INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cordoba Ranch Community Development District

November 16, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



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
Jason Liggett, Field Manager
Devon Craig, Sitex Aquatic
Fernand Thomas, Accountant
Tabitha Blackwelder, Administrative Assistant

Meeting Agenda
Monday, November 16, 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: 255 132 235 073 435 **Passcode:** qz3rS948

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 Manager
     - **i.** Swales Discussion
     - **ii.** Gate Discussion
       - **a.** Gate Hours
       - **b.** CompleteIT Gate Repair Proposal #6657 ..... Page 4
   - **B.** Sitex Aquatics Report ..... Page 6
   - **C.** Field Inspection Report ..... Page 19
     - **i.** Project Board ..... Page 25
     - **ii.** Executive Report ..... Page 26
     - **iii.** Sidewalk Project Update ..... Page 28
     - **iv.** Curbing Project Proposal (under separate cover)
   - **D.** Landscape Report ..... Page 30
     - **i.** Consideration of Crowder's Irrigation Repair Proposal #10409 ..... Page 33
     - **ii.** Consideration of Crowder's Annual Flower Rotation Proposal #10423 ..... Page 34
     - **iii.** Consideration of Crowder's Mulch Proposal #10445 ..... Page 35
   - **E.** District Counsel
5. **Business Items**
   - **A.** Consideration of Inframark Washout Repair Proposal #627 ..... Page 36
6. **Consent Agenda**
   - **A.** Consideration of Meeting Minutes: October 19, 2026 ..... Page 37
   - **B.** Financial Snapshot ..... Page 43
   - **C.** Cash Flow Analysis October 2026 ..... Page 44
   - **D.** Trend Report October 2026 ..... Page 45

E. Expenditure Report October 206.....Page 48
F. O&M Report October 2026.....Page 52
G. Acceptance of October 2026 Financial Statements and Check Register .....Page 119

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, December 21, 2026.

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FL. 33544
https://completeit.io
(813) 444-4355

Customer Contact Information:

Cordoba Ranch CDD
2654 Cypress Ridge Boulevard Suite 101
Wesley Chapel, FL 33544

Estimate #	6657
Estimate Date	10-13-26
Sales Team Member	
Total	**$2,225.00**

Item	Description	Unit Cost	Quantity	Line Total
(none)	Concrete Vendor - removes old concrete slab, frames out and creates new concrete slab. Includes labor and concrete. Not responsible for plants, or mulch.	$1,150.00	1.0	$1,150.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS - Remove operator and store at CIT warehouse	$165.00	2.0	$330.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS - Reinstallation of operator and welding new arm	$165.00	3.0	$495.00
(none)	Operator Arm and Shaft	$250.00	1.0	$250.00

THIS IS ONLY AN ESTIMATE

Subtotal	$2,225.00
Tax (if applicable)	$0.00
Estimate Total	**$2,225.00**

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____ Date: _____

Billing Contact:

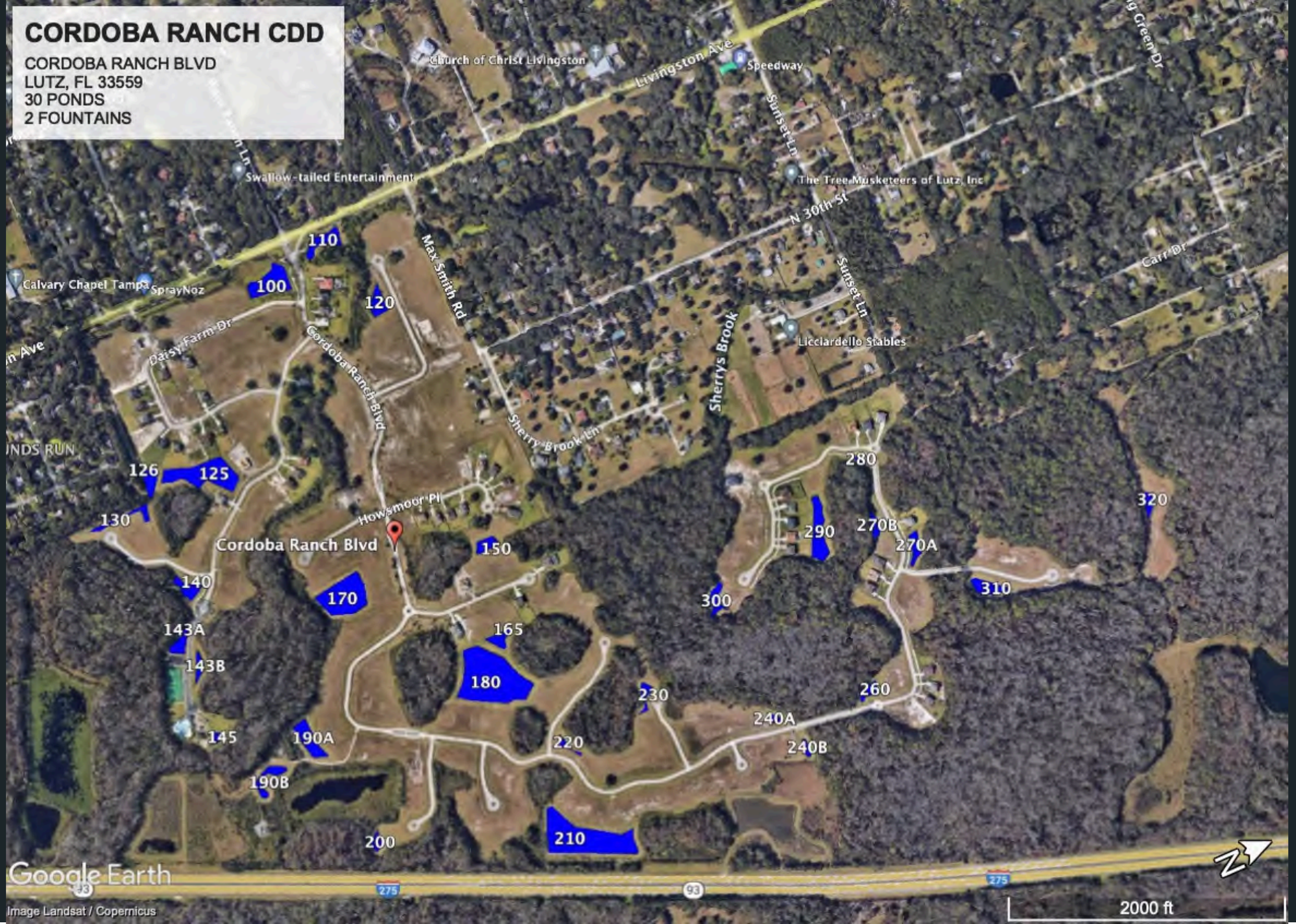
- **Name:_____**
- **Email :_____**

Sitex Aquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

NOVEMBER, 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:

As air temperatures begin to drop, water temperatures will gradually follow. This seasonal cooling will help slow recurring algae blooms, allowing preventative maintenance efforts to become even more effective.

However, it’s important to remember that algae blooms can still develop during the cooler months, especially when additional nutrients enter the water. Common sources include rainfall runoff, grass clippings, fertilizers, and other organic materials.

The good news is that cooler water temperatures and higher dissolved oxygen levels create much more favorable conditions for aggressively managing and preventing algae growth.

Staying proactive with preventative maintenance is key to keeping your ponds and lakes healthy throughout the cooler months and preparing them for the seasons ahead.

Wishing everyone a safe and Happy Thanksgiving!



Pond #100 Treated for Shoreline Vegetation.



Pond #110 Treated for Shoreline Vegetation.



Pond #120 Treated for Shoreline Vegetation.



Pond #125 Treated for Algae and Shoreline Vegetation.



Pond #126 Treated for 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 Algae and 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 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 Algae and 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

Monday, November 9, 2026

Prepared For Board Of Supervisors

15 Item Identified

15 Item Incomplete

Jason Liggett

Director of Field Services



Item 1

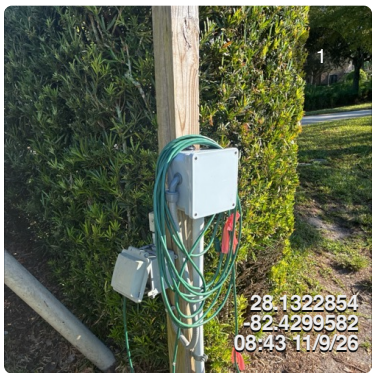
Assigned To: Crowders

On the inbound side bed remove the dead arboricola and replace with 9 3 gallon replacements.

Item 2

Assigned To: Board

Electrical boxes on the inbound side of entrance have been fixed from last month's report.







Item 3

Assigned To: Crowders

Use a shovel to clean out the drain on the entrance side drain curb at the main entrance.



Item 4

Assigned To: Crowders

Replace 5 3 Gallon Arboricola in the center island at the main entrance.



Item 5

Assigned To: Crowders

Replace 10 3 gallon arboricola on the exit side as you are leaving the community.



Item 6

Assigned To: Crowders

The big hole on the exit side of the main entrance has been filled in I will monitor for any movement with the soil.

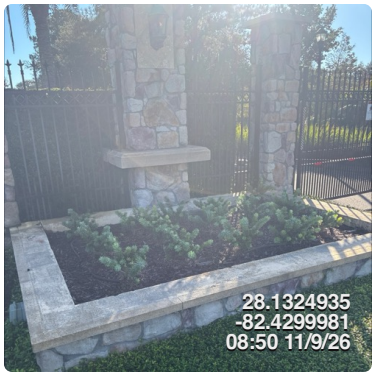
Item 7

Assigned To: Site master

We will have Tim with site masters look at the pond on the exit side of the community that is eroding.



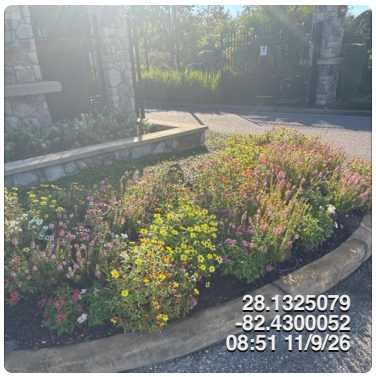




Item 8

Assigned To: Board

Dwarf bottlebrush are doing well at the entrance.



Item 9

Assigned To: Board

New annuals are scheduled for the 25 of November these with be red geraniums.



Item 10

Assigned To: Board

Conservation has been push back from the light on Meadow Grange lane this was in last month's report.



Item 11

Assigned To: Board

Some of are signs on district signs are starting to shows signs of wear something to look at it the future.



Item 12

Assigned To: Board

Crowders has cut the grasses back as discussed in the past meeting in the center islands.



Item 13

Assigned To: Crowder

This overhang needs to be addressed on Bridelton Way. Crowders please take a look at this.

Item 14

Assigned To: Crowders

All of the oak trees in district owned common areas need to be lifted and straps removed.



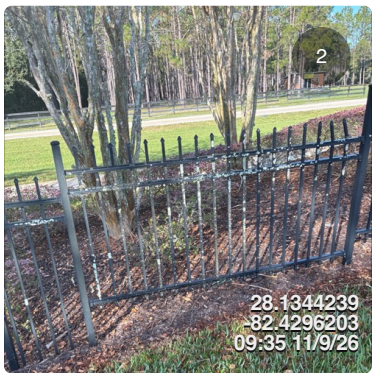


Item 15

Assigned To: Inframark Maintenance

Inframark Maintenance will need to to do some fence adjustments along the front property boundry some of the screws have came of out of the iron fence.





Panel Replacement Project	Gabe Montagna	In Progress	On 9/29/2026, a second walkthrough was conducted with Gabe at the Board's request. 10-19-2026- Gabe will present proposal in 10-19-2026 meeting. 10-19-2026 Board has approved the Inframark proposal and an update will be sent out on dates. 10-23-2026 Scheduled ot start on November 1st per Gabe. Project still ongoing Gabe Providing email updates on status of the project.	11/01/26	11/13/26		1		No
Palm Tree Removal	Reverdecer	Pending	Inspection pending as of 10/6/2026. Approved in 10-19-2026 will provide a date when vendor gives us a timeframe.	08/21/26	11/13/26		2		Yes
Common-Area Pavers Shifting	Christy Fowler	Open	A $29,070 proposal was received on 10/2/2026. It will be added to the next agenda with two additional estimates for Board review.	08/18/26	11/13/26		1		yes 15K
Erosion Under Sidewalk	Christy Fowler	Open	Additional proposals are pending. Requests were sent to Crowder on 9/30/2026 and IMS on 10/2/2026. Russell Landscape was expected to provide a proposal by 10/12/2026. Inframark will complete the repair the week of November 16th	08/18/26	11/16/26		1		yes
Pond 100 Erosion	Christy Fowler	Open	Additional proposals are pending from Crowder and Russell Landscape.	08/18/26	12/01/27		1		yes 11k
Monument Removal	Christy Fowler	Open	Additional proposals are pending; IMS has submitted a proposal.	08/18/26			3		yes 4k
Fencing Repairs Throughout District	Christy Fowler	Open	Additional proposals are pending. Jason will provide contact information for the previous vendor. Crowder's scope does not include this service. IMS will provide a proposal. Specific repair locations are still needed.	08/18/26			2		yes 5k
Landscape Rendering	Christy Fowler	Open	Proposals are pending; the Board must vote on the renderings first.	08/18/26	12/01/26		3		18K annuals
Sylvester Palm / Lethal Bronzing	Christy Fowler	In Progress	Proposals from Crowder Landscaping and Reverdecer were received for Board review. Proposal was approved in 10-19-2026 board meeting to remove the Sylvester waiting on date for removal	09/28/26	10/31/26		2		yes
District Email Accounts	Alba Sanchez	Proposals Secured	Four options were identified: Complete IT, GoDaddy, CommXS, or Board-created Gmail accounts.	10/8/2026			2	COMMXS- Range from monthly $80-$155	NO LINE ITEM
Police Report for Front Entrance Gate Damage	Alba Sanchez	Open	A police report was filed at the Sheriff's Office on 10/9/2026 (case 26-1014110). A claim was opened with Progressive American Insurance on 10/12/2026 (claim 26-934722 670).	10/8/2026		No - Update under the District Manager's report.	1	none	No
Gate Arms Proposal	Complete IT	Open	Proposal received 10/13/2026. Board approval is pending for adding gate arms in front of the entrance gate.	10/12/2026	11/30/2026	No	1	Pending	No
Swale Cleanout	Field Services / Sitex	Open	The initial $3,000 cleanout did not achieve the desired result. The vendor agreed to return for a walkthrough with the Field Team.	10/12/2026	11/30/2026	No	1		Yes
Curbing Phase 2	Field Services - Jason Liggett	Open	SiteMasters was contacted twice, on 9/21/2026 and 10/11/2026, for project follow-up. Alba followed up with tim and he stated this Thank you Alba I will get proposal to you by Monday 11/9 for the 11/16 meeting agenda	30-Nov	30-Dec	No	1		Yes
Mulch Proposal	Field Services - Christine Fowler	Open	Confirm whether mulch was installed in December 2025. Mulch will need to be in November every Year. Proposal has been received going into the November Agenda.	10/12/2026	10/31/2026	No	3		Yes
Annuals Installation	Field Services - Christine Fowler	Open	Confirm when the annuals will be installed and obtain an installation timeline. Scheduled for November 25th we have decided on Red Geraniums	10/12/2026	10/31/2026	No	2		Yes
Ratify Complete IT Viking Gearbox and Concrete Repairs	Alba Sanchez	Pending	The vehicle impact damaged the gearbox and concrete slab. A police report was filed, and the driver's insurer was notified. Both invoices will be included in the open claim. This will be added into the November agenda per the board.	10/19/2026	11/30/2026	Yes	2	Yes $850+2225= $3,075.00	no
Nancy Love Driveway Asphalt 2809	Jason Liggett	Pending	10-22-2026- Jason Liggett Visited MR. Love onsight and looked at both concerns on being the backyard conservation growth I will get Crowders to push it back a little as discussed. We are working on proposals for the road damage at the fron of the drive way. Proposal received will discuss in November board meeting.	10/19/2026	11/6/2026	No	2	Pending	
Christmas Lights	Alba Sanchez	Pending	Christmas Lights have been started. We are still waiting on wreaths and the Chriusmas trees from Bill. Inframark will provide updates as we go.	11/8/2026	11/24/2026	No	2		Yes

Cordoba Ranch CDD

Executive Operations Summary | October 9–23, 2026

Overall Assessment: Over the past two weeks, Cordoba Ranch CDD has made measurable progress in project approvals, maintenance activities, infrastructure improvements, and administrative responsibilities. The October 19, 2026, Board meeting resulted in several key approvals, while Field Services continued addressing resident concerns, coordinating vendors, and advancing outstanding proposals.

23
Active Tracker Items

27
Closed / Tabled Items

14
Priority 1 Active Items

Tracker snapshot as of October 23, 2026: Closed / tabled counts are cumulative, not solely completions during this reporting period.

Key Accomplishments

- **Panel Replacement Project:** The Board approved Inframark's proposal on October 19, 2026. Work is scheduled to begin November 1, 2026, with anticipated completion November 13, 2026.
- **Sidewalk Grinding:** Work was reported completed and signed off on October 19, 2026. The tracker also references a pending final field inspection, which should be reconciled.
- **Tree Canopy Maintenance:** Canopy lifting was marked complete October 19, 2026, with invoice approval and additional field follow-up outstanding.
- **Landscape Improvements:** The Board approved Sylvester palm removal and additional palm tree removal. Vendor scheduling remains pending.
- **District Governance:** The Board approved the FY2026 goals and objectives, ratified the FY2026 audit engagement, and ratified the EGIS insurance proposal.
- **Resident Communications:** On October 22, 2026, Field Services met onsite regarding the driveway asphalt deterioration at 2809 Cordoba Ranch Boulevard and vegetation adjacent to the conservation area. Landscape follow-up and repair estimates are being coordinated.
- **Annual Maintenance Planning:** An annual operating calendar has been added to the tracker to improve long-term scheduling and accountability.

Infrastructure and Operational Priorities

Several projects remain active and require continued coordination.
Infrastructure: Common-area paver repairs, sidewalk erosion, Pond 100 erosion, the hole at Pond 110, and Phase 2 curbing remain open. Additional proposals and defined scopes are needed before several items can advance.
Access and Security: A police report was filed October 9. 2026, for front entrance gate damage, followed by an insurance claim on October 12. 2026. A separate gate arm proposal was received October 13, 2026, and awaits Board approval. Ratification of related gearbox and concrete repairs is planned for November.
Landscape and Safety: Vegetation obstructing visibility near 2701 Cordoba Ranch Boulevard is scheduled to be reduced by October 31, 2026. Additional priorities include confirming annual installation dates, scheduling palm removal, and coordinating swale remediation.

Items Requiring Management Attention

Item	Required Action	Target
Sidewalk erosion / pavers	Obtain outstanding bids and establish next steps	Pending
Pond 100 / Pond 110	Secure additional erosion repair proposals	Pending
Sylvester palm removal	Confirm vendor scheduling	Oct. 31, 2026, target
Line-of-sight vegetation	Complete grass cutback and verify correction	Oct. 31, 2026
Panel replacement	Confirm mobilization and communicate schedule	Nov. 1, 2026
Gate damage	Follow up on insurance claim and repair invoices	November Board meeting
Resident driveway concern	Obtain asphalt repair pricing and landscape follow-up	Pending

Executive Outlook

The District has advanced several important projects from Board discussion to approval, while improving organization of its ongoing maintenance responsibilities. The primary focus over the next two weeks should be converting approvals into scheduled field work, securing outstanding infrastructure proposals, and verifying completion of previously reported maintenance activities.

Continued coordination between District Management, Field Services, and contractors will be essential to reducing the active backlog, maintaining resident confidence, and ensuring that high-priority safety and infrastructure concerns are resolved.

Source: Cordoba Ranch CDD Tracker, reviewed October 23, 2026. This summary reflects recorded tracker updates; items without documented completion dates have not been counted as completed during the reporting period.

From: Gabe Montagna <gmontagna@azuria.com>
Sent: Tuesday, 27 October 2026 09:37:37
To: Alba Sanchez <albasanchez@azuria.com>
Cc: g14saldana@gmail.com <g14saldana@gmail.com>
Subject: Cordoba Ranch Sidewalk Project

Good morning,

I wanted to share the planned schedule and site logistics for the sidewalk replacement project beginning **Monday, November 2**. We will complete **38 panels**, including the additional panel at no extra cost to the District.

Tentative schedule

- **November 2–4:** Demolition and root mitigation — 3 days.
- **November 5–10:** Forming, concrete placement and finishing — 6 days.
- **November 11:** Sod restoration, pressure washing as needed and final cleanup.
- **November 12:** Final inspection, walkthrough and project closeout.

This schedule assumes consecutive workdays, weather permitting. **We would appreciate the Board's approval to work through the November 7–8 weekend** to maintain progress and minimize the overall construction period. If weekend work is unavailable, we will adjust the completion dates accordingly.

Daily start times

The demolition crew will arrive between **8:00 and 8:30 a.m.**

During the concrete phase, we will coordinate early deliveries with a goal of **beginning placement around 9:00 a.m.** Ready-mix dispatch and delivery conditions can shift that window toward 9:30 or 10:00 a.m. We will schedule for the earliest practical start and communicate any meaningful adjustments.

Equipment and property protection

The demolition crew will use two trucks with dumpster trailers and a wheeled tractor rather than tracked equipment. Our access plan will use suitable driveway crossings where permitted, helping avoid unnecessary travel through the roadside drainage swales and landscaped areas.

Concrete will be transported using a wheeled concrete buggy. Equipment routes will be managed carefully to minimize scuffing, soil disturbance and debris on sidewalks and

driveways. The crew will also have saws, pickaxes and appropriate root-management tools available for selective root removal within the repair areas.

As promised during our Board meeting, the tree we discussed is near **17926 Bramshot Place, Lutz, FL 33559**. This was the only tree noted during the walkthrough as potentially presenting a challenge, though we expect our planned root mitigation to be sufficient. If any tree-related concerns arise during the work, we'll promptly bring them to the Board's attention and coordinate next steps.

Cleanup and restoration

Pressure-washing support is planned for days two and three of demolition, with additional coverage coordinated around the final pours and closeout. Any remaining dirt or construction residue on affected sidewalks or driveways will be addressed before completion.

Following the concrete work, we will replace sod where disturbed and complete the final cleanup before the walkthrough.

Onsite management and daily updates

At the close of each workday, I'll send an email summarizing daily production, sharing progress photos, outlining the next day's planned work, and highlighting any updates needing the Board's attention.

I'll be onsite every day managing the project as will Kestler, so if you need anything or have any questions, please call directly at **727-480-3502**.

Please let me know if you have any questions or concerns.

Thank you
Gabe Montagna

1 Entrance.

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME Cordoba 1	CONTROLLER IDENTIFICATION
ADDRESS	DATE 10-15-26 PAGE #: 1 OF 2

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A	11:00 P/m	%	M (T) W TH F S S
Program B	8:00 P/m	%	M (T) W TH F S S
Program C	4:15 A/m	%	M (T) (W) TH (F) (S) (S)
Program D	11:30 P/m	%	(M T W TH F S S)

CHECKED WEATHER SENSOR: ☑ YES ☐ NO

WEATHER SENSOR STATUS: ☑ YES ☐ NO

CONTROLLER MAKE & MODEL: Hunter ACC2 - 2:40 A/m Tue.

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		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		S	S	D	R	R	R	R	D	S	S	R	S	D	S	D	R	R	D	D	S	R	D
RUN TIME [PROGRAM:	1 A				30	30	30	30				30					30	30				35	
RUN TIME [PROGRAM:	1 B.	15	15	15						15	15		15		15						15		
BATTERY PACK/DOUBLER/ADD-A-ZONE	C								35					30		35			35	20			
ZONE FAULTS OR ALARMS	D																			30			30
ZONE OKAY		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CONTRACT/MAINTENANCE (NO CHARGE)																							
CHECKED FILTERS/CLEANED																							
MAINTENANCE REPAIRS																							
CLOGGED NOZZLES																							
BILLABLE REPAIRS OR UPGRADES																							
HEAD BROKEN - 6" SPRAY							0			1													
HEAD BROKEN - 12" SPRAY																							
HEAD BROKEN - 6" ROTOR							1																
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																			1	3			4
ADDITIONAL LABOR/TROUBLESHOOT																							
OTHER (SEE ADDITIONAL COMMENTS BELOW)																							

ADDITIONAL COMMENTS:

TECHNICIAN NAME:

SIGNATURE:

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cordoba	CONTROLLER IDENTIFICATION	
ADDRESS		DATE	PAGE #: 1 OF 2

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A		%	M T W TH F 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		23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
SPRAY, ROTOR, MP, DRIP OR BUBBLER		D. S	R	R	S		D	R	S	R	R								
RUN TIME [PROGRAM:	1 A			25					25										
RUN TIME [PROGRAM:	1 B		15		15	15				15									
BATTERY PACK/DOUBLER/ADD-A-ZONE	C	30						30											
ZONE FAULTS OR ALARMS	D		15		15						15	15							
ZONE OKAY		☑	☑	☑	☑	☑	☐	☑	☑	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CONTRACT/MAINTENANCE (NO CHARGE)																			
CHECKED FILTERS/CLEANED																			
MAINTENANCE REPAIRS																			
CLOGGED NOZZLES																			
BILLABLE REPAIRS OR UPGRADES																			
HEAD BROKEN - 6" SPRAY						1					0	0							
HEAD BROKEN - 12" SPRAY																			
HEAD BROKEN - 6" ROTOR											2	1							
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		7																	
ADDITIONAL LABOR/TROUBLESHOOT																			
OTHER (SEE ADDITIONAL COMMENTS BELOW)																			

ADDITIONAL COMMENTS:

TECHNICIAN NAME:

SIGNATURE:

CROWDER'S LANDSCAPING IRRIGATION INSPECTION

PROPERTY NAME	Cordoba	CONTROLLER IDENTIFICATION	
ADDRESS		DATE 10-15-26	PAGE #: 1 OF 1

	START TIMES	SEASONAL ADJUST	RUN DAYS
Program A	5:00 AL	%	M T W TH (F) 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: Hunter Pro-C

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	1	2	3	4
SPRAY, ROTOR, MP, DRIP OR BUBBLER	S	S	S	D.
RUN TIME [PROGRAM:]	30	30	30	30
RUN TIME [PROGRAM:]				
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		1		
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			1	
ADDITIONAL LABOR/TROUBLESHOOT				
OTHER (SEE ADDITIONAL COMMENTS BELOW)				

ADDITIONAL COMMENTS:

TECHNICIAN NAME: Hector M.

SIGNATURE:

ESTIMATE

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

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

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

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

Estimate details
Estimate no.: E-10409
Estimate date: 10/27/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Estimate for repairs discovered during Irrigation inspection. Second Controller Hunter I Core Zone 2, stop valve 2inch. The pump is off			
2.	**Valve - 2" Rain Bird Scrubber Valve**	Rain Bird Industrial Scrubber Valve Plastic 2 in w/ Flow Control	1	$475.00	$475.00
3.	**Male Adapter**	Male Adapter, 2 inch	2	$5.50	$11.00
4.	**DBYR wire splice**	DBRY Wire splice	2	$5.00	$10.00
5.	**Slipfix - 2" Slipfix**	2" Slipfix	1	$75.00	$75.00
6.	**Irrigation Service Technician**	Labor for irrigation technician for repairs, maintenance, or service calls. (Per Person, Per Hour)	2	$95.00	$190.00

Total **$761.00**

Accepted date **Accepted by**

ESTIMATE

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Wesley Chapel, FL 33554

Estimate details
Estimate no.: E-10423
Estimate date: 11/02/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Annual Flower Rotation - November 25, 2026			
2.	**Annual Flowers**	4" Pots - Red Geraniums for Holiday	1500	$3.60	$5,400.00
3.	**Soil Amendments for Annual Flowers**		14	$17.50	$245.00
		Total			**$5,645.00**

Accepted date **Accepted by**

ESTIMATE

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

sales@crowderslandscaping.com
813-767-6360
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Bill to
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Wesley Chapel, FL 33554

Ship to
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2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33554

Estimate details
Estimate no.: E-10445
Estimate date: 11/05/2026

Project Address/Location: Mulch: Main Entrance & Livingst

#	Product or service	Description	Qty	Rate	Amount
	SOW: Proposal is to install 1" of Mulch For the Main Entrance & Down Livingston				
1.	**Mulch, Coco Brown**	Per Cubic Yard	300	$65.00	$19,500.00

Total **$19,500.00**

Accepted date **Accepted by**

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@infframark.com |
www.inframark.com/maintenance

RECIPIENT:

Christina Fowler
17931 Livingston Avenue
Lutz, Florida 33559

Estimate #627

Sent on	Oct 13, 2026
Total	**$850.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Cordoba Ranch – Washout Repair Near Outbound Exit Gate Provide all labor, materials, and equipment necessary to repair the washout area adjacent to the pond near the outbound exit gate. Work will include filling the washout hole with suitable soil, compacting the material in lifts to provide a stable repair, and replacing the missing sod in the disturbed area to restore the surrounding landscape. Includes: Labor, materials, equipment, soil, compaction, sod replacement, and jobsite cleanup.	1	$850.00	$850.00

Total **$850.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

MINUTES OF REGULAR 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, October 19, 2026, at 5:00 p.m. at Crowder's Landscaping Inc., located at 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:

Alba Sanchez	District Manager, Inframark
Jason Liggett	Field Services Manager, Inframark
Gabe Montagna	Field Services, Inframark

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. Sanchez called the meeting to order and conduct roll call. A quorum was established.

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

> On MOTION by Ms. Owen, seconded by Mr. Therrien, with all in favor, the motion to approve the October 19, 2026, agenda carried. 5-0

THIRD ORDER OF BUSINESS **Audience Comments**

There was no audience in attendance. The Board proceeded with the next order of business.

FOURTH ORDER OF BUSINESS **Staff Reports**

The first item of discussion was the recent trip hazards and sidewalk work being done in the community.

Discussion ensued between Mr. Montagna, Ms. Sanchez, and the Board regarding the completion of the project, and it was noted that all sidewalk grinding has been completed. There

was an additional area that the maintenance team noted, and it was completed at no additional charge to the District.

Discussion ensued regarding the panel replacement proposal provided earlier this year. Mr. Montagna advised he would place stickers on the panels for the Board to review before any work commences. Mr. Saldana was appointed the point of contact on this project.

> On MOTION by Mr. Saldana, seconded by Mr. Napert, with all in favor, the motion to approve the Panel Replacement Proposal in the amount of $ carried. 5-0

A. District Accounting

The Board requested that the Excel spreadsheets provided by the accountant be sent to the Board and included in the agenda package moving forward.

i. Review of Financial Snapshot

Ms. Sanchez and the Board discussed the District's financial snapshot.

ii. Review of Budget Amendment Report

iii. Cash Flow Analysis

iv. Review of Trend Report

v. Review of Expenditure Report

vi. Review of O&M Report

vii. Acceptance of September 2026 Financial Statements and Check Register

> On MOTION by Ms. Marlow, seconded by Mr. Therrien, with all in favor, the motion to accept the September 2026 Financial Statements and Check Register carried. 5-0

B. District Manager

i. Project Board

Ms. Sanchez and the Board discussed the ongoing projects listed on the project board. Mr. Liggett advised he would be taking lead on the project board. The Board asked about the code enforcement charges.

The Board stated that all water restrictions will be adhered to and if a deviation occurs they are to be notified. Otherwise, the Board will not be responsible for the fines moving forward.

ii. Discussion of ICS United Sweeping Accounts Option

This item was tabled until the November 16, 2026, meeting.

iii. Discussion of Field Inspection Scope of Service

Mr. Liggett will be stepping into the role of Field Inspector for the District. Discussion ensued regarding the scope of services.

C. Sitex Aquatics Report

i. Consideration of Sitex Midge Management Agreement

The Board will not be moving forward with this agreement.

D. Field Inspection Report

Mr. Liggett reviewed the Field Inspection Report with the Board discussing each item in detail. A plan for resolving the issues was discussed.

E. Landscape Report

i. Consideration of Crowder's August 2026 Field Report Item #15 Tree Removal Proposal #10302

This action was completed.

ii. Consideration of Crowder's August 2026 Field Report Item #1 Fakahatchee Grass Removal Proposal #10302

This proposal was not approved for the removal of the Fakahatchee grass. The Board decided to cut down the Fakahatchee grass instead of removing it.

iii. Consideration of Crowder's Fakahatchee and Juniper removal Proposal #10316

This proposal was not approved by the Board.

iv. Consideration of Reverdecer Tree Service Palm Tree Removal Proposal #724

This project was audited by the Field Services team and completed.

v. Consideration of Crowder's Grade Correction and Sod Proposal #10349

This proposal was tabled until the November 16, 2026, meeting.

vi. Consideration of Crowder's Erosion Holes Correction Proposal #10350

This proposal was tabled until the November 16, 2026, meeting.

vii. Consideration of First Amendment to Landscape and Irrigation Maintenance Agreement with Crowder's

No action taken at this time.

F. District Counsel

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

G. District Engineer

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

FIFTH ORDER OF BUSINESS Business Items

A. Ratification of FIA Egis Insurance Proposal

The Board requested that the fountains be removed from the insurance binder.

> On MOTION by Ms. Marlow, seconded by Mr. Saldana, with all in favor, the motion to ratify the FIA Egis Insurance Proposal with the removal of the fountains carried. 5-0

B. Ratification of Berger, Toombs, Elam, Gaines & Frank FY2026 Audit Engagement Letter

> On MOTION by Ms. Marlow, seconded by Ms. Owen, with all in favor, the motion to ratify the Berger, Toombs, Elam, Gaines & Frank FY2026 Audit Engagement Letter carried. 5-0

C. Consideration of FY2026 Completed Goals and Objectives

> On MOTION by Ms. Owen, seconded by Mr. Napert, with all in favor, the motion to approve the FY2026 Completed Goals and Objectives carried. 5-0

D. Consideration of Complete IT Viking Gearbox Proposal

This proposal was tabled until the November 16, 2026, meeting.

E. Consideration of ComXS Website Service Proposal

This proposal was tabled until the November 16, 2026, meeting.

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting held September 21, 2026

B. Consideration of Minutes from the Workshop held September 30, 2026

> On MOTION by Mr. Therrien, seconded by Ms. Marlow, with all in favor, the motion to approve the September 21, 2026, Meeting Minutes and the September 30, 2026, Workshop Minutes carried. 5-0

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Marlow requested a new gate activity report for review at the November 16, 2026, meeting. She also requested that the of FY2026 budget Excel spreadsheet be sent to the Board.

Ms. Sanchez forwarded the document to the Board.

EIGHTH ORDER OF BUSINESS **Audience Comments**

There was no audience present at the meeting. The Board proceeded with the next order of business.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Marlow, seconded by Mr. Therrien, with all in favor, the motion to adjourn the meeting at 7:16 p.m. carried. 5-0

_____ _____

Secretary/ Assistant Secretary Chairperson/ Vice Chairperson

CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 31, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $300,769.
  - BankUnited MM: $594,130. (minimum to keep account open is $2,500)

- **Accounts Receivable:**
  - This represents Credit Arbitrage from Inframark LLC. Check was received on 10/30/2026 and will be deposited in November 2026.

- **Deposits:**
  - Deposits for seven accounts from TECO started on 04/06/2023. $ 24,776.00

- **Accrued expenses:**
  - Tampa Electric, accrued water services for the month of October 2026, $725.00
  - Tampa Electric, accrued electric services for the month of September 2026, $9,333.50.

- **Expenses:**
  - Current expenses make up 6.59% of the annual budget through the end of October 2026.
  - Total expenses for the first month are approximately $56,462.

Cordoba Ranch CDD

Cash Flow Projection
10/31/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	300,769.00	3.56%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	300,769.00	
Forcasted Cash inflow from Assessment Revenue-Tax Roll	856,289.00	
Estimated Total Cash Available with Tax Roll	1,157,058.00	
Projections:		
Monthly Average Spend - 1 month November	*(71,357.41)*	
Total Monthly Average Spend	(71,357.41)	
Average Spend to YE2027 (10 months December-September)	(713,574.10)	
Expected Cash Flow at YE (9/30/27)	**443,483.90**	
Estimated Spend 1st QTR FY28 (3 mos avg spend)	(214,072.23)	
Expected net Cash Flow through 1st QTR FY28	**229,411.67**	

**tax roll revenue for the new FY is received in December*

TREND REPORT

SECTION 1: DISTRICT INFORMATION	
End Date (month)	10/31/2026
Fund Filter:	001
Budget Name:	2027BUD
Fiscal Year Start Date	10/01/26
Sub Account	

SECTION 2: MISC. OPTIONS	
12 MONTH TREND ONLY	NO
BALANCE BUDGET	YES
SHOW TOTAL W/O RESERVES	YES
SHOW GL ACCOUNTS	YES
SHOW AMENDED BUDGET	NO
WESTCHASE	NO
SPLIT ADMINISTRATIVE DEPARTMENT	NO
INCLUDE FISCAL YEAR IN HEADER	NO

FORMATTING OPTIONS

Page Orientation

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Header Format

- ○ No Header
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OVERRIDE DISTRICT NAME

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report - General Fund

For the Period Ending October 31, 2026

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL Actual Thru 10/31/2026	TOTAL Projected Next 11 Mths	TOTAL FY2027 Total	TOTAL Adopted Budget	TOTAL % of Budget
Revenues																	
Interest - Investments	$ 2,858	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,859	$ (1)	$ 2,858	$ -	0%
Special Assmnts- Tax Collector	-	178,394	445,984	89,197	89,197	89,197	-	-	-	-	-	-	-	891,969	891,969	891,968	100%
Special Assmnts- Discounts	-	(7,136)	(17,839)	(3,568)	(3,568)	(3,568)	-	-	-	-	-	-	-	(35,679)	(35,679)	(35,679)	100%
Total Revenues	**2,858**	**171,258**	**428,145**	**85,629**	**85,629**	**85,629**	**-**	**-**	**-**	**-**	**-**	**-**	**2,859**	**856,289**	**859,148**	**856,289**	**100%**
Expenditures																	
Administrative																	
P/R-Board of Supervisors	2,000	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	2,000	11,913	13,913	13,000	107%
ProfServ-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	500	-	500	500	500	100%
ProfServ-Dissemination Agent	250	-	-	-	-	-	-	-	-	-	-	3,000	250	3,000	3,250	3,000	108%
ProfServ-Engineering	-	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	-	28,644	28,644	31,250	92%
ProfServ-Legal Services	-	917	917	917	917	917	917	917	917	917	917	917	-	10,087	10,087	11,000	92%
ProfServ-Mgmt Consulting	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	49,577	54,084	54,080	100%
ProfServ-Trustee Fees	2,128	-	-	-	-	-	1,684	-	-	-	-	-	2,128	1,684	3,812	4,041	94%
Auditing Services	-	-	-	-	1,000	-	-	3,280	-	-	-	-	-	4,280	4,280	4,280	100%
Postage and Freight	18	33	33	33	33	33	33	33	33	33	33	33	18	363	381	400	95%
Public Officials Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,764	0%
Printing and Binding	-	4	4	4	4	4	4	4	4	4	4	4	-	44	44	50	88%
Legal Advertising	-	42	42	42	42	42	42	42	42	42	42	42	-	462	462	500	92%
Misc-Assessment Collection Cost	-	3,568	8,920	1,784	1,784	1,784	-	-	-	-	-	-	-	17,840	17,840	17,839	100%
Misc-Web Hosting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	108	0%
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	-	175	175	100%
Total Administrative	9,078	12,758	18,110	10,974	11,974	10,974	10,874	12,470	9,190	9,190	9,190	12,690	9,078	128,394	137,472	142,987	96%
Other Public Safety																	
Contracts-Security Services	457	417	417	417	417	417	417	417	417	417	417	417	457	4,587	5,044	5,000	101%
Communication - Telephone	165	167	167	167	167	167	167	167	167	167	167	167	165	1,837	2,002	2,000	100%
R&M-Gate	-	150	150	150	150	150	150	150	150	150	150	150	-	1,650	1,650	1,800	92%
Total Other Public Safety	622	734	734	734	734	734	734	734	734	734	734	734	622	8,074	8,696	8,800	99%
Electric Utility Services																	
Utility - General	725	725	725	725	725	725	725	725	725	725	725	725	725	7,975	8,700	8,696	100%
Electricity - Streetlights	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	102,674	112,008	112,002	100%
Total Electric Utility Services	10,059	10,059	10,059	10,059	10,059	10,059	10,059	10,059	10,059	10,059	10,059	10,059	10,059	110,649	120,708	120,698	100%
Flood Control/Stormwater Mgmt																	
Contracts-Aquatic Control	1,375	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,375	14,685	16,060	16,020	100%
Contracts-Wetland Maintenance	950	950	950	950	950	950	950	950	950	950	950	950	950	10,450	11,400	11,400	100%

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending October 31, 2026

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL Actual Thru 10/31/2026	TOTAL Projected Next 11 Mths	TOTAL FY2027 Total	Adopted Budget	% of Budget
Impr - Aquatic Plants	-	208	208	208	208	208	208	208	208	208	208	208	-	2,288	2,288	2,500	92%
Total Flood Control/Stormwater Mgmt	2,325	2,493	2,493	2,493	2,493	2,493	2,493	2,493	2,493	2,493	2,493	2,493	2,325	27,423	29,748	29,920	99%
Field																	
ProfServ-Field Management	541	541	541	541	541	541	541	541	541	541	541	541	541	5,951	6,492	6,489	100%
Contracts-Landscape	14,100	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,019	14,100	154,209	168,309	168,232	100%
Contracts-Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Insurance - Property	6,685	-	-	-	-	-	-	-	-	-	-	-	6,685	-	6,685	4,461	150%
Insurance - General Liability	4,222	-	-	-	-	-	-	-	-	-	-	-	4,222	-	4,222	4,222	100%
Insurance - Crime	500	-	-	-	-	-	-	-	-	-	-	-	500	-	500	500	100%
R&M-Entry Feature	-	333	333	333	333	333	333	333	333	333	333	333	-	3,663	3,663	4,000	92%
R&M-Fence	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
R&M-Irrigation	353	623	623	623	623	623	623	623	623	623	623	623	353	6,853	7,206	7,480	96%
R&M-Mulch	-	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	-	15,587	15,587	17,000	92%
R&M-Pest Control	-	417	417	417	417	417	417	417	417	417	417	417	-	4,587	4,587	5,000	92%
R&M-Plant Replacement	-	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	-	36,663	36,663	40,000	92%
R&M-Ponds	250	667	667	667	667	667	667	667	667	667	667	667	250	7,337	7,587	8,000	95%
R&M-Sidewalks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
R&M-Tree Trimming Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
R&M-Well Maintenance	-	167	167	167	167	167	167	167	167	167	167	167	-	1,837	1,837	2,000	92%
R&M-Annuals	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	16,500	16,500	18,000	92%
R&M-Roads, Alleyways and Curbs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Landscape- Storm Clean Up & Tree Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
R&M-Invasive Plant Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Misc-Contingency	3,227	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	3,227	18,337	21,564	20,000	108%
Holiday Lighting & Decorations	4,500	5,500	5,500	-	-	-	-	-	-	-	-	-	4,500	11,000	15,500	11,000	141%
R&M Swales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Curbing & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	0%
Reserve - Roadways	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000	75,000	75,000	100%
Total Field	34,378	30,184	30,184	24,684	24,684	24,684	24,684	24,684	24,684	24,684	24,684	99,684	34,378	357,524	391,902	553,884	71%
Total Expenditures	**56,462**	**56,228**	**61,580**	**48,944**	**49,944**	**48,944**	**48,844**	**50,440**	**47,160**	**47,160**	**47,160**	**125,660**	**56,462**	**632,064**	**688,526**	**856,289**	80%
Excess (deficiency) of revenues Over (under) expenditures	$ (53,604)	$ 115,030	$ 366,565	$ 36,685	$ 35,685	$ 36,685	$ (48,844)	$ (50,440)	$ (47,160)	$ (47,160)	$ (47,160)	$ (125,660)	(53,603)	224,225	170,622	-	0%
Fund Balance, Beginning (Oct 1, 2026)													**961,250**	**-**	**961,250**	**961,250**	
Fund Balance, Ending													**$ 907,647**	**$ 224,225**	**$ 1,131,872**	**$ 961,250**	

Fund Filter	001..999
GL Account	500000..599999
Org Unit	50000..59999
Begin Date	10/1/2026
End Date	10/31/2026
Budget Name:	2027BUD
Fiscal Year Start Date	10/01/26
Include variance totals	NO
Hide zero balances	YES

Cordoba Ranch Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2026 to Oct 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: LEGISLATIVE						
Account Name: P/R-Board of Supervisors						
10/05/26	511001-51101-5000	JE001299	0		P/R-Board of Supervisors	1,000.00
10/29/26	511001-51101-5000	JE001315	JE		P/R-Board of Supervisors	1,000.00
					YTD Total	2,000.00
					Annual Budget	$13,000.00
					Amount Remaining / (Budget overage)	*$11,000.00*
					% of Budget	*15.4%*
					Legislative Department Total:	**$2,000.00**
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: ProfServ-Dissemination Agent						
10/19/26	531012-51301-5000	191697	VENDOR	INFRAMARK LLC	base contract October 2026	250.00
					YTD Total	250.00
					Annual Budget	$3,000.00
					Amount Remaining / (Budget overage)	*$2,750.00*
					% of Budget	*8.3%*
Account Name: ProfServ-Mgmt Consulting						
10/19/26	531027-51301-5000	191697	VENDOR	INFRAMARK LLC	base contract October 2026	4,506.67
					YTD Total	4,506.67
					Annual Budget	$54,080.00
					Amount Remaining / (Budget overage)	*$49,573.33*
					% of Budget	*8.3%*
Account Name: ProfServ-Trustee Fees						
10/01/26	531045-51301-5000	JE001317	JE		R/C Trustees From October 2026 to March 2027	2,128.06
					YTD Total	2,128.06
					Annual Budget	$4,041.00
					Amount Remaining / (Budget overage)	*$1,912.94*
					% of Budget	*52.7%*
Account Name: Postage and Freight						
10/19/26	541006-51301-5000	JE001305	JE		R/C Inframark LLC Base contract October 2026	8.33
10/22/26	541006-51301-5000	192048	VENDOR	INFRAMARK LLC	POSTAGE October 2026	9.36
					YTD Total	17.69
					Annual Budget	$400.00
					Amount Remaining / (Budget overage)	*$382.31*
					% of Budget	*4.4%*
Account Name: Annual District Filing Fee						
10/09/26	554007-51301-5000	JE001301	JE		Annual District Filing Fee	175.00
					YTD Total	175.00
					Annual Budget	$175.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
					Financial And Administrative Department Total:	**$7,077.42**
DEPARTMENT NAME: OTHER PUBLIC SAFETY						
Account Name: Contracts-Security Services						
10/01/26	534037-52901-5000	21586	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	EAGLE EYE RECORDING October 2026	367.00
10/05/26	534037-52901-5000	JE001304	JE		R/C Complete I.T. Services & Solutions pre purchase brivo FOB	30.00
10/12/26	534037-52901-5000	21668	VENDOR	COMPLETE I.T. SERVICES & SOLUTIONS	purchase of FOB	15.00
10/26/26	534037-52901-5000	JE001303	JE		R/C Complete I.T. Services & Solutions week of 10-19 brivo credentials Oct 2026	45.00
					YTD Total	457.00
					Annual Budget	$5,000.00
					Amount Remaining / (Budget overage)	*$4,543.00*
					% of Budget	*9.1%*
Account Name: Communication - Telephone						
10/01/26	541003-52901-5000	JE001311	JE		R/C FRONTIER SVC 09/22-10/21/26	165.48
					YTD Total	165.48
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*$1,834.52*
					% of Budget	*8.3%*
Account Name: R&M-Gate						

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2026 to Oct 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					YTD Total	-
					Annual Budget	$1,800.00
					Amount Remaining / (Budget overage)	*$1,800.00*
					% of Budget	*0.0%*
					Other Public Safety Department Total:	**$622.48**

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - General

10/31/26	543001-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE OCTOBER 2026	725.00
					YTD Total	725.00
					Annual Budget	$8,696.00
					Amount Remaining / (Budget overage)	*$7,971.00*
					% of Budget	*8.3%*

Account Name: Electricity - Streetlights

10/31/26	543013-53100-5000	ACCRUAL	JE		Accrue TAMPA ELECTRIC- SERVICE OCTOBER 2026	9,333.50
					YTD Total	9,333.50
					Annual Budget	$112,002.00
					Amount Remaining / (Budget overage)	*$102,668.50*
					% of Budget	*8.3%*
					Electric Utility Services Department Total:	**$10,058.50**

DEPARTMENT NAME: FLOOD CONTROL/STORMWATER MGMT

Account Name: Contracts-Aquatic Control

10/01/26	534067-53801-5000	11527-B	VENDOR	SITEX AQUATICS LLC	monthly waterway October 2026	1,375.05
					YTD Total	1,375.05
					Annual Budget	$16,020.00
					Amount Remaining / (Budget overage)	*$14,644.95*
					% of Budget	*8.6%*

Account Name: Contracts-Wetland Maintenance

10/01/26	534133-53801-5000	JE001309	JE		R/C LAKE BROTHERS LLC wetland mitigation services	950.00
					YTD Total	950.00
					Annual Budget	$11,400.00
					Amount Remaining / (Budget overage)	*$10,450.00*
					% of Budget	*8.3%*
					Flood Control/Stormwater Mgmt Department Total:	**$2,325.05**

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management

10/19/26	531016-53901-5000	191697	VENDOR	INFRAMARK LLC	base contract October 2026	540.75
					YTD Total	540.75
					Annual Budget	$6,489.00
					Amount Remaining / (Budget overage)	*$5,948.25*
					% of Budget	*8.3%*

Account Name: Contracts-Landscape

10/09/26	534050-53901-5000	2101	VENDOR	CROWDER'S LANDSCAPING, INC	Monthly Landscape Contract October 2026	14,100.00
					YTD Total	14,100.00
					Annual Budget	$168,232.00
					Amount Remaining / (Budget overage)	*$154,132.00*
					% of Budget	*8.4%*

Account Name: Insurance - Property

10/02/26	545001-53901-5000	35081	VENDOR	EGIS INSURANCE ADVISORS, LLC	Policy #100126610 10/01/2026-10/01/2027	11,407.00
10/02/26	545001-53901-5000	JE001312	JE		R/C EGIS INSURANCE ADVISORS, LLC Plicy#100126610 10/011/2026-10/01/2027	(4,722.00)
					YTD Total	6,685.00
					Annual Budget	$4,461.00
					Amount Remaining / (Budget overage)	*($2,224.00)*
					% of Budget	*149.9%*

Account Name: Insurance - General Liability

10/02/26	545002-53901-5000	JE001312	JE		R/C EGIS INSURANCE ADVISORS, LLC Plicy#100126610 10/011/2026-10/01/2027	4,222.00

Cordoba Ranch Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2026 to Oct 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					YTD Total	4,222.00
					Annual Budget	$4,222.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: Insurance - Crime						
10/02/26	545013-53901-5000	JE001312	JE		R/C EGIS INSURANCE ADVISORS, LLC Plicy#100126610 10/011/2026-10/01/2027	500.00
					YTD Total	500.00
					Annual Budget	$500.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
Account Name: R&M-Irrigation						
10/27/26	546041-53901-5000	2121	VENDOR	CROWDER'S LANDSCAPING, INC	monthly irrigation inspection October 2026	352.50
					YTD Total	352.50
					Annual Budget	$7,480.00
					Amount Remaining / (Budget overage)	*$7,127.50*
					% of Budget	*4.7%*
Account Name: R&M-Ponds						
10/01/26	546073-53901-5000	JE001308	JE		R/C SITEX AQUATICS LLC pond activity	250.00
					YTD Total	250.00
					Annual Budget	$8,000.00
					Amount Remaining / (Budget overage)	*$7,750.00*
					% of Budget	*3.1%*
Account Name: Misc-Contingency						
10/05/26	549900-53901-5000	JE001300	JE		ADP PAYROLL FEES OCTOBER 2026	33.50
10/15/26	549900-53901-5000	1170949	VENDOR	INFRAMARK LLC	maint services	1,225.00
10/27/26	549900-53901-5000	JE001307	JE		R/C INFRAMARK LLC Maintenance Services	1,968.00
					YTD Total	3,226.50
					Annual Budget	$20,000.00
					Amount Remaining / (Budget overage)	*$16,773.50*
					% of Budget	*16.1%*
Account Name: Holiday Lighting & Decorations						
10/01/26	549940-53901-5000	JE001316	JE		R/C ILLUMINATION HOLIDAY LIGHTING PROJECT 2026 HOLIDAY LIGHTING	4,500.00
					YTD Total	4,500.00
					Annual Budget	$11,000.00
					Amount Remaining / (Budget overage)	*$6,500.00*
					% of Budget	*40.9%*
					Field Department Total:	**$34,376.75**
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 56,460.20**

Cordoba Ranch CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BGE	9/30/2026	55042	$2,053.78			ENGINEERING SERVICE
CODE ENFORCEMENT DEPARTMENT	6/9/2026	HC-WE-26-002156	$100.00			WATER CODE
COMPLETE I.T. SERVICES & SOLUTIONS	10/1/2026	21586	$367.00			monitoring
COMPLETE I.T. SERVICES & SOLUTIONS	10/5/2026	21620	$30.00			fob
COMPLETE I.T. SERVICES & SOLUTIONS	10/12/2026	21668	$15.00			sticker
COMPLETE I.T. SERVICES & SOLUTIONS	10/26/2026	21731	$45.00			fob
CROWDER'S LANDSCAPING, INC	9/21/2026	1975	$482.00			MONTHLY MAINTENANCE
CROWDER'S LANDSCAPING, INC	10/2/2026	2101	$14,100.00			MONTHLY MAINTENANCE
CROWDER'S LANDSCAPING, INC	10/20/2026	2121	$352.50			MONTHLY MAINTENANCE
EGIS INSURANCE ADVISORS, LLC	10/2/2026	35081	$11,407.00			Policy #100126610 10/01/2026-10/01/2027
FLORIDACOMMERCE	10/1/2026	95101	$175.00			DISTRICT FILING FEES
INFRAMARK LLC	9/30/2026	1170700	$275.00			MANAGEMENT FEE
INFRAMARK LLC	10/15/2026	1170949	$1,225.00			MANAGEMENT FEE
INFRAMARK LLC	10/19/2026	191697	$4,506.67			AUGUST 2024
INFRAMARK LLC	10/19/2026	191697	$540.75			AUGUST 2024
INFRAMARK LLC	10/19/2026	191697	$250.00			AUGUST 2024
INFRAMARK LLC	10/19/2026	191697	$8.33	$5,305.75		records
INFRAMARK LLC	10/22/2026	192048	$9.36			AUGUST 2024
INFRAMARK LLC	10/27/2026	1171200	$1,968.00			Maintenance Services
LAKE BROTHERS LLC	10/1/2026	INV-8307	$950.00			WETLAND MITIGATION
REVERDECER TREE SERVICE LLC	9/29/2026	517	$6,869.40			Sep 2026- Reverence Tree Service
SITEX AQUATICS LLC	10/1/2026	11599-B	$250.00			lake maintenance July 2024
SITEX AQUATICS LLC	10/1/2026	11527-B	$1,375.05		$1,625.05	lake maintenance July 2024
STRALEY ROBIN VERICKER	10/21/2026	29253	$225.00			legal service June 24
TAMPA ELECTRIC	8/24/2026	082426-8278-ACH	$311.70			service date 07/21-08/18/26
TAMPA ELECTRIC	8/24/2026	082426-8138-ACH	$22.80			service date 08/17-09/17/26
TAMPA ELECTRIC	8/24/2026	082426-7700-ACH	$268.77			service date 07/21-08/18/26

Cordoba Ranch CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA ELECTRIC	8/24/2026	082426-7494-ACH	$44.00			service date 07/21-08/18/26
TAMPA ELECTRIC	9/23/2026	092326-8138-ACH	$22.80			SVC 08/19-09/17/26
TAMPA ELECTRIC	9/23/2026	092326-6409-ACH	$333.28			service date 08/19-09/17/26
TAMPA ELECTRIC	9/23/2026	092326-4931-ACH	$1,444.19			service date 08/19-09/17/26
TAMPA ELECTRIC	9/23/2026	092326-7700-ACH	$261.12			service date 08/19-09/17/26
TAMPA ELECTRIC	9/23/2026	092326-7916-ACH	$7,254.07			service date 08/19-09/17/26
TAMPA ELECTRIC	9/23/2026	092326-7494-ACH	$41.83			service date 08/19-09/17/26
TAMPA ELECTRIC	9/23/2026	092326-8278-ACH	$311.70			service date 8/19-09/17/26
Miscellaneous Subtotal			**$57,896.10**			
TOTAL			**$57,896.10**			

INVOICE

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

October 7, 2026
Project No: 00013606-00
Invoice No: 55042

Invoice Total $2,053.78

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Services current through September 25, 2026

Professional Personnel

		Hours	Rate	Amount	
Director I		1.50	295.00	442.50	
Engineer I		10.50	150.00	1,575.00	
	Totals	12.00		2,017.50	
	Total Labor				**2,017.50**

Reimbursable Expenses

R-Project Travel & Subsist.				36.28	
	Total Reimbursables			**36.28**	**36.28**
			Total this Invoice		**$2,053.78**

BBE/L
inframarkcms@payableslockbox.com; szanoni@azuria.com

REMIT TO: BGE, Inc. · 10777 Westheimer · Suite 400 · Houston, Texas 77042
To pay via Wire or ACH, please contact AR@bgeinc.com for instructions
INVOICE PAYABLE UPON RECEIPT

Billing Backup

Wednesday, October 7, 2026

BGE, Inc. Invoice 55042 Dated 10/7/2026 3:01:45 PM

Project 00013606-00 Cordoba Ranch CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	9/15/2026	.75	295.00	221.25	
Respond to questions from Chair regarding swale functionality and characteristics, etc.					
Chang, Philip	9/21/2026	.75	295.00	221.25	
Review as-builts and compile plan sheets depicting swales and pipes (flow directions, etc.) and provide to Board Chair as requested.					
Engineer I					
Huerta, Kent	8/31/2026	2.75	150.00	412.50	
Viewed Wills mailbox findings, researched and thought about reasons why such lean might be occurring. Interacted via email with Phil regarding the lean. Researched solutions to such issues and emailed Sam with recommendations					
Huerta, Kent	9/21/2026	1.00	150.00	150.00	
Gathered Information pertaining sidewalk bridge, leaning of mailboxes, and stormwater infrastructure. Prepared for meeting.Attended meeting.Relayed information after meeting to Phil.					
Pinson II, William	8/26/2026	.75	150.00	112.50	
mailbox site visit preparation/correspondence					
Pinson II, William	8/27/2026	4.25	150.00	637.50	
mailbox angle verification site visit					
Pinson II, William	8/31/2026	1.75	150.00	262.50	
mailbox issue exhibit					
Totals		12.00		2,017.50	
Total Labor					**2,017.50**

Reimbursable Expenses

R-Project Travel & Subsist.				
000000090267	8/27/2026	Pinson II, William / Cordoba Ranch Mailbox Site Visit / Cordoba Ranch Mailbox Site Visit / 43.40 miles @ 0.76	36.28	
Total Reimbursables			**36.28**	**36.28**

Total this Project **$2,053.78**

Total this Report **$2,053.78**

REMIT TO: BGE, Inc. · 10777 Westheimer · Suite 400 · Houston, Texas 77042
To pay via Wire or ACH, please contact AR@bgeinc.com for instructions
INVOICE PAYABLE UPON RECEIPT

Hillsborough County Florida

Post Office Box 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

CORDOBA RANCH CDD
2634 CYPRESS RIDGE BLVD STE 102
WESLEY CHAPEL, FL 33544

NOTICE OF DEFAULT - WATER USE RESTRICTION

6/9/2026

Dear Property Owner(s);

NOTICE OF DEFAULT, NON PAYMENT, VIOLATION OF SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES

The listed location has been assessed penalties for a Water Use Restriction Violation as required by SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES. This is to notify you that Hillsborough County has not received payment for the past due balance for the Water Use Violation. Enclosed, for your review and resolution, is a dast due invoice detailing the amount due for the listed Water Use Violation date. Failure to pay or appeal within ten (10) business days from receipt of this notice will cause this case to be referred to the Hillsborough County Code Enforcement Special Magistrate for a hearing on the violation of non-payment.

Water Use Violation Details:

CASE NUMBER:	**HC-WE-26-002156**
LOCATION	**2502 Cordoba Ranch Blvd**
PARCEL NUMBER:	**033732.5778**
VIOLATION DATED:	**05/05/2026 - 07:56 AM**
AMOUNT PAST DUE:	**$100.00**
VIOLATION:	**WATERING DURING RESTRICTED HOURS** **WATERING ON RESTRICTED DAY**

In accordance with Chapter 162, Florida Statutes and Hillsborough County Ordinance 10-27, the Special Magistrate has the authority to require immediate payment of penalties, as well as payment of County costs incurred. If payment is not made by the date specified at this hearing, additional fines up to $5,000 per day may be imposed. In addition, a lien will be placed on all properties owned by the property owner(s) in question and will continue to accrue until all penalties and County costs have been paid.

Payments may also be made online at www.HCFLGOV.net/CodeFines

Questions may be directed to Jeffrey (Jeff) Norris, (813) 309-9488

Hillsborough County Florida

NOTICE OF DEFAULT

Invoice - Statement of Charges

Case Number: HC-WE-26-002156

Invoice Date: 6/9/2026

Parcel Number: 033732.5778

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
WATERING DURING RESTRICTED HOURS WATERING ON RESTRICTED DAY	05/05/2026	07:56 AM	$100.00

TOTAL AMOUNT DUE: $100.00

Payment may be made online at www.hcfl.gov/departments/code or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, FL 33619

Failure to pay these fines, or file written appeal, within ten (10) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to $5,000 per day may be assessed.

Learn More Here

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

Cordoba Ranch CDD
2654 Cypress Ridge Boulevard Suite 101
Wesley Chapel, FL 33544

Invoice #	21586
Invoice Date	10-01-26
Balance Due	**$367.00**

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

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



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

Cordoba Ranch CDD
2654 Cypress Ridge Boulevard Suite 101
Wesley Chapel, FL 33544

Invoice #	21620
Invoice Date	10-05-26
Balance Due	**$30.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Credential Remote Configuration and Shipment	= Week of 9/28/2026 = Assignment of pre-purchased credentials to Brivo submitted by management. Includes shipment costs directly to resident.	$15.00	2.0	$30.00

Subtotal	**$30.00**
Tax	$0.00
Invoice Total	$30.00
Payments	$0.00
Credits	$0.00
Balance Due	**$30.00**



Invoice Ticket

Ticket Date	Mon 09-28-26 09:00 AM
Ticket #	13715
Subject	**Stickers Configured and Mailed**

Ticket Issue

Initial Issue Mon 09-28-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

Ticket Comments

Date	Comment
Initial Issue Mon 09-28-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Cordoba Ranch CDD
2654 Cypress Ridge Boulevard Suite 101
Wesley Chapel, FL 33544

Invoice #	21668
Invoice Date	10-12-26
Balance Due	**$15.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Credential Remote Configuration and Shipment	- Week of 10-5-26 - Assignment of pre-purchased credentials to Brivo submitted by management. Includes shipment costs directly to resident.	$15.00	1.0	$15.00

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



Invoice Ticket

Ticket Date	Mon 10-05-26 09:00 AM
Ticket #	13756
Subject	**Stickers Configured and Mailed**

Ticket Issue

Initial Issue Mon 10-05-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

Ticket Comments

Date	Comment
Initial Issue Mon 10-05-26 09:00 AM Troy Bacon	Stickers mailed Out the week of ticket creation

40234 Townsend Road
Dade City, FLORIDA 33525
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

Cordoba Ranch CDD
2654 Cypress Ridge Boulevard Suite 101
Wesley Chapel, FL 33544

Invoice #	21731
Invoice Date	10-26-26
Balance Due	**$45.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Credential Remote Configuration and Shipment	*Week of 10-19-2026* Assignment of pre-purchased credentials to Brivo submitted by management. Includes shipment costs directly to resident.	$15.00	3.0	$45.00

Subtotal	**$45.00**
Tax	$0.00
Invoice Total	$45.00
Payments	$0.00
Credits	$0.00
Balance Due	**$45.00**



Invoice Ticket

Ticket Date	Mon 10-19-26 09:01 AM
Ticket #	13816
Subject	**Stickers Configured and Mailed**

Ticket Issue

Initial Issue Mon 10-19-26 09:01 AM Troy Bacon	Stickers mailed Out the week of ticket creation

Ticket Comments

Date	Comment
Initial Issue Mon 10-19-26 09:01 AM Troy Bacon	Stickers mailed Out the week of ticket creation

INVOICE

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

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

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

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

Invoice details

Invoice no.: 1975
Terms: Net 15
Invoice date: 09/21/2026
Due date: 10/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Performed Monthly Irrigation Inspection on Sept. 21st. Items listed below were found inoperable and were repaired/replaced.			
2.		TIMER 2			
3.	**Nozzle**	Replaced 2 broken Nozzles	5	$5.00	$25.00
4.	**Drip Line (per ft)**	priced per ft	20	$1.25	$25.00
5.	**Drip Coupling**	Drip Coupling	5	$2.00	$10.00
6.	**Maxi Sticks**	MaxiJet Barb Stake Assembly with Black Vinyl Tube for overhead spray.	2	$10.00	$20.00
7.		TIMER 3			
8.		ACC 2 - Zones 1-44			
9.	**Rotor - 6" Rotor**	6" Rotor Replacement	2	$35.00	$70.00
10.	**Pop-up 6"**	Spray head repair/replacement	1	$25.00	$25.00
11.	**Nozzle**	Replaced 3 broken Nozzles	3	$5.00	$15.00
12.	**Drip Line (per ft)**	priced per ft	4	$1.25	$5.00
13.	**Poly Nipples1/2"**	Poly Nipples1/2"	3	$1.00	$3.00

14.	**Flex Pipe PVC 1/2"**	Black Flex Pipe PVC 1/2 in x 100 ft (Sold per ft)..	2	$3.00	$6.00
15.	**Hunter 3/4" drip adapter tee**	Hunter PLD tee 17mm x 3/4" drip adapter tee	1	$3.00	$3.00
16.	**Slipfix - 1/2" Slipfix**	1/2" Slipfix	1	$20.00	$20.00
17.	**Irrigation Service Technician**	Labor for irrigation technician for repairs, maintenance, or service calls. (Per Person, Per Hour)	1.5	$95.00	$142.50
18.	**Irrigation Service Assistant**	Labor for irrigation technician for repairs, maintenance, or service calls. (Per Person, Per Hour)	1.5	$75.00	$112.50

Total **$482.00**

Ways to pay

VISA BANK

Note to customer

Thank you for your business!

View and pay

INVOICE

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

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

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

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

Invoice details
Invoice no.: 2101
Terms: Net 15
Invoice date: 10/02/2026
Due date: 10/17/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Maintenance Service**	Monthly Maintenance Service - October	1	$14,100.00	$14,100.00

Total **$14,100.00**

Ways to pay

VISA BANK

Note to customer
Thank you for your business!

View and pay

INVOICE

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

sales@crowderslandscaping.com
813-767-6360
https://www.crowderslandscaping.com/

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

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

Invoice details
Invoice no.: 2121
Terms: Net 15
Invoice date: 10/20/2026
Due date: 11/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Performed Monthly Irrigation Inspection on Oct. 15th. Items listed below were found inoperable and were repaired/replaced.			
	ENTRANCE 1				
2.	**Rotor - 6" Rotor**	6" Rotor Replacement	4	$35.00	$140.00
3.	**Pop-up 6"**	Spray head repair/replacement	2	$25.00	$50.00
4.	**Drip Coupling**	Drip Coupling	10	$2.00	$20.00
5.	**Irrigation Service Technician**	Labor for irrigation technician for repairs, maintenance, or service calls. (Per Person, Per Hour)	1.5	$95.00	$142.50

Total **$352.50**

Ways to pay

VISA BANK

Note to customer

Thank you for your business!

View and pay

INVOICE

Customer	Cordoba Ranch Community Development District
Acct #	514
Date	10/02/2026
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 11,407.00
Payment Amount	
Payment for:	Invoice#35081
100126610	

Cordoba Ranch Community Development District
c/o Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Thank You

Please detach and return with payment

Customer: Cordoba Ranch Community Development District

Invoice	Effective	Transaction	Description	Amount
35081	10/01/2026	Renew policy	Policy #100126610 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 10/2/2026	11,407.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 11,407.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
10/02/2026

FloridaCommerce, Special District Accountability Program

Fiscal Year 2026 - 2027 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2026				Invoice No: 85101
Annual Fee: $175.00	1st Late Fee: $0.00	2nd Late Fee: $0.00	Received: $0.00	Total Due, Postmarked by 11/30/2026: $175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000414
Cordoba Ranch Community Development District
~~Ms. Kathryn Hopkinson~~ Mr. Tracy Robin
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

FLORIDA COMMERCE

2. Telephone:	813.223.9400 Ext.
3. Fax:	
4. Email:	~~khopkinson~~TRobin@srvlegal.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	cordobaestatescdd.com
8. County(ies):	Hillsborough
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	02/06/2006
11. Creation Document on File:	02/06/2006
12. Date Established:	12/16/2005
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Hillsborough County
15. Creation Document(s):	County Ordinance 05-23
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 10/09/26

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2024 - 2025 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2024 - 2025 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only. Approved: ____ Denied ____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to us. For our mailing address, visit www.FloridaJobs.org/SpecialDistrictFee. Direct questions to 850-717-8430.

MEMORANDUM

To: All Special District Registered Agents

From: Paola Muir, Special District Accountability Program

Date: October 1, 2026

Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2026 – 2027 Special District State Fee Invoice and Profile Update
Due by 11:59 p.m. on November 30, 2026

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2026 – 2027 Special District State Fee Invoice and Profile Update* (invoice).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2026 – 2027 state fee is now due and remains $175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at www.FloridaJobs.org/SpecialDistrictFee. This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on November 30, 2026. Otherwise, a $25 late fee will automatically be assessed on December 1, 2026. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. To help ensure completeness and accuracy, each special district's registered agent must annually review the profile printed on the invoice, identify any needed corrections or updates by marking directly on the invoice, provide any missing information, sign and date the invoice and return the invoice to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook), recently updated for 2026, covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Instructions: Complete the following five steps by 11:59 p.m. on November 30, 2026:

STEP 1: Review the special district's profile on the invoice:

- ☐ Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- ☐ Complete any missing or unknown information.
- ☐ Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

STEP 2: Certify accuracy and completeness by signing and dating where indicated.

STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:

- ☐ **STEP 3.a.: If paying the state fee:**
  - ☐ Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
  - ☐ Write "Paid Online" on the invoice.
  - ☐ In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- ☐ **STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
  - ☐ Initial **both** statements.
  - ☐ For those special districts not required to file an Annual Financial Report covering Fiscal Year 2024 – 2025 (e.g., newly created special districts or housing authorities), provide an income statement verifying $3,000 or less in revenues for the current fiscal year.

STEP 4: Make a copy of the completed invoice for your records.

STEP 5: Email the completed invoice and any other requested documents to SpecialDistricts@Commerce.fl.gov.

Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)

www.FloridaJobs.org/SpecialDistrictFee

Special District Accountability Program Contact

Paola Muir
850-717-8471
SpecialDistricts@Commerce.fl.gov

000414080202



An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida

INFRAMARK

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

Client ID Number	

Invoice Number	1170700
Invoice Date	9/30/2026
Due Date	10/30/2026

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

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	$275.00

Subtotal	$275.00
Sales Tax	$0.00
Total	$275.00

Please Pay This Amount

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

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

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

30 Sep 2026 01:51:37PM CST

DISTRICT : CORDOBA RANCH CDD

Go Green! Think before you print.

INVOICE NO. 1170700 - DETAIL

INVOICE DATE: 9/30/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/29/2026	4708148	CRCDD District Area	General Maintenance; Pothole repair	$0.00	$0.00	$275.00	$0.00	$275.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	
				BWO Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	
				Invoice Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	

INFRAMARK

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

Client ID Number	

Invoice Number	1170949
Invoice Date	10/15/2026
Due Date	11/14/2026

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

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	**$1,225.00**

Subtotal	$1,225.00
Sales Tax	$0.00
Total	$1,225.00

Please Pay This Amount

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

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

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

14 Oct 2026 03:57:13PM CST

DISTRICT : CORDOBA RANCH CDD

Go Green! Think before you print.

INVOICE NO. 1170949 - DETAIL

INVOICE DATE: 10/15/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	10/12/2026	4722767	CRCDD District Area	General Maintenance; Job 270	$0.00	$0.00	$1,225.00	$0.00	$1,225.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$1,225.00**	**$0.00**	**$1,225.00**	
				BWO Total	**$0.00**	**$0.00**	**$1,225.00**	**$0.00**	**$1,225.00**	
				Invoice Total	**$0.00**	**$0.00**	**$1,225.00**	**$0.00**	**$1,225.00**	

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
191697	10/19/2026
CUSTOMER ID	**NET TERMS**
C1761	Due On Receipt
PO#	**DUE DATE**
	10/19/2026

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

Services provided for the Month of: October 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	4,506.67		4,506.67
Field Ops Services 001-531016-53901-5000	1	Ea	540.75		540.75
Record Storage Fee 001-549069-51301-5000	1	Ea	8.33		8.33
Dissemination Services	1	Ea	250.00		250.00
Subtotal					**5,305.75**

Subtotal	$5,305.75
Tax	$0.00
Total Due	$5,305.75

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
192048	10/22/2026
CUSTOMER ID	**NET TERMS**
C1761	Due On Receipt
PO#	**DUE DATE**
	10/22/2026

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

Services provided for the Month of: September 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	0.78		9.36
Subtotal					**9.36**

Subtotal	$9.36
Tax	$0.00
Total Due	$9.36

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

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

Client ID Number	

Invoice Number	1171200
Invoice Date	10/27/2026
Due Date	11/26/2026

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

Coral Springs, FL 33067

Service Description	Total
Maintenance Services	**$1,968.00**

Subtotal	$1,968.00
Sales Tax	$0.00
Total	$1,968.00

Please Pay This Amount

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

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

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

26 Oct 2026 03:35:54PM CST

DISTRICT : CORDOBA RANCH CDD

Go Green! Think before you print.

INVOICE NO. 1171200 - DETAIL

INVOICE DATE: 10/27/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	10/22/2026	4733975	CRCDD District Area	General Maintenance; Sidewalk Grinds	$0.00	$0.00	$1,968.00	$0.00	$1,968.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$1,968.00**	**$0.00**	**$1,968.00**	
				BWO Total	**$0.00**	**$0.00**	**$1,968.00**	**$0.00**	**$1,968.00**	
				Invoice Total	**$0.00**	**$0.00**	**$1,968.00**	**$0.00**	**$1,968.00**	

Invoice

Bill to
Cordoba Ranch
3016 Cordoba Ranch Blvd
Lutz, FL 33559

Samantha.Zanoni@inframark.com
813 608-8242

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

james@lakebrothersllc.com
+1 727-421-1921

Amount due	Due date	Issue date	Invoice number
$950.00	**Oct 31, 2026**	**Oct 1, 2026**	**INV-8307**

View and pay online

Description	Quantity	Price	Tax	Amount
Cordoba Ranch CDD-wetland/mitigation maintenance services	1	600.00	0%	600.00
Haul Route Mitigation Maintenance	1	350.00	0%	350.00

View and pay online

Subtotal	950.00
Total sales tax	0.00
Total	950.00
Amount due	**$950.00**

Reverdecer 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

Invoice #517

Issued	Sep 29, 2026
Due	Due upon receipt
Total	**$6,869.40**
Account Balance	$6,869.40

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 29, 2026				
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.	1	$0.00	$0.00
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

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 - 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
Location - side 17911 Bramshot Pl / 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 Oak 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 Oak 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 Oak 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 Oak 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 Oak 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 # 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 Oak 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 # 2517 Cordoba Ranch Blvd. (by the road)	Prune Large Oak 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

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	$**6,869.40**
Account balance	$**6,869.40**

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219-0917

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Cordoba Ranch CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice details
Invoice no.: 11599-b
Terms: Net 30
Invoice date: 10/01/2026
Due date: 10/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Fountain Maintenance**	Fountain Cleaning for 2 Fountains-Quarterly	1	$250.00	$250.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total **$250.00**

Ways to pay

BANK

View and pay

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219-0917

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Cordoba Ranch CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice details
Invoice no.: 11527-b
Terms: Net 30
Invoice date: 10/01/2026
Due date: 10/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 30 Waterways	1	$1,335.00	$1,335.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$40.05	$40.05
3.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total **$1,375.05**

Ways to pay

BANK

View and pay

Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 24, 2026

Amount Due:	**$311.70**

Due Date: September 14, 2026
Account #: 211006628278

DO NOT PAY. Your account will be drafted on September 14, 2026

Account Summary

Current Service Period: July 21, 2026 - August 18, 2026

Previous Amount Due	$313.78
Payment(s) Received Since Last Statement	-$313.78
Current Month's Charges	**$311.70**
Amount Due by September 14, 2026	**$311.70**

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

Scan here to view your account online.



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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628278
Due Date: September 14, 2026

Amount Due:	**$311.70**
Payment Amount: $_____	

605705759770

Your account will be drafted on September 14, 2026

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628278
Statement Date: August 24, 2026
Charges Due: September 14, 2026

Service Period: Jul 21, 2026 - Aug 18, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*152 kWh @ $0.03411/kWh*	$5.18
Fixture & Maintenance Charge	*5 Fixtures*	$110.24
Lighting Pole / Wire	*5 Poles*	$167.95
Lighting Fuel Charge	*152 kWh @ $0.03452/kWh*	$5.25
Storm Protection Charge	*152 kWh @ $0.00574/kWh*	$0.87
Clean Energy Transition Mechanism	*152 kWh @ $0.00043/kWh*	$0.07
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.29
State Tax		$21.85
Lighting Charges		**$311.70**

Total Current Month's Charges **$311.70**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 23, 2026

Amount Due:	**$22.80**

Due Date: October 14, 2026
Account #: 211006628138

DO NOT PAY. Your account will be drafted on October 14, 2026

Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$21.90
Payment(s) Received Since Last Statement	-$21.90
Current Month's Charges	**$22.80**
Amount Due by October 14, 2026	**$22.80**

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

Your Energy Insight

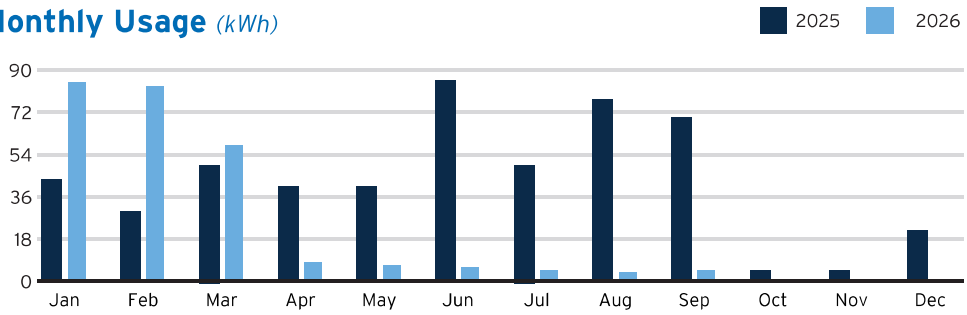
Your average daily kWh used was 90% lower than the same period last year.

Your average daily kWh used was **100% higher** than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628138
Due Date: October 14, 2026

Amount Due:	**$22.80**
Payment Amount: $ _____	

606940341490

Your account will be drafted on October 14, 2026

Pay your bill online at TampaElectric.com

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628138
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Meter Read

Service Period: Aug 19, 2026 - Sep 17, 2026 **Rate Schedule:** General Service - Non Demand

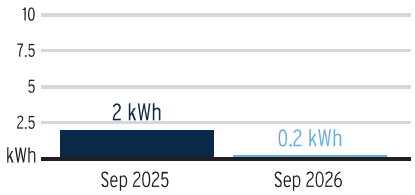
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	09/17/2026	6,038		6,033		5 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*5 kWh @ $0.09202/kWh*	$0.46
Fuel Charge	*5 kWh @ $0.03516/kWh*	$0.18
Storm Protection Charge	*5 kWh @ $0.00568/kWh*	$0.03
Clean Energy Transition Mechanism	*5 kWh @ $0.00418/kWh*	$0.02
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.02**
State Tax		$1.78
Total Electric Cost, Local Fees and Taxes		**$22.80**

Avg kWh Used Per Day



Total Current Month's Charges $22.80

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

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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 24, 2026

Amount Due:	**$268.77**

Due Date: September 14, 2026
Account #: 211006627700

DO NOT PAY. Your account will be drafted on September 14, 2026

Account Summary

Current Service Period: July 21, 2026 - August 18, 2026

Previous Amount Due	$365.90
Payment(s) Received Since Last Statement	-$365.90
Current Month's Charges	**$268.77**
Amount Due by September 14, 2026	**$268.77**

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

Your Energy Insight

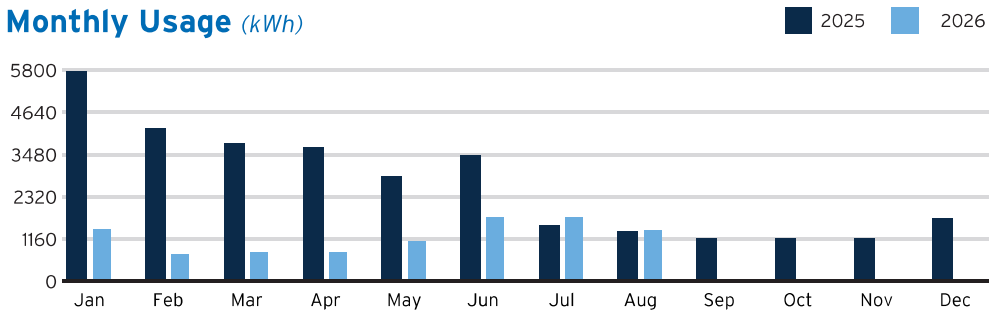
Your average daily kWh used was **13.95% higher** than the same period last year.

Your average daily kWh used was 10.91% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627700
Due Date: September 14, 2026

Amount Due:	**$268.77**
Payment Amount: $ _____	

605705759767

Your account will be drafted on September 14, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627700
Statement Date: August 24, 2026
Charges Due: September 14, 2026

Meter Read

Service Period: Jul 21, 2026 - Aug 18, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	08/18/2026	2,083		671		1,412 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,412 kWh @ $0.09202/kWh*	$129.93
Fuel Charge	*1,412 kWh @ $0.03516/kWh*	$49.65
Storm Protection Charge	*1,412 kWh @ $0.00568/kWh*	$8.02
Clean Energy Transition Mechanism	*1,412 kWh @ $0.00418/kWh*	$5.90
Florida Gross Receipt Tax		$5.45
Electric Service Cost		**$218.09**
State Tax		$18.43
Total Electric Cost, Local Fees and Taxes		**$236.52**

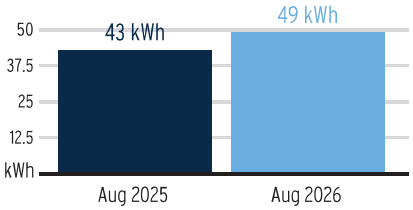
Other Fees and Charges

Zap Cap Systems
Service for: 2502 CORDOBA RANCH BLVD, LUTZ, FL 33559-3915

Business Surge MST1120 Monthly	*1 unit @ $30.00*	$30.00
State Tax		$2.25
Zap Cap Systems Cost		**$32.25**

Total Current Month's Charges $268.77

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

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Tampa, FL 33601-0111

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Contact Us

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 24, 2026

Amount Due:	**$44.00**

Due Date: September 14, 2026
Account #: 211006627494

DO NOT PAY. Your account will be drafted on September 14, 2026

Account Summary

Current Service Period: July 21, 2026 - August 18, 2026

Previous Amount Due	$47.97
Payment(s) Received Since Last Statement	-$47.97
Current Month's Charges	**$44.00**
Amount Due by September 14, 2026	**$44.00**

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

Your Energy Insight

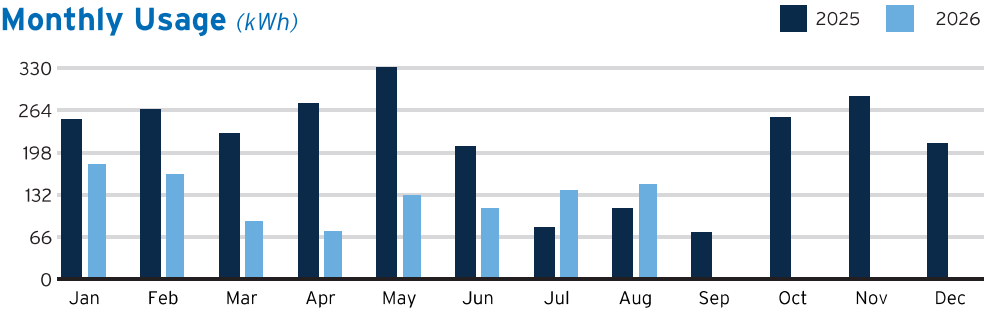
Your average daily kWh used was **25% higher** than the same period last year.

Your average daily kWh used was **25% higher** than it was in your previous period.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006627494
Due Date: September 14, 2026

Amount Due:	**$44.00**
Payment Amount: $ _____	

605705759766

Your account will be drafted on September 14, 2026

Pay your bill online at TampaElectric.com

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627494
Statement Date: August 24, 2026
Charges Due: September 14, 2026

Meter Read

Service Period: Jul 21, 2026 - Aug 18, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	08/18/2026	14,977		14,828		149 kWh	1	29 Days

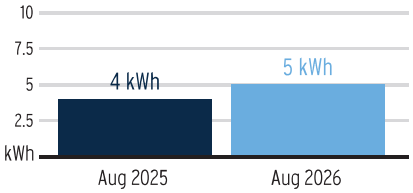
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*149 kWh @ $0.09202/kWh*	$13.71
Fuel Charge	*149 kWh @ $0.03516/kWh*	$5.24
Storm Protection Charge	*149 kWh @ $0.00568/kWh*	$0.85
Clean Energy Transition Mechanism	*149 kWh @ $0.00418/kWh*	$0.62
Florida Gross Receipt Tax		$1.01
Electric Service Cost		**$40.57**
State Tax		$3.43
Total Electric Cost, Local Fees and Taxes		**$44.00**

Total Current Month's Charges $44.00

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

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

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

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

Statement Date: September 23, 2026

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

Amount Due:	**$22.80**

Due Date: October 14, 2026
Account #: 211006628138

DO NOT PAY. Your account will be drafted on October 14, 2026

Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$21.90
Payment(s) Received Since Last Statement	-$21.90
Current Month's Charges	**$22.80**
Amount Due by October 14, 2026	**$22.80**

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

00000007-0000134-Page 3 of 30

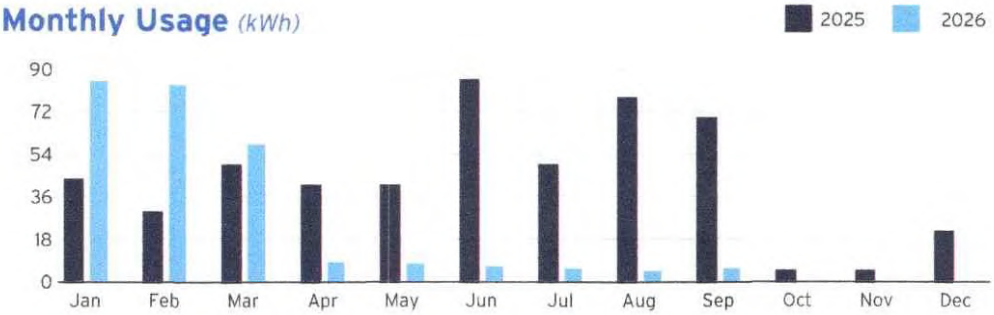
Your Energy Insight

Your average daily kWh used was 90% lower than the same period last year.

Your average daily kWh used was **100% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, **call 911**, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006628138
Due Date: October 14, 2026

Amount Due:	**$22.80**
Payment Amount: $ _____	

606940341490

Your account will be drafted on October 14, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628138
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Meter Read

Service Period: Aug 19, 2026 - Sep 17, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000136142	09/17/2026	6,038		6,033		5 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*5 kWh @ $0.09202/kWh*	$0.46
Fuel Charge	*5 kWh @ $0.03516/kWh*	$0.18
Storm Protection Charge	*5 kWh @ $0.00568/kWh*	$0.03
Clean Energy Transition Mechanism	*5 kWh @ $0.00418/kWh*	$0.02
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.02**
State Tax		$1.78
Total Electric Cost, Local Fees and Taxes		**$22.80**

Avg kWh Used Per Day



Total Current Month's Charges **$22.80**

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00000007-0000135-Page 5 of 30

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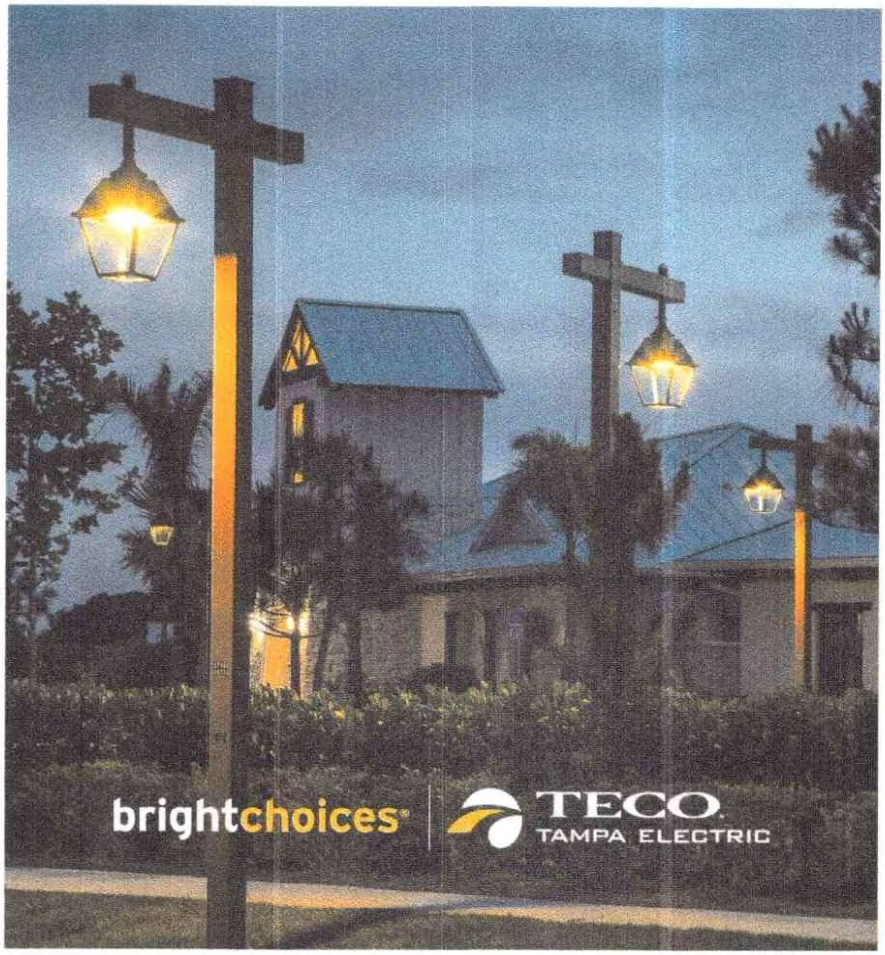

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

Statement Date: September 22, 2026

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

Amount Due:	**$333.28**

Due Date: October 14, 2026
Account #: 221008996409

DO NOT PAY. Your account will be drafted on October 14, 2026

Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$333.28
Payment(s) Received Since Last Statement	-$333.28
Current Month's Charges	**$333.28**
Amount Due by October 14, 2026	**$333.28**

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

00000007-0000136-Page 7 of 30

Scan here to view your account online.



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TampaElectric.com/PowerLineSafety

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008996409
Due Date: October 14, 2026

Amount Due:	**$333.28**
Payment Amount: $ _____	

609409473894

Your account will be drafted on October 14, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008996409
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Service Period: Aug 19, 2026 - Sep 17, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*114 kWh @ $0.03411/kWh*	$3.89
Fixture & Maintenance Charge	*6 Fixtures*	$99.66
Lighting Pole / Wire	*6 Poles*	$201.54
Lighting Fuel Charge	*114 kWh @ $0.03452/kWh*	$3.94
Storm Protection Charge	*114 kWh @ $0.00574/kWh*	$0.65
Clean Energy Transition Mechanism	*114 kWh @ $0.00043/kWh*	$0.05
Florida Gross Receipt Tax		$0.22
State Tax		$23.33
Lighting Charges		**$333.28**

Total Current Month's Charges **$333.28**

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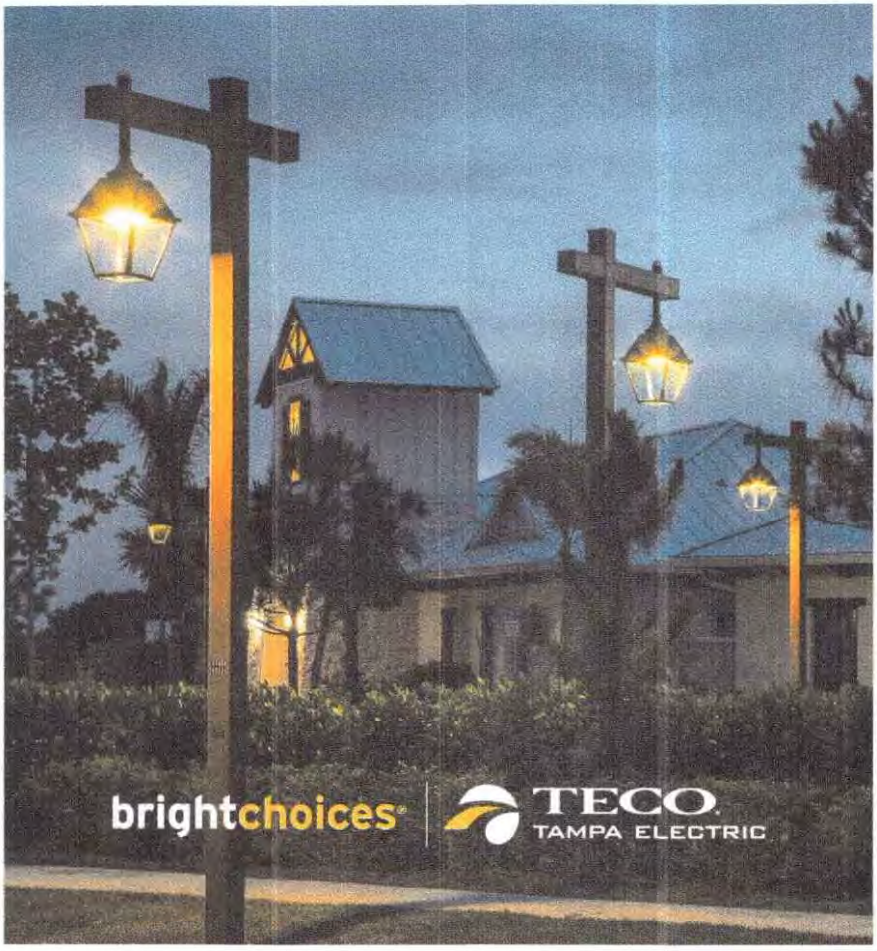

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 22, 2026

Amount Due:	**$1,444.19**

Due Date: October 14, 2026
Account #: 221008004931

DO NOT PAY. Your account will be drafted on October 14, 2026

Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$1,444.19
Payment(s) Received Since Last Statement	-$1,444.19
Current Month's Charges	**$1,444.19**
Amount Due by October 14, 2026	**$1,444.19**

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

Scan here to view your account online.



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008004931
Due Date: October 14, 2026

Amount Due:	**$1,444.19**

Payment Amount: $ _____

660026517005

Your account will be drafted on October 14, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008004931
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Service Period: Aug 19, 2026 - Sep 17, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*494 kWh @ $0.03411/kWh*	$16.85
Fixture & Maintenance Charge	*26 Fixtures*	$431.86
Lighting Pole / Wire	*26 Poles*	$873.34
Lighting Fuel Charge	*494 kWh @ $0.03452/kWh*	$17.05
Storm Protection Charge	*494 kWh @ $0.00574/kWh*	$2.84
Clean Energy Transition Mechanism	*494 kWh @ $0.00043/kWh*	$0.21
Florida Gross Receipt Tax		$0.95
State Tax		$101.09
Lighting Charges		**$1444.19**

Total Current Month's Charges **$1,444.19**

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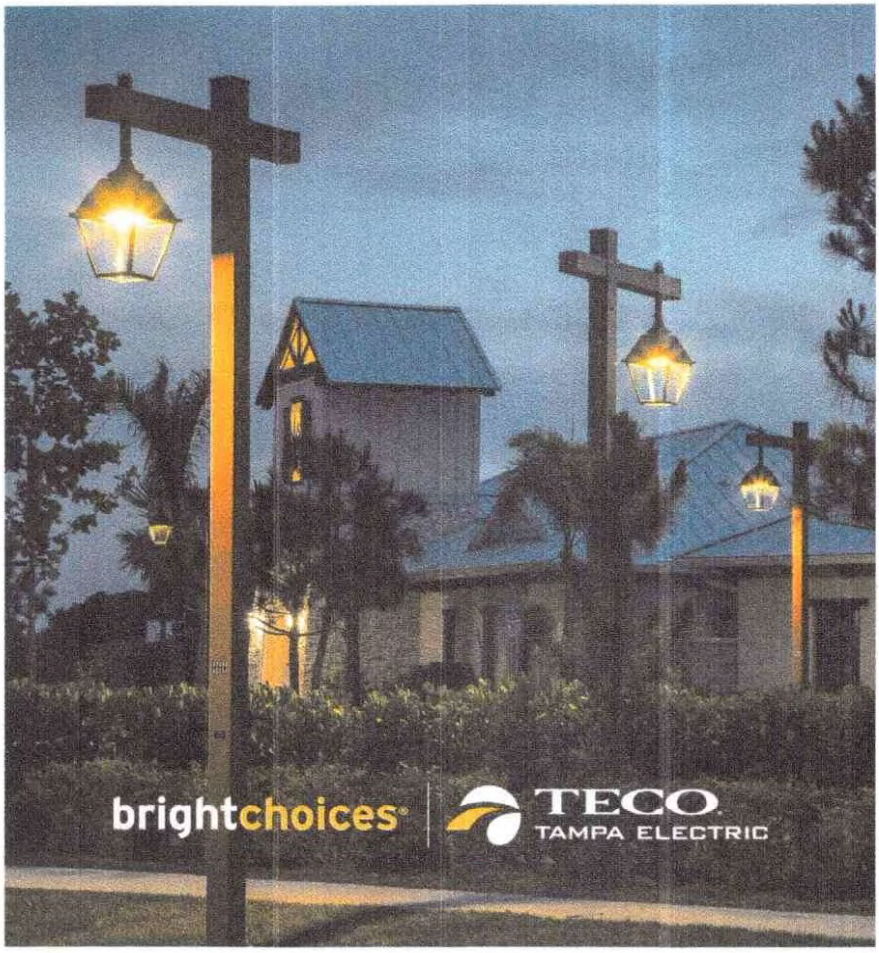


TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

Statement Date: September 22, 2026

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

Amount Due:	**$261.12**

Due Date: October 14, 2026
Account #: 211006627700

DO NOT PAY. Your account will be drafted on October 14, 2026

Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$268.77
Payment(s) Received Since Last Statement	-$268.77
Current Month's Charges	**$261.12**
Amount Due by October 14, 2026	**$261.12**

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

Your Energy Insight

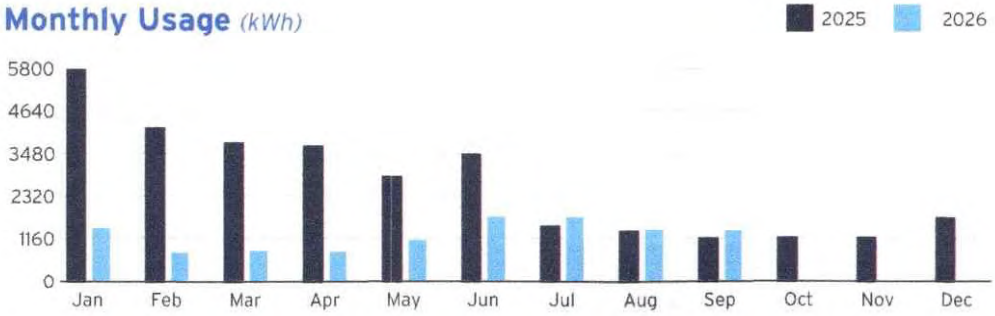
Your average daily kWh used was **18.42% higher** than the same period last year.

Your average daily kWh used was 8.16% lower than it was in your previous period.

Scan here to view your account online.



Monthly Usage (kWh)



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00000007-0000140-Page 15 of 30

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006627700
Due Date: October 14, 2026

Amount Due:	**$261.12**
Payment Amount: $ ____	

606940341488

Your account will be drafted on October 14, 2026

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627700
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Meter Read

Service Period: Aug 19, 2026 - Sep 17, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000751556	09/17/2026	3,440		2,083		1,357 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*1,357 kWh @ $0.09202/kWh*	$124.87
Fuel Charge	*1,357 kWh @ $0.03516/kWh*	$47.71
Storm Protection Charge	*1,357 kWh @ $0.00568/kWh*	$7.71
Clean Energy Transition Mechanism	*1,357 kWh @ $0.00418/kWh*	$5.67
Florida Gross Receipt Tax		$5.28
Electric Service Cost		**$211.04**
State Tax		$17.83
Total Electric Cost, Local Fees and Taxes		**$228.87**

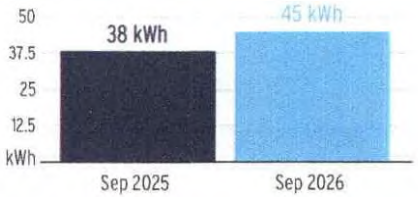
Other Fees and Charges

Zap Cap Systems
Service for: 2502 CORDOBA RANCH BLVD, LUTZ, FL 33559-3915

Business Surge MST1120 Monthly	*1 unit @ $30.00*	$30.00
State Tax		$2.25
Zap Cap Systems Cost		$32.25

Total Current Month's Charges **$261.12**

Avg kWh Used Per Day



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00000007-0000140-Page 16 of 30

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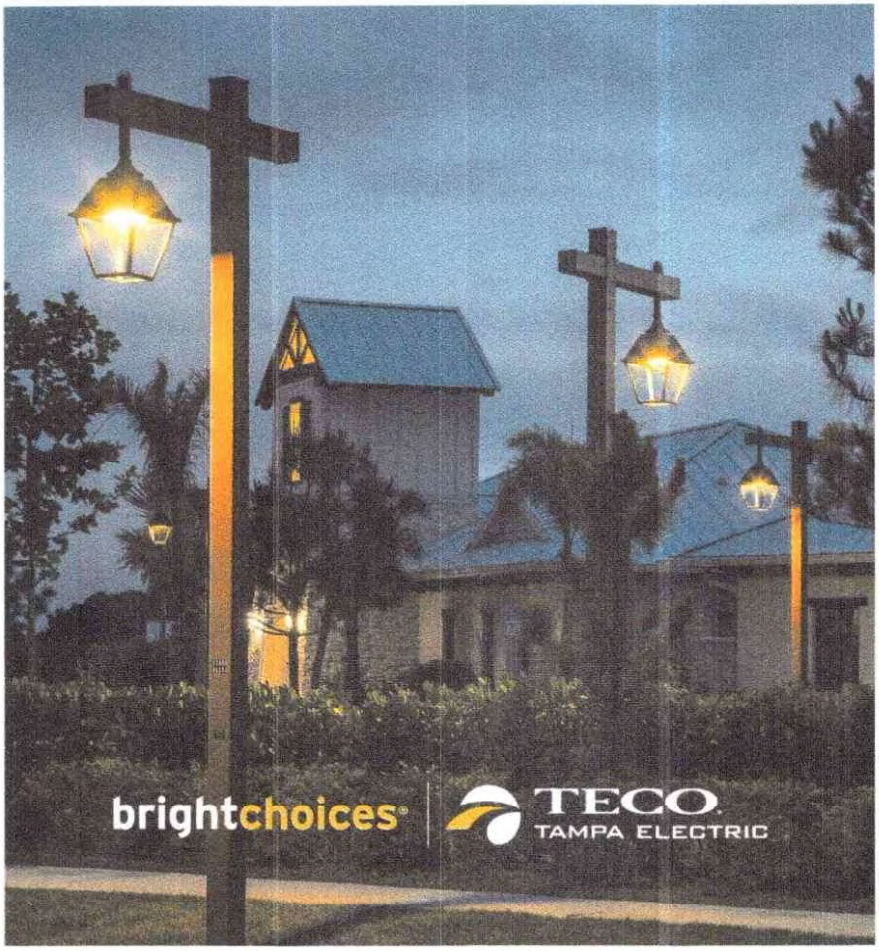

00000007-0000141-Page 17 of 30

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

Statement Date: September 22, 2026

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

Amount Due:	**$7,254.07**
Due Date: October 14, 2026	
Account #: 211006627916	

DO NOT PAY. Your account will be drafted on October 14, 2026

Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$7,254.07
Payment(s) Received Since Last Statement	-$7,254.07
Current Month's Charges	**$7,254.07**
Amount Due by October 14, 2026	**$7,254.07**

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

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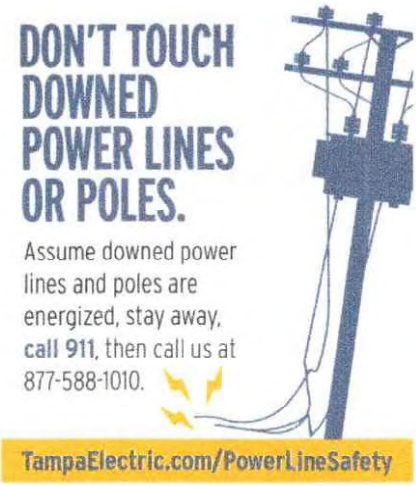

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To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006627916
Due Date: October 14, 2026

Amount Due:	**$7,254.07**
Payment Amount: $ _____	

606940341489

Your account will be drafted on October 14, 2026

Pay your bill online at TampaElectric.com
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CORDOBA RANCH CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
CORDOBA RANCH BLVD
PH 1&, LUTZ, FL 33559-0000

Account #: 211006627916
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Service Period: Aug 19, 2026 - Sep 17, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*2614 kWh @ $0.03411/kWh*	$89.16
Fixture & Maintenance Charge	*131 Fixtures*	$2167.26
Lighting Pole / Wire	*131 Poles*	$4400.29
Lighting Fuel Charge	*2614 kWh @ $0.03452/kWh*	$90.24
Storm Protection Charge	*2614 kWh @ $0.00574/kWh*	$15.00
Clean Energy Transition Mechanism	*2614 kWh @ $0.00043/kWh*	$1.12
Florida Gross Receipt Tax		$5.01
State Tax		$485.99
Lighting Charges		**$7254.07**

Total Current Month's Charges **$7,254.07**

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

Ways To Pay Your Bill

Bank Draft
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In-Person
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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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Outdoor lighting made easy

Keep your property well-lit, welcoming and safer after dark. We'll design, install and maintain the right lighting solution for your space.

- **No upfront equipment costs**
- **Lifetime maintenance included**
- **New or upgraded lighting solutions**

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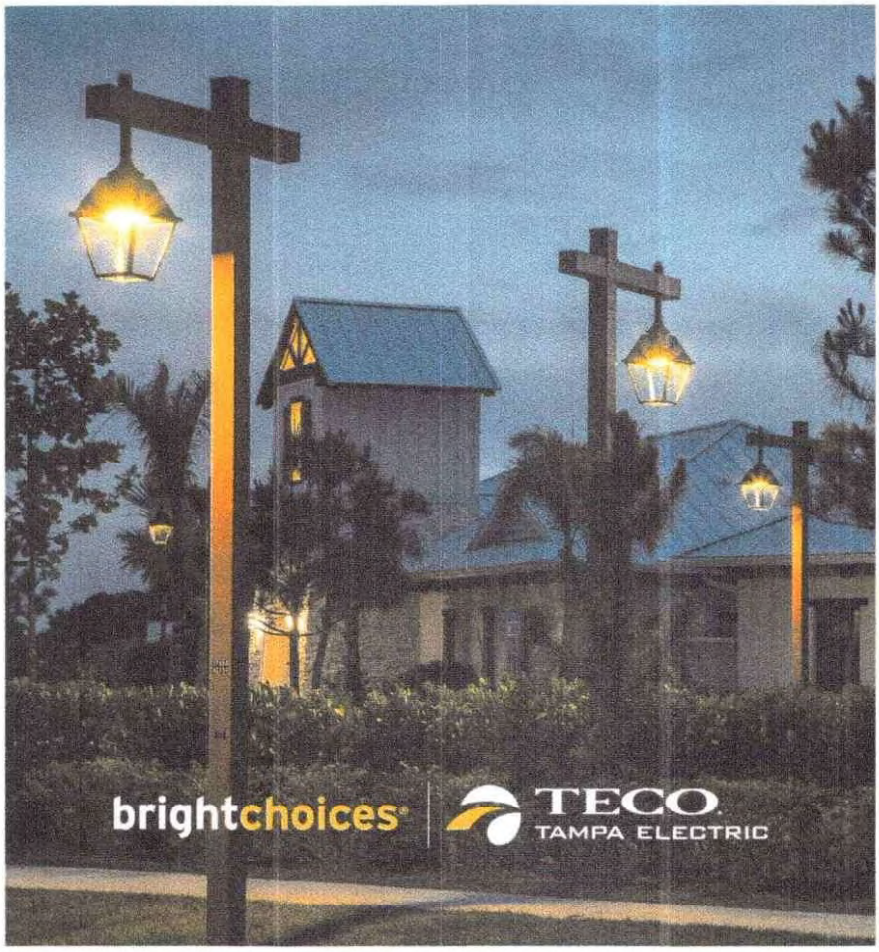


Statement Date: September 23, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	**$41.83**

Due Date: October 14, 2026
Account #: 211006627494

DO NOT PAY. Your account will be drafted on October 14, 2026

Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$44.00
Payment(s) Received Since Last Statement	-$44.00
Current Month's Charges	**$41.83**
Amount Due by October 14, 2026	**$41.83**

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

Your Energy Insight

Your average daily kWh used was **100% higher** than the same period last year.

Your average daily kWh used was 20% lower than it was in your previous period.

Scan here to view your account online.

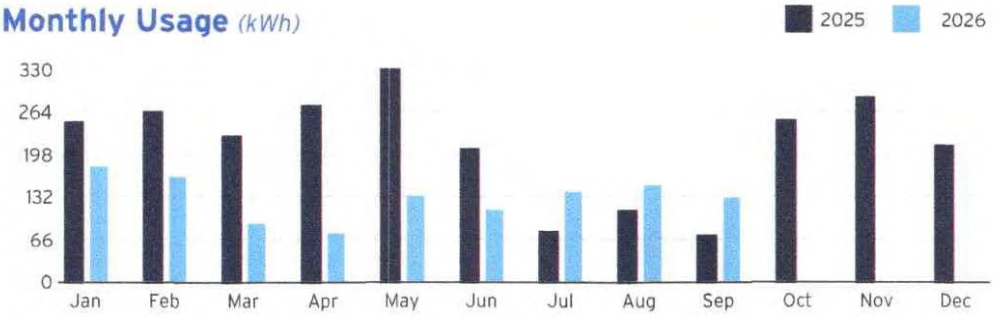
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, **call 911**, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage *(kWh)*



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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006627494
Due Date: October 14, 2026

Amount Due:	**$41.83**
Payment Amount: $ ____	

606940341487

Your account will be drafted on October 14, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006627494
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Meter Read

Service Period: Aug 19, 2026 - Sep 17, 2026 **Rate Schedule:** General Service - Non Demand

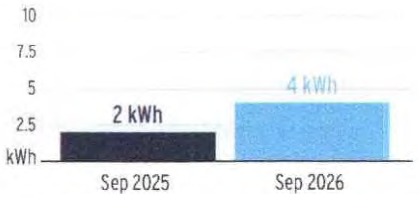
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143157	09/17/2026	15,107		14,977		130 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*130 kWh @ $0.09202/kWh*	$11.96
Fuel Charge	*130 kWh @ $0.03516/kWh*	$4.57
Storm Protection Charge	*130 kWh @ $0.00568/kWh*	$0.74
Clean Energy Transition Mechanism	*130 kWh @ $0.00418/kWh*	$0.54
Florida Gross Receipt Tax		$0.96
Electric Service Cost		**$38.57**
State Tax		$3.26
Total Electric Cost, Local Fees and Taxes		**$41.83**

Avg kWh Used Per Day



Total Current Month's Charges **$41.83**

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Ways To Pay Your Bill

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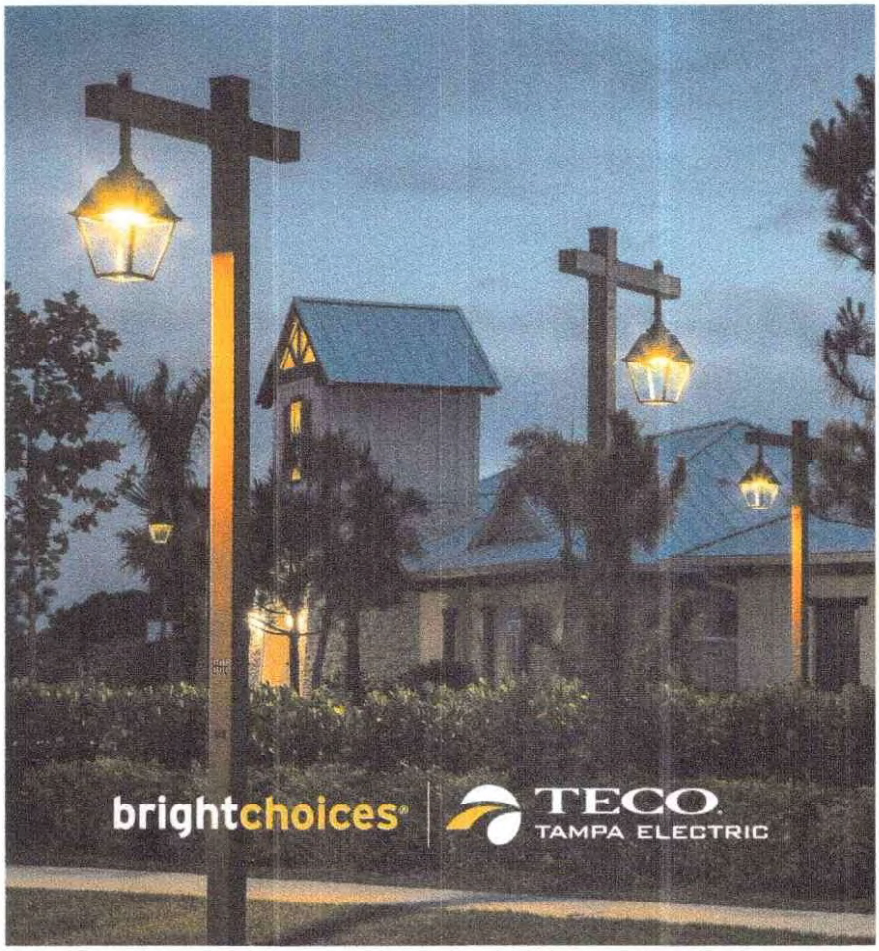

00000007-0000145-Page 25 of 30

Statement Date: September 22, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	**$311.70**

Due Date: October 14, 2026
Account #: 211006628278

DO NOT PAY. Your account will be drafted on October 14, 2026

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Account Summary

Current Service Period: August 19, 2026 - September 17, 2026

Previous Amount Due	$311.70
Payment(s) Received Since Last Statement	-$311.70
Current Month's Charges	**$311.70**
Amount Due by October 14, 2026	**$311.70**

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

Scan here to view your account online.



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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211006628278
Due Date: October 14, 2026

Amount Due:	**$311.70**
Payment Amount: $ _____	

606940341491

Your account will be drafted on October 14, 2026

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TAMPA, FL 33631-3318

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211006628278
Statement Date: September 23, 2026
Charges Due: October 14, 2026

Service Period: Aug 19, 2026 - Sep 17, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*152 kWh @ $0.03411/kWh*	$5.18
Fixture & Maintenance Charge	*5 Fixtures*	$110.24
Lighting Pole / Wire	*5 Poles*	$167.95
Lighting Fuel Charge	*152 kWh @ $0.03452/kWh*	$5.25
Storm Protection Charge	*152 kWh @ $0.00574/kWh*	$0.87
Clean Energy Transition Mechanism	*152 kWh @ $0.00043/kWh*	$0.07
Florida Gross Receipt Tax		$0.29
State Tax		$21.85
Lighting Charges		**$311.70**

Total Current Month's Charges **$311.70**

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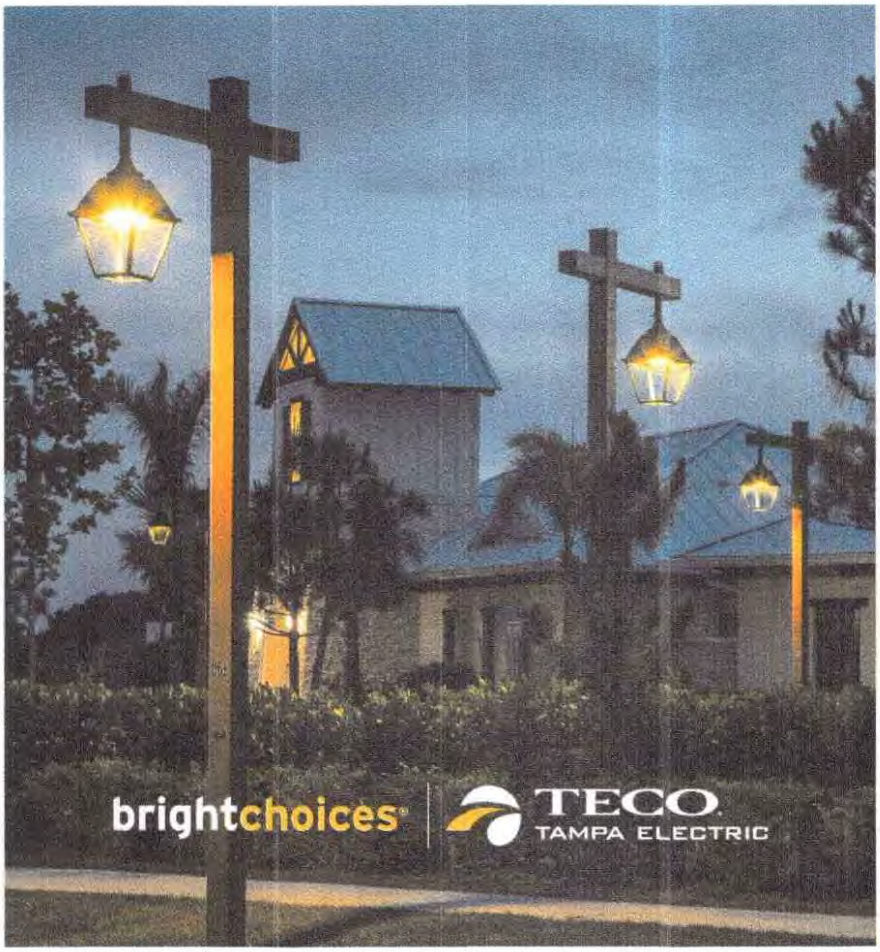

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Cordoba Ranch
Community Development District

Financial Statements

(Unaudited)

October 31, 2026

CORDOBA RANCH
Community Development District

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Cash and Investment Report	5
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Community Development District

Financial Statements
(Unaudited)
October 31, 2026

CORDOBA RANCH
Community Development District

Governmental Funds

Balance Sheet
October 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 300,769	$ -	$ 300,769
Accounts Receivable	1,750	-	1,750
Due From Other Funds	-	3,719	3,719
Investments:			
Money Market Account	594,130	-	594,130
Reserve Fund	-	97,070	97,070
Revenue Fund	-	197,963	197,963
Deposits	24,776	-	24,776
TOTAL ASSETS	**$ 921,425**	**$ 298,752**	**$ 1,220,177**
LIABILITIES			
Accrued Expenses	10,059	-	10,059
Due To Other Funds	3,719	-	3,719
TOTAL LIABILITIES	**13,778**	**-**	**13,778**
FUND BALANCES			
Nonspendable:			
Deposits	24,776	-	24,776
Restricted for:			
Debt Service	-	298,752	298,752
Assigned to:			
Operating Reserves	203,483	-	203,483
Reserves - Capital Projects	290,347	-	290,347
Reserves - Roadways	50,000	-	50,000
Unassigned:	339,041	-	339,041
TOTAL FUND BALANCES	**$ 907,647**	**$ 298,752**	**$ 1,206,399**
TOTAL LIABILITIES & FUND BALANCES	**$ 921,425**	**$ 298,752**	**$ 1,220,177**

CORDOBA RANCH
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	$ -	$ -	$ 2,859	$ 2,859	0.00%
Special Assmnts- Tax Collector	891,968	-	-	-	0.00%
Special Assmnts- Discounts	(35,679)	-	-	-	0.00%
TOTAL REVENUES	**856,289**	**-**	**2,859**	**2,859**	**0.33%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	13,000	1,083	2,000	(917)	15.38%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	3,000	250	250	-	8.33%
ProfServ-Engineering	31,250	2,604	-	2,604	0.00%
ProfServ-Legal Services	11,000	917	-	917	0.00%
ProfServ-Mgmt Consulting	54,080	4,507	4,507	-	8.33%
ProfServ-Trustee Fees	4,041	2,357	2,128	229	52.66%
Auditing Services	4,280	-	-	-	0.00%
Postage and Freight	400	33	18	15	4.50%
Public Officials Insurance	2,764	2,764	-	2,764	0.00%
Printing and Binding	50	4	-	4	0.00%
Legal Advertising	500	42	-	42	0.00%
Misc-Assessment Collection Cost	17,839	-	-	-	0.00%
Misc-Web Hosting	108	108	-	108	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	142,987	14,844	9,078	5,766	6.35%
Other Public Safety					
Contracts-Security Services	5,000	417	457	(40)	9.14%
Communication - Telephone	2,000	167	165	2	8.25%
R&M-Gate	1,800	150	-	150	0.00%
Total Other Public Safety	8,800	734	622	112	7.07%
Electric Utility Services					
Utility - General	8,696	725	725	-	8.34%
Electricity - Streetlights	112,002	9,334	9,334	-	8.33%
Total Electric Utility Services	120,698	10,059	10,059	-	8.33%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	16,020	1,335	1,375	(40)	8.58%
Contracts-Wetland Maintenance	11,400	950	950	-	8.33%
Impr - Aquatic Plants	2,500	208	-	208	0.00%
Total Flood Control/Stormwater Mgmt	29,920	2,493	2,325	168	7.77%

CORDOBA RANCH
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	6,489	541	541	-	8.34%
Contracts-Landscape	168,232	14,019	14,100	(81)	8.38%
Contracts-Pressure Washing	6,000	6,000	-	6,000	0.00%
Insurance - Property	4,461	4,461	6,685	(2,224)	149.85%
Insurance - General Liability	4,222	4,222	4,222	-	100.00%
Insurance - Crime	500	500	500	-	100.00%
R&M-Entry Feature	4,000	333	-	333	0.00%
R&M-Fence	5,000	5,000	-	5,000	0.00%
R&M-Irrigation	7,480	623	353	270	4.72%
R&M-Mulch	17,000	1,417	-	1,417	0.00%
R&M-Pest Control	5,000	417	-	417	0.00%
R&M-Plant Replacement	40,000	3,333	-	3,333	0.00%
R&M-Ponds	8,000	667	250	417	3.13%
R&M-Sidewalks	15,000	15,000	-	15,000	0.00%
R&M-Tree Trimming Services	30,000	30,000	-	30,000	0.00%
R&M-Well Maintenance	2,000	167	-	167	0.00%
R&M-Annuals	18,000	1,500	-	1,500	0.00%
R&M-Roads, Alleyways and Curbs	2,000	2,000	-	2,000	0.00%
Landscape- Storm Clean Up & Tree Removal	15,000	15,000	-	15,000	0.00%
R&M-Invasive Plant Maintenance	2,500	2,500	-	2,500	0.00%
Misc-Contingency	20,000	1,667	3,227	(1,560)	16.14%
Holiday Lighting & Decorations	11,000	4,500	4,500	-	40.91%
R&M Swales	12,000	12,000	-	12,000	0.00%
Curbing & Replacement	75,000	75,000	-	75,000	0.00%
Reserve - Roadways	75,000	-	-	-	0.00%
Total Field	553,884	200,867	34,378	166,489	6.21%
TOTAL EXPENDITURES	**856,289**	**228,997**	**56,462**	**172,535**	**6.59%**
Excess (deficiency) of revenues Over (under) expenditures	-	(228,997)	(53,603)	175,394	0.00%
Net change in fund balance	$ -	$ (228,997)	$ (53,603)	$ 175,394	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2026)	**961,250**	**961,250**	**961,250**		
FUND BALANCE, ENDING	**$ 961,250**	**$ 732,253**	**$ 907,647**		

CORDOBA RANCH
Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	$ -	$ -	$ 837	$ 837	0.00%
Special Assmnts- Tax Collector	516,569	-	-	-	0.00%
Special Assmnts- Discounts	(20,663)	-	-	-	0.00%
TOTAL REVENUES	**495,906**	**-**	**837**	**837**	**0.17%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	10,331	-	-	-	0.00%
Total Administration	10,331	-	-	-	0.00%
Debt Service					
Principal Debt Retirement	355,000	-	-	-	0.00%
Interest Expense	135,600	-	-	-	0.00%
Total Debt Service	490,600	-	-	-	0.00%
TOTAL EXPENDITURES	**500,931**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	(5,025)	-	837	837	-16.66%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(5,025)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(5,025)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (5,025)	$ -	$ 837	$ 837	-16.66%
FUND BALANCE, BEGINNING (OCT 1, 2026)	**297,915**	**-**	**297,915**		
FUND BALANCE, ENDING	**$ 292,890**	**$ -**	**$ 298,752**		

Cordoba Ranch
Community Development District

Supporting Schedules

October 31, 2026

CORDOBA RANCH
Community Development District

Cash & Investment Report
October 31, 2026

ACCOUNT NAME	BANK NAME	YIELD	BALANCE
OPERATING FUND			
Checking General Fund	Valley	3.56%	$ 300,769
Money Market Account	Bank United	3.56%	$ 594,130
		Subtotal GF	894,899
DEBT SERVICE FUND			
Series 2021 Reserve Account	US Bank	3.75%	$ 97,070
Series 2021 Revenue Account	US Bank	3.75%	$ 197,963
		Subtotal DS	295,033
		Grand Total	**$ 1,189,932**

Cordoba Ranch
Community Development District

Check Register

10/01/2026-10/31/2026

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2026 to 10/31/2026

(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 # 100286							
001	10/01/26	COMPLETE I.T. SERVICES & SOLUTIONS	21415	ASSIGNED PRE-PURCHASED CREDENTIALS Sept 2026	Contracts-Security Services	534037-52901	$30.00
						Check Total	*$30.00*
CHECK # 100287							
001	10/01/26	CROWDER'S LANDSCAPING, INC	1978	CROWDER Cleaning debris Sept 2026	R&M-Tree Trimming Services	546098-53901	$125.00
001	10/01/26	CROWDER'S LANDSCAPING, INC	1977	tree removal Sept 2026	R&M-Tree Trimming Services	546098-53901	$200.00
001	10/01/26	CROWDER'S LANDSCAPING, INC	1981	landscaping tree removal grinding Sept 2026	R&M-Tree Trimming Services	546098-53901	$550.00
						Check Total	*$875.00*
CHECK # 100288							
001	10/09/26	INFRAMARK LLC	1170700	Maintenance Service pot hole	Roadway Repair & Maintenance	546167-53901	$275.00
						Check Total	*$275.00*
CHECK # 100289							
001	10/09/26	REVERDECER TREE SERVICE LLC	517	Sep 2026- Reverdecer Tree Service	R&M-Other Landscape	546036-53901	$6,869.40
						Check Total	*$6,869.40*
CHECK # 100290							
001	10/14/26	LAKE BROTHERS LLC	INV-8307	wetland mitigation maint services	Misc-Contingency	549900-53901	$950.00
						Check Total	*$950.00*
CHECK # 100291							
001	10/14/26	SITEX AQUATICS LLC	11599-B	pond activity	Contracts-Aquatic Control	534067-53801	$250.00
001	10/14/26	SITEX AQUATICS LLC	11527-B	monthly waterway October 2026	Contracts-Aquatic Control	534067-53801	$1,375.05
						Check Total	*$1,625.05*
CHECK # 100292							
001	10/14/26	COMPLETE I.T. SERVICES & SOLUTIONS	21586	EAGLE EYE RECORDING October 2026	Contracts-Security Services	534037-52901	$367.00
001	10/14/26	COMPLETE I.T. SERVICES & SOLUTIONS	21620	pre purchased brivo FOB	R&M-Gate	546034-52901	$30.00
						Check Total	*$397.00*
CHECK # 100293							
001	10/14/26	CROWDER'S LANDSCAPING, INC	1975	IRRIGATION REPAIRS sEPT 2026	R&M-Irrigation	546041-53901	$482.00
						Check Total	*$482.00*
CHECK # 100294							
001	10/21/26	INFRAMARK LLC	1170949	maint services	Misc-Contingency	549900-53901	$1,225.00
001	10/21/26	INFRAMARK LLC	191697	base contract October 2026	ProfServ-Mgmt Consulting	531027-51301	$4,506.67
001	10/21/26	INFRAMARK LLC	191697	base contract October 2026	ProfServ-Field Management	531016-53901	$540.75
001	10/21/26	INFRAMARK LLC	191697	base contract October 2026	ProfServ-Dissemination Agent	531012-51301	$250.00
001	10/21/26	INFRAMARK LLC	191697	base contract October 2026	ProfServ-Mgmt Consulting	531027-51301	$8.33
						Check Total	*$6,530.75*

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2026 to 10/31/2026

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100295							
001	10/23/26	COMPLETE I.T. SERVICES & SOLUTIONS	21668	purchase of FOB	Contracts-Security Services	534037-52901	$15.00
						Check Total	*$15.00*
CHECK # 100296							
001	10/23/26	CROWDER'S LANDSCAPING, INC	2101	Monthly Landscape Contract October 2026	Contracts-Landscape	534050-53901	$14,100.00
						Check Total	*$14,100.00*
CHECK # 100297							
001	10/23/26	BGE	55042	Engineer services September 2026	ProfServ-Engineering	531013-51501	$2,053.78
						Check Total	*$2,053.78*
CHECK # 100298							
001	10/27/26	INFRAMARK LLC	192048	POSTAGE October 2026	Postage and Freight	541006-51301	$9.36
						Check Total	*$9.36*
CHECK # 100299							
001	10/27/26	STRALEY ROBIN VERICKER	29253	legal services September 2026	ProfServ-Legal Services	531023-51401	$225.00
						Check Total	*$225.00*
CHECK # 100300							
001	10/29/26	INFRAMARK LLC	1171200	Maintenance Services	R&M-US 1 Landscape Maintenanc	546101-53801	$1,968.00
						Check Total	*$1,968.00*
CHECK # 100301							
001	10/30/26	COMPLETE I.T. SERVICES & SOLUTIONS	21731	week of 10-19 brivo credentials Oct 2026	Communication - Telephone	541003-52901	$45.00
						Check Total	*$45.00*
CHECK # 100302							
001	10/30/26	CROWDER'S LANDSCAPING, INC	2121	monthly irrigation inspection October 2026	R&M-Irrigation	546041-53901	$352.50
						Check Total	*$352.50*
CHECK # 1221							
001	10/05/26	CODE ENFORCEMENT DEPARTMENT	HC-WE-26-0021	WATER CODE ENFORCEMENT	Misc-Contingency	549900-53901	$100.00
						Check Total	*$100.00*
CHECK # 1222							
001	10/16/26	EGIS INSURANCE ADVISORS, LLC	35081	Policy #100126610 10/01/2026-10/01/2027	Insurance - Property	545001-53901	$11,407.00
						Check Total	*$11,407.00*
CHECK # 1223							
001	10/16/26	FLORIDACOMMERCE	95101	yearly filing fee	Annual District Filing Fee	554007-53901	$175.00
						Check Total	*$175.00*

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300084							
001	10/14/26	TAMPA ELECTRIC	092326-8138-AC SVC 08/19-09/18/26		Utility - General	543001-53100	$22.80
						Check Total	*$22.80*
CHECK # 300085							
001	10/14/26	TAMPA ELECTRIC	092326-6409-AC SVC 08/19-09/17/26		Electricity - Streetlights	543013-53100	$333.28
						Check Total	*$333.28*
CHECK # 300086							
001	10/14/26	TAMPA ELECTRIC	092326-4931-AC SVC 08/19-09/17/26		Electricity - Streetlights	543013-53100	$1,444.19
						Check Total	*$1,444.19*
CHECK # 300087							
001	10/14/26	TAMPA ELECTRIC	092326-7700-AC SVC 08/19-09/17/26		Utility - General	543001-53100	$261.12
						Check Total	*$261.12*
CHECK # 300088							
001	10/14/26	TAMPA ELECTRIC	092326-7916-AC SVC 08/19-09/17/26		Electricity - Streetlights	543013-53100	$7,254.07
						Check Total	*$7,254.07*
CHECK # 300089							
001	10/14/26	TAMPA ELECTRIC	092326-7494-AC SVC 08/19-09/17/26		Utility - General	543001-53100	$41.83
						Check Total	*$41.83*
CHECK # 300090							
001	10/14/26	TAMPA ELECTRIC	092326-8278-AC SVC 08/19-09/17/26		Electricity - Streetlights	543013-53100	$311.70
						Check Total	*$311.70*
						Fund Total	**$58,153.83**

Total Checks Paid	**$58,153.83**

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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001	10/01/26	CROWDER'S LANDSCAPING, INC	1981	landscaping tree removal grinding Sept 2026	R&M-Tree Trimming Services	546098-53901	$550.00
						Check Total	*$875.00*
CHECK # 100288							
001	10/09/26	INFRAMARK LLC	1170700	Maintenance Service pot hole	Roadway Repair & Maintenance	546167-53901	$275.00
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CHECK # 100289							
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						Check Total	*$7,254.07*
CHECK # 300089							
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						Check Total	*$41.83*
CHECK # 300090							
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