthly Dollar Change	Units
\$3,118.77	\$3,070.35	1.58%	\$1,806.19	\$1,806.19	0.0%	\$4,924.96	\$4,876.53	1.0%	\$48.42	\$4.04	286

ASSESSMENT INCREASE ANALYSIS

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

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
\$3,118.77	\$3,070.35	\$2,427.01	\$1,882.03	\$1,753.05

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cordoba Ranch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (“**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 20, 2026.

Attested By:

**Cordoba Ranch
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

Name: Erica Owen
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget



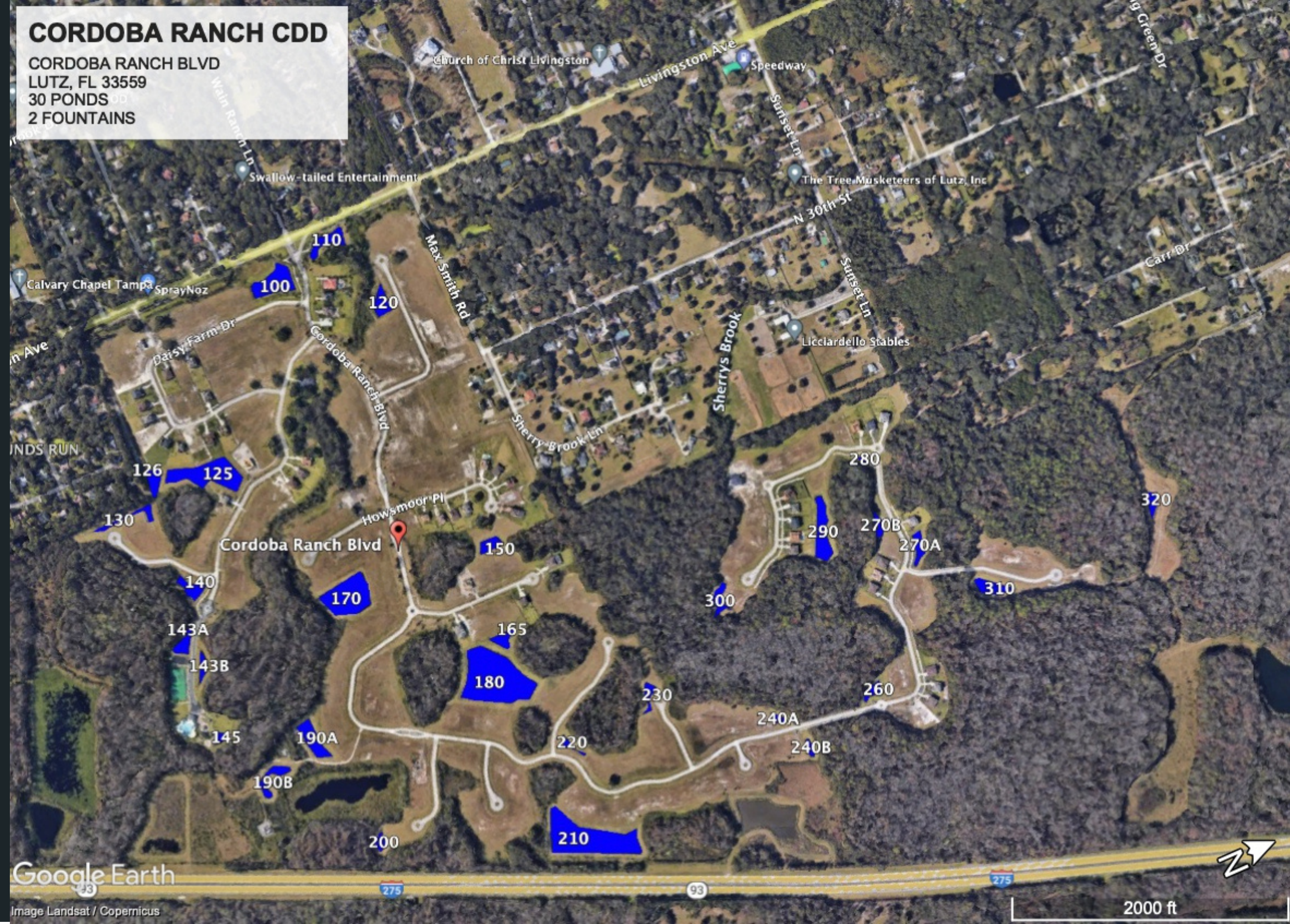
MONTHLY REPORT

JULY, 2026



CORDOBA RANCH CDD

CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS



SUMMARY:

The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Shoreline Vegetation.

Jun 8, 2026 at 9:10:07 AM



Jun 8, 2026 at 9:12:19 AM



Jun 8, 2026 at 9:13:06 AM



Pond #125 Treated for Algae and Shoreline Vegetation.

Pond #126 Treated for Algae and Shoreline Vegetation.

Pond #130 Treated for Algae and Shoreline Vegetation.

Jun 8, 2026 at 9:36:15 AM



Pond #140 Treated for Shoreline Vegetation.

Jun 8, 2026 at 9:37:32 AM



Pond #143A Treated for Shoreline Vegetation.

Jun 8, 2026 at 9:40:46 AM



Pond #143B Treated for Shoreline Vegetation.



Pond #145 Treated for Shoreline Vegetation.



Pond #150 Treated for Shoreline Vegetation.



Pond #165 Treated for Shoreline Vegetation.



Pond #170 Treated for Algae and Shoreline Vegetation.



Pond #180 Treated For Shoreline Vegetation.



Pond #190A Treated for Algae and Shoreline Vegetation.

Jun 8, 2026 at 9:44:08 AM



Pond #190B Treated for Shoreline Vegetation.

Jun 8, 2026 at 10:31:21 AM



Pond #200 Treated for Shoreline vegetation.

Jun 8, 2026 at 12:14:04 PM



Pond #210 Treated for Algae and Shoreline Vegetation.



Pond #220 Treated for Shoreline Vegetation.



Pond #230 Treated for Shoreline Vegetation.



Pond #240A Treated for Shoreline Vegetation.



Pond #240B Treated for Shoreline Vegetation.



Pond #260 Treated for Shoreline Vegetation.



Pond #270A Treated for Algae and Shoreline Vegetation.

Jun 8, 2026 at 11:16:45 AM



Pond #270B Treated for Shoreline Vegetation.

Jun 8, 2026 at 11:18:18 AM



Pond #280 Treated for Shoreline Vegetation.

Jun 8, 2026 at 11:19:22 AM



Pond #290 Treated for Algae and Shoreline Vegetation.

Jun 8, 2026 at 11:25:46 AM



Pond #300 Treated for Shoreline Vegetation.

Jun 8, 2026 at 11:31:40 AM



Pond #310 Treated for Shoreline Vegetation.

Jun 8, 2026 at 11:37:30 AM



Pond #320 Treated for Shoreline vegetation.



Cordoba Ranch CDD June 2026

Thursday, 25 June 2026

Prepared For Board Of Supervisors

27 Issues Identified

27 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Crowders

Preserve Sidewalk East of Belfair Glen PL

Observations:

Vines are hanging from trees over the sidewalk, creating an unsightly appearance and reducing pedestrian clearance.

Recommendations:

Completed during this week's service.

Trim and remove hanging vines to maintain adequate sidewalk clearance and improve the overall appearance of the preserve edge.



Issue 2

Assigned To: Crowders

Preserve Edge throughout the community

Observations:

The mowing and vegetation maintenance do not extend far enough toward the preserve.

Recommendations:

Cut and maintain vegetation closer to the preserve line where permitted to provide a cleaner, more uniform appearance.

Estimate E-10028 was provided on 6/10/26 for quarterly forestry mulching maintenance services.



Issue 3

Assigned To: Crowders

Preserve Edge- East of Belfair Glen

Observations:

Estimate E-10028 was provided on 6/10/26 for
quaterly forestry mulching maintenance services.

Additional areas require mowing and vegetation maintenance closer to the preserve boundary.

Recommendations:

Continue extending maintenance to the preserve edge to maintain consistency throughout the community.



Issue 4

Assigned To: Aquatics

Pond 280

Observations:

Current pond conditions were documented during the inspection.

Recommendations:

Continue routine monitoring and maintenance of the pond.

Issue 5

Assigned To: Crowders

Preserve Edge- West of Belfair Glen

Observations:

Vines and low-hanging limbs have become overgrown along the preserve edge.

Recommendations:

Trim vines and prune low-hanging limbs to improve appearance and maintain accessibility.



Completed during this week's service.

Issue 6

Assigned To: Crowders

Fence Line

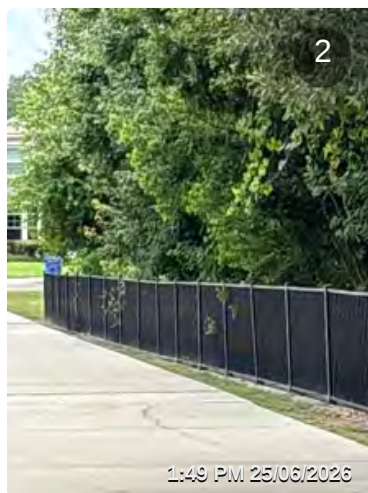
Observations:

Completed during this week's service.

Vegetation has become overgrown along the fence line.

Recommendations:

Trim vegetation back from the fence to maintain a neat appearance and prevent encroachment.

**Issue 7**

Assigned To: Crowders

Preserve Trees

Observations:

Low-hanging vines are visible throughout the tree canopy.

Recommendations:

Cut back or remove the vines to improve the health and appearance of the trees.



We will provide an estimate for this.

Issue 8

Assigned To: Crowders

Street Lights- Belfair Glen PI

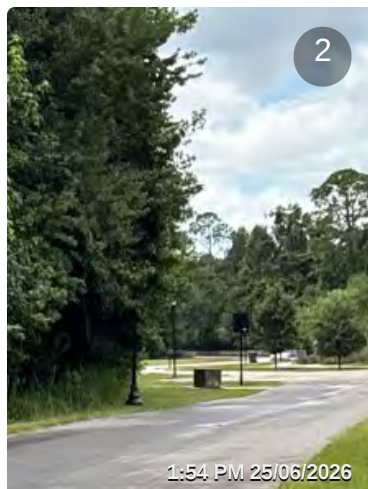
Observations:

Vegetation is obstructing landscape lighting.

Recommendations:

Trim vegetation around light fixtures to restore visibility and maximize illumination.

Estimate E-10028 was provided on 6/10/26 for quaterly forestry mulching maintenance services.





Issue 9

Assigned To: Crowders

Utility Pipe-Same area of Belfair Glen

Observations:

Vegetation has grown around an exposed utility pipe.

Recommendations:

String trim around the pipe to improve visibility and maintain accessibility.

Estimate E-10028 was provided on 6/10/26 for quaterly forestry mulching maintenance services.



Issue 10

Assigned To: Crowders

Light Poles - Same area of Belfair Gl

Observations:

Vegetation has accumulated around several light poles.

Recommendations:

Clear vegetation from around the poles to improve aesthetics and maintenance access.

Issue 11

Assigned To: Crowders

18420 Cordoba Ranch Boulevard

We will provide an estimate for this.

Observations:

Sidewalk erosion is present adjacent to the walkway.

Recommendations:

Evaluate and repair the erosion to prevent additional deterioration and maintain pedestrian safety. - Please provide a proposal to backfill with soil and sod.



Issue 12

Assigned To: Board

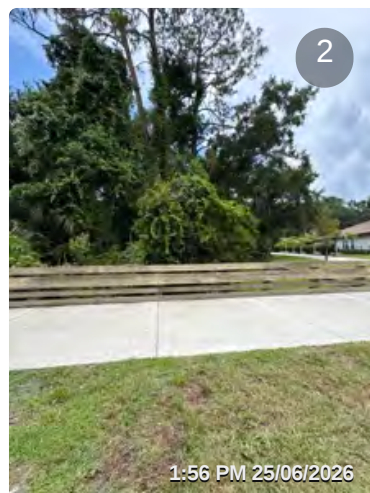
Wooden Fence

Observations:

Both sides of the wooden fence are weathered and in need of repainting and some minor repairs.

Recommendations:

Replace wood, Pressure wash, prepare, and repaint both sides of the fence to restore its appearance. - Would the board like proposals?





Issue 13

Assigned To: Board

Wildlife

Observations:

Deer were observed within the community.

Recommendations:

Documentation only. No action required at this time.

Issue 14

Assigned To: Crowders

Landscape Bed

Completed during this week's service.

Observations:

Jasmine vines are growing within the ornamental grasses.

Recommendations:

Remove the jasmine and continue monitoring to prevent regrowth.





Issue 15

Assigned To: Board

Wooden Fence

Observations:

A section of the wooden fence has become detached.

Recommendations:

Repair and secure the detached fence section.

Issue 16

Assigned To: Aquatics

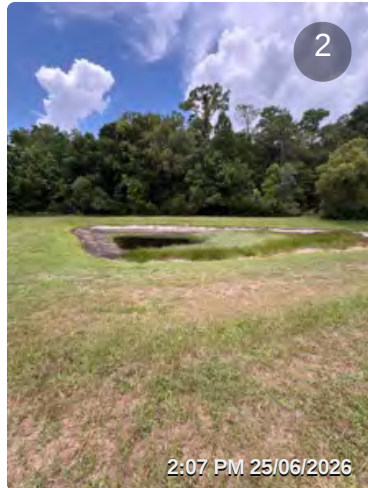
Pond

Observations:

Current pond conditions were documented.

Recommendations:

Continue monitoring pond health and treat as necessary.



Issue 17

Assigned To: Crowders

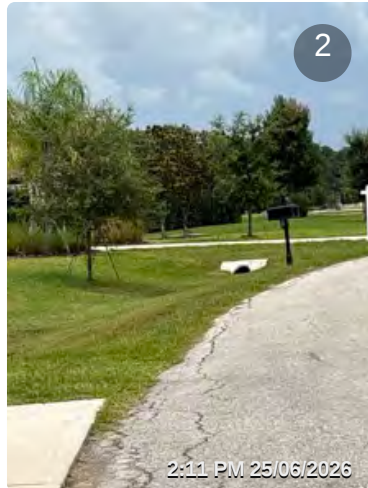
Between 3014 & 3016 Cordoba Ranch Boulevard

Observations:

The turf in this area appears to have been missed during mowing operations.

Recommendations:

Mow the missed section and monitor future service quality.



Completed during this week's service.



Issue 18

Assigned To: Crowders

Preserve Maintenance Example

Observations:

This location demonstrates an excellent example of mowing to the preserve line.

This was completed as a sample for us to be able to provide the estimate and to maintain the entire property after forestry mulching.

Recommendations:

Use this area as the standard for preserve-edge maintenance throughout the community.

Issue 19

Assigned To: Crowders

South of Beacon Pasture Way

Estimate E-10028 was provided on 6/10/26 for quarterly forestry mulching maintenance services.

Observations:

Landscape detailing is incomplete, resulting in an unmaintained appearance.

Recommendations:

Improve detailing and edging to maintain a consistently manicured appearance.



Issue 20

Assigned To: Crowders

South of Beacon Pasture Way

Completed during this week's service.

Observations:

Vines and hanging branches are encroaching along the fence line.

Recommendations:

Trim vines and hanging branches back from the fence and establish a regular maintenance cycle.



Issue 21

Assigned To: Crowders

South of Bridleton Way Median

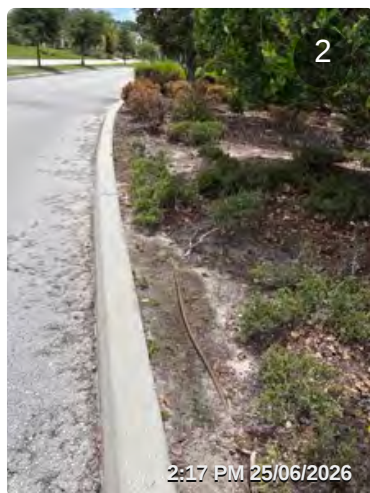
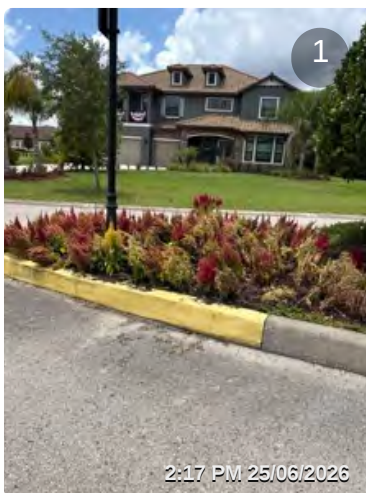
Observations:

Annual flowers throughout the community are declining, and weeds remain present in the median.

Weeds removed. Flower's currently being demoed and area will be prepped for Annual Flower install on July 22, 2026.

Recommendations:

Replace declining annuals, remove weeds, and restore the appearance of the median landscape beds.



Issue 22

Assigned To: Crowders

Landscape Area- Intersection of Bridleton Way and Cordoba

Observations:

Vegetation has become overgrown and is extending beyond the intended maintenance line.

Recommendations:

Push vegetation back toward the tree line and improve detailing of the landscape area.



Estimate E-10028 was provided on 6/10/26 for quaterly forestry mulching maintenance services.



Issue 23

Assigned To: Crowders

Roundabout

Observations:

Weeds are present around the newly installed shrubs.

Recommendations:

Completed during this week's service.

Treat weeds and maintain the planting bed free of unwanted vegetation.



Issue 24

Assigned To: Crowders

Tree Line

Observations:

Estimate E-10028 was provided on 6/10/26 for quaterly forestry mulching maintenance services.

Grass overgrowth extends well beyond the intended maintenance area.

Recommendations:

Push the grass back closer to the tree line to maintain a clean transition.

Issue 25

Assigned To: Crowders

East of Howsmoor Place

Estimate E-10028 was provided on 6/10/26 for quarterly forestry mulching maintenance services.

Observations:

Utility boxes and trees require additional string trimming.

Recommendations:

String trim around utility boxes and trees to improve aesthetics and maintenance access.

**Issue 26**

Assigned To: Board

17808 Howsmoor Place

Observations:

Plant material associated with the adjacent residence appear to extend into CDD property.

Recommendations:

Corrective action of encroachments on CDD property.

Issue 27

Assigned To: Board

17903 Barn Close Drive

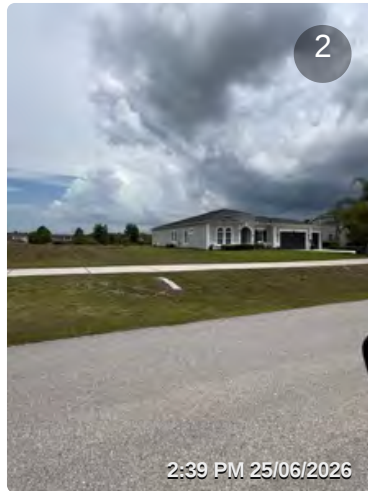
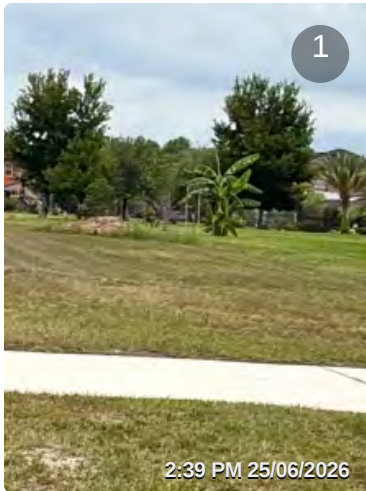
Observations:

A mulch pile remains within the CDD open space.

Recommendations:

Notify homeowner of violation and timeline for correction.

This format preserves every original issue number, making it easy to transfer directly into your Site Audit Pro report while maintaining the professional Observations / Recommendations style you typically use.



CROWDER'S LANDSCAPING IRRIGATION INSPECTION

A-1

PROPERTY NAME <u>Cordoba Estates</u>	CONTROLLER IDENTIFICATION <u>Hunter Ace 2</u>	
ADDRESS	DATE <u>6/15/15</u>	PAGE #: <u>1</u> OF <u>1</u>

	START TIMES	SEASONAL ADJUST		RUN DAYS
Program A	<u>12:00 AM</u>	<u>100</u> %	M	<u>T</u> W <u>TH</u> F <u>S</u> <u>S</u>
Program B	<u>6 AM</u>	<u>100</u> %	M	<u>T</u> W <u>TH</u> F <u>S</u> <u>S</u>
Program C	<u>10 AM</u>	<u>100</u> %	M	<u>T</u> W <u>TH</u> F <u>S</u> <u>S</u>
Program D	<u>5:30 AM</u>	<u>100</u> %	M	<u>T</u> W <u>TH</u> F <u>S</u> <u>S</u>

 CHECKED WEATHER SENSOR: ☒ YES ☐ NO

 WEATHER SENSOR STATUS: ☒ YES ☐ NO
CONTROLLER MAKE & MODEL: 12 AMCONTROLLER STATUS: ☐ WORKING ☐ NOT WORKINGPOC INFO: ☐ POTABLE WATER ☐ RECLAIM WATER ☒ WELL WATER ☐ LAKE WATERPUMP STATUS & TYPE: ☐ PRESSURIZED ☐ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
SPRAY, ROTOR, MP, DRIP OR BUBBLER	<u>S</u>	<u>S</u>	<u>D</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>D</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>S</u>	<u>D</u>	<u>S</u>	<u>B</u>	<u>B</u>	<u>R</u>	<u>D</u>	<u>D</u>	<u>S</u>	<u>R</u>	<u>D</u>
RUN TIME [PROGRAM: <u>A</u> 1]					<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>			<u>30</u>				<u>30</u>	<u>30</u>					<u>30</u>	
RUN TIME [PROGRAM: <u>B</u> 1]	<u>15</u>	<u>15</u>	<u>15</u>						<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>								<u>15</u>		
BATTERY PACK/DOUBLER/ADD-A-ZONE <u>C</u>							<u>35</u>								<u>35</u>		<u>55</u>					
ZONE FAULTS OR ALARMS	<u>D</u>	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
ZONE OKAY	<u>D</u>	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
CONTRACT/MAINTENANCE (NO CHARGE)																						
CHECKED FILTERS/CLEANED																						
MAINTENANCE REPAIRS																						
CLOGGED NOZZLES																						
BILLABLE REPAIRS OR UPGRADES																						
HEAD BROKEN - 6" SPRAY																						
HEAD BROKEN - 12" SPRAY																						
HEAD BROKEN - 6" ROTOR																						
HEAD BROKEN - 12" ROTOR																						
BROKEN RISER																						
UPGRADE 4" TO 6" POP UP																						
UPGRADE 6" TO 12" POP UP																						
NOZZLE																						
MP NOZZLE																						
HEAD STRAIGHTENED																						
ADJUSTMENTS																						
SEVERE LINE CLOG																						
LATERAL LINE BREAK																						
RELOCATION																						
HEAD RAISED OR LOWERED ON TURF																						
HEAD RAISED OR LOWERED ON SHRUB																						
DAMAGED VALVE BOX																						
VALVE - INOPERATIVE/STICKING																						
DRIP LINE BREAK																						
ADDITIONAL LABOR/TROUBLESHOOT																						
OTHER (SEE ADDITIONAL COMMENTS BELOW)																						

ADDITIONAL COMMENTS: Zone Broken Valve and main Line 14TECHNICIAN NAME: Walter Joseph

SIGNATURE:

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cordoba Estates	CONTROLLER IDENTIFICATION	Henter / Acc 2		
ADDRESS		DATE	6/15/26	PAGE #:	1 OF 2

	START TIMES	SEASONAL ADJUST		RUN DAYS						
Program A	12:00am	100	%	M	T	W	TH	F	S	S
Program B	6 PM.	100	%	M	T	W	TH	F	S	S
Program C	10 AM	100	%	M	T	W	TH	F	S	S
Program D	530am	100	%	M	T	W	TH	F	S	S

CHECKED WEATHER SENSOR: ☒ YES ☐ NO

WEATHER SENSOR STATUS: ☒ YES ☐ NO

CONTROLLER MAKE & MODEL:

CONTROLLER STATUS: ☐ WORKING ☐ NOT WORKING

POC INFO: ☐ POTABLE WATER ☐ RECLAIM WATER ☒ WELL WATER ☐ LAKE WATER

PUMP STATUS & TYPE: ☐ PRESSURIZED ☐ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

[illegible]

ADDITIONAL COMMENTS:

TECHNICIAN NAME: <u>Corketer / Joseph</u>		SIGNATURE:
---	--	------------

PROPERTY NAME	Cordoba Estates	CONTROLLER IDENTIFICATION	HUNTER I-CORP
ADDRESS		DATE	6/15/26
		PAGE #:	OF

	START TIMES	SEASONAL ADJUST	RUN DAYS							
Program A	7:00PM	100	%	M	T	W	TH	F	S	S
Program B			%	M	T	W	TH	F	S	S
Program C	5:00 AM	100	%	M	T	W	TH	F	S	S
Program D			%	M	T	W	TH	F	S	S

CHECKED WEATHER SENSOR: ☒ YES ☐ NO

WEATHER SENSOR
STATUS: ☒ YES ☐ NO

CONTROLLER STATUS: ☐ WORKING ☐ NOT WORKING

POC INFO: ☐ POTABLE WATER ☐ RECLAIM WATER ☒ WELL WATER ☐ LAKE WATER

PUMP STATUS & TYPE: ☐ PRESSURIZED ☐ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

[illegible]

TECHNICIAN NAME: _____

SIGNATURE:

Control # 3-c CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME <u>Cordoba Estates</u>	CONTROLLER IDENTIFICATION <u>RB-ESP-M3</u>
ADDRESS	DATE <u>6-15-26</u> PAGE #: <u> </u> OF <u> </u>

	START TIMES	SEASONAL ADJUST		RUN DAYS						
Program A	<u>5:00AM</u>	<u>100</u> %		M	T	W	TH	<u>(F)</u>	S	S
Program B		%		M	T	W	TH	F	S	S
Program C		%		M	T	W	TH	F	S	S
Program D		%		M	T	W	TH	F	S	S

CHECKED WEATHER SENSOR: ☒ YES ☐ NO

WEATHER SENSOR STATUS: ☒ YES ☐ NO

CONTROLLER MAKE & MODEL:

CONTROLLER STATUS: ☐ WORKING ☐ NOT WORKING

POC INFO: ☐ POTABLE WATER ☐ RECLAIM WATER ☒ WELL WATER ☐ LAKE WATER

PUMP STATUS & TYPE: ☐ PRESSURIZED ☐ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

ZONE NUMBER	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>																
SPRAY, ROTOR, MP, DRIP OR BUBBLER	<u>S</u>	<u>S</u>	<u>S</u>	<u>D</u>																
RUN TIME [PROGRAM: <u>A</u>]	<u>1</u>	<u>30</u>	<u>30</u>	<u>30</u>																
RUN TIME [PROGRAM: <u>1</u>]	<u>1</u>																			
BATTERY PACK/DOUBLER/ADD-A-ZONE																				
ZONE FAULTS OR ALARMS																				
ZONE OKAY	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
CONTRACT/MAINTENANCE (NO CHARGE)																				
CHECKED FILTERS/CLEANED																				
MAINTENANCE REPAIRS																				
CLOGGED NOZZLES																				
BILLABLE REPAIRS OR UPGRADES																				
HEAD BROKEN - 6" SPRAY	<u>2</u>																			
HEAD BROKEN - 12" SPRAY																				
HEAD BROKEN - 6" ROTOR																				
HEAD BROKEN - 12" ROTOR																				
BROKEN RISER																				
UPGRADE 4" TO 6" POP UP																				
UPGRADE 6" TO 12" POP UP																				
NOZZLE	<u>2</u>	<u>2</u>																		
MP NOZZLE																				
HEAD STRAIGHTENED																				
ADJUSTMENTS																				
SEVERE LINE CLOG																				
LATERAL LINE BREAK																				
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HEAD RAISED OR LOWERED ON TURF																				
HEAD RAISED OR LOWERED ON SHRUB																				
DAMAGED VALVE BOX																				
VALVE - INOPERATIVE/STICKING																				
DRIP LINE BREAK		<u>2</u>																		
ADDITIONAL LABOR/TROUBLESHOOT																				
OTHER (SEE ADDITIONAL COMMENTS BELOW)																				
ADDITIONAL COMMENTS:																				

TECHNICIAN NAME:

Joseph I Walter

SIGNATURE:

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-10031
Estimate date: 06/10/2026
Expiration date: 07/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.		SOW: Palm Tree Trimming 98 Sabal Palms 24 Fan Palms 6 Sylvester Plams 1 Medjool Palm 8 Washingtonian Palm			
2.	Tree Service - Misc	Palm Tree Trimming	1	\$10,500.00	\$10,500.00
Total					\$10,500.00
				Expiry date	07/31/2026

Accepted dateAccepted by

Reverdec Tree Service LLC

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

RECIPIENT:

Cordoba Ranch CDD

17802 Newcastle Field Drive
 Lutz, Florida 33559

Quote #676

Sent on _____

Total **\$6,869.40**

Product/Service	Description	Qty.	Unit Price	Total
Scope of Work: Trim Palms and Prune Hardwood Trees throughout the property on specific areas.	Special Instruction: Bucket Truck, Chain Saw, Pole Saw, Ladder, Dump Trailer.			
Location - South/North - along the fence on Livingston Ave.	Trim Sabal Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	94	\$30.00	\$2,820.00
Location - South/North - along the fence on Livingston Ave.	Trim Reclinata Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	3	\$30.00	\$90.00
Location - South/North - along the fence on Livingston Ave.	Trim Chinese Fan Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	11	\$30.00	\$330.00
Location - South/North - along the fence on Livingston Ave. (near entrance).	Trim Washingtonian Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	7	\$30.00	\$210.00
Location - entrance after the gate along Cordoba Ranch Blvd / Daisy Farm Dr.	Prune Medium Slash Pine Tree reduce branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	5	\$125.00	\$625.00
Location - side 17911 Bramshot Pl / Cordoba Ranch Blvd.	Trim Sabal Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	6	\$30.00	\$180.00

Reverdec Tree Service LLC

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

Product/Service	Description	Qty.	Unit Price	Total
Location - side 17911 Bramshot PI / Cordoba Ranch Blvd.	Trim Washingtonian Palm 9x3 clock face cut and remove seeds. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	1	\$30.00	\$30.00
Location - Entrance Livingston Ave / Cordoba Ranch Blvd.	Trim Tall Sylvester Palm 9x3 clock face cut and remove seeds. Haul away debris. Note: Included - Sterilization of chain saw is recommended by ISA to prevent the spreading of disease.	5	\$85.00	\$425.00
Location - across # 2707 Cordoba Ranch Blvd. (by the road)	Prune Large Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$155.00	\$155.00
Location - across # 2703 Cordoba Ranch Blvd. (by the road)	Prune Large Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$155.00	\$155.00
Location - across # 2701 Cordoba Ranch Blvd. (by the road)	Prune Medium Oak Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	2	\$125.00	\$250.00
Location - front # 2627 Cordoba Ranch Blvd. (by the road)	Prune Medium Slash Pine Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	2	\$125.00	\$250.00
Location - front # 2625 Cordoba Ranch Blvd. (by the road)	Prune Large Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$155.00	\$155.00
Location - across # 2615 Cordoba Ranch Blvd. (by the road)	Prune Large Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$155.00	\$155.00
Location - across # 2613 Cordoba Ranch Blvd. (by the road)	Prune Large Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$155.00	\$155.00
Location - front # 2613 Cordoba Ranch Blvd. (by the road)	Prune Medium Slash Pine Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$125.00	\$125.00
Location - front # 2518 Cordoba Ranch Blvd. (by the road)	Prune Large Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$155.00	\$155.00

Reverdecer Tree Service LLC

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

Product/Service	Description	Qty.	Unit Price	Total
Location - front # 2517 Cordoba Ranch Blvd. (by the road)	Prune Large Tree reduces branches extending towards the road and raise canopy to 15' feet for clearance and haul away debris.	1	\$155.00	\$155.00
Fuel surcharge of 7%		1	\$449.40	\$449.40
No extra charge to haul and dump debris.		1	\$0.00	\$0.00
			Total	\$6,869.40

This quote is valid for the next 30 days, after which values may be subject to change.

ESTIMATE

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

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

Bill to
 Samantha Zaroni
 Cordoba Ranch CDD
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33554

Ship to
 Samantha Zaroni
 Cordoba Ranch CDD
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33554

Estimate details
 Estimate no.: E-10070
 Estimate date: 06/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Zone 14 inside main entry way stuck on and flooded area. Tried to repair valve and zone stuck on again. Need to replace 1 1/2" valve			
2.	Valve - 1.5" Hunter Valve	1.5" Hunter Valve	1	\$200.00	\$200.00
3.	1 1/2" male adapter	PVC 1 1/2" male adapter	1	\$3.89	\$3.89
4.	PVC - 1/2" PVC (per ft)	1/2" PVC Pipe (per ft)	2	\$2.00	\$4.00
5.	Sch 40 PVC 90 Elbow 1-1/2"	Sch 40 PVC 90 Degree Elbow 1-1/2 in Socket..	1	\$3.00	\$3.00
6.	Irrigation Service Technician	Labor for irrigation technician for repairs, maintenance, or service calls. (Per Person, Per Hour)	3	\$95.00	\$285.00
7.	Irrigation Service Assistant	Labor for irrigation technician for repairs, maintenance, or service calls. (Per Person, Per Hour)	3	\$75.00	\$225.00
Total					\$720.89

Accepted date

Accepted by

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

Ship to
Samantha Zanoni
Cordoba Ranch CDD
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

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



EROSION REPAIR PROPOSAL

for

CORDOBA RANCH

COMMUNITY DEVELOPMENT DISTRICT

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621



- EROSION REPAIR PROPOSAL -

June 30, 2026

**Cordoba Ranch CDD
c/o Inframark IMS
2654 Cypress Ridge Blvd., Ste. 101
Wesley Chapel, FL 33544**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services: (see attached for reference)

Pond 110- *Location A:* Dig out a 15 x 15 area, repack the area with fill dirt and install St. Augustine sod over the fill. *Location B:* Install fill dirt around the metal structure's eroded area and pack it down. Install Saint Augustine sod over the fill. *Location C:* Pull the washed in sediment out of the pond, install it in the eroded area, pack the sediment down and install Coco mat & St. Augustine sod.

Sidewalk- excavate, loose material beneath the slab edge, fill the void with compacted clayey soil, regrade the adjacent slope and install Bahia sod over the repaired area.

Pond 260- (photos 1-3) install clayey soil underneath and behind the MES, compact the soil and install 6 – 12-inch riprap on three (3) sides of the MES.

A 50% deposit in the amount of \$3,710.00 is required prior to commencement of the job.

Total \$7,420.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____ Date: _____

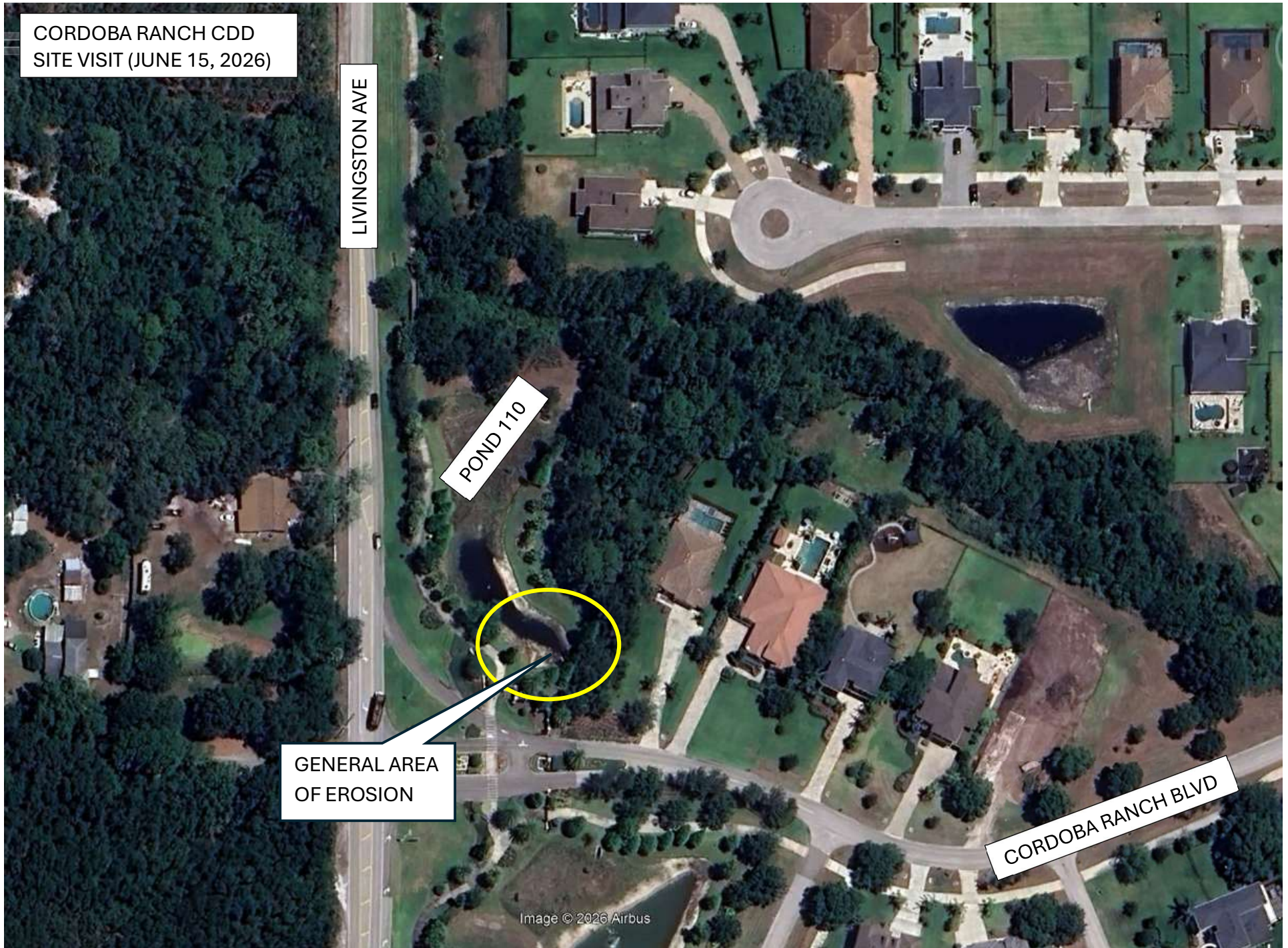
Print Name: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621





EROSION LOCATION "A"

PRESENCE OF IRRIGATION
PIPING MAY BE POTENTIAL
CAUSE OF EROSION

A



EROSION LOCATION "B"

EROSION AROUND METAL
FLARED END SECTION



EROSION LOCATION "C"

PRESENCE OF IRRIGATION
PIPING MAY BE POTENTIAL
CAUSE OF EROSION





Memorandum

To: Samantha Zanoni, District Manager, Cordoba Ranch CDD

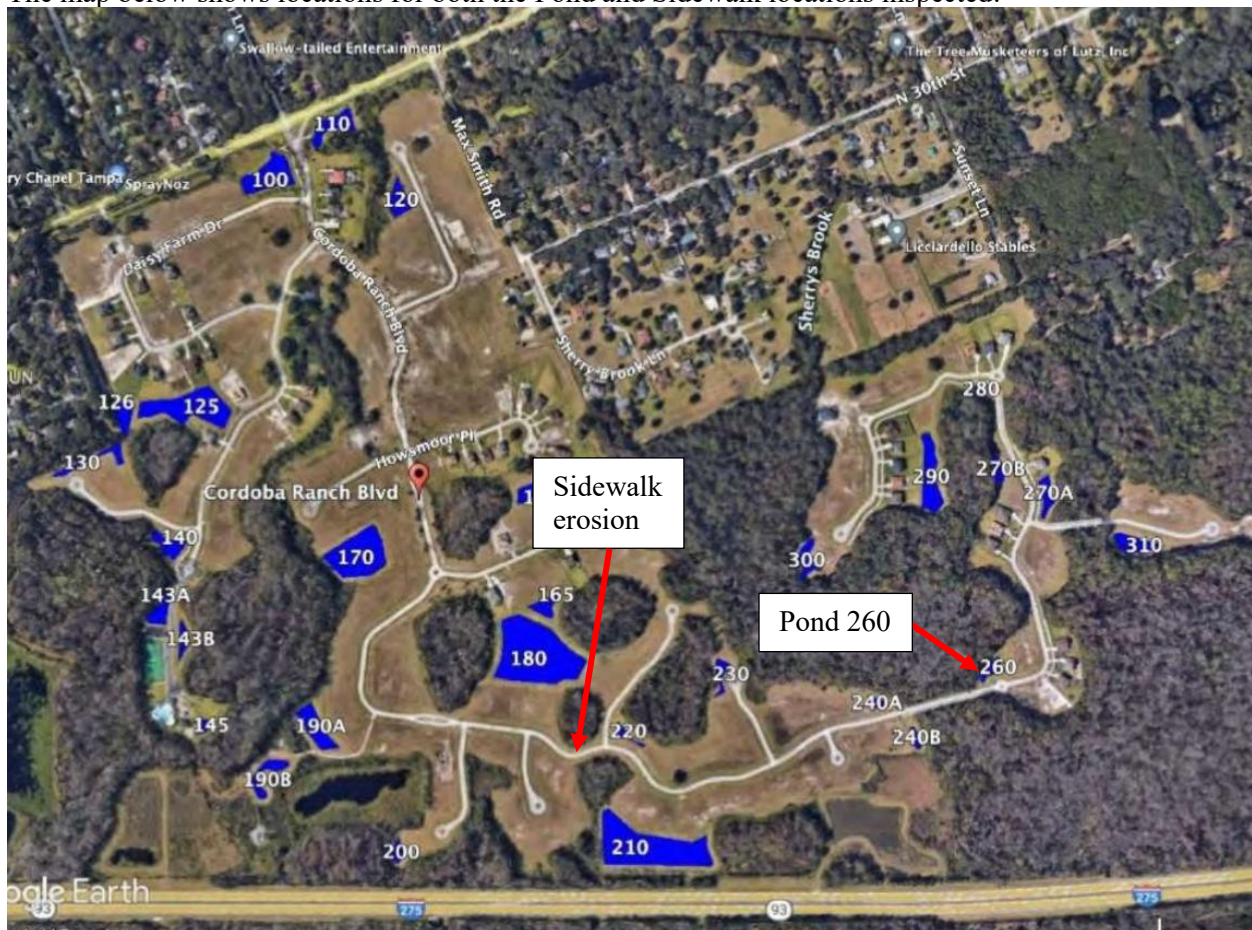
From: Kent Huerta, Engineering Intern
Phil Chang, P.E., District Engineer

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



Photo 4



Photo 5



Photo 6



Photo 7

(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.



**Triple Crown
Maintenance Group**
1316 W Busch Blvd Ste E
Tampa, FL 33612

813-895-6115

Rob@triplecrownmaintenancegroup.com

Customer		Project Address	
Cordoba Ranch CDD Lutz, FL 33559		17843 Newcastle Field Dr, Lutz, FL 33559	
Quote #: RF2026113	Date: 6/18/2026	Project Name:	
Description			Amount
Asphalt Repair - Saw cut/ mill damaged asphalt down to the base. Haul all debris offsite. Tack patches to help bond new asphalt. Install hot asphalt SP9.5 and compact. Clean all work areas			\$ 1,200.00
Terms & Conditions All labor and material included is as specified in this estimate. All work to be complete in a workmanlike manner in accordance with industry standards. 12 month warranty on all work performed. This Contract does not include permits, fees or other documents not stated above. Deposit of 50% may apply with final Invoice upon completion of the project. If an invoice is not paid in full within 15 days, then a finance charge will be imposed from the invoice date on the balance of purchases at a periodic rate Annual) until paid. Triple Crown Maintenance Group, LLC, shall have the right to elect to stop work under this Contract until all outstanding amounts, Finance of 1.5% per month (18% Charges are paid in full. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Contractor agrees to pay all reasonable attorneys fees. This estimate shall be made part of our contract agreement for this project. This estimate is an offer for materials and service that remains open for 30 days and may be withdrawn if not accepted within 30 days. Commencement of work on this project without signature or an executed contract agreement shall constitute acceptance of the prices, terms, and conditions set forth herein. Any alteration or deviation from the work and materials specified in this estimate will be executed only upon written signed order, and will become an extra charge over and above this estimate. This estimate is contingent on no delays beyond our control.			
Total:			\$1,200.00

Accepted By: _____

Name/Title: _____

Date: _____

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

A regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Monday, June 15, 2026, at 5:05 p.m. at 18115 N US Highway 41, Suite 600, Lutz, FL, 33549.

Present and constituting a quorum were:

Erica Owen	Chairperson
Greg Saldana	Vice Chairperson
Jane Marlow	Assistant Secretary
James Therrien	Assistant Secretary (<i>via phone</i>)
Brian Napert	Assistant Secretary

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

Samantha Zanoni	District Manager, Inframark
Phil Chang	District Engineer, BGE
Christy Fowler	Field Services Manager, Inframark
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Ms. Owen, seconded by Mr. Napert, with all in favor, motion to approve June 15, 2026, meeting agenda as presented carried. 5-0

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next order of business followed.

Cordoba Ranch CDD
June 15, 2026

FOURTH ORDER OF BUSINESS

Staff Reports

A. Sitex Aquatics Report

i. Lake Brothers Service Report

The Board reviewed the Sitex and Lake Brothers aquatics reports and had no further questions.

B. Field Inspection Report

Ms. Fowler reviewed the field inspection report with the Board and answered questions. Discussion ensued regarding issues observed in the report.

C. Landscape Report

i. Consideration of Crowders Compost Proposal #M3684

The Board tabled this proposal.

ii. Consideration of Crowders Dead Tree Removal Proposal #M3842

The Board tabled this proposal tabled and requested additional proposals.

On MOTION by Ms. Marlow, seconded by Mr. Napert,
with all in favor, motion to set an NTE of \$750 to remove 2
palm trees, carried. 5-0

iii. Consideration of Crowders Tree Maintenance Proposal #M3843

The Board tabled this proposal.

iv. Consideration of Crowders Forestry Mulch Proposal #10028

The Board tabled this proposal.

v. Consideration of Crowders Irrigation Pump Proposals #M3826

On MOTION by Ms. Owen, seconded by Ms. Marlow,
with all in favor, motion to approve the Crowders Irrigation
Pump Proposal #M3826 in the amount of \$1,496.82
carried. 5-0

Cordoba Ranch CDD
June 15, 2026

vi. Consideration of Crowders Timer #1 Proposal #3812

On MOTION by Ms. Owen, seconded by Mr. Napert, with all in favor, motion to approve the Crowders Timer #1 proposal #M3812 in the amount of \$778 carried. 5-0

vii. Consideration of Crowders Rendering of Median Proposal #M3055

The Board tabled this proposal.

viii. Consideration of Crowders Rendering of Monument Beds Proposal #M3056

The Board tabled this proposal.

ix. Ratification of Crowders Irrigation Zone 6 Proposal #M3693

On MOTION by Ms. Marlow, seconded by Ms. Owen, with all in favor, motion to approve the Crowders Irrigation Zone 6 Proposal #M3693 in the amount of \$554.50 carried. 5-0

x. Ratification of Crowders Irrigation Valve Boxes Proposal #M3694

On MOTION by Ms. Owen, seconded by Mr. Saldana, with all in favor, motion to approve the Crowders Irrigation Valve Boxes Proposal #M3694 in the amount of \$498.49 carried. 5-0

xi. Consideration of Blue Wave Lighting Landscape Lighting Proposal

The Board tabled this proposal tabled and requested additional proposals.

D. District Engineer

Mr. Chang provided the Board with updates on the next phase of the curbing project and ballpark cost.

i. Consideration of Parking Lot Services Proposal

Proposal tabled. Ms. Zanoni advised the Board that staff was waiting on two additional proposals, and Ms. Owen will approve the proposal for this project if it is within her authorized amount to approve.

Cordoba Ranch CDD
June 15, 2026

**ii. BGE Memorandum on Pond 260 Mitered End Structure Erosion & Erosion
 Underneath the Sidewalk**

Mr. Chang and the Board discussed Pond 260 Mitered End Structure Erosion as well as erosion under sidewalks. The Board requested fill dirt and sod for the erosion under the sidewalks and proposals from a few vendors for the Pond 260 Mitered End Structure Erosion.

Ms. Zanoni requested Mr. Chang look at Pond 110 for reported erosion as well.

E. District Counsel

District Counsel was not present. No updates at this time.

F. District Manager

Ms. Zanoni provided the following updates to the Board:

- Financials
- Next meeting date scheduled for July 20, 2026, at 5:00 p.m.
- Back gate

FIFTH ORDER OF BUSINESS

Business Items

A. Ratification of Inframark Gate Repair Proposal

On MOTION by Ms. Owen, seconded by Mr. Napert, with all in favor, motion to ratify the Inframark Gate Repair in the amount of \$650 carried. 5-0

B. Ratification of Use of Office Space Agreement with Crowders Landscaping

On MOTION by Ms. Marlow, seconded by Mr. Napert, with all in favor, motion to ratify the Use of Office Space Agreement with Crowders Landscaping carried. 5-0

C. Consideration of LLS Arbitrage Report

On MOTION by Ms. Owen, seconded by Ms. Marlow, with all in favor, motion to accept the LLS Arbitrage Report carried. 5-0

D. Consideration of FY2025 Final Audit Report

Cordoba Ranch CDD
June 15, 2026

On MOTION by Ms. Marlow, seconded by Ms. Owen,
with all in favor, motion to accept the FY2025 Final Audit
Report carried. 5-0

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of May 18, 2026, Meeting Minutes

B. Acceptance of May 2026 Financial Statements

C. Acceptance of May 2026 O&M Report

On MOTION by Ms. Marlow, seconded by Ms. Owen,
with all in favor, motion to approve the Consent Agenda
containing the May 18, 2026, Meeting Minutes, May 2026
Financial Statements, and May 2026 O&M Report carried.
5-0

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

The Board requested the following items:

- Trend report sent to Board members
- Energy Audit update
- Lighting update
- Utility box update

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Owen, seconded by Mr. Napert, with
all in favor, the meeting was adjourned at 6:48 p.m.
5-0

Cordoba Ranch CDD
June 15, 2026

171

172

173

174 Secretary/ Assistant Secretary

175

Chairperson/ Vice Chairperson

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 30, 2026

- **Current Cash Balances:**
 - o Valley National Bank Operating: \$556,629.
 - o BankUnited MM: \$587,374. (minimum to keep account open is \$2,500)
- **Accounts Receivable:**
 - o This represents Credit Arbitrage from Inframark LLC.
- **Assessment collections:**
 - o We received a tax distribution of \$6,258.00 on 06/17/26
 - o We are 100% fully collected on the tax roll.
- **Due from other Funds:**
 - o Assessments receipts FY2025-2026, check will be cut on 07/02/2026.
- **Deposits:**
 - o Deposits for seven accounts from TECO started on 04/06/2023. \$ 24,776.00
- **Accrued expenses:**
 - o Tampa Electric, accrued water services for the month of June 2026, \$400.00
 - o Tampa Electric, accrued electric services for the month of June 2026, \$8,750.00
- **Audit – FY 2025:**
 - o Audit FY2025 has been completed.
- **Expenses:**
 - o Current expenses make up 80.44% of the annual budget through the end of June 2026.
 - o Total expenses for the first 9 months are approximately \$678,095.

Cordoba Ranch Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

June 30, 2026

CORDOBA RANCH

Community Development District

Governmental Funds**Balance Sheet**

June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 481,729	\$ -	\$ 481,729
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	4,141	4,141
Investments:			
Money Market Account	587,374	-	587,374
Reserve Fund	-	97,070	97,070
Revenue Fund	-	190,447	190,447
Prepaid Items	2,294	-	2,294
Deposits	24,776	-	24,776
TOTAL ASSETS	\$ 1,097,923	\$ 291,658	\$ 1,389,581
<u>LIABILITIES</u>			
Accounts Payable	\$ 13,892	\$ -	\$ 13,892
Accrued Expenses	9,150	-	9,150
Due To Other Funds	4,141	-	4,141
TOTAL LIABILITIES	27,183	-	27,183
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	2,294	-	2,294
Deposits	24,776	-	24,776
Restricted for:			
Debt Service	-	291,658	291,658
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	499,840	-	499,840
TOTAL FUND BALANCES	\$ 1,070,740	\$ 291,658	\$ 1,362,398
TOTAL LIABILITIES & FUND BALANCES	\$ 1,097,923	\$ 291,658	\$ 1,389,581

CORDOBA RANCH

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 31,676	\$ 31,676	0.00%
Interest - Tax Collector	-	-	1,365	1,365	0.00%
Special Assmnts- Tax Collector	878,120	878,120	878,120	-	100.00%
Special Assmnts- Discounts	(35,125)	(35,125)	(32,207)	2,918	91.69%
Other Miscellaneous Revenues	-	-	339	339	0.00%
Access Cards	-	-	56	56	0.00%
TOTAL REVENUES	842,995	842,995	879,349	36,354	104.31%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	9,750	8,400	1,350	64.62%
FICA Taxes	995	746	230	516	23.12%
ProfServ-Arbitrage Rebate	500	1,000	1,000	-	200.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	18,750	31,905	(13,155)	127.62%
ProfServ-Legal Services	10,000	7,500	12,593	(5,093)	125.93%
ProfServ-Mgmt Consulting	52,500	39,375	39,375	-	75.00%
ProfServ-Trustee Fees	4,041	4,041	4,485	(444)	110.99%
Auditing Services	3,260	3,260	4,075	(815)	125.00%
Postage and Freight	400	300	173	127	43.25%
Rental - Meeting Room	1,000	750	-	750	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	113	-	113	0.00%
Legal Advertising	3,000	1,000	549	451	18.30%
Misc-Assessment Collection Cost	17,562	17,562	16,931	631	96.41%
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	110,489	123,957	(13,468)	88.07%
Other Public Safety					
Contracts-Security Services	30,770	23,077	25,259	(2,182)	82.09%
Communication - Telephone	2,000	1,500	1,479	21	73.95%
R&M-Gate	5,000	3,750	1,590	2,160	31.80%
Total Other Public Safety	37,770	28,327	28,328	(1)	75.00%
Electric Utility Services					
Utility - General	12,075	9,056	6,083	2,973	50.38%
Electricity - Streetlights	115,000	86,250	87,319	(1,069)	75.93%
Total Electric Utility Services	127,075	95,306	93,402	1,904	73.50%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	13,817	12,135	1,682	65.87%
Contracts-Wetland Maintenance	19,205	14,404	8,550	5,854	44.52%
R&M-Fountain	5,750	4,312	750	3,562	13.04%
Impr - Aquatic Plants	5,750	4,313	-	4,313	0.00%
Total Flood Control/Stormwater Mgmt	49,128	36,846	21,435	15,411	43.63%

CORDOBA RANCH

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Field Management	6,300	4,725	4,725	-	75.00%
Contracts-Fountain	2,500	1,875	-	1,875	0.00%
Contracts-Landscape	181,608	136,206	128,549	7,657	70.78%
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	1,500	5,436	(3,936)	271.80%
R&M-Irrigation	6,800	5,100	17,854	(12,754)	262.56%
R&M-Mulch	10,000	7,500	16,275	(8,775)	162.75%
R&M-Pest Control	5,000	3,750	-	3,750	0.00%
R&M-Plant Replacement	10,000	7,500	14,540	(7,040)	145.40%
R&M-Ponds	11,500	8,625	6,200	2,425	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	1,875	1,115	760	44.60%
R&M-Annuaals	25,000	18,750	11,910	6,840	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	13,131	7,900	5,231	45.12%
Holiday Lighting & Decorations	11,500	11,500	10,730	770	93.30%
R&M Swales	30,000	30,000	3,850	26,150	12.83%
Reserve - Roadways	50,000	-	-	-	0.00%
Total Field	488,272	368,093	399,765	(31,672)	81.87%
TOTAL EXPENDITURES	842,995	639,061	666,887	(27,826)	79.11%
Excess (deficiency) of revenues					
Over (under) expenditures	-	203,934	212,462	8,528	0.00%
Net change in fund balance	\$ -	\$ 203,934	\$ 212,462	\$ 8,528	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	858,278	858,278	858,278		
FUND BALANCE, ENDING	\$ 858,278	\$ 1,062,212	\$ 1,070,740		

CORDOBA RANCH

Community Development District

Series 2021 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 19	\$ 14	\$ 11,244	\$ 11,230	59178.95%
Special Assmnts- Tax Collector	516,569	516,569	516,569	-	100.00%
Special Assmnts- Discounts	(20,663)	(20,663)	(18,946)	1,717	91.69%
TOTAL REVENUES	495,925	495,920	508,867	12,947	102.61%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	10,331	10,331	9,960	371	96.41%
Total Administration	10,331	10,331	9,960	371	96.41%
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	495,760	371	99.93%
Excess (deficiency) of revenues Over (under) expenditures	(206)	(211)	13,107	13,318	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)	\$ (211)	\$ 13,107	\$ 13,318	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	278,551	278,551	278,551		
FUND BALANCE, ENDING	\$ 278,345	\$ 278,340	\$ 291,658		

**Cordoba Ranch
Community Development District**

Supporting Schedules

June 30, 2026

Cordoba Ranch

Community Development District

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

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE FUND ASSESSMENTS
Assessments Levied FY 2026				\$ 1,394,689	\$ 878,120	\$ 516,569
Allocation %				100%	63%	37%
11/07/25	9,723	488	198	10,410	6,554	3,856
11/14/25	87,169	3,706	1,779	92,654	58,337	34,317
11/21/25	18,351	780	375	19,506	12,281	7,225
12/03/25	119,284	5,072	2,434	126,790	79,829	46,961
12/05/25	890,041	37,842	18,164	946,047	595,647	350,400
12/19/25	39,292	1,356	802	41,451	26,098	15,353
01/06/26	46,574	1,470	950	48,995	30,848	18,147
02/04/26	32,641	829	666	34,136	21,492	12,643
03/05/26	28,387	293	579	29,259	18,422	10,837
04/07/26	22,914	-	468	23,382	14,722	8,660
05/11/26	11,086	(329)	226	10,983	6,915	4,068
06/05/26	4,922	(177)	122	4,867	3,064	1,803
06/17/26	6,258	(186)	128	6,200	3,903	2,296
TOTAL	\$ 1,316,644	\$ 51,143	\$ 26,891	\$ 1,394,689	\$ 878,120	\$ 516,569
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

Cash & Investment Report
June 30, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General Fund	Valley	3.56%	\$ 481,729
Money Market Account	Bank United	3.40%	\$ 587,374
	Subtotal GF		<u>1,069,103</u>
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.50%	\$ 97,070
Series 2021 Revenue Account	US Bank	3.50%	\$ 190,447
	Subtotal DS		<u>287,517</u>
	Grand Total		<u><u>\$ 1,356,620</u></u>

**Cordoba Ranch
Community Development District**

[Check Register](#)

[6/01/2026-6/30/2026](#)

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100239

001	06/01/26	CROWDER'S LANDSCAPING, INC	66064	May 2026- Irrigation repairs	R&M-Irrigation	546041-53901	\$497.00
001	06/01/26	CROWDER'S LANDSCAPING, INC	66067	May 2026- Stress Guard	R&M-US 1 Landscape Maintenance	546101-53901	\$2,400.00

Check Total	\$2,897.00
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CHECK # 100240

001	06/01/26	BUSINESS OBSERVER	26-01747H	May 2026- Legal Advertising	Legal Advertising	548002-51301	\$85.31
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Check Total	\$85.31
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CHECK # 100241

001	06/01/26	SITEX AQUATICS LLC	10765-B	Feb 2026- Fountain Removal	R&M-Fountain	546032-53901	\$2,350.00
001	06/01/26	SITEX AQUATICS LLC	10767-B	March 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,335.00
001	06/01/26	SITEX AQUATICS LLC	10968-B	April 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,375.05
001	06/01/26	SITEX AQUATICS LLC	11071-B	May 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,375.05

Check Total	<u>\$6,435.10</u>
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CHECK # 100242

001	06/04/26	COMPLETE I.T. SERVICES & SOLUTIONS	20292	June 2026- Security services	Contracts-Security Services	534037-52901	\$367.00
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Check Total	<u>\$367.00</u>
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CHECK # 100243

001	06/04/26	SITEX AQUATICS LLC	11192-B	June 2026- Aquatics	Contracts-Aquatic Control	534067-53801	\$1,375.05
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Check Total	\$1,375.05
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CHECK # 100244

001	06/04/26	LAKE BROTHERS LLC	INV-7094	June 2026- Wetland/mitigation	Contracts-Wetland Maintenance	534133-53801	\$950.00
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Check Total	\$950.00
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CHECK # 100245

001	06/11/26	IRRIGATION TECHNICAL SERVICES, INC	1373	Site evaluation and report presentation	R&M-Irrigation	546041-53901	\$25,100.00
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Check Total	\$25,100.00
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CHECK # 100246

001	06/11/26	COMPLETE I.T. SERVICES & SOLUTIONS	20331	June 2026- Complete IT	R&M-Gate	546034-52901	\$45.00
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Check Total	\$45.00
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CHECK # 100247

001	06/11/26	CROWDER'S LANDSCAPING, INC	1034	June 2026- Stress Guard	Contracts-Landscape	534050-53901	\$13,611.00
001	06/11/26	CROWDER'S LANDSCAPING, INC	1350	June 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$842.50
001	06/11/26	CROWDER'S LANDSCAPING, INC	1158	June 2026- Landscape Contract	Contracts-Landscape	534050-53901	\$5,550.00
001	06/11/26	CROWDER'S LANDSCAPING, INC	1345	June 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$499.00

Check Total	\$20,502.50
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CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100248							
001	06/11/26	INFRAMARK LLC	180956	June 2026- Management Fees	Postage and Freight	541006-51301	\$8.33
001	06/11/26	INFRAMARK LLC	180956	June 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51301	\$4,375.00
001	06/11/26	INFRAMARK LLC	180956	June 2026- Management Fees	ProfServ-Field Management	531016-53901	\$525.00
001	06/11/26	INFRAMARK LLC	1168413	June 2026- Entry gate repairs	R&M-Gate	546034-52901	\$650.00
Check Total							\$5,558.33
CHECK # 100249							
001	06/11/26	BGE	47199	May 2026- District Engineer	ProfServ-Engineering	531013-51501	\$9,751.80
Check Total							\$9,751.80
CHECK # 100250							
001	06/30/26	INFRAMARK LLC	182423	June 2026- Postage	Postage and Freight	541006-51301	\$3.70
001	06/30/26	INFRAMARK LLC	1168787	June 2026- Back gate maintenance	R&M-Gate	546034-52901	\$125.00
Check Total							\$128.70
CHECK # 100251							
001	06/30/26	COMPLETE I.T. SERVICES & SOLUTIONS	20415	June 2026- Gate stickers	R&M-Gate	546034-52901	\$15.00
Check Total							\$15.00
CHECK # 100252							
001	06/30/26	CROWDER'S LANDSCAPING, INC	1423	June 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$769.00
001	06/30/26	CROWDER'S LANDSCAPING, INC	1424	June 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$1,496.82
001	06/30/26	CROWDER'S LANDSCAPING, INC	1417	June 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	\$496.00
Check Total							\$2,761.82
CHECK # 100253							
001	06/30/26	BUSINESS OBSERVER	26-02195H	June 2026- Legal Advertising	Legal Advertising	548002-51301	\$78.75
Check Total							\$78.75
CHECK # 1206							
001	06/05/26	U.S. BANK	8196776	Trustee Fees	ProfServ-Trustee Fees	531045-51301	\$2,128.07
001	06/05/26	U.S. BANK	8196776	Trustee Fees	Prepaid Items	155000	\$2,128.06
Check Total							\$4,256.13
CHECK # 1207							
001	06/16/26	SITEX AQUATICS LLC	10889-B	lake maintenance	Contracts-Aquatic Control	534067-53801	\$250.00
001	06/16/26	SITEX AQUATICS LLC	10982-B	April- Dirt removal	R&M Swales	552166-53901	\$3,600.00
Check Total							\$3,850.00
CHECK # 1208							
001	06/23/26	BUSINESS OBSERVER	26-02123H	June 2026- Legal Advertising	Legal Advertising	548002-51301	\$262.50
Check Total							\$262.50
CHECK # 1209							
001	06/23/26	COMPLETE I.T. SERVICES & SOLUTIONS	20382	June 2026- Complete IT	R&M-Gate	546034-52901	\$15.00
Check Total							\$15.00

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1210							
001	06/23/26	STRALEY ROBIN VERICKER	28630	May 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$1,370.00
Check Total							\$1,370.00
CHECK # 300048							
001	06/15/26	FRONTIER	052226-2135-ACH	5/22-6/21/26	Communication - Telephone	541003-52901	\$165.48
Check Total							\$165.48
CHECK # 300049							
001	06/16/26	TAMPA ELECTRIC	052626-4931-ACH	04/21-05/29/26	Electricity - Streetlights	543013-53100	\$1,450.95
Check Total							\$1,450.95
CHECK # 300050							
001	06/16/26	TAMPA ELECTRIC	052626-6409-ACH	04/21-05/29/26	Electricity - Streetlights	543013-53100	\$334.83
Check Total							\$334.83
CHECK # 300051							
001	06/16/26	TAMPA ELECTRIC	052626-7494-ACH	04/21-05/29/26	Utility - General	543001-53100	\$44.53
Check Total							\$44.53
CHECK # 300052							
001	06/16/26	TAMPA ELECTRIC	052626-7700-ACH	04/21-05/29/26	Utility - General	543001-53100	\$245.58
Check Total							\$245.58
CHECK # 300053							
001	06/16/26	TAMPA ELECTRIC	052626-7916-ACH	04/21-05/29/26	Electricity - Streetlights	543013-53100	\$7,289.84
Check Total							\$7,289.84
CHECK # 300054							
001	06/16/26	TAMPA ELECTRIC	052626-8138-ACH	04/21-05/29/26	Utility - General	543001-53100	\$22.53
Check Total							\$22.53
CHECK # 300055							
001	06/16/26	TAMPA ELECTRIC	052626-8278-ACH	04/21-05/19/26	Electricity - Streetlights	543013-53100	\$313.78
Check Total							\$313.78
CHECK # 300056							
001	06/29/26	FRONTIER	052226-02135-ACH	Frontier 6/13-07/12/26	Communication - Telephone	541003-52901	\$165.48
Check Total							\$165.48
Fund Total							\$95,837.99

SERIES 2021 DEBT SERVICE FUND - 202

CHECK # 1205							
202	06/03/26	CORDOBA RANCH C/O US BANK	06022026-7763	Transfer to US Bank Account #6000	Due From Other Funds	131000	\$4,106.09
Check Total							\$4,106.09

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
Payment Register by Fund
For the Period from 06/01/2026 to 06/30/2026
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Fund Total	\$4,106.09
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Total Checks Paid	\$99,944.08
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