

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

**BOARD OF SUPERVISORS
MEETING
JANUARY 27, 2015**

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA JANUARY 27, 2015 3:00 p.m.

Cordoba Ranch Model Center located at
2516 Cordoba Ranch Blvd. Lutz, FL 33559

District Board of Supervisors	Barry Karpay Garth Noble Heather Jaxheimer-Mills Matt Lovo Rick Woodley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Joseph Roethke	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar or Tracy Robin	Straley & Robin
District Engineer	Todd Amaden	Landmark Engineering, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **3:00 p.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

January 19, 2015

Board of Supervisors
Cordoba Ranch Community
Development District

AGENDA

Dear Board Members:

The SPECIAL meeting of the Board of Supervisors of the Cordoba Ranch Community Development District will be held on **Tuesday, January 27, 2015 at 3:00 p.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting and Landowner held on November 25, 2014Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for November and December 2014.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Administer Oath of Office to Newly Appointed OfficersTab 3
 - B. Pond Update.....Tab 4
 - C. Consideration of Proposal for Storm Grate Replacement.....Tab 5
 - D. Consideration of Proposal for Erosion Repair for Pond #110.....Tab 6
 - E. Landscaping Update
 - F. Ratification of Erosion Repair Proposals.....Tab 7
 - G. Consideration of Proposal to Remove and Replace Pine Trees...Tab 8
 - H. Consideration of Compatibility Plan with Cypress Creek Nature PreserveTab 9
 - I. Discussion Regarding No Trespassing/Fishing Signs on CDD Ponds
 - J. Consideration of District Counsel Engagement LetterTab 10
 - K. Consideration of Proposal for Website ServicesTab 11
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager

- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Joseph Roethke

Joseph Roethke
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on **Tuesday, November 25, 2014 at 9:39 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay	Board Supervisor, Chairman
Garth Noble	Board Supervisor, Vice Chairman
Peter Winter	Board Supervisor, Assistant Secretary
Matt Lovo	Board Supervisor, Assistant Secretary
Heather Jaxheimer-Mills	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin (<i>via phone</i>)
Jamos Beierle	Aquagenix

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
October 28, 2014**

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on October 28, 2014 for Cordoba Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for October
2014**

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2014 (\$35,150.83) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resignation Letter from
Ryan Huey**

Mr. Roethke presented a resignation letter from Ryan Huey to the Board.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board accepted the resignation of Ryan Huey for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Resolution 2015-01,
Canvassing and Certifying Landowner
Election Results**

Mr. Roethke presented Resolution 2015-01, to the Board, canvassing and certifying the results of the Landowner Election.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board adopted the Resolution 2015-01 for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Administer Oath to Newly Appointed
Officer**

Mr. Roethke administered oath to Mr. Lovo. Mr. Roethke informed Mr. Lovo he is eligible to receive \$200.00 per meeting as a Board supervisor, up to a maximum of \$4,800.00 per year. Mr. Lovo declined compensation.

Mr. Roethke administered oath to Ms. Jaxheimer-Mills. Mr. Roethke informed Ms. Jaxheimer-Mills she is eligible to receive \$200.00 per meeting as a Board supervisor, up to a maximum of \$4,800.00 per year. Ms. Jaxheimer-Mills declined compensation.

(Mr. Winter left while the meeting was in progress at 9:50 a.m.)

EIGHTH ORDER OF BUSINESS

Presentation of Resolution 2015-02, Re-designating Officers

Mr. Roethke presented Resolution 2015-02, re-designating the officers of the Board. Mr. Karpay and Mr. Noble will stay on as Chair and Vice Chair, respectively, with Mr. Lovo, Ms. Jaxheimer-Mills, and Mr. Woodley being added as Assistant Secretaries.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board adopted the Resolution 2015-02 for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond inspection report to the Board. Mr. Beierle discussed the details of the pond report with the Board and updated them on the current status of the carp stocking proposal. A discussion ensued regarding the addition of grates that will need to be installed to the outflow structures as per a requirement from SWFWMD and the FWC. Mr. Beierle is still following up with the biologist and as soon as they are able to confirm the details of the carp stocking, Mr. Beierle will bring a proposal back to the Board.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Aerator Installation for Pond #146

Mr. Beierle distributed a proposal for fountain installation for pond #146. A discussion ensued. Mr. Karpay recommended not moving forward with this proposal at this time.

ELEVENTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke gave a brief landscape update to the Board. There was a lightning strike that damaged the front entry gate, as well as, some irrigation equipment and landscaping. The cost of the irrigation replacement is less than the insurance deductible, so a claim was not submitted at this time. If additional costs arise, then a claim can be submitted. The gate repairs have been completed and Envera repaired the damage to the security equipment.

A discussion ensued regarding several other maintenance items, including a dying palm at the entrance, issues with the Magnolia trees, and a sign from Cornerstone that needs to be removed near the District entrance. Mr. Roethke will follow up on these items.

TWELFTH ORDER OF BUSINESS

Ratification of ValleyCrest Proposals

Mr. Roethke presented several proposals from ValleyCrest that require Board ratification, including annual installation, hydro-seeding, trash removal, and palm fertilization.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board ratified the proposals from ValleyCrest at a total cost of (\$3,260.00) for Cordoba Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Property Transfer from
Cordoba Ranch CDD to Standard Pacific**

Mr. Karpay updated the Board on a piece of land that was deeded to the CDD in error. This tract should have stayed under the ownership of Standard Pacific. The Surveyor is preparing a legal description to complete the transfer, and the recitals of a contract between Standard Pacific and an outdoor advertising company state that Standard Pacific owns the property. Mr. Karpay added some additional details regarding this issue.

On a Motion by Mr. Noble, seconded by Mr. Lovo, with all in favor, the Board ratified the transfer of property deed from the CDD to Standard Pacific, pending review of the legal description by District Counsel for Cordoba Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Robin updated the Board on the current status of the finding in last year's audit. Bond Counsel sent a letter to the trustee and is currently awaiting a response.
- B. District Engineer
Not present.
- C. District Manager
Mr. Roethke noted that the next regularly scheduled meeting will be held on Tuesday, December 23, 2014 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Karpay asked a question regarding the amount of correspondence that can take place between Board supervisors. Mr. Robin gave some additional detail regarding Sunshine Law and stated that Board members cannot discuss any upcoming decisions that are expected to be made by the Board at a future meeting.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Karpay seconded by Mr. Lovo, with all in favor, the Board adjourned the meeting at 10:17 a.m. for Cordoba Ranch Community Development District.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2014 through November 30, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,789.11**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Cordoba Ranch Community Development District

Paid Operation & Maintenance Expenses

November 1, 2014 Through November 30, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Armstrong Environmental Services, Inc.	1356	10093	Wetland Mitigation Maintenance 10/14	\$ 850.00
Department of Economic Opportunity	1357	31226	Special District Fee FY 14/15	\$ 175.00
Envera Systems	1358	633085	Additional Residents 09/14-11/14	\$ 210.00
Envera Systems	1359	633149	Gate Access Monitoring 12/14	\$ 915.00
Landmark Engineering & Surveying Corporation	1360	2130093.11	Engineering Services 10/14	\$ 750.00
Rizzetta & Company, Inc.	1351	1247	District Management Services 11/14	\$ 3,776.75
Straley & Robin	1352	11438	General/Monthly Legal Services 09/14	\$ 460.00
Straley & Robin	1352	11458	General/Monthly Legal Services 10/14	\$ 1,228.00
Tampa Bay Times	1361	Ref Ad #25119	108565 Legal Advertising 10/14	\$ 64.44
Tampa Electric Company	1353	1661 0598302 10/14	2802 Cordoba Ranch BI 10/14	\$ 41.99
Tampa Electric Company	1353	1661 0623270 10/14	2502 Cordoba Ranch BL 10/14	\$ 225.79
Tampa Electric Company	1353	1661 0625050 10/14	Street Lights PH1 & 1A 10/14	\$ 4,729.48
Tampa Electric Company	1353	1661 0631100 10/14	3045 Cordoba Ranch BL PMP 10/14	\$ 23.17
ValleyCrest Landscape Maintenance	1354	4622672	Irrigation Maintenance and Repairs	\$ 214.50
Verizon	1355	0671704134 11/14	Acct# 0671704134 11/14	\$ 124.99
Report Total				<u>\$ 13,789.11</u>

Armstrong Environmental Services, Inc.

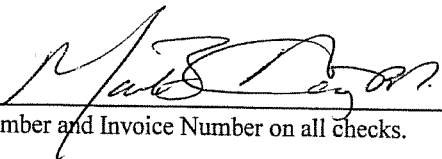
Invoice

P.O. Box 518
Safety Harbor, Florida 34695

Date	Invoice #
11/1/2014	10093

Bill To
Cordoba Estates CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Due Date	P.O. No.	Terms	Project
11/1/2014		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Estates CDD-Wetland/Mitigation Maintenance Services Treatment Dates:10-02-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 10-02-14	300.00	300.00
		RECEIVED NOV 04 2014	
		date received by customer, inc. _____ /M approval <u>gr</u> Date <u>11/11</u> file entered _____ NOV 07 2014 inv <u>001</u> GL <u>5380000</u> <u>4606</u>	
Please place Customer Number and Invoice Number on all checks.		Total	\$850.00

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FY 2014/2015 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM		Invoice No.: 31226 Special District Accountability Program	Date Invoiced: 10/01/2014
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Instructions: In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00	LATE FEE: \$0.00	RECEIVED: \$0.00	FEE DUE, POSTMARKED BY 12/03/2014: \$175.00
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District's Name, Registered Agent & Office*:

Cordoba Ranch Community Development District
Mr. William Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, FI 33614

Telephone: (813) 933-5571
Fax: (813) 935-6212
Status*: Independent
Creation Document: On File
Map: On File
Last Update: 11/04/2013

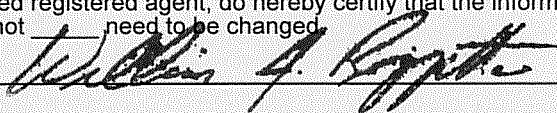
Website:
E-mail: brizzetta@rizzetta.com

County(ies): Hillsborough
Local Governing Authority*: Hillsborough County
Function(s)*: Community Development
Date Established: 12/16/2005
Creation Documents*: County Ordinance 05-23
Statutory Authority*: Chapter 190, Florida Statutes
Board Selection*: Elected
Authority to Issue Bonds*: Yes
Revenue Source*: Assessments

RECEIVED
NOV 06 2014
Date Received: 11/06/2014
D/M approval: 92 Date: 11/11
Date entered: NOV 07 2014
Fund: 001 GL 5300 00 4902
Check #:

*Explanations
Registered Agent: The person designated by the special district to accept due process on behalf of the special district
Status: Independent or Dependent - see Section 189.012, F.S.
Local Governing Authority: The governing body of a unit of local general-purpose government
Functions: The function/purpose of the special district
Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
Statutory Authority: The Florida Statute governing the function of the special district
Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
Authority to Issue Bonds: Yes or No
Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does _____ or does not _____ need to be changed.

Registered Agent's Signature:  Date: _____

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.

2. This special district is in compliance with the reporting requirements of the Department of Financial Services.

3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2012/2013 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).

4. This certification will be returned to the Department at the address above postmarked by 12/03/2014 and,

5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: _____ Verified and Approved _____ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. DEO-SDAP-001 Effective 05/15/2014

DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FY 2014/2015 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT		Invoice No.: 31226 Postmarked Due Date: 12/03/2014	Date Invoiced: 10/01/2014
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Cordoba Ranch Community Development District	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00
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Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Invoice / Statement	
Invoice Number 633085	Date 10/29/2014
Customer Number 300068	Due Date 12/01/2014

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		633085	12/01/2014
Quantity	Description	Rate	Amount	
	Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL			
3.00	Additional Residents	70.00	210.00	
	09/01/2014 - 11/30/2014			
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
			Invoice Balance Due:	\$210.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Service: (941) 556-0734

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **NOV 06 2014**
 D/M approval gr Date h/n
 Date entered **NOV 07 2014**
 Fund 001 652900 00 4904
 Check # _____

11880
1
633085 001
20

Date	Invoice #	Description	Current Invoice	Balance Due
10/29/2014	633085	Alarm Monitoring Services	\$210.00	\$210.00

Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Return Service Requested

Invoice / Statement	
Invoice Number 633085	Date 10/29/2014
Customer Number 300068	Due Date 12/01/2014

Net Due: \$210.00

Amount Enclosed: _____

*****MIXED AADC 440
 010002
 CORDOBA RANCH CDD
 C/O RIZZETTA & CO
 ATTN: MATTHEW HUBER
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

REMIT TO:

ENVERA
 PO BOX 2086
 HICKSVILLE NY 11802-2086

Envera
8132 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice / Statement	
Invoice Number 633149	Date 11/01/2014
Customer Number 300068	Due Date 12/01/2014

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		633149	12/01/2014

Quantity	Description	Rate	Amount
<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>			
1.00	Gate Access Monitoring 736, 12/01/2014 - 12/31/2014	775.00	775.00
1.00	Additional Residents 736, 12/01/2014 - 12/31/2014	140.00	140.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$915.00

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>				
10/29/2014	633085	Alarm Monitoring Services	210.00	210.00
Other Open Invoices Balance Due:				\$210.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743

Date	Invoice #	Description	Current Invoice	Balance Due
11/01/2014	633149	Alarm Monitoring Services	\$915.00	\$1,125.00

Envera
8132 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Return Service Requested

Invoice / Statement	
Invoice Number 633149	Date 11/01/2014
Customer Number 300068	Due Date 12/01/2014

Net Due: \$1,125.00

Amount Enclosed: _____

*****MIXED AADC 440
005477
CORDOBA RANCH CDD
C/O RIZZETTA & CO
ATTN: MATTHEW HUBER
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086

Envera
 8132 Blaikie Court
 Sarasota, FL 34240

Invoice / Statement	
Invoice Number 633149	Date 11/01/2014
Customer Number 300068	Due Date 12/01/2014

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		633149	12/01/2014

Service: (941) 556-0734

RECEIVED
 NOV 10 2014

Date Heco Rizzetta & Co., Inc. _____
 M approval gr Date 4/17
 Date entered NOV 13 2014
 Fund 001 GL 52900 OC 4904
 Check # 4712

7314
 1
 633149 001
 20



8515 Palm River Road, Tampa, FL. 33619 (813) 621-7841

www.lesc.com

mail@lesc.com

PAGE 1 OF 1

MR. JOE ROETHKE
CORDOBA RANCH CDD
C/O RIZZETTA & COMPANY, INC.
3434 COLWILL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

INVOICE
NO. 2130093.11
ACCOUNT # 50084
DATE 11/13/14

For Professional Services Rendered Thru: 11/1/14



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

COORDINATE WITH SWFWMD ON OPERATION TRANSFER; COORDINATE WITH BUILDER
ON STORMWATER ISSUES

6.0 Hours Professional Engineer @ \$125.00 /Hr. \$750.00

TOTAL THIS INVOICE \$750.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. NOV 13 2014

D/M approval GR Date 11/17

Date entered NOV 14 2014

Fund 001 6151300 003103

Check # _____

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
11/1/2014	1247

BILL TO
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		1,737.25	1,737.25
ADMIN	Administrative Services		491.00	491.00
ACTG	Accounting Services		1,057.50	1,057.50
FC	Financial Consulting Services		491.00	491.00
	<p>Services for the period November 1, 2014 November 30, 2014</p> <p>RECEIVED OCT 28 2014</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>O/M approval <u>GR</u> Date <u>11/4</u></p> <p>Date entered <u>_____</u> OCT 29 2014</p> <p>Fund <u>001</u> GL <u>51300</u> <u>various</u></p> <p>Check # _____</p>			

3100
3101
3201
3111

Total	\$3,776.75
--------------	-------------------

STRALEY & ROBIN

Attorneys At Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

CORDOBA RANCH CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE
SUITE 200
TAMPA, FLORIDA 33614

October 28, 2014
Client: 001286
Matter: 000001
Invoice #: 11438

Page: 1

RE: GENERAL

For Professional Services Rendered Through September 15, 2014

SERVICES

Date	Person	Description of Services	Hours	
08/25/2014	TJR	REVIEW STATUS OF MISC ISSUES RE UPCOMING BOS MEETING.	0.2	
08/25/2014	VKB	REVIEW AGENDA AND TELECONFERENCE WITH T. ROBIN AND J. ROETHKE RE: MEETING.	0.4	
08/26/2014	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	1.1	
08/26/2014	VKB	TELECONFERENCE WITH T. ROBIN RE: AUDIT REPORT STATUS.	0.1	
Total Professional Services			1.8	\$460.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	0.2	\$60.00
VKB	Vivek K. Babbar	1.6	\$400.00

RECEIVED

OCT 28 2014

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval gl Date 11/4

Date entered OCT 29 2014

Fund 001 GL 51400 OC 3107

Check # _____

October 28, 2014
Client: 001286
Matter: 000001
Invoice #: 11438

Page: 2

Total Services	\$460.00	
Total Disbursements	\$0.00	
Total Current Charges		\$460.00
PAY THIS AMOUNT		\$460.00

Please Include Invoice Number on all Correspondence

STRALEY & ROBIN

Attorneys At Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

CORDOBA RANCH CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE
SUITE 200
TAMPA, FLORIDA 33614

October 28, 2014
Client: 001286
Matter: 000001
Invoice #: 11458

Page: 1

RE: GENERAL

For Professional Services Rendered Through October 15, 2014

SERVICES

Date	Person	Description of Services	Hours
09/23/2014	TJR	REVIEW COMMUNICATION FROM E. MCDERMIT; REVIEW PROPOSED CONTRACT FOR RIZZETTA LANDSCAPE SERVICES; REVIEW AGENDA PACKET; ATTEND LATTER PART OF MEETING VIA PHONE.	1.3
09/23/2014	VKB	ATTEND BOARD MEETING VIA TELEPHONE.	0.5
09/24/2014	VKB	DRAFT FOUNTAIN AGREEMENT WITH AQUAGENIX; TELECONFERENCE WITH J. ROETHKE RE: SAME; DRAFT ELECTRICAL SERVICES AGREEMENT WITH MANDY ELECTRIC.	1.6
09/25/2014	VKB	REVIEW AND REVISE FOUNTAIN AGREEMENT WITH AQUAGENIX AND ELECTRICAL SERVICES AGREEMENT WITH MANDY ELECTRIC.	0.9
10/02/2014	TJR	REVIEW LANDOWNER ROLL FOR LANDOWNER ELECTION.	0.2
10/08/2014	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2014.	0.2
Total Professional Services			4.7
			\$1,228.00

October 28, 2014

Client: 001286

Matter: 000001

Invoice #: 11458

Page: 2

PERSON RECAP

Person	Hours	Amount
TJR Tracy J. Robin	1.5	\$450.00
VKB Vivek K. Babbar	3.0	\$750.00
LH Lynn Hoodless	0.2	\$28.00

Total Services \$1,228.00

Total Disbursements \$0.00

Total Current Charges \$1,228.00

PAY THIS AMOUNT \$1,228.00

Please Include Invoice Number on all Correspondence

RECEIVED

OCT 30 2014

Date Received _____

Y/M approval GR Date 11/1

OCT 30 2014

Date entered _____

Fund 001 GL 51400 OC 3107

Check # _____

Tampa Bay Times
tampabay.com

Tampa Bay Times
tampabay.com

[illegible]

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TAMPA ELECTRIC

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Web site at
tampaelectric.com
7671-14160

Average kWh per day

Oct 2014	8
Sep	7
Aug	8
Jul	7
Jun	20
May	6
Apr	6
Mar	4
Feb	4
Jan	3
Dec	7
Nov	7
Oct 2013	0

October Billing Information:

719867

CORDOBA RANCH COMMUNITY
2802 CORDOBA RANCH BL
LUTZ FL 33559-0000

Account Number
1661 0598302

Statement Date
Oct 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
B67927	21182	20947	235	1	

Next Read Date On Or About Nov 20, 2014 Total kWh Purchased 235

Account Activity	Explanation	Charge	Total
Previous Balance		41.58	
Payments Received - Thank You	As of October 24, 2014	-41.58	
			\$0.00

New Charges Due by Nov 16, 2014 Service from Sep 22 to Oct 22

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	235 kWh @ \$.05847/kWh	13.75	
Fuel Charge	235 kWh @ \$.03910/kWh	9.19	
Electric Service Cost		\$40.94	
Florida Gross Receipts Tax	Based on \$40.94	1.05	
This Month's Charges			\$41.99

Amount not paid by due date may be assessed a late payment charge.

Total Due \$41.99

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

RECEIVED
OCT 28 2014

Date Rec'd Hizzetta & Co., Inc. _____
D/M approval JR Date 11/4
Date entered OCT 29 2014
Fund 001 653100 001301
Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719867



Account No.
1661 0598302

New Charges
\$41.99
Payable by Nov 16

Total Bill Amount
\$41.99

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

7671-14160 14160-1C40



CORDOBA RANCH COMMUNITY
c/o PETER WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1100 05 1661 0598302 0000041.99

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7671-14161

Average kWh per day

Oct 2014	58
Sep	59
Aug	61
Jul	61
Jun	59
May	44
Apr	48
Mar	58
Feb	41
Jan	34
Dec	49
Nov	37
Oct 2013	48

October Billing Information:

719868

CORDOBA RANCH COMMUNITY
2502 CORDOBA RANCH BL
LUTZ FL 33559-0000

Account Number
1661 0623270

Statement Date
Oct 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H83726	25397	23646	1751	1	
Next Read Date On Or About Nov 20, 2014			Total kWh Purchased		1,751
Account Activity		Explanation		Charge	Total
Previous Balance				207.28	
Payments Received - Thank You		As of October 24, 2014		-207.28	
					\$0.00
New Charges Due by Nov 16, 2014			Service from Sep 22 to Oct 22		
Basic Service Charge		General Service 200 Rate		18.00	
Energy Charge		1,751 kWh @ \$.05847/kWh		102.39	
Fuel Charge		1,751 kWh @ \$.03910/kWh		68.46	
Electric Service Cost				\$188.85	
Florida Gross Receipts Tax		Based on \$188.85		4.84	
This Month's Charges					\$193.69
Amount not paid by due date may be assessed a late payment charge.					
Non-Energy Charges		Zap Cap ID: 000296804			
Non-Energy Previous Balance				32.10	
Non-Energy Payments		As of October 24, 2014		-32.10	
Zapcap 120/208 1ph-m		1 @ \$30.00		30.00	
Non-Energy Sales Tax		(Based On \$30.00)		2.10	
This Months Non-Energy Balance					\$32.10
Total Due					\$225.79

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

RECEIVED

Date Rec'd Hizzetta & Co., Inc. **OCT 28 2014**
M approval GR Date 11/4
Date entered **OCT 29 2014**
Fund 001 GL 53100 OC 4301

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719868



Account No.
1661 0623270

New Charges
\$225.79
Payable by Nov 16

Total Bill Amount
\$225.79

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

7671-14161 14161-1441



CORDOBA RANCH COMMUNITY
c/o PETER WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1800 06 1661 0623270 0000225.79

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TAMPA ELECTRIC

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7671-14162

October Billing Information:

719869

CORDOBA RANCH CDD
CORDOBA RANCH PH 1 & 1A
LUTZ FL 33559-0000

Account Number
1661 0625050

Statement Date
Oct 24, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		4,729.48	
Payments Received - Thank You	As of October 24, 2014	-4,729.48	
			\$0.00
New Charges Due by Nov 16, 2014		Service for 30 days from Sep 22 to Oct 22	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		179.55	
Fuel Charge	5,852 kWh @ \$.03872/kWh	226.10	
Florida Gross Receipts Tax	Based on \$405.65	10.64	
This Month's Charges			\$4,729.48
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$4,729.48

RECEIVED

OCT 28 2014

Date Rec'd RIZZETTA & CO., INC.

O/M approval GR Date 11/4

Date entered OCT 29 2014

Fund 001 GL 53100 OC 4307

Sheet #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719869



Account No.
1661 0625050

New Charges
\$4,729.48
Payable by Nov 16

Total Bill Amount
\$4,729.48

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

7671-14162 14162-1042



CORDOBA RANCH CDD
c/o C/O RIZZETTA & CO PETE W
3434 COLWELL AVE STE 200
TAMPA FL 33614-8395



2 1800

09 1661 0625050 0004729.48

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tampaelectric.com
7671-14163

Average kWh per day

Oct 2014	1
Sep	1
Aug	2
Jul	1
Jun	8
May	9
Apr	14
Mar 2014	1

October Billing Information:

719870

CORDOBA RANCH COMMUNITY
3045 CORDOBA RANCH BL PMP
LUTZ FL 33559-0000

Account Number
1661 0631100

Statement Date
Oct 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	33 day period
K34725	01165	01118	47	1	

Next Read Date On Or About **Nov 20, 2014** Total kWh Purchased **47**

Account Activity	Explanation	Charge	Total
Previous Balance		21.07	
Payments Received - Thank You	As of October 24, 2014	-21.07	
			\$0.00

New Charges Due by Nov 16, 2014 **Service from Sep 19 to Oct 22**

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	47 kWh @ \$.05847/kWh	2.75
Fuel Charge	47 kWh @ \$.03910/kWh	1.84
Electric Service Cost		\$22.59
Florida Gross Receipts Tax	Based on \$22.59	0.58
This Month's Charges		\$23.17

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$23.17**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

RECEIVED

OCT 28 2014

ate HECO Rizzetta & Co., inc. _____

W/M approval GR Date 11/4

ate entered OCT 29 2014

und 001 GL531.00 OC 430

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719870



Account No.
1661 0631100

New Charges
\$23.17
Payable by Nov 16

Total Bill Amount
\$23.17

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

7671-14163 14163-1C43



CORDOBA RANCH COMMUNITY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

16

1 1800 01 1661 0631100 0000023.17





ValleyCrest

Landscape Maintenance

INVOICE

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4622672
Invoice Date: 10/24/2014
Sales Order: 6020246
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Irrigation Repairs Clock 1 Zone 30 – Repaired (2) broken rotors Clock 3	214.50
<p style="text-align: center;">RECEIVED OCT 30 2014</p> <p>ate Hec'd Rizzetta & Co., Inc.</p> <p>WM approval <u>GR</u> Date <u>11/4</u></p> <p>ate entered <u>OCT 30 2014</u></p> <p>und <u>001</u> GL <u>53900004609</u></p> <p style="text-align: right;">Total Invoice Amount 214.50 Taxable Amount Tax Amount Balance Due 214.50</p>		

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4622672
Invoice Date: 10/24/2014

Amount Due: \$ 214.50

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



Account Number
15 9000 0671704134 01

Amount Due
\$124.99

Visit verizon.com/bizsignin
Shop * Bill Pay * Autopay
Account Changes * Repair
On Demand/Pay Per View Details
Go green today - Go Paper Free

Account Information

Statement Date: 10/22/14
CORDOBA RANCH CDD
Customer Account: 0671704134

Questions About Your Bill?

For the help & support you need, contact us at 1-800-VERIZON.

Verizon News

COMPLIMENTARY UPLOAD SPEED UPGRADE!

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Get a crystal clear voice phone line from Verizon on a network with 99.9% reliability and open the door to more opportunities. Call 1-888-755-7299 to learn how to bundle your services and save.

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Add FiOS® TV to your existing Verizon services. Buy a FiOS Quantum bundle with a 2-yr. agmt. & get a \$300 Visa® prepaid card. Call 1-888-378-1834 for details & to order today. Terms Apply.

Account Summary

Previous Balance	\$124.99
Payment Received Oct 16	-\$124.99
Balance Forward	\$0.00

New Charges

Current Activity	\$124.99
Total New Charges Due by November 15, 2014	\$124.99

Total Amount Due \$124.99

RECEIVED
NOV 03 2014

Date Hec & Co., Inc. _____

O/M approval GR Date 11/4

Date entered NOV 03 2014

Fund 001 G54100 OC 4102

Check # _____

Want Automatic Payment?

Enroll below or at Verizon.com to authorize your financial institution to deduct the amount of your monthly bill from the account associated with your enclosed check and send payment directly to Verizon. To discontinue Automatic Payment, call Verizon. Please keep a copy of this authorization.

Please return remit slip with payment.

To enroll in Automatic Payment (Sign and date below)

Account Number: 15 9000 0671704134 01

Amount Due: \$124.99

102214

Make check payable to Verizon

\$

By signing above I verify that I have reviewed and accepted the terms and conditions at verizon.com/autopayterms for automatic bill payment

00002162 02 AV 0.378 VF102211 0015 XX
CORDOBA RANCH CDD
STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390



VERIZON
PO BOX 920041
DALLAS TX 75392-0041

15 9000 0671704134 01N00000000000 00000012499 04



Account Number
15 9000 0671704134 01

Page
2 of 3

Current Activity

Monthly Charges

10/22 11/21 FiOS Internet 75M/75M – 2YR 124.99

Monthly Charges Subtotal \$124.99

Current Activity Total \$124.99

Total New Charges \$124.99

Legal Notices

Payment by Check

Paying by check authorizes check processing or use of the check information for a one-time electronic fund transfer from your account. For all payments using bank account information, we may retain the information to send you electronic refunds or enable your future electronic payments to us (to opt out, call 1-888-500-5358).

Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Nov 22, 2014.

Correspondence

Go to verizon.com/bizcontact or mail to PO Box 33078, St. Petersburg, FL 33733

Service Providers

Verizon FL provides regional, local calling and related features, other voice services, and FiOS TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "LD" in the applicable billed line item. Verizon Online provides Internet service and FiOS TV equipment. FiOS is a registered mark of Verizon Trademark Services LLC.

Disconnection of Basic Local Service

You must pay \$124.99 to avoid disconnection of your basic local service.

Bankruptcy Information

If you are or were in bankruptcy, this statement may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.



Need-to-Know Information

Customer Proprietary Network Information (CPNI) Notice for Residential, Small and Medium Business Customers

CPNI is information that relates to the type, quantity, destination, technical configuration, location, amount of use, and billing information of your telecommunications or interconnected VoIP services. This information is made available to us solely by virtue of our relationship with you. The protection of your information is important to us. Under federal law, you have a right, and we have a duty, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, Internet, and long distance. Visit verizon.com for a complete listing of our services and companies.

For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.

Make Account Management A Simple Task

We know that our small business customers (less than 20 employees) like you have a lot on their mind. That's why Verizon has simplified online account management so that you can access your Verizon phone, Internet, TV and applications with one user ID and password. Explore the tools that will let you view, print and analyze billing statements, set-up Paper-Free Billing and Auto Pay, as well as access your Verizon email. Plus, you can get technical support, earn and redeem Small Biz Rewards, get special discounts and much more. We simplified your account management so that you can focus on the bigger picture. Sign in or register at verizon.com/bizlearn today.

And it's a similar story with our medium business customers (20 or more employees) like you who also have a lot on their mind. Explore the tools that cater to your business needs, allowing you to get order status around the clock, receive email notification when your invoice is ready so you can download or print it, and select paperless billing and pay online. You can also create, view and review the status of a repair ticket without making a phone call, as well as gain access from a mobile device or tablet, which means you are connected to your business at all times. Register today in the Business Sign-In area at verizonenterprise.com and keep your business running smoothly.

BLANK

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures December 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2014 through December 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$49,535.50**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Cordoba Ranch Community Development District

Paid Operation & Maintenance Expenses

December 1, 2014 Through December 31, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Access Controls, Inc.	1362	26577	Service Call	\$ 744.96
Aquagenix	1363	1232085	Aquatic Service 11/14	\$ 975.00
Aquagenix	1376	1234054	Aquatic Service 12/14	\$ 975.00
Aquagenix	1373	76738	50% Deposit for HP Fountains	\$ 10,747.00
Armstrong Environmental Services, Inc.	1367	10159	Lake/Wetland Services 11/14	\$ 850.00
Envera Systems	1374	634064	Gate Access Monitoring 01/15	\$ 915.00
Envera Systems	1368	7909	Repairs-Direct Lightning Strike	\$ 2,909.00
Jerry's Mobile Detailing Inc.	1364	111214 Jerry's	Pressure Washing Services	\$ 445.00
Landmark Engineering & Surveying Corporation	1377	2130093.12	Engineering Services 11/14	\$ 645.00
Rizzetta & Company, Inc.	1365	17340	District Management Services 12/14	\$ 3,776.75
Straley & Robin	1369	11571	General/Monthly Legal Services 11/14	\$ 536.00
Tampa Bay Times	1375	108565 11/14	108565 Legal Advertising 11/14	\$ 138.31
Tampa Electric Company	1370	Summary 11/14	Electric Summary 11/14	\$ 4,912.44
ValleyCrest Landscape Maintenance	1366	4619343	Concrete Stepping Stones	\$ 176.75
ValleyCrest Landscape Maintenance	1366	4632071	Grounds Maintenance 11/14	\$ 7,962.25
ValleyCrest Landscape Maintenance	1366	4637954	Landscape Replacement	\$ 528.00
ValleyCrest Landscape Maintenance	1371	4645761	Treatment of Palms	\$ 420.00
ValleyCrest Landscape Maintenance	1371	4647671	Hydro - Seed	\$ 2,000.00
ValleyCrest Landscape Maintenance	1371	4648316	Grind Sump on Livingston & Sod	\$ 225.00
ValleyCrest Landscape Maintenance	1378	4653710	Grounds Maintenance 12/14	\$ 7,962.25
ValleyCrest Landscape Maintenance	1378	4659317	Irrigation Maintenance and Repairs	\$ 1,566.80
Verizon	1372	0671704134 12/14	Acct# 0671704134 12/14	\$ 124.99
Report Total				<u>\$ 49,535.50</u>

RECEIVED
NOV 21 2014

Invoice

American Access Controls, Inc. Heco Rizzetta & Co., Inc.

14237 N. Florida Avenue
Tampa, Florida 33613-2128
Electrical EC13004553 GC CGC1514782

M approval GR Date 12/3
Date entered NOV 24 2014
Fund 001 GL529000C4740

DATE	INVOICE #
11/19/2014	26577

BILL TO	SHIP TO
Cordoba Ranch CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Cordoba Estates 2502 Cordoba Ranch Blvd. Lutz, FL 33559 Joe/Rizzetta 933-5571 JRoethke@rizzetta.com

P.O. NUMBER	TERMS	REP	SHIP VIA	GATE LOCATION
Joe Roethke	Due on receipt of invoice	RM		Exit Master

Q...	ITEM	DESCRIPTION	PRICE	AMOUNT
1	Reported ...	11/18/14 SERVICE CALL 2964 11/18/14 9:20am /dep JOE / RIZZETTA authorized service call that Jim received from Envera: Envera stated to Jim that they lost camera views at some point and locked the gates open. Then a resident called them stating 1/2 of the exit gate was STUCK CLOSED and wouldn't open. NOTE: SEVERE STORMS MOVED THRU THE AREA MON 11/17 UPDATE JOE / RIZZETTA - VIA EMAIL AS HE'S IN MEETINGS TODAY. IF APPROVAL IS NEEDED FOR ANYTHING PLEASE CALL RENEE AT 933-5571 AND EXPLAIN WHAT IS NEEDED. Renee's email rdelacruz@rizzetta.com 11/18/14 START TIME 10:45AM END TIME 12:35PM EXIT MASTER CSW-200 SN#3314N6728 RM I FOUND THE EXIT GATES CLOSED UPON ARRIVAL. I TESTED AND FOUND THE MASTER EXIT WAS NOT COMMUNICATING WITH THE SLAVE EXIT THROUGH MASTER/SLAVE. THE MASTER HAD TAKEN A SURGE FROM THE STORMS ON 11/17. THE SLAVE EXIT HAS NOT TAKEN A SURGE AND IS WORKING PROPERLY. I SPOKE WITH RENEE AND GOT APPROVAL TO REPLACE THE BOARD, SURGE BOARD AND HIGH VOLTAGE SURGE. I INSTALLED THE NEW EQUIPMENT AND TESTED. THE EXIT GATES ARE OPENING AND CLOSING CORRECTLY. MASTER AND SLAVE FIRMWARE CHIPS ARE THE SAME. I SPOKE WITH BOB AT ENVERA AND EXPLAINED. THE ARE HAVING PROBLEMS WITH THEIR EQUIPMENT. I WAS UNABLE TO CALL HIM THROUGH THE KIOSK AND HAD TO CALL THEM WITH MY PHONE. I SENT JOE AND RENEE AN E-MAIL EXPLAINING.		0.00
1	Q400E	Omni Main Control Board	288.36	288.36T
1	Q410	Surge Suppressor Terminal Block	76.60	76.60T

Our invoices are payable upon receipt. Finance charges not to exceed 12% annually will be assessed on any invoice over 30 days past due. In the event collection requires the assistance of our attorney or collection agency, any associated expenses will be the sole responsibility of the customer	Total
--	--------------

American Access Controls, Inc.

14237 N. Florida Avenue
Tampa, Florida 33613-2128
Electrical EC13004553 GC CGC1514782

Invoice

DATE	INVOICE #
11/19/2014	26577

BILL TO		SHIP TO					
Cordoba Ranch CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, Fl. 33614		Cordoba Estates 2502 Cordoba Ranch Blvd. Lutz, Fl. 33559 Joe/Rizzetta 933-5571 JRoethke@rizzetta.com					
P.O. NUMBER		TERMS		REP	SHIP VIA	GATE LOCATION	
Joe Roethke		Due on receipt of invoice		RM		Exit Master	
Q...	ITEM	DESCRIPTION				PRICE	AMOUNT
1	LS-120H...	Lectra Shield 120 Volt 20 AMP in-line high voltage surge protection which will turn off power at unit if there is a strong enough direct hit of lightning depending on the strength of the lightning/power surge hit.				125.00	125.00T
2	Service L...	Service labor based upon technician troubleshooting and diagnosing				99.00	198.00T
1	Travel Se...	Travel Charge				47.00	47.00T
1	Service S...	Miscellaneous Supplies				10.00	10.00T
1	NoteLigh...	Please be aware when there is lightning/power surge to one piece of equipment, there may be damage to other equipment and wiring that may not always manifest itself until later. Also, any continual lightning/power surges cause equipment and wiring to deteriorate over time. We suggest installing surge protection to put in as many stops as possible but lightning protection is not guaranteed because nothing is going to stop Mother Nature. We live in the Lightning Capital of The Country and have to accept it. Unfortunately, there is no Utopia in lightning protection. Lightning may ignore every defense man can conceive.					
	Note4	American Access Controls is not responsible for any damages caused by vandalism, lightning/power surge or other natural causes such as water/flood, rain, etc., damages to drive gate or damages to pedestrian gates, gate closure on pedestrians, animals, and/or vehicles, or delayed or prevented access thru drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel (i.e., ambulance, fire, police, etc.) due to a closed gate or open gate not working. American Access Controls further bears no responsibility due to cameras or video recorders not working or other causes beyond the control of the parties.					0.00
	State Lic...	Electrical Commercial EC13004553 General Contractor CGC1514782 Sales Tax				0.00%	0.00

Our invoices are payable upon receipt. Finance charges not to exceed 12% annually will be assessed on any invoice over 30 days past due. In the event collection requires the assistance of our attorney or collection agency, any associated expenses will be the sole responsibility of the customer

Total**\$744.96**



Remit To:

100 N Conahan Drive
 Hazleton, PA 18201
 570-459-1112 FAX 570-459-0321
 www.dbiservices.com/aquagenix

Please include our Invoice Number on your check

Invoice

Number
 1232085

Date
 01-NOV-14

Customer PO

Cust # 67055

Cordoba Ranch CDD
 Joe Roethke
 C/O Rizzetta & Company
 3434 Colwell Avenue, #200
 Tampa FL 33614

Referral.
 Cordoba Ranch
 CDD

Quantity	Description	Unit Price	Amount
1	Aquatics Service	975.00	\$975.00
	<p>RECEIVED</p> <p>NOV 10 2014</p> <p>date received Rizzetta & Co., Inc. _____</p> <p>W/M approval <u>GR</u> Date <u>11/17</u></p> <p>date entered <u>NOV 13 2014</u></p> <p>und <u>001</u> GI <u>53800004605</u></p> <p>book # _____</p>		
		Subtotal	\$975.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month Is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$975.00

Central Florida Branch Office
 St. Cloud, FL.
 (407) 892-0136

Southeast Florida Branch Office
 Fort Lauderdale, FL
 (954) 943-5118

West Central Florida Branch Office
 Sarasota, FL
 (941) 371-8081

Southwest Florida Branch Office
 Ft. Myers, FL
 (239) 561-1420

West Palm/Treasure Coast Office
 West Palm Beach, FL
 (561) 881-1291

Tampa Bay Area Branch Office
 Tampa, FL
 (813) 627-8710

North Florida Branch Office
 Jacksonville, FL
 (904) 262-2001

Carolinas Branch Office
 Myrtle Beach, SC
 (843) 651-9220

LAKE MANAGEMENT ~ AQUATIC SERVICES ~ ENVIRONMENTAL PLANNING



Remit To:
 100 N Conahan Drive
 Hazleton, PA 18201
 570-459-1112 FAX 570-459-0321
 www.dbiservices.com/aquagenix

Invoice

Number
 1234054

Date
 01-DEC-14

Customer PO

Please include our Invoice Number on your check

Cust # 67055

Cordoba Ranch CDD
 Joe Roethke
 C/O Rizzetta & Company
 3434 Colwell Avenue, #200
 Tampa FL 33614

Referral.
 Cordoba Ranch
 CDD

Quantity	Description	Unit Price	Amount
1	Aquatics Service	975.00	\$975.00
RECEIVED DEC 08 2014 Date Rec'd Rizzetta & Co., Inc. _____ O/M approval <u>gr</u> Date <u>12/16</u> Date entered <u>DEC 12 2014</u> Fund <u>001</u> GL <u>53800</u> DOC <u>4605</u> Check # _____			
		Subtotal	\$975.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$975.00

Central Florida Branch Office
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 West Palm Beach, FL
 (561) 881-1291

Tampa Bay Area Branch Office
 Tampa, FL
 (813) 627-8710

North Florida Branch Office
 Jacksonville, FL
 (904) 262-2001

Carolinas Branch Office
 Myrtle Beach, SC
 (843) 651-9220



AquaGenix
Managing Your Liquid Assets

A division of DeAngelo Brothers Inc.

100 NORTH CONAHAN DR.
HAZLETON, PA 18201
(800) 813-1292 FAX (904) 262-0010

PLEASE RETURN THIS PORTION WITH PAYMENT

INVOICE

INVOICE NUMBER **76738** (Proposal ID)

CUSTOMER NO.

CHANGES TO ACCOUNT INFORMATION

BILL TO:

Cordoba Ranch CDD
c/o Rizzetta & Company
3434 Colwell Avenue, #200
Tampa, FL 33614

CONTACT NAME: Cordoba Ranch CDD
ADDRESS 1: c/o Rizzetta & Company
ADDRESS 2: 3434 Colwell Avenue, #200
CITY: Tampa STATE: FL ZIP: 33614
PHONE ()
FAX ()
Referral #

COMMENT: Please send deposit check to Tampa Branch (6203 Johns Rd., #7, Tampa, FL 33634)

DATE		SHIP VIA		F.O.B.		TERMS	
09/29/14						Net 30 Days	
PO Number		ORDER DATE		SALESPERSON		OUR ORDER NUMBER	
REQUIRED	QUANTITY	ITEM NUMBER	DESCRIPTION		UNIT PRICE	AMOUNT	
1	1		50% Deposit Check for (2) 5 HP Fountains		\$10,747.00	\$10,747.00	
						\$0.00	

Armstrong Environmental Services, Inc.

Invoice

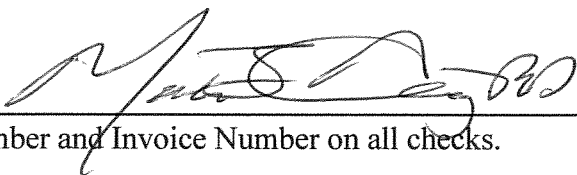
P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
11/30/2014	10159

Bill To
Cordoba Ranch CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Due Date	P.O. No.	Terms	Project
11/30/2014		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Dates:11-06-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 11-06-14	300.00	300.00
<p style="text-align: right;">RECEIVED DEC 01 2014</p> <p>Date Rec'd Rizzetta & Co., inc. _____</p> <p>O/M approval <u>JK</u> Date <u>12/1</u></p> <p>Date entered <u>DEC 03 2014</u></p> <p>Fund <u>001</u> GL <u>538.00</u> OC <u>4606</u></p> <p>Check # _____</p> <p style="text-align: center;"></p>			
Please place Customer Number and Invoice Number on all checks.			Total \$850.00

Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Invoice / Statement	
Invoice Number 634064	Date 12/01/2014
Customer Number 300068	Due Date 01/01/2015

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		634064	01/01/2015

Quantity	Description	Rate	Amount
	<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
1.00	Gate Access Monitoring 736, 01/01/2015 - 01/31/2015	775.00	775.00
1.00	Additional Residents 736, 01/01/2015 - 01/31/2015	140.00	140.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$915.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Service: (941) 556-0734

RECEIVED
 DEC 11 8 2014
 Date Rec'd Rizzetta & Co., Inc.
 D/M approval SR Date 12/16
 Date entered DEC 12 2014
 Fund 001 GL 5900 OC 4904
 Check # 4712

Date	Invoice #	Description	Current Invoice	Balance Due
12/01/2014	634064	Alarm Monitoring Services	\$915.00	\$915.00

Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Return Service Requested

Invoice / Statement	
Invoice Number 634064	Date 12/01/2014
Customer Number 300068	Due Date 01/01/2015

Net Due: \$915.00

Amount Enclosed: _____

*****MIXED AADC 440
 013095
 CORDOBA RANCH CDD
 C/O RIZZETTA & CO
 ATTN: MATTHEW HUBER
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

REMIT TO:

ENVERA
 PO BOX 2086
 HICKSVILLE NY 11802-2086



Hidden Eyes LLC
dba Envera Systems
8132 Blaikie Court
Sarasota, FL 34240

Phone (941) 556-0731
Fax (941) 556-0737

Invoice Number **7909** CSID
Sale Date 11/21/2014
Due Date 11/21/2014

Service Address

Cordoba Ranch CDD
Rizzetta & Co.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Cordoba Ranch CDD
2502 Cordoba Ranch Blvd.
Lutz, FL 33559

Description	Qty	Price	Net	Tax	Total
SPECO - IR Bullet Outdoor D/N Camera 600 TVL, 2.8-12	3	\$238.00	\$714.00	\$0.00	\$714.00
Speco Intensifier Series Color Dome Camera w/ 2.8-10r	1	\$266.00	\$266.00	\$0.00	\$266.00
Altronix - 8CH UTP Wall 750 Vid PWR/PTCm	1	\$324.00	\$324.00	\$0.00	\$324.00
Altronix Balun Single	2	\$14.00	\$28.00	\$0.00	\$28.00
AFT5010-1-1 Adpro 10ch FT1 DVR	1	\$1,100.00	\$1,100.00	\$0.00	\$1,100.00
eMerge Micronode	1	\$1,007.00	\$1,007.00	\$0.00	\$1,007.00
eMerge 50p controller	1	\$862.00	\$862.00	\$0.00	\$862.00
Service Labor	10	\$85.00	\$850.00	\$0.00	\$850.00
Service Discount or Warranty	-1	\$2,242.00	(\$2,242.00)	\$0.00	(\$2,242.00)
TOTALS			\$2,909.00	\$0.00	\$2,909.00

For Service Provided As Per Work Order Number 31755
11/17 - After a big storm passed through the area, Central Station reported that we had a connection to the site but all cameras were blue. Due to the continuing inclement weather and the fact that it was already dark, a Technician was scheduled for the following day. Envera Tech Jason dispatched 11/18. He found clear evidence the site sustained a direct lightning strike. He completed a full assessment to determine what equipment had been affected. He replaced the Hubsat, entrance and exit overall, and stacking cameras. Jason returned 11/19 and replaced the DVR and the eMerge micronode for the gate. He had difficulty getting it to stay connected and determined the controller at the pool had sustained damage as well. He returned 11/20 to replace the controller and return site to full operation. Test with Central Station. ***3rd Party Accidents/Vandalism/Acts of God not covered under Service & Maintenance Plan.***

RECEIVED

DEC 03 2014

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval GR Date 12/9
Date entered DEC 03 2014
Fund 601 GL 52900 OC 4740
Check # _____

Proposal

FROM: Jerrys mobile detailing /Pressure Washing Phone No. 813-390-9578
2103 w Rio vista Ave
Tampa FL,33603

PROPOSAL SUBMITTED TO , Cordoba Ranch Lutz

Name: _____
Phone: _____ Date: 10-3-14
Street: _____
City: LUTZ
State: FL Zip: _____

I propose to furnish all materials and perform all labor necessary to complete the following:
Pressure **wash** sidewalks at front entrance and a sign near entrance 678 ft of sidewalks.

Sidewalks pressure washes sidewalks \$ 445.00
No charge for rust removal on sign at front entrance

All of the work is to be completed in a substantial and workmanlike manner for the sum of \$445.00. The entire amount of the contract \$ 445.00 is to be paid within 10 days after completion or a 15% fee will be added..

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Authorized Signature _____

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for _____. _____ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Jerry Richardson
Signature

10-3-14
Date

MR. JOE ROETHKE
CORDOBA RANCH CDD
C/O RIZZETTA & COMPANY, INC.
3434 COLWILL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

INVOICE
NO. 2130093.12
ACCOUNT # 50084
DATE 12/18/14

For Professional Services Rendered Thru: 12/6/14



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

COORDINATE WITH BUILDER ON GRADING & STORMWATER ISSUES

3.0	Hours Professional Engineer @	\$125.00 /Hr.	\$375.00
3.0	Hours Designer @	\$75.00 /Hr.	\$225.00
1.0	Hours Clerical @	\$45.00 /Hr.	\$45.00
TOTAL THIS INVOICE			\$645.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. DEC 19 2014

D/M approval gr Date 12/26

Date entered DEC 19 2014

Fund 001 GL51300 003103

Check # _____

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
12/1/2014	17340

BILL TO
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		1,737.25	1,737.25 - 3100
ADMIN	Administrative Services		491.00	491.00 - 3101
ACTG	Accounting Services		1,057.50	1,057.50 - 3201
FC	Financial Consulting Services		491.00	491.00 - 311
	Services for the period December 1, 2014 through December 31, 2014 <div style="text-align: right;"> RECEIVED NOV 25 2014 Date Rec'd Rizzetta & Co., Inc. _____ W/M approval <u>GR</u> Date <u>12/3</u> Date entered <u>NOV 26 2014</u> und <u>001</u> GL <u>51300</u> oc <u>Various</u> book # _____ </div>			
			Total	\$3,776.75

STRALEY & ROBIN

Attorneys At Law

1510 W. Cleveland Street

Tampa, Florida 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

CORDOBA RANCH CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE
SUITE 200
TAMPA, FLORIDA 33614

November 26, 2014
Client: 001286
Matter: 000001
Invoice #: 11571

Page: 1

RE: GENERAL

For Professional Services Rendered Through November 15, 2014

SERVICES

Date	Person	Description of Services	Hours	
10/28/2014	TJR	REVIEW AGENDA PACKET; PREPARE FOR AND ATTEND BOS MEETING.	1.1	
11/03/2014	LH	REVIEW EMAIL FROM S. GREMONPREZ RE QUARTERLY REPORT; FOLLOW UP WITH T. ROBIN RE SAME; PREPARE EMAIL TO S. GREMONPREZ RE SAME.	0.2	
11/04/2014	TJR	TELEPHONE CALL FROM B. KARPAY RE BILLBOARD AND INTENDED OWNERSHIP OF PARCEL; REVIEW AND ANALYZE COMMUNICATIONS FROM B. KARPAY AND M. LISCHALK, AND SIGN DIAGRAM; CONTACT B. KARPAY RE LEGAL DESCRIPTION.	0.5	
11/12/2014	LH	REVIEW EMAIL FROM J. ROETHKE RE DISCLOSURE OF PUBLIC FINANCE; REVIEW FILES AND EMAIL TO J. ROETHKE TRANSMITTING SAME.	0.2	
Total Professional Services			2.0	\$536.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	1.6	\$480.00
LH	Lynn Hoodless	0.4	\$56.00

November 26, 2014
Client: 001286
Matter: 000001
Invoice #: 11571

Page: 2

Total Services	\$536.00	
Total Disbursements	\$0.00	
Total Current Charges		\$536.00
PAY THIS AMOUNT		\$536.00

Please Include Invoice Number on all Correspondence

RECEIVED

DEC 02 2014

Date Rec'd Hizzetta & Co., Inc. _____
D/M approval gr Date 12/9
Date entered DEC 04 2014
Fund 601 GL 51400 OC 3107
Check # _____

Advertising Run Dates		Advertiser/Client Name	
11/02/14 - 11/09/14		CORDOBA RANCH CDD	
Billing Date	Sales Rep	Customer Account	
12/09/14	Johnnie Murry	108565	
Total Amount Due	Customer Type	Ad Number	
\$138.31	AO	32939	

Cordoba Ranch CDD		TECO				NOV 14
Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	11/24/14	12/16/14	\$ 112.49	10/22/14-11/20/14	2502 Cordoba Ranch BL	4301
1661 0631100	11/24/14	12/16/14	\$ 26.21	10/22/14-11/19/14	3045 Cordoba Ranch BL PMP	4301
1661 0598302	11/24/14	12/16/14	\$ 44.26	10/22/14-11/20/14	2802 Cordoba Ranch BL	4301
1661 0625050	11/24/14	12/16/14	\$ 4,729.48	10/22/14-11/20/14	Street Lights PH1 & 1A	4307
TOTAL						
53100	4301	\$182.96	GL	Utility		
53100	4307	\$4,729.48	GL	Street Lights		
		\$4,912.44				

RECEIVED
NOV 26 2014

Date Received Hizzetta & Co., Inc. _____
D/M approval 96 Date 12/9
--- DEC 03 2014
Date entered _____
Fund 001 GL 53100 OC 4301
Check # 4307

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
9771-14201

Average kWh per day

Nov 2014	43
Oct	58
Sep	59
Aug	61
Jul	61
Jun	59
May	44
Apr	48
Mar	58
Feb	41
Jan	34
Dec	49
Nov 2013	37

Fuel sources we use to serve you

For the 12-month period
ending September 2014, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

Oil & Gas.....37%
Coal.....58%
Purchased Power.....5%

*Oil makes up less than 1%
Tampa Electric provides this
information to our customers
on a quarterly basis.

November Billing Information:

719958

CORDOBA RANCH COMMUNITY
2502 CORDOBA RANCH BL
LUTZ FL 33559-0000

Account Number
1661 0623270

Statement Date
Nov 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
H83726	26649	25397	1252	1	

Next Read Date On Or About **Dec 22, 2014** Total kWh Purchased **1,252**

Account Activity	Explanation	Charge	Total
------------------	-------------	--------	-------

Previous Balance		193.69	
------------------	--	--------	--

Payments Received - Thank You	As of November 24, 2014	-225.79	
-------------------------------	-------------------------	---------	--

Credit Balance			\$32.10 CR
----------------	--	--	-------------------

New Charges Due by Dec 16, 2014 **Service from Oct 22 to Nov 20**

Basic Service Charge	General Service 200 Rate	18.00	
----------------------	--------------------------	-------	--

Energy Charge	1,252 kWh @ \$.05913/kWh	74.03	
---------------	--------------------------	-------	--

Fuel Charge	1,252 kWh @ \$.03910/kWh	48.95	
-------------	--------------------------	-------	--

Electric Service Cost		\$140.98	
-----------------------	--	-----------------	--

Florida Gross Receipts Tax	Based on \$140.98	3.61	
----------------------------	-------------------	------	--

This Month's Charges			\$144.59
----------------------	--	--	-----------------

Amount not paid by due date may be assessed a late payment charge.

Non-Energy Charges Zap Cap ID: 000296804

Non-Energy Previous Balance		32.10	
-----------------------------	--	-------	--

Non-Energy Adjustments		-42.00	
------------------------	--	--------	--

This Months Non-Energy Balance			-\$9.90
--------------------------------	--	--	----------------

Total Due			\$112.49
-----------	--	--	-----------------

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Holiday lighting safety tips

Make safety your top priority if you choose to string holiday lights this holiday season. Use only holiday lights and cords that are in good condition, never string lights on or near power lines, be sure to turn holiday lights off before going to bed or leaving your home and don't overload electrical outlets.

Visit tampaelectric.com/safety for additional tips.

date Rec'd Rizzetta & Co., Inc. **NOV 26 2014**
M approval _____ Date _____
date entered _____
Fund _____ GL _____ **OC 4301**

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719958



Account No.
1661 0623270

Credit Balance
\$32.10 CR

New Charges
\$134.69
Payable by Dec 16

Total Bill Amount
\$112.49

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9771-14201 14201-1841



CORDOBA RANCH COMMUNITY
c/o PETER WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1800 05 1661 0623270 0000112.49

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
9771-14203

Average kWh per day

Nov 2014	3
Oct	1
Sep	1
Aug	2
Jul	1
Jun	8
May	9
Apr	14
Mar 2014	1

Fuel sources we use to serve you

For the 12-month period
ending September 2014, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

Oil & Gas.....	37%
Coal.....	58%
Purchased Power.....	5%

*Oil makes up less than 1%
Tampa Electric provides this
information to our customers
on a quarterly basis.

November Billing Information:

719960

CORDOBA RANCH COMMUNITY
3045 CORDOBA RANCH BL PMP
LUTZ FL 33559-0000

Account Number
1661 0631100

Statement Date
Nov 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
K34725	01242	01165	77	1	

Next Read Date On Or About **Dec 22, 2014** Total kWh Purchased **77**

Account Activity	Explanation	Charge	Total
Previous Balance		23.17	
Payments Received - Thank You	As of November 24, 2014	-23.17	
			\$0.00

New Charges Due by Dec 16, 2014 Service from Oct 22 to Nov 19

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	77 kWh @ \$.05913/kWh	4.54
Fuel Charge	77 kWh @ \$.03910/kWh	3.01
Electric Service Cost		\$25.55
Florida Gross Receipts Tax	Based on \$25.55	0.66
This Month's Charges		\$26.21

Amount not paid by due date may be assessed a late payment charge.

Total Due \$26.21

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Holiday lighting safety tips

Make safety your top priority if you choose to string holiday lights this holiday season. Use only holiday lights and cords that are in good condition, never string lights on or near power lines, be sure to turn holiday lights off before going to bed or leaving your home and don't overload electrical outlets.

Visit tampaelectric.com/safety for additional tips

RECEIVED
NOV 26 2014
Date Rec'd Hizzetta & Co., Inc. _____
/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC 4301

To ensure prompt credit, please return stub portion of this bill with your payment Make check payable to Tampa Electric.

719960



Account No.
1661 0631100

New Charges
\$26.21
Payable by Dec 16

Total Bill Amount
\$26.21

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9771-14203 14203-1843



CORDOBA RANCH COMMUNITY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1800 07 1661 0631100 0000026.21

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
9771-14200

Average kWh per day

Nov 2014	9
Oct	8
Sep	7
Aug	8
Jul	7
Jun	20
May	6
Apr	6
Mar	4
Feb	4
Jan	3
Dec	7
Nov 2013	7

Fuel sources we use to serve you

For the 12-month period ending September 2014, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

Oil & Gas.....	37%
Coal.....	58%
Purchased Power.....	5%

*Oil makes up less than 1%
Tampa Electric provides this information to our customers on a quarterly basis.



Account No.
1661 0598302

New Charges
\$44.26
Payable by Dec 16

Total Bill Amount
\$44.26

November Billing Information:

719957

CORDOBA RANCH COMMUNITY
2802 CORDOBA RANCH BL
LUTZ FL 33559-0000

Account Number
1661 0598302

Statement Date
Nov 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
B67927	21438	21182	256	1	

Next Read Date On Or About **Dec 22, 2014** Total kWh Purchased 256

Account Activity	Explanation	Charge	Total
Previous Balance		41.99	
Payments Received - Thank You	As of November 24, 2014	-41.99	
			\$0.00

New Charges Due by Dec 16, 2014 Service from Oct 22 to Nov 20

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	256 kWh @ \$.05913/kWh	15.14
Fuel Charge	256 kWh @ \$.03910/kWh	10.01
Electric Service Cost		\$43.15
Florida Gross Receipts Tax	Based on \$43.15	1.11
This Month's Charges		\$44.26

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$44.26**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Holiday lighting safety tips

Make safety your top priority if you choose to string holiday lights this holiday season. Use only holiday lights and cords that are in good condition, never string lights on or near power lines, be sure to turn holiday lights off before going to bed or leaving your home and don't overload electrical outlets.

Visit tampaelectric.com/safety for additional tips.

RECEIVED
NOV 26 2014
Date HECO HIZZELLA & CO., INC.
M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC 4301
Book # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719957

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9771-14200 14200-1840



CORDOBA RANCH COMMUNITY
c/o PETER WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1100 09 1661 0598302 0000044.26

Your Electric Bill

We appreciate the opportunity to serve you.

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TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
9771-14202

November Billing Information:

719959

CORDOBA RANCH CDD
CORDOBA RANCH PH 1 & 1A
LUTZ FL 33559-0000

Account Number
1661 0625050

Statement Date
Nov 24, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		4,729.48	
Payments Received - Thank You	As of November 24, 2014	-4,729.48	
			\$0.00
New Charges Due by Dec 16, 2014		Service for 29 days from Oct 22 to Nov 20	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		179.55	
Fuel Charge	5,852 kWh @ \$.03872/kWh	226.10	
Florida Gross Receipts Tax	Based on \$405.65	10.64	
This Month's Charges			\$4,729.48
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$4,729.48

RECEIVED
NOV 26 2014
Date Heco Rizzetta & Co., Inc. _____
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719959



Account No.
1661 0625050

New Charges
\$4,729.48
Payable by Dec 16

Total Bill Amount
\$4,729.48

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9771-14202 14202-1042



CORDOBA RANCH CDD
c/o C/O RIZZETTA & CO PETE W
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1800 09 1661 0625050 0004729.48
20



ValleyCrest

Landscape Maintenance

INVOICE

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4619343
Invoice Date: 10/16/2014
Sales Order: 6006018
Cust PO #:

Project Name: Cordoba Ranch front gate

Project Description: Install stepping stones from sidewalk to drive.

Job Number	Description	Amount
342200056	Cordoba Ranch CDD 12"x12" concrete setpping stones	176.75
<div style="text-align: center;"> PAST DUE </div> <div style="text-align: right;"> RECEIVED NOV 26 2014 Date Rec'd Rizzetta & Co., Inc. P/M approval <u>95</u> Date <u>12/3</u> NOV 26 2014 and <u>001-57900-4799</u> Check # _____ Total Invoice Amount 176.75 Taxable Amount Tax Amount Balance Due 176.75 </div>		

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4619343
Invoice Date: 10/16/2014

Amount Due: \$ 176.75

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

INVOICE

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4632071
Invoice Date: 11/10/2014
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For November	7,962.25
<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">NOV 10 2014</p> <p>Date Rec'd Rizetta & Co., Inc. _____</p> <p>O/M approval <u>SR</u> Date <u>11/17</u></p> <p>Date entered <u>NOV 13 2014</u></p> <p>Fund <u>001</u> G <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>		
Total invoice amount		7,962.25
Tax amount		
Balance due		7,962.25

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 14197254
Invoice #: 4632071
Invoice Date: 11/10/2014

Amount Due: \$7,962.25

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

ValleyCrest Landscape Maintenance

P.O. Box 404083
Atlanta, GA 30384-4083

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614



ValleyCrest

Landscape Maintenance

INVOICE

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4637954
Invoice Date: 11/7/2014
Sales Order: 6006056
Cust PO #:

Project Name: Cordoba Ranch repair wash out

Project Description: Install river slicks at wash out next to sidewalk going to drain.

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Remove plants and prep bed River slick – pallet – installed	528.00
<p style="text-align: right;">RECEIVED NOV 13 2014 Date Rec'd Rizetta & Co., Inc. M approval <u>gr</u> Date <u>11/17</u> Date entered <u>NOV 14 2014</u> Fund <u>001</u> GI <u>53900</u> OC <u>4650</u></p>		
<p style="text-align: right;">Total Invoice Amount Taxable Amount Tax Amount Balance Due</p>		528.00 528.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4637954
Invoice Date: 11/7/2014

Amount Due: \$ 528.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

INVOICE

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4645761
Invoice Date: 11/24/2014
Sales Order: 6025913
Cust PO #:

Job Number	Description	Amount
342200056	<p>Cordoba Ranch CDD</p> <p>Sylvester Palms:(12) Arborjet-Fertilization/preventative disease control (PalmJet/ImaJet/PhosphoJet/OTC, Inoculated palms with OTC (Tetracycline) to control Phytoplasma disease.</p> <p>Inoculated palms with PalmJet (fertilizer) & ImaJet (Insecticide) & PhosphoJet(Fungicide)</p> <p>Green Entry Color Code.</p>	420.00
<p>RECEIVED NOV 26 2014</p> <p>ate rec'd Rizetta & Co., Inc.</p> <p>/M approval <u>GR</u> Date <u>12/9</u></p> <p>ate entered <u>DEC 03 2014</u></p> <p>und <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>book # _____</p>		
<p>Total Invoice Amount</p> <p>Taxable Amount</p> <p>Tax Amount</p> <p>Balance Due</p>		<p>420.00</p> <p>420.00</p> <p>420.00</p> <p>420.00</p>

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4645761
Invoice Date: 11/24/2014

Amount Due: \$ 420.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

INVOICE

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 14197254
Invoice #: 4647671
Invoice Date: 11/26/2014
Sales Order: 6028437
Cust PO #:

Project Name: Hydro-seeding

Project Description: Hydro-seed area disturbed behind houses along south perimeter.

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Hydro-seed 15000 s.f.	2,000.00
<p>RECEIVED DEC 01 2014 Date Rec'd Rizetta & Co., Inc. _____ O/M approval <u>GR</u> Date <u>12/9</u> Date entered <u>DEC 03 2014</u> Fund <u>001</u> GL <u>53900</u> OC <u>4650</u> Check # _____</p>		
Total Invoice Amount		2,000.00
Taxable Amount		
Tax Amount		
Balance Due		2,000.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4647671
Invoice Date: 11/26/2014

Amount Due: \$ 2,000.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

INVOICE

Customer #: 14197254
Invoice #: 4648316
Invoice Date: 11/26/2014
Sales Order: 6017150
Cust PO #:

LIVINGSTON GRIND STUMP AND SOD OVER.

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Grind stump along Livingston.Remove grindings and sod over top.	225.00
<p>RECEIVED DEC 03 2014 date HECO Rizzetta & Co., Inc. M approval <u>92</u> Date <u>12/9</u> date entered <u>DEC 04 2014</u> und <u>001</u> G539000C <u>4604</u> Book #</p>		
Total Invoice Amount		225.00
Taxable Amount		
Tax Amount		
Balance Due		225.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4648316
Invoice Date: 11/26/2014

Amount Due: \$ 225.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

INVOICE

Customer #: 14197254
Invoice #: 4653710
Invoice Date: 12/10/2014
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For December	7,962.25
<p>RECEIVED DEC 11 2014</p> <p>Date Rec'd Rizetta & Co., Inc. _____ Date entered <u>9R</u> Date <u>12/16</u> <u>DEC 12 2014</u> Fund <u>001</u> GL <u>53900004604</u> Check # _____</p>		
Total invoice amount		7,962.25
Tax amount		
Balance due		7,962.25

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 14197254
Invoice #: 4653710
Invoice Date: 12/10/2014

Amount Due: \$7,962.25

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

ValleyCrest Landscape Maintenance

P.O. Box 404083
Atlanta, GA 30384-4083

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614



ValleyCrest

Landscape Maintenance

Sold To: 14197254
Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

INVOICE

Customer #: 14197254
Invoice #: 4659317
Invoice Date: 12/9/2014
Sales Order: 1316434
Cust PO #:

Job Number	Description	Amount
342200056	<p>Cordoba Ranch CDD</p> <p>Replace I-Core controller with two wire module and rain sensor. Install new ground plate; wire to controller and ground rod due to lightning strike.</p> <p>Repair 3" main line break due to lightning.</p> <p>Note: This is for the replacement of the controller to get it up and working. Any other wire or decoder issue will be proposed after the controller is replaced.</p> <p style="text-align: right;">RECEIVED RECEIVED</p> <p style="text-align: right;">ate rec'd Rizetta & Co., Inc. DEC 11 2014</p> <p style="text-align: right;">/M approval <u>JK</u> Date <u>12/16</u></p> <p style="text-align: right;">ate entered <u>DEC 12 2014</u></p> <p style="text-align: right;">und <u>001</u> GL <u>53900</u> OC <u>4609</u></p> <p style="text-align: right;">bank # _____</p> <p style="text-align: right;">Total Invoice Amount 1,566.80 Taxable Amount Tax Amount Balance Due 1,566.80</p>	1,566.80

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4659317
Invoice Date: 12/9/2014

Amount Due: \$ 1,566.80

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Cordoba Ranch CDD
c/o Rizetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



Account Number
15 9000 0671704134 01

Amount Due
\$124.99

12/14

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Check Verizon Email
Get Rewards & Discounts
Use Online Support
And More

Verizon News

Don't Miss Another Call

Get a crystal clear voice phone line from Verizon on a network with 99.9% reliability and open the door to more opportunities. Call 1-877-854-7268 to learn how to bundle your services and save.

Power Up Office TV With FiOS

Add select FiOS® TV plans to your existing Verizon services and sign up for a FiOS Quantum bundle with a 2-yr. agmt. and receive an extra \$10/mo. off, that's \$240 in savings & get a \$300 Visa® prepaid card. Call 1-888-720-4913 for details & to order today. Terms apply.

Account Information

Statement Date: 11/22/14
CORDOBA RANCH CDD
Customer Account: 0671704134

Questions About Your Bill?

For the help & support you need, contact us at 1-800-VERIZON.

Account Summary

Previous Balance	\$124.99
Payment Received Nov 13	-\$124.99
Balance Forward	\$0.00

New Charges

Current Activity	\$124.99
Total New Charges Due by December 16, 2014	\$124.99

Total Amount Due	\$124.99
-------------------------	-----------------

RECEIVED

DEC 01 2014

Date Rec'd Rizzetta & Co., Inc.

W/M approval

92

Date 12/9

DEC 03 2014

Date entered

Fund 001 654100 00 4102

Want Automatic Payment?

Enroll below or at Verizon.com to authorize your financial institution to deduct the amount of your monthly bill from the account associated with your enclosed check and send payment directly to Verizon. To discontinue Automatic Payment, call Verizon. Please keep a copy of this authorization.

Please return remit slip with payment.

To enroll in Automatic Payment (Sign and date below)

Account Number:

15 9000 0671704134 01

Amount Due: \$124.99

112214

Make check payable to Verizon

\$

By signing above I verify that I have reviewed and accepted the terms and conditions at verizon.com/autopayterms for automatic bill payment

00001878 01 AV 0.378 VF112211 0010 XX
CORDOBA RANCH CDD
STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390



VERIZON
PO BOX 920041
DALLAS TX 75392-0041

15 9000 0671704134 01N00000000000 00000012499 04



Account Number
15 9000 0671704134 01

Page
2 of 3

Current Activity

Monthly Charges

11/22 12/21 FiOS Internet 75M/75M – 2YR	124.99
Monthly Charges Subtotal	\$124.99

Current Activity Total	\$124.99
-------------------------------	-----------------

Total New Charges	\$124.99
--------------------------	-----------------

Legal Notices

Payment by Check

Paying by check authorizes check processing or use of the check information for a one-time electronic fund transfer from your account. For all payments using bank account information, we may retain the information to send you electronic refunds or enable your future electronic payments to us (to opt out, call 1-888-500-5358).

Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Dec 23, 2014.

Correspondence

Go to verizon.com/bizcontact or mail to PO Box 33078, St. Petersburg, FL 33733

Service Providers

Verizon FL provides regional, local calling and related features, other voice services, and FiOS TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet service and FiOS TV equipment. FiOS is a registered mark of Verizon Trademark Services LLC.

Disconnection of Basic Local Service

You must pay \$124.99 to avoid disconnection of your basic local service.

Bankruptcy Information

If you are or were in bankruptcy, this statement may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.



Account Number
15 9000 0671704134 01

Page
3 of 3

Need-to-Know Information

Customer Proprietary Network Information (CPNI) Notice for Residential, Small and Medium Business Customers

CPNI is information that relates to the type, quantity, destination, technical configuration, location, amount of use, and billing information of your telecommunications or interconnected VoIP services. This information is made available to us solely by virtue of our relationship with you. The protection of your information is important to us. Under federal law, you have a right, and we have a duty, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, Internet, and long distance. Visit verizon.com for a complete listing of our services and companies.

For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.

Telephone Sales Calls – Know The Facts

Under the Federal Telephone Consumer Protection Act, telemarketers must identify the individual or business they represent and the purpose of the call. Telemarketers are prohibited from making unsolicited sales calls between the hours of 9 pm and 8 am.

From time to time, Verizon calls its customers to inform them about special promotions or new products and services. For those customers who indicate that they do not wish to receive sales calls, you can request to be added to Verizon's do-not-call list. Being on the federal Do Not Call registry prevents prerecorded sales calls but does not prevent live sales calls to existing customers.

Certain organizations (such as political groups, not-for-profits and telephone surveys) are exempt from the do-not-call registry. In addition, federal law exempts calls for which the calling party has received the called party's prior expressed written consent. Consumers may follow the same procedure to revoke their registration for the federal do-not-call list.

To place your number on the Federal do-not-call registry, call 1-888-382-1222 (Voice) or 1-866-290-4236 (TTY), or visit the website at www.donotcall.gov. To learn more about telephone sales calls, see the Protection Tips section of the Customer Guide in your Verizon Directory.

Make Account Management A Simple Task

We know that our small business customers (less than 20 employees) like you have a lot on their minds. That's why Verizon has simplified online account management so that you can access your Verizon phone, Internet, TV and applications with one user ID and password. Explore the tools that will let you view, print and analyze billing statements, set-up Paper-Free Billing and Auto Pay, as well as access your Verizon email. Plus, you can get technical support, earn and redeem Small Biz Rewards, get special discounts and much more.

We simplified your account management so that you can focus on the bigger picture. Sign in or register at verizon.com/mybizlearn today.

And it's a similar story with our medium business customers (20 or more employees) like you who also have a lot on their mind. Explore the tools that cater to your business needs, allowing you to get order status around the clock, receive email notification when your invoice is ready so you can download or print it, and select paperless billing and pay online. You can also create, view and review the status of a repair ticket without making a phone call, as well as gain access from a mobile device or tablet, which means you are connected to your business at all times. Register today in the Business Sign-In area at verizonenterprise.com and keep your business running smoothly.

Tab 3

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this _____ day of _____, 2015, before me, personally appeared and is known to me to be the person described herein and who took the aforementioned oath as a Board Member of the Board of Supervisors of Cordoba Ranch Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

My commission expires on:

Tab 4



01/14/2015

The following report is for January to illustrate what has changed from December and what to expect through February and the coming months.

The photos this month were taken on Tuesday 01/13/2015.

Minor algae issues were present and have been addressed on Wednesday 01/14/15. Over all the ponds are looking very good with a few seeing some filamentous algae on the surface. At the end of the report, I have added a few photos and notes about other issues I've spotted around the property during my inspection along with a couple proposals. Over all the winter has been fairly mild this year, unfortunately, this often leads to heavy levels of plant & algae growth in February and March as water temperatures heat up. We are preparing for a very challenging spring burst of vegetative growth based on patterns we are observing now, not only in Cordoba but throughout most of the waterways we manage.


We have received the deposit for the 2 entrance fountains we were contracted to install and are coordinating with Mandy Electric on the project schedule. The equipment is built and already shipped here to our warehouse. Our production staff will be completing their annual training next week (week of January 19-23rd). Our tentative installation is the following week or 1st week of February. You can expect to see two new fountain displays in next months report!


Sincerely,


Jamos Beierle


Aquagenix





Date: 01/12/14	Pond #100
<p>What we found: Dark photo, but the water looks great! You can still see the dying torpedo grass from last month's treatment by boat along the littoral shelf on right.</p> <p>What we did: Algae & Torpedo Grass where treated.</p> <p>What to expect: Torpedo grass has declined and will eventually disappear over the next several weeks reclaiming about 15-20' of pond.</p>	
<p>Recommendations & Notes: Next months photo will have a lot less grass & a new fountain.</p>	


Date: 01/13/15	Pond #110
<p>What we found: Submersed vegetation has declined. Filamentous algae popping up.</p> <p>What we did: Algae treated 01/14 (tomorrow)</p> <p>What to expect: Algae should be almost all gone by this months meeting.</p>	
<p>Notes: area of erosion surrounding the storm drain pipe inlet. See photo at end of report and attached proposal. Let us know if you have any questions.</p>	


Date: 01/13/15	Pond #120
<p>What we found: Over all this pond is looking good.</p> <p>What we did: Treated grasses and broad leaf weeds around the perimeter.</p> <p>What to expect: Grasses will decline in 5-7 days from the application.</p>	
Recommendations & Notes:	


Date: 01/13/15	Pond #125
<p>What we found: Another dark photo (was very cloudy). This pond is looking its best yet!</p> <p>What we did: Minor algae was treated the day after this photo around perimeter.</p> <p>What to expect: right now things are good. We know we will see algae again though as temperatures climb.</p>	
Recommendations & Notes:	


Date: 01/13/15	Pond #126
<p>What we found: Pretty good shape. Minor algae. This is normal. If we can keep algae at less than 5% between visits we are doing good.</p> <p>What we did: boarder grasses were treated and perimeter algae.</p> <p>What to expect: another nice month before the real battle begins.</p>	
Recommendations & Notes:	


Date: 01/13/15	Pond #130
<p>What we found: This pond has spatterdock(lilies), spike rush and is part of a long wet ditch.</p> <p>What we did: treated for algae & spikerush.</p> <p>What to expect: Spike rush is still the only serious issue with this pond.</p>	
<p>Recommendations & Notes: Lilies can help utilize excessive nutrients in the pond which can reduce algae blooms. If undesired at any time, just say the word and we can get rid of them. There is a significant amount of erosion around the banks here. I assume the banks will be re-graded when development starts to happen here.</p>	


Date: 01/13/15	Pond #140	
<p>What we found: Still some Algae around the perimeter.</p> <p>What we did: Grasses and algae were treated.</p> <p>What to expect: Algae should decline in 5-7 days.</p>		
<p>Recommendations & Notes: Spike rush is still present throughout Cordoba but has declined from both treatment and cooler temperatures. Come spring, expect us to be discussing that vegetation again.</p>		


Date: 01/13/15	Pond #143A	
<p>What we found: Turbidity has improved from last month. Some algae has popped up.</p> <p>What we did: treated algae.</p> <p>What to expect: Pond will continue to clear up from the run off and sedimentation.</p>		
<p>Recommendations & Notes: We have continued to control but leave in place the lilies in the far end.</p>		


Date: 01/13/15	Pond #143B
<p>What we found: Looking good!</p> <p>What we did: treated for boarder grasses.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: Shallow water, warm temperatures nutrients will cause these random algae blooms from time to time. Please have patience and know that we will get them under control when they occur. If it becomes chronic in certain ponds we can discuss other methods of prevention such as aeration, aerobic bacteria and pond dye.</p>	


Date: 01/13/15	Pond #146
<p>What we found: Looking great.</p> <p>What we did: Algae treatment as preventative.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: Please keep in mind that as good as the ponds are looking now, new challenges will eventually spring up. Our goal is to keep those issues to a minimal when they occur.</p>	


Date: 01/13/15	Pond #150
<p>What we found: very good shape. A little bit of algae.</p> <p>What we did: Treated boarder grasses & algae.</p> <p>What to expect: We will continue to focus on submersed weeds, grasses and algae to keep this pond looking good.</p>	
Recommendations & Notes:	


Date: 01/13/15	Pond #170
<p>What we found: Looking good. This pond has about 5% algae along the west side.</p> <p>What we did: Boarder grasses & algae.</p> <p>What to expect: This pond has seen a lot of duckweed & watermeal. While it's under control for now, we will watching out for it.</p>	
Recommendations & Notes:	


Date: 01/13/15	Pond #180
<p>What we found: Awesome! There is still a tiny bit of algae on the north end, otherwise this is as good as it's looked since we started.</p> <p>What we did: Treated algae on the north side. There was a tiny amount.</p> <p>What to expect: Algae should decline in 5-7 days from the application.</p>	
<p>Recommendations & Notes: There is some undermining and erosion at the control structure on the east side of this pond.</p>	

Date: 01/13/15	Pond #185
<p>What we found: A small amount of algae.</p> <p>What we will do: algae will be treated.</p> <p>What to expect: Overall this pond is looking good. Grasses around the skimmer are under control and we will continue to focus on the submersed plants and algae.</p>	
<p>Recommendations & Notes: High water levels really help make things look good! We are working to control the vegetation in this pond so it still looks decent when levels are down.</p>	

Date: 01/13/15	Pond #190A
<p>What we found: Still Improving. Algae and grasses still present but declining.</p> <p>What we will do: we will continue to treat & control the nuisance vegetation while trying to leave the spatterdock for nutrient reduction.</p> <p>What to expect: Torpedo grass in the background will continue to decline over the next 10-14 days.</p>	
<p>Recommendations & Notes: Algae blooms are part of a natural process when large amounts of plant material are decomposing in the water. As we continue to get better and better control. The algae problems should decline.</p>	

Date: 01/13/15	Pond # 190B
<p>What we found: looking pretty good also. South side of this pond has a lot of dead sticks.</p> <p>What we did: Algae and boarder grasses were treated.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: We are starting to get to a good base line with many of these ponds. We still expect that future algae issues and spike rush will be challenges when temperatures rise.</p>	

Date: 01/13/15	Pond #200
<p>What we found: Much of the algae & grasses are under control. Still some submersed vegetation. Over all this pond is better than last month.</p> <p>What we did: Treated algae & vegetation.</p> <p>What to expect: Gradual improvement. This pond was completely overgrown inside & out.</p>	
Recommendations & Notes: Algae will likely be a challenge in this shallow pond this spring, but it is leaps and bounds ahead of where it was just 3 months ago. ** see additional notes about some dumped debris at the end of this report.	

Date: 01/13/15	Pond #210
<p>What we found: Looking great! Note the bank repair has been completed & looks good.</p> <p>What we did: Algae was treated as well as grasses around the boarder.</p> <p>What to expect: Its tough to provide expectations this time of year without sounding doom & gloom. We will keep the ponds looking great as long as possible but anticipate outbreaks in spring.</p>	
Recommendations & Notes: The north end of this pond is really shaping up nicely. Last months boat treatment knocked a lot down. Only minor grasses and algae are present there.	

Date: 01/13/15

Pond #220

What we found: A small amount of torpedo grass popping up through the water. Again this is normal.

What we did: Boarder grasses & algae treatment 01/14/15

What to expect: Grasses will brown and go away over the next two weeks.



Recommendations & Notes:

Date: 01/13/15

Pond #230


What we found: Over all. this pond looks great. A little algae around the boarder seen on the near bank at bottom of photo.


What we did: Algae was treated as well as grasses around the boarder.


What to expect: We will continue to work on the spike rush and potential algae blooms.




Recommendations & Notes: This pond like many others is very shallow. The east side not shown in this photo is very narrow and shallow which can lead to chronic algae problems.

Date: 01/13/15	Pond #240A
<p>What we found: Pond looks nice. A little algae, but better than last month.</p> <p>What we did: boarder grasses & algae where treated.</p> <p>What to expect: Both should decline in 7-10 days.</p>	
Recommendations & Notes: **See additional notes about a nearby storm drain at the end of this report.	

Date: 01/13/15	Pond #240 B
<p>What we found: Looking great. High water levels, no algae.</p> <p>What we did: touch up boarder grasses & treat submersed spikerush.</p> <p>What to expect:</p>	
Recommendations & Note:	

Date: 01/13/15	Pond #260
<p>What we found: Turbidity has improved. Water is clearing up. Looks like the construction activities that caused it are almost done.</p> <p>What we did: Treated border grasses and some minor submersed weeds around the perimeter.</p> <p>What to expect: Water will continue to clear as sediment drops to the bottom.</p>	
<p>Recommendations & Notes: As new homes are built throughout the community...Turbidity issues like this will happen more often.</p>	

Date: 01/13/15	Pond #270
<p>What we found: Much better. Still some lingering algae, but a huge improvement again this month.</p> <p>What we did: treated algae, and spike rush & grasses.</p> <p>What to expect: This pond is one the more troublesome on site. We have treated a lot vegetation in this pond since the beginning. It is getting better, but warmer weather will bring this pond right back to the top of the list of priorities.</p>	
<p>Recommendations & Notes: Most of the vegetation you see out in the middle is the spatterdock. We have tried not to kill it all. Like other ponds onsite, if we can maintain some healthy beneficial plants, it can help reduce excessive nutrients.</p>	

Date: 01/13/15

Pond #270B

What we found: For what it is, this pond is doing good.

What we did: treated algae and border grasses.

What to expect: This pond is very shallow. Algae issues are expected to be a big challenge.



Recommendations & Notes:

Date: 01/13/15

Pond #280


What we found: Back to beautiful! Last month's algae bloom was taken care of. Another great before/after if you look back.


What we did: treated algae and border grasses.


What to expect:




Recommendations & Notes:


Date: 01/13/15	Pond #290
<p>What we found: Unfortunately, even in winter, each month there is always a pond or two that goes the wrong direction.</p> <p>What we will do: Algae was treated 01/14/15.</p> <p>What to expect: Algae will decline over the next 5-7 days and should be cleared up by your Jan. meeting.</p>	
Recommendations & Notes:	


Date: 01/13/15	Pond #300
<p>What we found: This pond is turbid. Also some alligator weed at the bottom of the photo. Otherwise its in pretty good condition.</p> <p>What we did: Treated alligator weed & perimeter grasses.</p> <p>What to expect:</p>	
Recommendations & Notes:	

Date: 01/13/15	Pond #310	
<p>What we found: This pond still has some minor algae, but compared to last summer. I feel it has been one the greatest transformations.</p> <p>What we did: treated border grasses, algae and chara.</p> <p>What to expect: We will continue to focus on getting control of submersed vegetation while trying to leave some of the lilies for nutrient reduction.</p>		
Recommendations & Notes:		


Date: 01/13/15	Pond #320	
<p>What we found: Pond 320 is mostly surrounded by Dog Fennel. This blocks our access to treat the pond properly.</p> <p>What we did:</p> <p>What to expect: Once maintenance crews mow around this pond, we will be able to treat it aggressively like we did on pond 200 in October.</p>		
Recommendations & Notes: This photo is updated this month.		


Additional Observations & Notes:

Date: 01/13/15	Pond #110
What we found: This area of erosion is caused by stormwater runoff. It is growing & undermining the bank and soil underneath the turf. Even though you see grass, it is mostly concealing potentially hazardous holes in the ground.	
Recommendations & Notes: I have included a proposal for the repair of this location including the addition of erosion control material to further reinforce the slope & minimize this problem from occurring again.	

Date: 01/13/15	Pond #200
What we found: It looks like perhaps a resident or two have disposed of their landscape debris including a pallet & other garbage.	
Recommendations & Notes:	

Additional Observations & Notes:

Date: 01/13/15	Pond #180
What we found: I noticed a lot more feral pig activity this month. This area was near Pond 180	
Recommendations & Notes:	

Date: 01/13/15	Pond #240 A
What we found: It appears someone needed this storm grate more the Cordoba Ranch did. I poked around inside to see if it had fallen in, but it is completely missing.	
Recommendations & Notes: We have included a quote to replace the storm grate and correct this safety & compliance issue.	

Tab 5



Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

Cordoba Ranch CDD

c/o Rizetta & Company Inc.
3434 Colwell Avenue, suite 200
Tampa, FL 33614

Contact: Joe Roethke Phone: (813) 933-5571

Proposal ID	Date	Terms
79805	1/15/2015	Balance Due Net 30 Days From Completion of Work.


We are pleased to quote special pricing as follows

Price includes supply, delivery & instalation of a 36.5" x 53" non-traffic storm grate from US Foundry. Model USF 6607 Painted Reticuline to replace a missing grate near pond 240 A.

Quantity	Description	Taxable	Unit Price	Extended Price
1	Storm Grate USF 6607	No	\$695.00	\$695.00
			Total	\$695.00

This offer is good for twenty one (21) days from date of quote. Sales Tax Not Included.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW


AQUAGENIX
James Beierle
PRINT NAME
01-14-2015
DATE

CUSTOMER

PRINT NAME

DATE

BRANCH OFFICE

6203 Johns Road, Suites 7 & 8 . Tampa FL 33634-4441 USA | T +1 813 627 8710 | F +1 813 627 8630

www.aquagenixaquatics.com

Tab 6



Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

Cordoba Ranch CDD
c/o Rizetta & Company Inc.
3434 Colwell Avenue, suite 200
Tampa, FL 33614
Contact: Joe Roethke Phone: (813) 933-5571

Proposal ID	Date	Terms
79808	1/15/2015	Balance Due Net 30 Days From Completion Of Work

We are pleased to quote special pricing as follows

Furnish and install all materials and labor to re-establish designed pond slope around the eroded MES at the south end of pond 110.

Scope of work includes importing fill, fill and grade area, stabilization

with Fleximat, and site restoration including replacing damaged sod.

See additional information on Fleximat slope stabilization material included.

Quantity	Description	Taxable	Unit Price	Extended Price
1	Erosion repair & installation of Fleximat shore stabilization material	No	\$5,475.00	\$5,475.00
			SubTotal	\$5,475.00
			Tax	
			Grand Total	

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

AQUAGENIX

James Beierle

PRINT NAME

01-15-2015

DATE

CUSTOMER

PRINT NAME

DATE

BLANK

Flexamat

Shoreline Protection

Flexamat is the solution for stopping erosion along canals and waterways. It is an erosion control mat consisting of concrete blocks embedded into a high strength geogrid. Spacing between the blocks allows for optional vegetation growth.

Flexamat is packaged in rolls in widths up to 16' wide. An excavator is used for installation. Rolls are quickly placed and unrolled into place.

Benefits:

- Permanent erosion protection
- Lowers overall costs of canal maintenance
- Environmentally friendly
- Efficient installation
- Withstands heavy boat traffic
- Cost Effective

Installation assistance and training available. Find out why Flexamat is the solution for erosion problems. Visit our website for more information on how we've helped others eliminate erosion and save on maintenance!



Distributed by:

R. H. Moore & Associates
Soil Stabilization & Erosion Control



R. H. Moore & Associates, Inc.
7834 Depot Lane, Tampa, FL 33637
Toll Free: (800) 330-2333
Email: info@rhmooreassociates.com
Website: www.rhmooreassociates.com



Fort Myers, FL

8' x 20' Flexamat roll being installed.



Native grasses and littorals thrive within Flexamat, the roots further locking the material in place.

Rolls of Flexamat – Available 5.5', 8', 10', 12' & 16' widths



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R. H. Moore & Associates

Soil Stabilization & Erosion Control



CASE STUDY

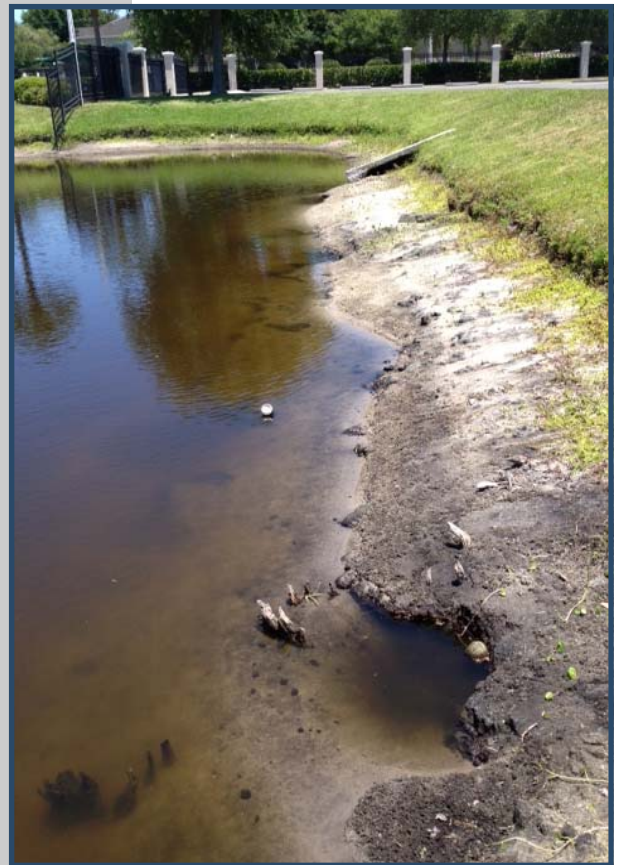
PALMS OF CORTEZ

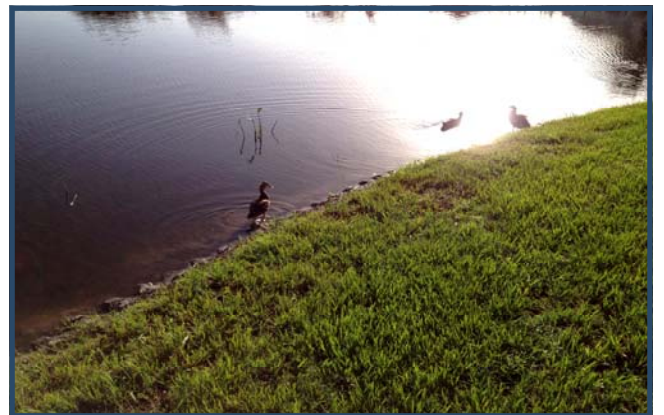
LOCATION:	BRADENTON, FLORIDA
PRODUCT:	MOTZ ENTERPRISES FLEXAMAT
QUANTITY:	15,000 SQ. FT.
INSTALLATION DATE:	MAY 2013
ENGINEER:	DOVE ENGINEERING AND CONSULTING, LC
CONTRACTOR:	DUNCAN SEAWALL, DOCK & BOAT LIFT, LLC
OWNER:	PALMS OF CORTEZ HOA
APPLICATION:	SHORELINE STABILIZATION

The homeowners' association at the Palms of Cortez has had problems with erosion along their community lake for years. They contacted Dove Engineering and Consulting, LC to come up with a solution that would alleviate the issue, while still providing an aesthetically-pleasing look.

John Slupecki with Motz Enterprises was contacted by Dove Engineering for help with selecting a product. John recommended the Flexamat tied concrete mat system, which is perfect for shoreline applications. Flexamat was installed in an 8' width around the entire perimeter of the lake over a turf reinforcement matting. The TRM below the Flexamat separates the underlying soil, while still providing an environment for the vegetation to become established. A light-weight nonwoven geotextile can also be used as an underlayment depending on the porosity of the soils below.

Once installed, the Flexamat system was backfilled with native soils and was sodded. Flexamat provides an accessible 4H:1V slope that can be mowed down to the waterline. With the 8' mat being half in and half out of the water, it now provides protection year round during the drought stages and rainy season.





Tab 7

Proposal for Extra Work at Cordoba Ranch CDD

Property Name Cordoba Ranch CDD
Property Address 2516 Cordoba Ranch Blvd.
 Lutz , FL 33559

Contact Tyree Brown
To Cordoba Ranch CDD
Billing Address c/o Rizetta & Company 3434 Colwell Ave
 Ste 200
 Tampa , FL 33614

Project Name Washouts
Project Description Fill and sod

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	At pond 210, fill in two washouts and sod with bahia. 5 cy fill dirt, 500 sq feet of bahia.	\$575.00	\$575.00
1.00	EACH	At pond 120, flush cut and remove all trees around pond.	\$500.00	\$500.00

For internal use only

SO# 6032081
JOB# 342200056
Service Line 130

Total Price \$1,075.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by ValleyCrest Landscape Maintenance
ValleyCrest Landscape Maintenance, Inc. | 26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293 | www.valleycrest.com

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of

this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by ValleyCrest Landscape Maintenance within fifteen (15) days after billing, ValleyCrest Landscape Maintenance shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

<hr/>		Operations Manager
Signature		Title
<hr/>		
Tyree Brown	November 25, 2014	
Printed Name	Date	

ValleyCrest Landscape Maintenance

<hr/>		Account Manager Ext
Signature		Title
<hr/>		
Alex Kocher	November 25, 2014	
Printed Name	Date	

Job #: 342200056

Proposed Price: \$1,075.00

SO # 6032081

Tab 8

Proposal for Extra Work at Cordoba Ranch CDD

Property Name	Cordoba Ranch CDD	Contact	Tyree Brown
Property Address	2516 Cordoba Ranch Blvd. Lutz , FL 33559	To	Cordoba Ranch CDD
		Billing Address	c/o Rizetta & Company 3434 Colwell Ave Ste 200 Tampa , FL 33614
Project Name	Pine trees		
Project Description	Removal and replacement		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	EACH	Option 1 - remove two bad pine trees and replace with two, 30 gallon pine trees	\$355.00	\$710.00
2.00	EACH	Option 2 - flush cut and remove two pine trees	\$125.00	\$250.00

For internal use only

SO#	6043909
JOB#	342200056
Service Line	130

Total Price \$960.00**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by ValleyCrest Landscape Maintenance
ValleyCrest Landscape Maintenance, Inc. | 26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293 | www.valleycrest.com

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12. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of

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13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by ValleyCrest Landscape Maintenance within fifteen (15) days after billing, ValleyCrest Landscape Maintenance shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature _____ Title **Operations Manager**

Tyree Brown _____ **January 14, 2015**
Printed Name Date

ValleyCrest Landscape Maintenance

Signature _____ Title **Account Manager Ext**

Alex Kocher _____ **January 14, 2015**
Printed Name Date

Job #: 342200056

Proposed Price: \$960.00

SO # 6043909

Tab 9

NOTICE OF PROXIMITY TO CYPRESS CREEK NATURE PRESERVE

This notice is dated _____ day of _____, 20____, and entered into the public records by Cordoba Ranch Community Development District, owner of the property described as Cordoba Ranch (SEE ATTACHED EXHIBIT "A").

WHEREAS, it is the intent of this Notice to make known to the public-at-large that the property described in Exhibit "A" attached hereto is located in close proximity to the property known as the Cypress Creek Nature Preserve; and

WHEREAS, it is further the intent of this Notice to advise potential tenants and purchasers of subdivided property located within the boundaries of the property described in Exhibit "A" attached hereto, that said property is in close proximity to the Cypress Creek Nature Preserve.

NOW, THEREFORE, the general public and those parties specifically purchasing or leasing property within the area described in Exhibit "A" attached hereto are hereby notified that:

1. The subject property described in the Exhibit "A" attached hereto is located in close proximity to the Cypress Creek Nature Preserve.
2. This Notice is to further advise potential purchasers or tenants of property described in Exhibit "A" attached hereto that the proximity to the Cypress Creek Nature Preserve may result in said purchasers or tenants being affected by continuing current resource management practices to include but not be limited to, ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the Cypress Creek Nature Preserve.
3. The nature and the effects of the operations of the Cypress Creek Nature Preserve shall include all management practices as contained within the managing agencies resource management plan, which may be amended from time to time.

4. The Cypress Creek Nature Preserve is protected by Ordinance 08-17, as amended, or its successor. This protection includes the prohibition against the disposal of yard waste and animals and plants. In addition, there may be restrictions upon certain types of animals/pets that the public may bring into the Cypress Creek Nature Preserve.
5. The general public is authorized to use approved access points to the Cypress Creek Nature Preserve. Creation of personal access points is prohibited unless approved by the managing entity.
6. Compatible uses in the Cypress Creek Nature Preserve include hiking, nature and bird watching. Uses in the Cypress Creek Nature Preserve which may be prohibited could include ATV use, horseback riding, paintball, digging, hunting, building of unauthorized structures, etc.
7. Prohibited Plant list (Exhibit "B"). Adjacent landowners are advised that certain plants cannot be established on property.
8. The Cypress Creek Nature Preserve is protected from drainage from new development (either the development infrastructure or individual parcels). Individual owners cannot alter drainage or drain water into the Cypress Creek Nature Preserve without written authorization from the managing entity.

[Developer or authorized
representative signature]

[Parks Recreation &
Conservation Dept. signature]

[Print name]

[Print name]

[Date]

[Date]

EXHIBIT A

LEGAL DESCRIPTION (CORDOBA RANCH CDD):

PARCELS A THROUGH HH, CORDOBA RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGES 274 THROUGH 370, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

EXHIBIT B

Nuisance / Exotic Plant List

<i>Abrus precatorius</i>	rosary pea
<i>Antigonon leptopus</i>	coral vine
<i>Ardisia crenata</i>	scratchthroat, coral ardisia
<i>Aristolochia littoralis</i>	calico flower
<i>Asparagus densiflorus (sprengeri)</i>	asparagus fern, sprengeri fern
<i>Callisia fragrans</i>	inch plant
<i>Broussonetia papyrifera</i>	paper-mulberry
<i>Casuarina cunninghamiana</i>	basswood Australian-pine
<i>Casuarina equisetifolia</i>	Australian-pine
<i>Casuarina glauca</i>	suckering Australian-pine
<i>Cestrum diurnum</i>	day jasmine
<i>Cinnamomum camphora</i>	camphor tree
<i>Colocasia esculenta</i>	wild taro
<i>Cupaniopsis anacardioides</i>	carrotwood
<i>Cyperus involucratus</i>	umbrella plant
<i>Cyperus prolifer</i>	dwarf papyrus
<i>Dalbergia sisso</i>	Indian rosewood
<i>Dioscorea alata</i>	white yam, winged air potato
<i>Dioscorea bulbifera</i>	air potato
<i>Eichhornia crassipes</i>	water-hyacinth
<i>Eugenia uniflora</i>	surinam-cherry
<i>Hydrilla verticillata</i>	hydrilla
<i>Imperata cylindrica</i>	cogon grass
<i>Ipomoea aquatica</i>	water-spinach
<i>Koelreuteria elegans</i>	golden shower tree, golden rain tree
<i>Leucaena leucocephala</i>	lead-tree
<i>Lantana camara</i>	lantana
<i>Ligustrum sinense</i>	Chinese privet, sinenses
<i>Limnophila sessiliflora</i>	Asian marshweed
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Lygodium japonicum</i>	Japanese climbing fern
<i>Lygodium microphyllum</i>	old world climbing fern
<i>Macfadyena unguis-cati</i>	cat's claw vine
<i>Melaleuca quinquenervia</i>	melaleuca, punk tree
<i>Melia azedarach</i>	Chinaberry
<i>Nephrolepis cordifolia</i>	sword fern, Boston fern
<i>Nephrolepis multiflora</i>	Asian sword fern
<i>Paederia foetida</i>	skunk vine
<i>Panicum repens</i>	torpedo grass
<i>Pennisetum purpureum</i>	Napier grass
<i>Phyllostachys aurea</i>	golden bamboo
<i>Pistia stratiotes</i>	water-lettuce
<i>Podocarpus macrophylla</i>	yew podocarpus
<i>Psidium cattleianum</i>	strawberry guava
<i>Psidium guajava</i>	guava
<i>Pueraria montana</i>	kudzu
<i>Rhodomyrtus tomentosa</i>	downy rose myrtle
<i>Ricinus communis</i>	castor bean
<i>Ruellia brittoniana (tweediana)</i>	mexican petunia

<i>Sansevieria hyacinthoides</i>	mother-in-law's tongue
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Schinus terebinthifolius</i>	Brazilian pepper
<i>Sesbania punicea</i>	purple sesban
<i>Solanum diphyllum</i>	twinleaf nightshade
<i>Solanum torvum</i>	turkey berry
<i>Solanum viarum</i>	tropical soda-apple
<i>Syngonium podophyllum</i>	arrowhead vine
<i>Wedelia trilobata</i>	wedelia
<i>Wisteria sinensis</i>	Chinese wisteria
<i>Xanthosoma sagittifolium</i>	elephant ear

Tab 10

STRALEY & ROBIN

Attorneys At Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400
Fax: (813) 223-5043

Writer's Direct Dial: (813) 901-4946
Writer's E-mail: trobin@srwlegal.com

January 14, 2015

Board of Supervisors
Cordoba Ranch Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

**Re: Engagement as District Counsel for the Cordoba Ranch Community
Development District**

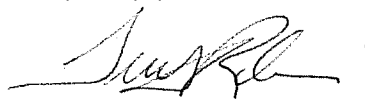
Dear Ladies and Gentlemen:

We appreciate the continuing opportunity to serve as general counsel to the Cordoba Ranch Community Development District (the "District"), and intend for this letter to confirm our engagement. Professional services will be provided to the District on an hourly-rate basis, at the rates established from time to time by our firm. I will be the lead attorney for the District, and my current hourly rate is \$330/hour. Hourly rates for the other attorneys and paralegals with the firm range from \$100/hour to \$355/hour, and they may assist with the representation of the District as needed. The District will be responsible for direct expenses incurred during the representation, such as filing fees, telecopy services, photocopying, and courier services.

We will provide the District with statements for professional fees and costs, if any, on a monthly basis. Payment will be due when the statement is rendered. Any payment not received within sixty (60) days from the date of the statement may be subject to a twelve percent (12%) late charge. We encourage you and the District Manager to carefully review the statements each month and call us if you have any questions.

We look forward to working with you. If you have any questions concerning this letter or any legal issue related to the District, please call me.

Very truly yours,



Tracy J. Robin

TJR/blw

Tab 11

RIZZETTA & COMPANY

INCORPORATED

Proposal for Community Development District Technology Services



RIZZETTA TECHNOLOGY SERVICES



Services Provided:

Website Design, Hosting, & Maintenance

E-mail Set-Up & Storage

CDD Website Compliance Oversight

Content Management

Network Consulting & Support



Why Does Your District Need a Website?

Governor Rick Scott Signed Senate Bill 1632 into law on May 10, 2014, which states that by October 1, 2015, or by the end of the first full fiscal year after its creation, each special district must maintain an official website, and must submit its website address to the Special District Accountability Program. The link to each district website will be posted on the Department of Economic Opportunity's Website.

In addition, each district has a set of content guidelines that must be followed, monitored, and updated in order to remain in compliance.

What Information is Required?

- ✓ The full text of the special district's charter and the statute which the special district operates, any grant of special powers, the date of establishment, and the establishing entity.
- ✓ A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, special assessment, or charge.
- ✓ The primary contact person for the special district for purposes of communication from the Department of Economic Opportunity.
- ✓ A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- ✓ The adopted budget of the special district, in addition to budget amendments as required by with section 189.418, FL Statutes
- ✓ The final, complete audit report for the most recent fiscal year and other audit reports required by law or authorized by the governing body of the special district
- ✓ Full Legal Name of the district
- ✓ The public purpose of the special district.
- ✓ The name, address, e-mail address, and the term for each member of the governing body of the district
- ✓ The fiscal year of the district.
- ✓ The mailing address, email address, telephone number, and internet website uniform resource locator of the special district.
- ✓ A description of the boundaries and the services provided by the special district.



What Your Website Would Include

In Addition to what is required by law, we will include additional standard features for your site, including sections for:

- Financial Documents
- Meeting Minutes
- Election Information
- General CDD Information
- Important Links
- Community News
- Event/Meeting Calendar



Website Design & Implementation

We will work with you to create a site that uniquely represents the style and branding of your district within our base template.

Advanced customization services are also available for an additional fee.

^ 2014 Proposed Policies

- [Amenity Rules Handbook](#)
- [Advertising Policy](#)
- [Campaign Policy](#)

▼ Financial Documents

▼ Helpful Documents

▼ Meeting Documents

▼ News

▼ Policies

▼ Newsletter

Information

[CDD](#)[Elections](#)[Finances](#)[HOA](#)[Meetings](#)[News](#)[Questions](#)[Services](#)

Content Management

We will provide services to upload and maintain district documents, as well as create new categories which may be required in the future.

We will take full responsibility for content compliance.



E-mail Hosting Services

As Board Members, when you communicate about district business via e-mail, your e-mail becomes subject to public records request.

In order to avoid any potential comingling, we highly recommend maintaining a separate e-mail address solely for district-related communication- especially because your e-mail address is now required to be listed on the district's website.

We will set up a separate e-mail hosting service with Microsoft Exchange that will allow you to maintain an individual, separate e-mail address, with 25 GB of data storage. Your e-mail address would correspond with your new domain, such as Supervisor@YourCDD.org.

E-blast/Newsletter Services



The ability to communicate rapidly & efficiently through digital channels is becoming increasingly important. Having the right information reach residents is vital to ensure your message is heard appropriately.

We can set up an e-blast system to quickly & easily communicate to your district's residents.

Additional Add-On Services



BLANK

CONTRACT FOR TECHNOLOGY SERVICES

DATE: _____

BETWEEN: **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

(Hereinafter referred to as "Client");

AND: **RIZZETTA TECHNOLOGY SERVICES, LLC**
5020 W. Linebaugh Ave.
Suite 200
Tampa, Florida 33624

(Hereinafter referred to as "Consultant").

SCOPE OF SERVICES:

Services provided by Consultant shall be to provide Client with the development, implementation, maintenance and/or the upgrading of its technological capabilities. Services may include, but are not limited to:

Web Site:

Development:

Consultant shall design or re-design and implement a web site for Client to comply with Florida legislative requirements that special districts operate and maintain web sites. Details of required content are shown in Addendum "A".

Hosting and Backup:

Consultant shall provide hosting and backup of Client web site.

Customization:

Consultant shall provide programming services to add features / functions which are in addition to those required by statute and are outlined in Addendum A to this contract.

Content Updating:

Consultant shall update content, including minutes, financial statements, events etc. on a monthly basis.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

E-mail Services:

Consultant shall establish and register, if necessary, domain name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the Client. Services also include ongoing management of e-mail accounts, hosting and backup.

Additional Services:

Consultant shall provide additional services, as requested, which may include, but are not limited to: network, phone system and wireless internet design, installation and support, security consultation, IT and computer training, activity tracking, alerts and system monitoring.

FEE SCHEDULE:

Fees for services described above shall be as follows:

Web Site:

Development of new web site	\$1,500 One-time charge
Re-design of existing web site	\$750 One-time charge
Hosting and Backup	\$50 Monthly
Content Updating	\$50 Monthly
Customization	To Be Determined
Termination/Transfer Fee	To Be Determined

Email:

Set-up fee for E-mail services	\$500 One-time charge
Ongoing E-mail service (25GB per user)	\$15 /month/user

Additional Services:

To Be Determined

Out-of-Pocket Expenses:

In addition to professional fees, project related out-of-pocket expenses will be billed at cost. These expenses include, but are not limited to: airfare, mileage, public transportation, parking, lodging, meals, reproduction of documents, long distance telephone, fax, postage, clerical support, computer charges and express mail. These expenses will be invoiced along with fees and will be due and payable when invoiced.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Fees and expenses will be invoiced upon completion or monthly, as applicable, and will be due and payable when invoiced.

The monthly fees outlined herein shall be amended annually as reflected in the adopted General Fund Budget of the District. Such new fees, as authorized by the District's action to adopt the General Fund Budget, shall become a binding schedule of this Contract until otherwise changed by a subsequent action of the District.

The one-time charges outlined herein shall be subject to change in the future upon request of the Client for additional services. Such revised one-time charges will be provided to the Client for approval prior to commencement of any additional services.

CLIENT RESPONSIBILITIES:

The Client shall furnish all required documents, data and information relative to the project necessary for the Consultant to perform the duties of this Contract. In addition, Client shall provide timely services of its staff deemed necessary as the project progresses. Expenses incurred in providing this support shall be the sole responsibility of the Client.

TERM:

This Contract may be terminated as follows:

- 1) By the Client for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by provision of a minimum of 30 days written notice to Consultant at the address noted herein;
- 2) By the Consultant for "good cause", which shall include, but is not limited to, failure of the Client to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance or dereliction of duties by the Client, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Client which Consultant deems unethical, unlawful or in contradiction of any applicable federal, state or municipal law or rule. Termination for "good cause" shall be effected by provision of a minimum of 30 days written notice to Client at the address noted herein.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Consultant will be entitled to full compensation, pursuant to the terms of this contract, through the termination date. Consultant will make all reasonable effort to provide for an orderly transfer of all records of the Client to the Client or its designee.

NON-PAYMENT:

The failure of Client to pay any amount due within 30 days of presentation shall constitute good cause for Consultant to suspend services provided under this Contract until full payment is received.

NON-CONTINGENCY:

The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

LEGAL COMPLIANCE:

Consultant shall, for as long as Consultant is under contract to provide the services described herein, be responsible:

- 1) To ensure that the Client website remains in compliance with all applicable Florida Statutes regarding the content and functionality of such website.
- 2) To provide for the long-term storage of email in compliance with all applicable Florida Statutes regarding records retention.

GENERAL TERMS AND CONDITIONS:

- 1) All invoices are due and payable upon presentation. For invoices not paid within 30 days of presentation, interest on the balance due will be charged at the maximum legally permissible rate.
- 2) In the event collection proceedings become necessary, Client agrees to pay all costs including attorney's fees.
- 3) Abandonment or suspension of the project shall not relieve the Client of monies due for services rendered to the date of such abandonment or suspension. Such services shall be billed at the applicable stated rates or full lump sum amounts and

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

will be immediately due and payable upon determination that the project has been abandoned or suspended and that the Consultant has performed the services as outlined herein.

- 4) Ownership of web site, content, domain name and e-mail addresses, under all circumstances is that of the Client.
- 5) The Client assumes full responsibility for damages awarded to third parties due to misuse by Client of the work product provided, in addition to any damages arising to the Consultant from said misuse by Client. Consultant shall have no responsibility for misuse by Client.
- 6) This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
- 7) In the event that any provision of this contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- 8) The Client shall, to the extent allowable under applicable law and except and to the extent caused by negligence or willful misconduct of the Consultant, agree to indemnify, defend, and hold the Consultant harmless from and against any and all claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, alleged or that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to (1) damages caused to the Client by hacking or any other unauthorized access to the data or content on the Client web site or e-mail server; (2) damages caused by unauthorized use of Client's web site content or e-mail server by any third party; and (3) any claim for taxes or other charges which may be made against the Consultant which are the primary responsibility of the Client. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement. Nothing herein shall be construed to limit Client's sovereign immunity provided in s. 768.28 F.S.

This Contract shall represent the entire agreement between the Consultant and the Client. Both Consultant and Client understand and agree with the terms and conditions as set forth herein.

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

ACCEPTED BY:

**CORDOBA RANCH COMMUNITY DEVELOPMENT
DISTRICT**

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

RIZZETTA TECHNOLOGY SERVICES, LLC

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

**CONTRACT FOR TECHNOLOGY SERVICES
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Addendum “A”

Required Web Site Content

Pursuant to Chapter 189.069 F.S., district web sites will be required to include and make available the following information or documents:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, address, email address, and the term for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter and the statute under which the special district operates, any grant of special powers, the date of establishment, and the establishing entity.
6. The mailing address, email address, telephone number, and internet website uniform resource locator of the special district.
7. A description of the boundaries and the services provided by the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, special assessment, or charge.
9. The primary contact person for the special district for purposes of communication from the Department of Economic Opportunities.
10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
11. The adopted budget of the special district, in addition to budget amendments as required by with section 189.418, Florida Statutes.
12. The final, complete audit report for the most recent completed fiscal year and other audit reports required by law or authorized by the governing body of the special district.