INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cordoba Ranch Community Development District

September 21, 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:
Alba Sanchez, 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, September 21, 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. **Staff Reports**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** Sitex Aquatics Report ..... Page 4
   - **D.** Field Inspection Report ..... Page 16
   - **E.** Landscape Report
   - **F.** District Manager
5. **Business Items**
   - **A.** Consideration of Resolution 2026-09; Designation of Officers ..... Page 27
   - **B.** Consideration of Site Masters Bridge Replacement Proposal ..... Page 28
6. **Consent Agenda**
   - **A.** Consideration of Minutes from the Meeting held August 17, 2026 ..... Page 29
   - **B.** Acceptance of August 2026 Financial Statements ..... Page 34
7. **Supervisor Requests**
8. **Audience Comments**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. **Adjournment**

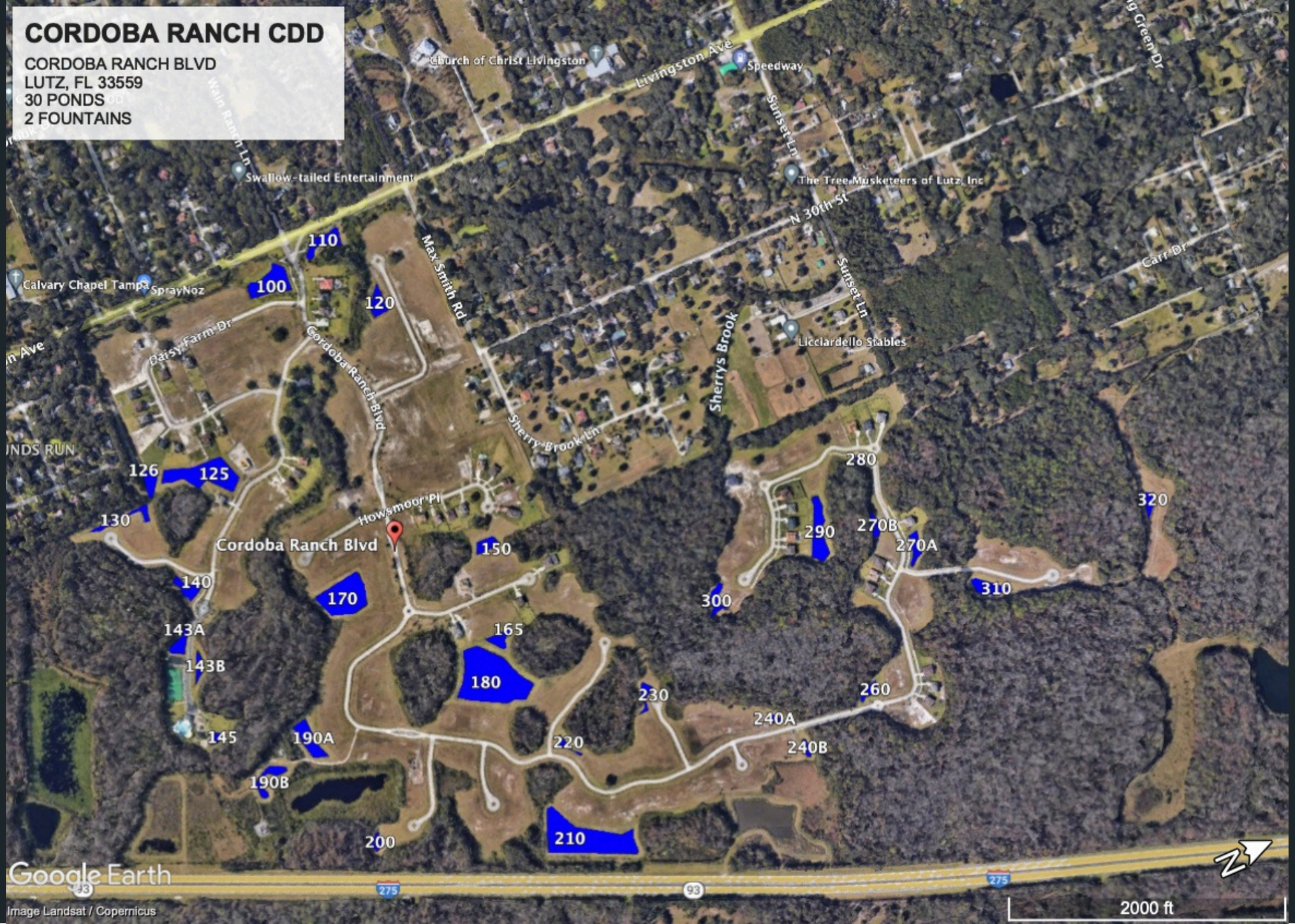
The next meeting is scheduled for Monday, October 19, 2026.

Sitex Aquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

SEPTEMBER, 2026




CORDOBA RANCH CDD
CORDOBA RANCH BLVD
LUTZ, FL 33559
30 PONDS
2 FOUNTAINS
Church of Christ Livingston
Livingston Ave
Speedway
Sunset Ln
The Tree Musketeers of Lutz, Inc
N 30th St
Swallow-tailed Entertainment
Calvary Chapel Tampa
SprayNoz
Daisy Farm Dr
Cordoba Ranch Blvd
Max Smith Rd
Sherry Brook Ln
Sherrys Brook
Licciardello Stables
Carr Dr
Howsmoor Pl
Cordoba Ranch Blvd
110
100
120
126
125
130
140
143A
143B
145
150
165
170
180
190A
190B
200
210
220
230
240A
240B
260
270A
270B
280
290
300
310
320
Google Earth
Image Landsat / Copernicus
2000 ft

SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Shoreline Vegetation.



Pond #125 Treated for Shoreline Vegetation.



Pond #126 Treated for Algae and Shoreline Vegetation.



Pond #130 Treated for Algae and Shoreline Vegetation.



Pond #140 Treated for Shoreline Vegetation.



Pond #143A Treated for Shoreline Vegetation.



Pond #143B Treated for Shoreline Vegetation.



Pond #145 Treated for Shoreline Vegetation.



Pond #150 Treated for Shoreline Vegetation.



Pond #165 Treated for Algae and Shoreline Vegetation.



Pond #170 Treated for Algae and Shoreline Vegetation.



Pond #180 Treated For Shoreline Vegetation.



Pond #190A Treated for Shoreline Vegetation.



Pond #190B Treated for Shoreline Vegetation.



Pond #200 Treated for Shoreline vegetation.



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.



Pond #270B Treated for Shoreline Vegetation.



Pond #280 Treated for Shoreline Vegetation.



Pond #290 Treated for Algae and Shoreline Vegetation.



Pond #300 Treated for Shoreline Vegetation.



Pond #310 Treated for Shoreline Vegetation.



Pond #320 Treated for Shoreline vegetation.



Cordoba Ranch CDD August 2026

Field Inspection Report

Tuesday, August 25 2026

Prepared For Board Of Supervisors

21 Issues Identified

21 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Board/Crowders

Location: Daisy Farm
Observation: Fakahatchee grass is a line-of-sight issue from the identified area.
Recommendation: Remove the Fakahatchee grass and place turf to keep the view clear for traffic.



Issue 2

Assigned To: Crowders

Brewster Green Court Cul-de-Sac
Observation: Dead ornamental grasses are present within the cul-de-sac landscape area.
Recommendation: Remove the dead grasses and clean up the bed area. Evaluate the area for replacement plant material if needed.



Issue 3

Assigned To: Crowders

Cordoba Ranch Blvd. – Near 3121
Observation: Vines and vegetation are hanging over from the wooded area to the sidewalk.
Recommendation: Cut back the hanging vines and vegetation to maintain proper clearance and a clean appearance along the sidewalk.



Issue 4

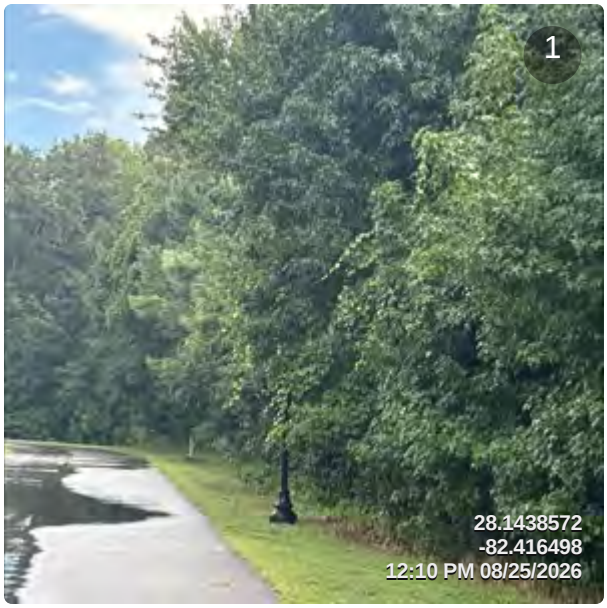
Assigned To: Crowders

18410 Belfair Glen
Observation: Vines and vegetation are hanging over the maintained area adjacent to the sidewalk.
Recommendation: Trim back the encroaching vines and vegetation to maintain appropriate clearance.

Issue 5

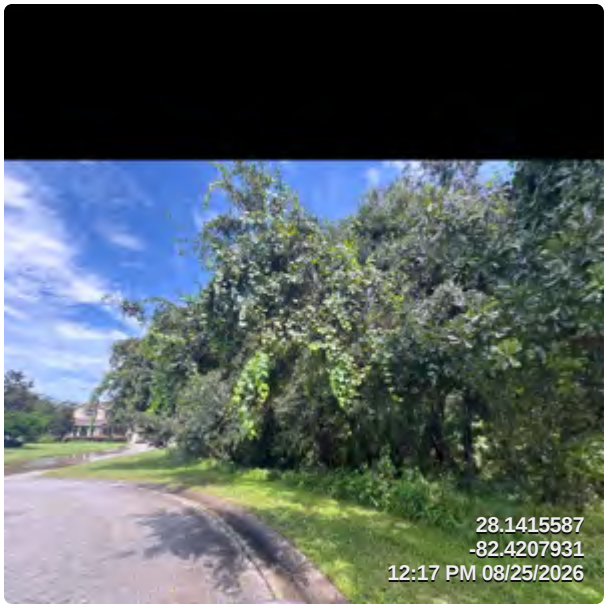
Assigned To: Crowders

Belfair Glen Place
Observation: A low-hanging tree limb is obstructing the streetlight.
Recommendation: Prune the tree canopy to provide adequate clearance around the streetlight and restore unobstructed illumination.









Issue 6

Assigned To: Crowders

3201 Cordoba Ranch Blvd.
Observation: Tree limbs and vegetation are overhanging the roadway and streetlight area.
Recommendation: Trim back the overhanging limbs and vegetation to provide adequate clearance along the roadway and around the streetlight.

Issue 7

Assigned To: Board

Cordoba Ranch Blvd.
Observation:3229 Cordoba Ranch Blvd. Mailbox appears to be leaning significantly and is no longer upright.





Issue 8

Assigned To: Board

3025 Cordova Ranch Blvd.
Observation: The sidewalk has visible buildup and discoloration and is in need of cleaning.
Recommendation: Pressure wash the affected sidewalk sections to remove staining and improve the overall appearance. - Would the board like a proposal for the sidewalk?





Issue 9

Assigned To: Crowders

Cordoba Ranch Blvd.
Observation: Utility equipment adjacent to the roadway has limbs that require attention.
Recommendation: Trim back the limbs to keep light post clear.







Issue 10

Assigned To: Crowders

Location: In Front of 2820 Cordoba Ranch Blvd.
Observation: Drainage grate needs to be cleared.
Recommendation: Clear debris and vegetation from the drainage grate to maintain proper drainage and unobstructed water flow.



Issue 11

Assigned To: Crowders

Across from 2805 Cordoba Ranch Blvd.
Observation: Tire/rut marks are visible throughout the turf along the roadway.
Recommendation: Repair and level the affected turf areas as necessary.



Issue 12

Assigned To: Board

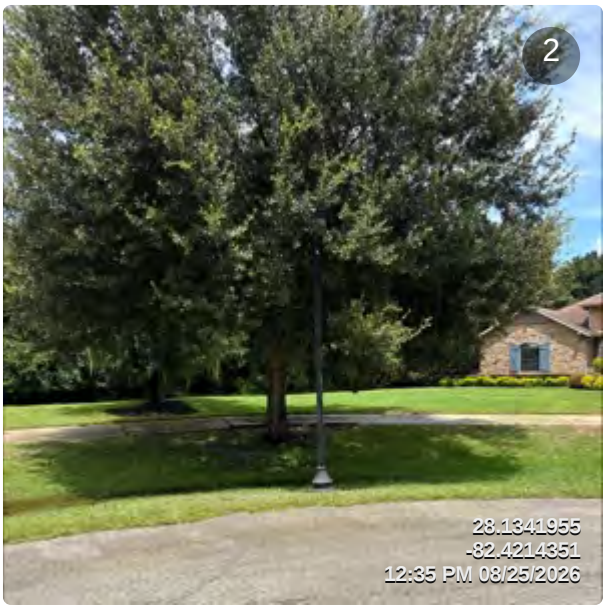
2803 Cordoba Ranch Blvd.
Observation: Damaged Mailbox

Issue 13

Assigned To: Crowders

17922 Bramshot Place
Observation: Tree canopy is obstructing the streetlight and may be limiting proper illumination of the surrounding area.
Recommendation: Prune the tree canopy to provide adequate clearance around the streetlight.







Issue 14

Assigned To: Crowders

Cordoba Ranch Blvd. – Across from 2705
Observation: A dead branch is present within the tree/wooded area adjacent to the roadway.
Recommendation: Remove the dead branch to reduce the potential for falling debris and maintain the area.



Issue 15

Assigned To: Crowders

Cordoba Ranch Blvd. – Across from 2709
Observation: A dead tree was observed adjacent to the maintained area.
Recommendation: Have the tree evaluated and remove the dead tree as appropriate to reduce the potential for falling limbs or tree failure.



Issue 16

Assigned To: Crowders

Utility Box Area
Observation: Vegetation is encroaching around the utility box and limiting clear access.
Recommendation: Cut back and clear vegetation from around the utility equipment to maintain adequate access and clearance. Add this to weekly service. This has been on previous reports.



Issue 17

Assigned To: Crowders

17901 Hallmore
Observation: A drainage inlet within the turf has vegetation over growing.
Recommendation: Inspect the drainage structure and surrounding grade. Clear vegetation from around the structure to allow for water flow.



Issue 18

Assigned To: Crowders

17901 Barn Close Drive
Observation: Utility drainage grate has debris surrounding the structure.
Recommendation: Inspect the box and clear debris.



Issue 19

Assigned To: Board

Pedestrian Bridge Area
Observation: No sidewalk under the bridge. Noting for if removal is desired.
Consider adding sidewalk once removed.



Issue 20

Assigned To: Crowders

South side of pond 100
Observation: A large tree branch is down within the maintained/wooded area.
Recommendation: Remove the fallen branch and associated debris from the area.



Issue 21

Assigned To: Crowders

17806 Blackford Burn
Observation: A dead oak tree was identified.
Recommendation: Have the tree evaluated for removal. Remove the dead tree as appropriate.

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

PROPOSAL

Cordoba Ranch CDD

Daisy Farm Bridge Removal

9/10/2026

Remove existing 45' long wooden pedestrian bridge in front of 17813 Daisy Farm Drive, and replace it with 10' wide x 4" thick concrete path.

Scope includes removal of any existing tree roots within the limits of new concrete path.

All bridge components will be removed and disposed offsite.

TOTAL $9,000

RESOLUTION 2026-09

A RESOLUTION REMOVING SAMANTHA ZANONI AND DESIGNATING ALBA SANCHEZ AS ASSISTANT SECRETARY OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Cordoba Ranch Community Development District desire to remove Samantha Zanoni from Assistant Secretary and to appoint Alba Sanchez as Assistant Secretary;

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

1. Samantha Zanoni is removed from Assistant Secretary; and
2. Alba Sanchez is appointed Assistant Secretary

Adopted this 21th day of September, 2026.

_____

Chairman / Vice Chairman

_____

Secretary / Assistant Secretary

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, August 17, 2026, at 5:02 p.m. Crowder's Landscaping Inc., 2208 Wain Ranch Lane, Lutz, Florida 33549.

Present and constituting a quorum were:

Erica Owen	Chairperson
Greg Saldana	Vice Chairperson
Jane Marlow	Assistant Secretary
James Therrien	Assistant Secretary
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
Natasha Sowani	Director of Accounting, Inframark
Fernand Thomas	District Accountant, Inframark
Andy	Crowder's, Landscaping
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**

Ms. Zanoni called the meeting to order and conducted roll call. A quorum was established.

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

> On MOTION by Mr. Therrien, seconded by Mr. Napert, with all in favor, the motion to approve the August 17, 2026, meeting agenda carried. 5-0

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

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Staff Report**

A. Sitex Aquatics Report

Ms. Zanoni reviewed the aquatics report with the Board. Discussion ensued between the Board, Ms. Fowler and Ms. Zanoni regarding communication concerns with Sitex. The Board requested a representative from Sitex to be present at the last several meetings with no response.

B. Field Inspection Report

Ms. Fowler reviewed the field inspection report with the Board. Discussion ensued between the Board and Ms. Fowler regarding the Board's expectations concerning field services, staff duties and follow-up on ongoing projects.

C. Landscape Report

Andy reviewed the landscaping report with the Board. Discussion ensued and concerns were voiced regarding the limited irrigation reports received. The Board requested all available irrigation reports for FY2026 from Crowder's.

The Board requested that Ms. Fowler review all irrigation reports and compile an audit of all repairs.

Ms. Fowler declined this request and advised the Board that this is out of her scope.

The Board inquired about the irrigation zones that have been previously requested.

i. Consideration of Crowder's Median Rendering – Three Options

The renderings were denied by the Board.

ii. Consideration of Crowder's Mulch Proposal #E10217

This proposal was tabled by the Board.

D. District Counsel

District Counsel was not present and had no updates for the Board.

E. District Manager

Ms. Zanoni announced that the next scheduled meeting is on September 21, 2026, at 5:00 p.m.

Discussion ensued regarding having a workshop in September. No date was set at this meeting.

Discussion ensued regarding the irrigation zoning map.

F. District Engineer

Mr. Chang provided the Board with updates on the bridge removal and on Pond 110 depression repairs.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-07; Setting FY2027 Meeting Schedule

Discussion ensued and it was decided that January's meeting would be changed to January 25, 2027, and February's meeting would be changed to February 22, 2027.

> On MOTION by Mr. Therrien, seconded by Mr. Napert, with all in favor, the motion to adopt Resolution 2026-07; Setting FY2027 Meeting Schedule with the approved changes for January and February 2027 meeting dates carried. 5-0

B. Consideration of Resolution 2026-08; Goals and Objectives

> On MOTION by Ms. Marlow, seconded by Mr. Saldana, with all in favor, the motion to adopt Resolution 2026-08; Goals and Objectives carried. 5-0

C. Review of Sidewalk Panel Images

Ms. Zanoni reviewed the sidewalk panel images with the Board.

D. Consideration of Inframark Sidewalk Panel Replacement Proposal

This proposal was not approved. The Board requested more information regarding replacement versus grinding.

E. Consideration of Inframark Sidewalk Replacement Proposal #454

This proposal was not approved. The Board requested the grind be added to the proposal.

F. Consideration of Inframark Sidewalk Grinding Proposal #468

This proposal was not approved by the Board.

G. Consideration of Inframark Bridge Repair and Cleaning Proposal #455

This proposal was not approved by the Board. The Board decided to wait on a recommendation from Mr. Chang regarding the bridge removal.

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting held July 20, 2026

B. Review of Financial Snapshot

C. Acceptance of July 2026 Financial Statements

> On MOTION by Mr. Therrien, seconded by Mr. Napert, with all in favor, the motion to approve the consent agenda containing the July 20, 2026, meeting minutes, financial snapshot, and July 2026 financial statements carried. 5-0

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

The Board requested information on peak hours for gate activity. It was noted that the accounting issues have improved and the Board would like to have more information on interest rates and moving money.

The Board discussed the following items.

- Meeting Minutes
- Improving the partnership between management and the Board
- The TECO lights staying on

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 motion to adjourn the meeting at 7:29 p.m. carried. 5-0

_____	_____
Secretary/ Assistant Secretary	Chairperson/ Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cordoba Ranch Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



CORDOBA RANCH
Community Development District

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Cordoba Ranch
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

CORDOBA RANCH

Community Development District

Governmental Funds

Balance Sheet

August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 387,525	$ -	$ 387,525
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	4,141	4,141
Investments:			
Money Market Account	590,689	-	590,689
Reserve Fund	-	97,070	97,070
Revenue Fund	-	192,126	192,126
Prepaid Items	6,628	-	6,628
Deposits	24,776	-	24,776
TOTAL ASSETS	**$ 1,011,368**	**$ 293,337**	**$ 1,304,705**
LIABILITIES			
Accrued Expenses	9,150	-	9,150
Due To Other Funds	4,141	-	4,141
TOTAL LIABILITIES	**13,291**	**-**	**13,291**
FUND BALANCES			
Nonspendable:			
Prepaid Items	6,628	-	6,628
Deposits	24,776	-	24,776
Restricted for:			
Debt Service	-	293,337	293,337
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	422,843	-	422,843
TOTAL FUND BALANCES	**$ 998,077**	**$ 293,337**	**$ 1,291,414**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,011,368**	**$ 293,337**	**$ 1,304,705**

CORDOBA RANCH
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 37,645	$ 37,645	0.00%
Interest - Tax Collector	-	-	1,492	1,492	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	-	-	1,331	1,331	0.00%
TOTAL REVENUES	**842,995**	**842,995**	**886,720**	**43,725**	**105.19%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	11,917	10,200	1,717	78.46%
FICA Taxes	995	912	230	682	23.12%
ProfServ-Arbitrage Rebate	500	-	1,000	(1,000)	200.00%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	25,000	22,917	39,399	(16,482)	157.60%
ProfServ-Legal Services	10,000	9,167	13,022	(3,855)	130.22%
ProfServ-Mgmt Consulting	52,500	48,125	48,125	-	91.67%
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	367	192	175	48.00%
Rental - Meeting Room	1,000	917	-	917	0.00%
Public Officials Insurance	2,667	2,667	2,513	154	94.23%
Printing and Binding	150	138	-	138	0.00%
Legal Advertising	3,000	3,000	549	2,451	18.30%
Misc-Assessment Collection Cost	17,562	17,562	16,931	631	96.41%
Misc-Web Hosting	3,500	3,500	1,561	1,939	44.60%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	140,750	128,665	142,457	(13,792)	101.21%
Other Public Safety					
Contracts-Security Services	30,770	28,206	26,053	2,153	84.67%
Communication - Telephone	2,000	1,833	1,976	(143)	98.80%
R&M-Gate	5,000	4,583	10,443	(5,860)	208.86%
Total Other Public Safety	37,770	34,622	38,472	(3,850)	101.86%
Electric Utility Services					
Utility - General	12,075	11,069	6,498	4,571	53.81%
Electricity - Streetlights	115,000	105,417	96,374	9,043	83.80%
Total Electric Utility Services	127,075	116,486	102,872	13,614	80.95%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	18,423	16,888	14,885	2,003	80.80%
Contracts-Wetland Maintenance	19,205	17,605	10,450	7,155	54.41%
R&M-Fountain	5,750	5,271	1,000	4,271	17.39%
Impr - Aquatic Plants	5,750	5,271	-	5,271	0.00%
Total Flood Control/Stormwater Mgmt	49,128	45,035	26,335	18,700	53.60%

CORDOBA RANCH
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Field Management	6,300	5,775	5,775	-	91.67%
Contracts-Fountain	2,500	2,292	-	2,292	0.00%
Contracts-Landscape	181,608	166,474	155,771	10,703	85.77%
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	1,833	5,436	(3,603)	271.80%
R&M-Irrigation	6,800	6,233	20,138	(13,905)	296.15%
R&M-Mulch	10,000	9,167	16,275	(7,108)	162.75%
R&M-Pest Control	5,000	4,583	-	4,583	0.00%
R&M-Plant Replacement	10,000	9,167	14,540	(5,373)	145.40%
R&M-Ponds	11,500	10,542	6,200	4,342	53.91%
R&M-Sidewalks	35,000	35,000	11,620	23,380	33.20%
R&M-Tree Trimming Services	25,000	25,000	52,797	(27,797)	211.19%
R&M-US 1 Landscape Maintenance	10,000	10,000	2,400	7,600	24.00%
R&M-Well Maintenance	2,500	2,292	1,115	1,177	44.60%
R&M-Annuals	25,000	22,917	16,426	6,491	65.70%
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	16,049	8,198	7,851	46.82%
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	414,880	436,785	(21,905)	89.46%
TOTAL EXPENDITURES	**842,995**	**739,688**	**746,921**	**(7,233)**	**88.60%**
Excess (deficiency) of revenues Over (under) expenditures	-	103,307	139,799	36,492	0.00%
Net change in fund balance	$ -	$ 103,307	$ 139,799	$ 36,492	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**858,278**	**858,278**	**858,278**		
FUND BALANCE, ENDING	**$ 858,278**	**$ 961,585**	**$ 998,077**		

CORDOBA RANCH
Community Development District

Series 2021 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 19	$ 17	$ 12,923	$ 12,906	68015.79%
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**	**495,923**	**510,546**	**14,623**	**102.95%**
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)	(208)	14,786	14,994	-7177.67%
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)	$ (208)	$ 14,786	$ 14,994	-7177.67%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**278,551**	**278,551**	**278,551**		
FUND BALANCE, ENDING	**$ 278,345**	**$ 278,343**	**$ 293,337**		

Cordoba Ranch
Community Development District

Supporting Schedules

August 31, 2026

Cordoba Ranch
Community Development District

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

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

CORDOBA RANCH
Community Development District

Cash & Investment Report
August 31, 2026

ACCOUNT NAME	BANK NAME	YIELD	BALANCE
OPERATING FUND			
Checking General Fund	Valley	3.56%	$ 387,525
Money Market Account	Bank United	3.40%	$ 590,689
		Subtotal GF	978,214
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.50%	$ 97,070
Series 2021 Revenue Account	US Bank	3.50%	$ 192,126
		Subtotal DS	289,196
		Grand Total	**$ 1,267,410**

Cordoba Ranch
Community Development District

Check Register

8/01/2026-8/31/2026

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100264							
001	08/05/26	CROWDER'S LANDSCAPING, INC	1616	July 2026- Irrigation repairs	R&M-Irrigation	546041-53901	$538.00
001	08/05/26	CROWDER'S LANDSCAPING, INC	1612	July 2026- Annuals	R&M-Annuals	546140-53901	$4,516.00
						Check Total	*$5,054.00*
CHECK # 100265							
001	08/05/26	CODE ENFORCEMENT DEPARTMENT	HC-WE-26-003160	WATER VIOLATION	Misc-Contingency	549900-51301	$200.00
						Check Total	*$200.00*
CHECK # 100266							
001	08/11/26	COMPLETE I.T. SERVICES & SOLUTIONS	20757	July 2026- Gate stickers	Contracts-Security Services	534037-52901	$30.00
001	08/11/26	COMPLETE I.T. SERVICES & SOLUTIONS	20925	Aug 2026- Complete IT	Contracts-Security Services	534037-52901	$367.00
						Check Total	*$397.00*
CHECK # 100267							
001	08/11/26	CROWDER'S LANDSCAPING, INC	1649	Aug 2026- Landscape contract	Contracts-Landscape	534050-53901	$13,611.00
						Check Total	*$13,611.00*
CHECK # 100268							
001	08/11/26	INFRAMARK LLC	184667	June 2026 POSTAGE	Postage and Freight	541006-51301	$7.80
						Check Total	*$7.80*
CHECK # 100269							
001	08/11/26	LAKE BROTHERS LLC	INV-7749	Aug 2026- wetland/mitigation maintenance	Contracts-Wetland Maintenance	534133-53801	$950.00
						Check Total	*$950.00*
CHECK # 100270							
001	08/11/26	SITEX AQUATICS LLC	11322-B	Aug 2026- Aquatics	Contracts-Aquatic Control	534067-53801	$1,375.05
						Check Total	*$1,375.05*
CHECK # 100271							
001	08/14/26	ILLUMINATIONS HOLDIAY LIGHTING	HL-2026-018-D01	Aug 2026- Holiday Lighting	Holiday Lighting & Decorations	549940-53901	$4,500.00
						Check Total	*$4,500.00*
CHECK # 100272							
001	08/14/26	CROWDER'S LANDSCAPING, INC	1722	Aug 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	$720.89
001	08/14/26	CROWDER'S LANDSCAPING, INC	1724	Aug 2026- Tree Removal	R&M-Tree Trimming Services	546098-53901	$1,150.00
						Check Total	*$1,870.89*
CHECK # 100273							
001	08/14/26	INFRAMARK LLC	186064	Aug 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51301	$4,375.00
001	08/14/26	INFRAMARK LLC	186064	Aug 2026- Management Fees	ProfServ-Field Management	531016-53901	$525.00
001	08/14/26	INFRAMARK LLC	186064	Aug 2026- Management Fees	Misc-Web Hosting	549915-51301	$8.33
						Check Total	*$4,908.33*
CHECK # 100274							
001	08/14/26	BGE	50878	July 2026- District Engineer	ProfServ-Engineering	531013-51501	$1,373.75
						Check Total	*$1,373.75*
CHECK # 100275							
001	08/28/26	INFRAMARK LLC	187215	Aug 2026- Postage	Postage and Freight	541006-51301	$3.12
						Check Total	*$3.12*

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100276							
001	08/28/26	STRALEY ROBIN VERICKER	28955	July 2026- District Counsel	ProfServ-Legal Services	531023-51401	$154.00
						Check Total	*$154.00*
CHECK # 100277							
001	08/28/26	COMPLETE I.T. SERVICES & SOLUTIONS	20995	Aug 2026- Gate repairs	R&M-Gate	546034-52901	$8,358.31
001	08/28/26	COMPLETE I.T. SERVICES & SOLUTIONS	20994	Aug 2026- Gate repairs- Tech Labor	R&M-Gate	546034-52901	$330.00
001	08/28/26	COMPLETE I.T. SERVICES & SOLUTIONS	21073	WEEK OF 8/17/26	R&M-Gate	546034-52901	$60.00
						Check Total	*$8,748.31*
CHECK # 100278							
001	08/28/26	CROWDER'S LANDSCAPING, INC	1813	Aug 2026- Irrigation Repairs	R&M-Irrigation	546041-53901	$474.50
001	08/28/26	CROWDER'S LANDSCAPING, INC	1818	Aug 2026- Tree Service - Misc	R&M-Tree Trimming Services	546098-53901	$500.00
						Check Total	*$974.50*
CHECK # 1211							
001	08/18/26	COMPLETE I.T. SERVICES & SOLUTIONS	20983	Aug 2026- Stickers	Contracts-Security Services	534037-52901	$30.00
						Check Total	*$30.00*
CHECK # 1212							
001	08/18/26	SITEX AQUATICS LLC	11226-B	DATA COLLECTION AND REPORTING JUNE SVC	Contracts-Aquatic Control	534067-53801	$250.00
						Check Total	*$250.00*
CHECK # 300072							
001	08/17/26	FRONTIER	072226-0213-ACH	Frontier- 07/22-08/21/26	Communication - Telephone	541003-52901	$165.48
						Check Total	*$165.48*
CHECK # 300073							
001	08/21/26	FRONTIER	072226-50213-ACH	SVC 07/22-08/21/26	Communication - Telephone	541003-52901	$165.48
						Check Total	*$165.48*
						Fund Total	**$44,738.71**
						Total Checks Paid	**$44,738.71**