

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

**BOARD OF SUPERVISORS
MEETING
MAY 26, 2015**

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA MAY 26, 2015 9:30 a.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 **9:30 a.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

Board of Supervisors
Cordoba Ranch Community
Development District

May 18, 2015

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District will be held on **Tuesday, May 26, 2015 at 9:30 a.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 held on April 28, 2015Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for April 2015Tab 2
- 4. BUSINESS ITEMS**
 - A. Pond Update.....Tab 3
 - B. Landscaping Update
 - C. Presentation of Landscape & Irrigation Maintenance Bid Form with PricingTab 4
 - D. Presentation of Procedure for Windshield StickersTab 5
 - E. Consideration of Proposals for Website ServicesTab 6
 - F. Consideration of Procedure for Street Light Outages
 - G. Presentation of District Engineer Hourly Rates.....Tab 7
 - H. Presentation of Proposed Budget for Fiscal Year 2015/2016.....Tab 8
 1. Consideration of Resolution 2015-03, Approving Proposed Budget and Setting the Public HearingTab 9
- 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, April 28, 2015 at 9:30 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
Matt Lovo	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Todd Amaden	District Engineer, Landmark Engineering
Debi Hudrlik	Standard Pacific Homes <i>(via phone)</i>

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
March 24, 2015**

On a Motion by Mr. Lovo, seconded by Mr. Karpay, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on March 24, 2015 for Cordoba Ranch Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for March 2015**

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2015 (\$30,913.42) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the pond maintenance report to the Board and discussed the details of the report. Mr. Roethke informed the Board that the approved erosion repairs were reviewed by the District Engineer and the vendor will be starting the work on April 28th. The vendor will also provide a proposal for the additional erosion repairs on pond #210 that were noted in last month's pond report.

SIXTH ORDER OF BUSINESS

Landscaping Update

Mr. Roethke provided a brief update on any landscaping issues. ValleyCrest completed all of the sod replacements to fix the hog damage around several of the ponds within the District. Mr. Karpay discussed the details of the landscape installations that will be performed by standard Pacific's landscapers in the near future.

SEVENTH ORDER OF BUSINESS

**Ratification of ValleyCrest's Proposal for
Hog Damage Repairs**

Mr. Roethke presented two previously executed ValleyCrest proposals for hog damage repairs that require Board ratification.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board ratified the proposal from ValleyCrest for hog damage repairs at a total cost of (\$7,112.00) for Cordoba Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Hog Trapping Services

Mr. Roethke presented a proposal for hog trapping services to the Board. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board approved the proposal from Jerry's Wildlife Trapping at an annual cost of (\$14,400.00), pending reference checks and agreement from the vendor that a monthly report will be prepared and sent to the Board for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Procedure for Windshield Stickers

This item was tabled until the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Website Services

Mr. Roethke presented proposals to the Board for CDD website services and also distributed a comparison sheet for the Board to review. A discussion ensued regarding the details of each proposal. The Board requested an additional proposal from V Global Tech to be presented at the next meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Deficit Funding Agreement

Mr. Roethke presented a deficit funding agreement to the Board, which will be put into place for the Developer to cover any costs that go over the District's annual budget for Fiscal Year 2014-2015.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the Deficit Funding Agreement for Fiscal Year 2014-2015 for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of District Engineering Qualifications

Mr. Roethke presented qualifications from several different District Engineering firms to the Board. A discussion ensued. The Board requested a schedule of hourly rates for both Stantec and Bayside Engineering to be presented at the next meeting.

THIRTEENTH ORDER OF BUSINESS

Establishment of an Audit Committee

Mr. Roethke informed the Board that they will need to establish an audit review committee to meet and begin the process for selecting a new auditor for the Fiscal Year ending on September 30, 2015.

On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board set the current Board as the Audit Review Committee to meet on Tuesday, May 26th at 9:30 am at Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559 for the first Audit Review Committee meeting for Cordoba Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Robin distributed copies of the Cypress Creek Nature Preserve document that was approved at a previous meeting. There were several minor updates including the legal description of the property. A discussion ensued regarding the details of the document. Ms. Hudrlik confirmed that this is already in the closing documents for new homeowners.
- B. District Engineer
Not report.
- Ms. Hudrlik inquired about the status of a SWFWMD report to be submitted by Armstrong Environmental Services. Mr. Roethke will follow up with the vendor on this and will provide a copy of the report to the Board.
- A discussion ensued regarding the status of street light outages within the District. Mr. Roethke will provide a cost estimate for this service at the next meeting.
- C. District Manager
Mr. Roethke noted that the next regular and proposed budget scheduled meetings will be held on Tuesday, May 26, 2015 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

Ms. Hudrlik mentioned that there were trespassers at the Aneja property and that the residents requested to allow a fence extension into the drainage easement. The Board agreed to not make any exceptions and to not allow any residential fences to be installed in a CDD drainage easement.

SIXTEENTH ORDER OF BUSINESS

Adjournment

<p>On a Motion by Mr. Karpay, seconded by Mr. Lovo, with all in favor, the Board adjourned the meeting at 10:44 a.m. for Cordoba Ranch Community Development District.</p>
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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures April 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2015 through April 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,793.59**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Cordoba Ranch Community Development District
Paid Operation & Maintenance Expenditures
 April 1, 2015 Through April 30, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	001427	1241986	Aquatic Service 04/15	\$ 975.00
Armstrong Environmental Services, Inc.	001419	10424	Lake/Wetland Services 03/15	\$ 850.00
Envera Systems	001422	638349	Gate Access Monitoring 05/15	\$ 935.00
Florida Department of Revenue	001423	Sales Tax 01/15-03/15	Sales & Use Tax 01/15-03/15	\$ 13.09
Rizzetta & Company, Inc.	001417	1394	District Management Fees 04/15	\$ 3,776.75
Straley & Robin	001424	12003	General/Monthly Legal Services 03/15	\$ 1,907.00
Tampa Electric Company	001420	Summary 03/15	Electric Summary 03/15	\$ 5,285.83
Times Publishing Company	001426	108565 04/15	108565 Legal Advertising 04/05/15	\$ 101.68
Timothy A. Gay	001428	0418CE	Fix Street Pole & Replace Signs	\$ 1,050.00
ValleyCrest Landscape Maintenance	001429	4722512	Grounds Maintenance 03/15	\$ 7,962.25
ValleyCrest Landscape Maintenance	001418	4735511	Treatment of Palms	\$ 540.00
ValleyCrest Landscape Maintenance	001425	4739517	Irrigation Maintenance and Repairs	\$ 60.00
ValleyCrest Landscape Maintenance	001429	4744734	Install Annuals to Traffic Circle	\$ 700.00
ValleyCrest Landscape Maintenance	001429	4751442	Replace Bahia Sod Damaged by Hogs	\$ 5,695.00
ValleyCrest Landscape Maintenance	001429	4751443	Replace Bahia Sod Damaged by Hogs	\$ 1,417.00
ValleyCrest Landscape Maintenance	001429	4755754	Mulch Plants at Executive Entrance	\$ 1,400.00
Verizon	001421	0671704134 04/15	Acct# 0671704134 04/15	<u>\$ 124.99</u>

Report Total				<u>\$ 32,793.59</u>
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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
 1241986

Date
 01-APR-15

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
<div style="text-align: right;"> RECEIVED APR 07 2015 Date Rec'd Rizzetta & Co., Inc. _____ M approval <u>JR</u> Date <u>4/13</u> Date entered <u>APR 10 2015</u> Fund <u>001 GL53800 004605</u> Check # _____ </div>			
Subtotal			\$975.00
Tax			\$0.00
Total			\$975.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)			

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

Armstrong Environmental Services, Inc.

Invoice

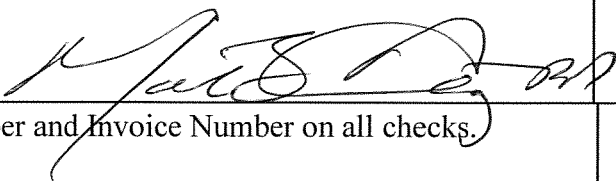
P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
3/27/2015	10424

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

Due Date	P.O. No.	Terms	Project
3/27/2015		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Dates: 03-03-15	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 03-03-15	300.00	300.00
<div>RECEIVED APR 01 2015 Date Rec'd Rizzetta & Co., Inc. C/M approval <u>JP</u> Date <u>4/6</u> Date entered <u>APR 03 2015</u> Fund <u>001 GL 5800 OC 4600</u> Check # _____</div> <div></div>			
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 638349	Date 04/01/2015
Customer Number 300068	Due Date 05/01/2015

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		638349	05/01/2015

Quantity	Description	Rate	Amount
	<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
1.00	Gate Access Monitoring 736, 05/01/2015 - 05/31/2015	775.00	775.00
1.00	Additional Residents 736, 05/01/2015 - 05/31/2015	160.00	160.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$935.00

IMPORTANT MESSAGES

Important Numbers to Know:

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

RECEIVED
 APR 08 2015

Date Received 4/13
 D/M approval [Signature] Date 4/13
 Date entered APR 10 2015
 Fund 001 GL 5290 Doc 4904
 Check # 4712

14709
 1
 001
 638349
 20

Date	Invoice #	Description	Current Invoice	Balance Due
04/01/2015	638349	Alarm Monitoring Services	\$935.00	\$935.00

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

Return Service Requested

Invoice / Statement	
Invoice Number 638349	Date 04/01/2015
Customer Number 300068	Due Date 05/01/2015

Net Due: \$935.00

Amount Enclosed: _____

*****MIXED AADC 440
 010951
 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

Florida

1. Gross Sales

2. Exempt Sales

HD/PM Date: / /

DR-15 R. 01/15

- A. Sales/Services
B. Taxable Purchases
C. Commercial Rentals
D. Transient Rentals
E. Food & Beverage Vending

186.91	.	186.91
Include use tax on Internet / out-of-state untaxed purchases		
.	.	.
.	.	.
.	.	.

4. Tax Due
13.09

Transient Rental Rate: .0600

Surtax Rate: .0100

Reporting Period
JAN - MAR 2015

5. Total Amount of Tax Due

13.09

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

6. Less Lawful Deductions

7. Net Tax Due

8. Less Est Tax Pd / DOR Cr Memo

9. Plus Est Tax Due Current Month

10. Amount Due

13.09

11. Less Collection Allowance

E-file/E-pay Only

12. Plus Penalty

13. Plus Interest

14. Amount Due with Return

13.09

Due: APR 01 2015

Late After: APR 20 2015

☐ Check here if payment was made electronically.

0500 0 20150331 0001003031 8 4000001652 1249 6

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

[Signature]

Signature of Taxpayer

4/13/15

Date

[Signature]

Signature of Preparer

4/7/15

Date

813 933-5571

Telephone Number

813 933-5571

Telephone Number

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	1.87
16. Total Enterprise Zone Jobs Credits (included in Line 6)	16.	
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	
19. Taxable Sales from Amusement Machines (included in Line A)	19.	
20. Rural and/or Urban High Crime Area Job Tax Credits	20.	
21. Other Authorized Credits	21.	

RECEIVED

APR 09 2015

Date Rec'd Rizzetta & Co., Inc.

D/M approval *[Signature]* Date 4/13

Date entered APR 10 2015

Fund 001 GL 20204 OC

Check #

RIZZETTA & COMPANY, INC.
 5020 W Linebaugh Avenue
 Suite 200
 Tampa, FL 33624

DATE	INVOICE NO.
4/1/2015	1394

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
DM ADMIN ACTG FC	PROFESSIONAL FEES:			
	District Management Services		1,737.25	1,737.25 - 3100
	Administrative Services		491.00	491.00 - 3101
	Accounting Services		1,057.50	1,057.50 - 3201
	Financial Consulting Services		491.00	491.00 - 3111
	Services for the period April 1, 2015 through April 30, 2015			
<div style="text-align: right;"> RECEIVED MAR 26 2015 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>gr</u> Date <u>3/30</u> Date entered _____ MAR 27 2015 Fund <u>001 GL 51300000 VARIOUS</u> Check # _____ </div>				
			Total	\$3,776.75

Straley & Robin

1510 W. Cleveland Street

Tampa, FL 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

March 30, 2015

Client: 001286

Matter: 000001

Invoice #: 12003

Page: 1

RE: GENERAL

For Professional Services Rendered Through March 15, 2015

SERVICES

Date	Person	Description of Services	Hours
2/18/2015	TJR	REVIEW STRING COMMUNICATIONS FROM T. AMADEN AND J. ROETHKE RE DRAINAGE EASEMENT AND FENCE ENCROACHMENT; CONTACT WORKING GROUP RE LEGAL ISSUES AND AGREEMENT WITH OWNER FOR FENCE ENCROACHMENT.	0.3
2/23/2015	TJR	REVIEW COMMUNICATION FROM J. ROETHKE RE AUDITOR NOTE CONCERNING DEFICIENCY IN DSRF; REVIEW NOTICE LETTER FROM TRUSTEE; CONTACT J. ROETHKE AND J. KENNEDY RE MODIFICATION TO PROPOSED AUDITOR NOTE.	0.4
2/24/2015	TJR	PREPARE FOR AND ATTEND BOS MEETING; DIRECTION TO V. BABBAR RE CONSENTS TO ENCROACHMENTS ETC.	1.3
2/24/2015	VKB	SEND RFP FOR WEBSITE DESIGN SERVICES; REVIEW EMAILS AND MATERIALS RE: PROPOSED FENCE IN DISTRICT'S DRAINAGE EASEMENT; DRAFT EASEMENT AGREEMENT FOR FENCE.	2.2
2/25/2015	VKB	REVIEW EMAIL FROM AND REPLY TO D. HUDRLIK RE: EASEMENT AGREEMENT FOR FENCE ENCROACHMENT AND EASEMENT FOR DRIVEWAY CONSTRUCTION; TELECONFERENCE WITH D. HUDRLIK RE: SAME; REVIEW AND REVISE EASEMENTS.	0.8

March 30, 2015
 Client: 001286
 Matter: 000001
 Invoice #: 12003

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
2/26/2015	TJR	REVIEW AUDIT REQUEST LETTER FROM P. WILLIAMS; REVISE AND FINALIZE AUDIT RESPONSE LETTER.	0.8	
2/26/2015	LH	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDING SEPTEMBER 30, 2014; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	
3/2/2015	VKB	REVIEW EMAIL FROM R. DURING RE: WEBSITE PROPOSAL.	0.1	
3/2/2015	LH	REVIEW EMAIL AND PROPOSAL FROM R. DURING RE PROPOSAL FOR WEBSITE SERVICES; PREPARE EMAIL TO J. ROETHKE TRANSMITTING SAME.	0.2	
3/6/2015	TJR	REVIEW AND RESPOND TO COMMUNICATION FROM J. ROETHKE RE COMPLETION OF CIP AND CERTIFICATE OF ENGINEER.	0.2	
3/10/2015	VKB	DRAFT EMAIL TO J. ROETHKE RE: PROPOSAL FOR WEBSITE DESIGN SERVICES.	0.1	
Total Professional Services			6.9	\$1,895.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	3.0	\$990.00
VKB	Vivek K. Babbar	3.2	\$800.00
LH	Lynn Hoodless	0.7	\$105.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2015	Photocopies (80 @ \$0.15)	\$12.00
Total Disbursements		\$12.00

March 30, 2015

Client: 001286

Matter: 000001

Invoice #: 12003

Page: 3

Total Services	\$1,895.00	
Total Disbursements	\$12.00	
Total Current Charges		\$1,907.00

PAY THIS AMOUNT

\$1,907.00

Please Include Invoice Number on all Correspondence

RECEIVED

APR 02 2015

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

D/M approval JR Date 4/13

Date entered _____ APR 10 2015

Fund 001 GE 51400 OC 3107

Check # _____

Cordoba Ranch CDD		TECO				MAR 15
Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	03/25/15	04/16/15	\$ 501.66	02/20/15-03/20/15	2502 Cordoba Ranch BL	4301
1661 0631100	03/25/15	04/16/15	\$ 23.02	02/20/15-03/21/15	3045 Cordoba Ranch BL PMP	4301
1661 0598302	03/25/15	04/16/15	\$ 36.99	02/20/15-03/21/15	2802 Cordoba Ranch BL	4301
1661 0625050	03/25/15	04/16/15	\$ 4,724.16	02/20/15-03/23/15	Street Lights PH1 & 1A	4307
TOTAL						
53100	4301	\$561.67	GL	Utility		
53100	4307	\$4,724.16	GL	Street Lights		
		\$5,285.83				

RECEIVED

MAR 30 2015

Date Rec'd Hizzetta & Co., Inc.

D/M approval OR Date 4/6

Date entered APR 03 2015

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
8271-14135

Average kWh per day

Mar 2015	163
Feb	39
Jan	31
Dec	25
Nov	43
Oct	58
Sep	59
Aug	61
Jul	61
Jun	59
May	44
Apr	48
Mar 2014	58

March Billing Information:

720096

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

Account Number
1661 0623270

Statement Date
Mar 25, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
H83726	34118	29547	4571	1	

Next Read Date On Or About	Apr 22, 2015	Total kWh Purchased	4,571
Account Activity	Explanation	Charge	Total
Previous Balance		127.23	
Payments Received - Thank You	As of March 25, 2015	-127.23	
			\$0.00

New Charges Due by Apr 16, 2015	Service from Feb 20 to Mar 20
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	4,571 kWh @ \$.05793/kWh 264.79
Fuel Charge	4,571 kWh @ \$.03874/kWh 177.08
Electric Service Cost	\$459.87
Florida Gross Receipts Tax	Based on \$459.87 11.79
This Month's Charges	\$471.66

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

Non-Energy Charges	Zap Cap ID: 000296804
Non-Energy Previous Balance	30.00
Non-Energy Payments	As of March 25, 2015 -30.00
Zapcap 120/208 1ph-m	1 @ \$30.00 30.00
Non-Energy Sales Tax	(Based On \$.00) 0.00
This Month's Non-Energy Balance	\$30.00
Total Due	\$501.66

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

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers.

Learn more at tampaelectricblog.com/dont-get-scammed

Date Rec'd Hizzetta & Co., Inc.

O/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

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

720096



Account No.
1661 0623270

New Charges
\$501.66
Payable by Apr 16

Total Bill Amount
\$501.66

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

8271-14135 14135-1045



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



1 1100 01 1661 0623270 0000501.66

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tampaelectric.com
8271-14137

Average kWh per day

Mar 2015	2
Feb	1
Jan	2
Dec	2
Nov	3
Oct	1
Sep	1
Aug	2
Jul	1
Jun	8
May	9
Apr	14
Mar 2014	1

March Billing Information:

720098

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

Account Number
1661 0631100

Statement Date
Mar 25, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
K34725	01459	01413	46	1	
Next Read Date On Or About Apr 22, 2015			Total kWh Purchased		46
Account Activity		Explanation	Charge	Total	
Previous Balance			21.43		
Payments Received - Thank You		As of March 25, 2015	-21.43		
				\$0.00	
New Charges Due by Apr 16, 2015			Service from Feb 20 to Mar 21		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		46 kWh @ \$.05793/kWh	2.66		
Fuel Charge		46 kWh @ \$.03874/kWh	1.78		
Electric Service Cost			\$22.44		
Florida Gross Receipts Tax		Based on \$22.44	0.58		
This Month's Charges				\$23.02	
Amount not paid by due date may be assessed a late payment charge.					
Total Due				\$23.02	

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

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers.

Learn more at tampaelectricblog.com/dont-get-scammed

RECEIVED

Date Rec'd Rizzetta & Co., Inc. 3/18/2015
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.

720098



Account No.
1661 0631100

New Charges
\$23.02
Payable by Apr 16

Total Bill Amount
\$23.02

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

8271-14137 14137-1447



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

11

1 1800 01 1661 0631100 0000023.02



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8271-14134

Average kWh per day

Mar 2015	6
Feb	6
Jan	6
Dec	9
Nov	9
Oct	8
Sep	7
Aug	8
Jul	7
Jun	20
May	6
Apr	6
Mar 2014	4

March Billing Information:

720095

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

Account Number
1661 0598302

Statement Date
Mar 25, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
B67927	22253	22066	187	1	

Next Read Date On Or About **Apr 22, 2015** Total kWh Purchased **187**

Account Activity	Explanation	Charge	Total
Previous Balance		34.81	
Payments Received - Thank You	As of March 25, 2015	-34.81	
			\$0.00

New Charges Due by Apr 16, 2015 Service from Feb 20 to Mar 21

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	187 kWh @ \$.05793/kWh	10.83
Fuel Charge	187 kWh @ \$.03874/kWh	7.24
Electric Service Cost		\$36.07
Florida Gross Receipts Tax	Based on \$36.07	0.92
This Month's Charges		\$36.99

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

Total Due **\$36.99**

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

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers.

Learn more at tampaelectricblog.com/dont-get-scammed

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAR 31 2015
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.

720095



Account No.
1661 0598302

New Charges
\$36.99
Payable by Apr 16

Total Bill Amount
\$36.99

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

8271-14134 14134-1444



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



1 1100 01 1661 0598302 0000036.99

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8271-14136

March Billing Information:

720097

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

Account Number
1661 0625050

Statement Date
Mar 25, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		4,724.16	
Payments Received - Thank You	As of March 25, 2015	-4,724.16	
			\$0.00
New Charges Due by Apr 16, 2015		Service for 31 days from Feb 20 to Mar 23	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		175.56	
Fuel Charge	5,852 kWh @ \$.03830/kWh	224.77	
Florida Gross Receipts Tax	Based on \$400.33	10.64	
This Month's Charges			\$4,724.16
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$4,724.16

RECEIVED

MAR 30 2015

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

W/M approval _____ Date _____

Date entered _____

und _____ GL _____ OC _____

Book # _____

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

720097



Account No.
1661 0625050

New Charges
\$4,724.16
Payable by Apr 16

Total Bill Amount
\$4,724.16

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

8271-14136 14136-1046



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



2 1100 09 1661 0625050 0004724.16

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Johnnie Murry** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Cordoba Ranch CDD-RFQ** was published on **Tampa Bay Times: 4/5/15**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in St. Petersburg, in said Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in St. Petersburg, in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Johnnie Murry
Signature of Affiant

Sworn to and subscribed before me this 04/05/2015.

Kathleen J. Klase
Signature of Notary Public

Personally known ✓ or produced identification

Type of identification produced _____



KATHLEEN J. KLAKE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE203640
Expires 6/20/2016

**REQUEST FOR QUALIFICATIONS FOR
ENGINEERING SERVICES
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Pursuant to Sections 190.033 and 287.055, Florida Statutes, the Cordoba Ranch Community Development District (the "District"), located in Hillsborough County, Florida announces that it is soliciting qualifications and credentials from qualified firms, to provide professional engineering services on an as-needed and continuing basis. The contract for District Engineering Services may be cancelled by either party giving the other party notice in writing sixty (60) days in advance of the date of cancellation. The contract for services may be reviewed by the District from time to time.

Services will include providing general services and services related to District construction, including, but not limited to:

1. Periodic visits to the site, as required by any regulatory agency, or full time services, as directed by the District.
2. Acting as the District's representative or "Engineer" on District construction projects, and consultation and advice during construction, as mutually agreed to by Engineer and District.
3. Preparation of any necessary reports and attendance of meetings of the District's Board of Supervisors.
4. Engineering assistance needed involving bond issues, special reports, feasibility studies or other tasks.
5. Preparation of construction drawings and specifications, engineering, surveying, planning, environmental management and permitting for Work, as directed by the District's Board of Supervisors. Work which the District may undertake includes, but is not limited to: water management system and facilities; water and sewer system and facilities; roads, landscaping and street lighting; and other community infrastructure provided by the District as authorized in Chapter 190, Florida Statutes.
6. Assistance in drafting forms, proposals, contracts, issuing certification of construction and payment, performing, assisting and/or supervising the bidding processes, and other activities required by the District's Board of Supervisors.

The engineering firm selected will act in the general capacity of District Engineer and may provide the above engineering services as required. Any firm or individual desiring to provide professional services to the District must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes. All applicants interested must submit eight (8) each Standard Form 330 and letter of interest by **9:00 a.m. on April 17, 2015** to the attention of: Joseph Roethke, District Manager, Cordoba Ranch Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. Qualifications submitted in response to this Request for Qualifications, which are received after the cut-off date and time will not be considered. Written questions regarding this Request for Qualifications should be addressed to the District Manager at the address set forth above.

Any firm or individual desiring to provide District Engineering services to the District must first be certified by the District as qualified pursuant to law and the Rules of the District. Among the factors to be considered by the District in making this finding are capabilities, adequacy of personnel, past record, and experience.

The District reserves the right to reject any or all responses to this Request for Qualifications, to waive informalities, and to re-advertise.

BY ORDER OF CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Joseph Roethke
District Manager

(112406) 4/05/2015

Illuminations Holiday Lighting

Invoice 0418CE

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:
Cordoba Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614
attn: Joe Roethke

(813) 933-5571

RECEIVEDDate Rec'd Rizzetta & Co., Inc. APR 21 2015D/M approval gr Date 4/26Date entered APR 21 2015Fund 001 GL 57900 OC 4799

Check # _____

JOB DESCRIPTION

Cordoba Estates - fix street pole that has been knocked over

ITEMIZED ESTIMATE: TIME AND MATERIALS**AMOUNT**

1	Replace street pole (14 x 3 aluminum fluted round post)	\$350.00
1	Replace 36 x 9 single bullnose street name frame	
2	Replace 2 x Dead End signs (includes sales tax and shipping)	
1	Reset street pole (Cordoba Blvd and NewCastle) that is leaning over severely. Dig out hole, break up concrete, repour concrete, reset pole	\$150.00
	Replace street sign / bracket that has been broken	\$550.00
	Dig and break up concrete in ground of existing pole	
	Remount street sign to bracket; mount bracket to street pole	
	Remount Dead End sign to pole	
	Remount Stop Sign to pole	
	Remount end cap finial (top) to street pole	
	Remount Europa base (bottom) to street pole	
	Repour concrete to set new pole - 2 feet deep	

AMOUNT DUE: \$1,050.00

Price includes materials, labor, installation and service.

Balance Due upon completion of installation.

Tim Gay
PREPARED BY

4/18/2015
DATE



ValleyCrest

Landscape Maintenance

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

Customer #: 14197254
Invoice #: 4722512
Invoice Date: 3/10/2015
Cust PO #:

INVOICE

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For March	7,962.25
<p>RECEIVED MAR 12 2015</p> <p>Date Rec'd Rizetta & Co., Inc. _____ D/M approval <u>[Signature]</u> Date <u>3/14</u> Date entered <u>MAR 12 2015</u> Fund <u>001</u> GL <u>53900</u> OC <u>4601</u> Check # _____</p> <p>Total invoice amount 7,962.25 Tax amount Balance due 7,962.25</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 #: 4722512
Invoice Date: 3/10/2015

Amount Due: \$7,962.25

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 #: 4735511
Invoice Date: 3/17/2015
Sales Order: 6059389
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD March – Sylvester Palms (12):ArborJet Injections of Palmjet (Nutrient Package) & ImaJet (insecticide) & OTC Spring Application	540.00
<p>RECEIVED</p> <p>MAR 23 2015</p> <p>ate neco rizetta & Co., inc.</p> <p>WM approval <u>gr</u> Date <u>3/30</u></p> <p>ate entered <u>MAR 24 2015</u></p> <p>und <u>001</u> GL <u>53900</u> OC <u>4604</u></p>		
Total Invoice Amount		540.00
Taxable Amount		
Tax Amount		
Balance Due		540.00

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 #: 4735511
Invoice Date: 3/17/2015

Amount Due: \$ 540.00

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 #: 4739517
Invoice Date: 3/25/2015
Sales Order: 6069105
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Irrigation Repairs Cleaned a total of 12 nozzles- Zones 1 and 2	60.00
<p style="text-align: right;">RECEIVED APR 06 2015</p> <p>Date Rec'd Rizetta & Co., inc. _____ D/M approval <u>JK</u> Date <u>4/13</u> Date entered <u>APR 10 2015</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # _____</p> <p style="text-align: right;">Total Invoice Amount 60.00 Taxable Amount Tax Amount Balance Due 60.00</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 #: 4739517
Invoice Date: 3/25/2015

Amount Due: \$ 60.00

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 #: 4744734
Invoice Date: 4/3/2015
Sales Order: 6066089
Cust PO #:

Project Name: annuals installed in circle

Project Description: additional annuals

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Install annuals to traffic circle	700.00
<p style="text-align: right;">RECEIVED APR 13 2015 Date Rec'd Rizetta & Co., inc. _____ O/M approval <u>JK</u> Date <u>4/20</u> Date entered <u>APR 14 2015</u> Fund <u>001 615390000 4604</u> Check # _____</p> <p style="text-align: right;">Total Invoice Amount 700.00 Taxable Amount Tax Amount Balance Due 700.00</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 #: 4744734
Invoice Date: 4/3/2015

Amount Due: \$ 700.00

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 #: 4751442
Invoice Date: 4/8/2015
Sales Order: 6070941
Cust PO #:

Project Name: Hog damage

Project Description: Replace damaged Bahia sod

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Remove clumps of sod, grade out lumps and level ground. Install 9,000 sq. feet of Bahia to areas marked on map.	5,695.00
<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">APR 15 2015</p> <p>Date Rec'd Rizetta & Co., Inc. _____</p> <p>O/M approval <u>gr</u> Date <u>4/2</u></p> <p>Date entered <u>-</u> APR 17 2015</p> <p>Fund <u>001</u> GL <u>53900004650</u></p> <p>Check # _____</p> <p style="text-align: right;">Total Invoice Amount 5,695.00 Taxable Amount Tax Amount Balance Due 5,695.00</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 #: 4751442
Invoice Date: 4/8/2015

Amount Due: \$ 5,695.00

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 #: 4751443
Invoice Date: 4/8/2015
Sales Order: 6074633
Cust PO #:

Project Name: Sod install

Project Description: Hog damage replacements

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Remove and replace 2250 sq ft of bahia damaged by hogs.	1,417.00
<p style="text-align: center;">RECEIVED APR 15 2015 Date Rec'd Rizetta & Co., Inc. _____ D/M approval <u>GR</u> Date <u>4/20</u> Date entered <u>---</u> APR 17 2015 Fund <u>001</u> <u>GE3900</u> <u>OCY650</u> Check # _____</p>		
Total Invoice Amount		1,417.00
Taxable Amount		
Tax Amount		
Balance Due		1,417.00

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 #: 4751443
Invoice Date: 4/8/2015

Amount Due: \$ 1,417.00

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 #: 4755754
Invoice Date: 4/14/2015
Sales Order: 6068251
Cust PO #:

Project Name: Mulch

Project Description: Executive entrance

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Mulch plants at executive entrance with brown shredded 35 cy	1,400.00
<p>RECEIVED</p> <p>APR 23 2015</p> <p>Date Rec'd Rizetta & Co., Inc. _____</p> <p>O/M approval <u>gr</u> Date <u>4/23</u></p> <p>Date entered _____ APR 24 2015</p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>		
Total Invoice Amount		1,400.00
Taxable Amount		
Tax Amount		
Balance Due		1,400.00

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 #: 4755754
Invoice Date: 4/14/2015

Amount Due: \$ 1,400.00

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



Account Number
15 9000 0671704134 01

Amount Due
\$124.99

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Use Online Support
And More

Verizon News

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Account Information

Statement Date: 3/22/15
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 Mar 18	-\$124.99
Balance Forward	\$0.00

New Charges

Current Activity	\$124.99
Total New Charges Due by April 15, 2015	\$124.99

Total Amount Due \$124.99

04/15

RECEIVED

APR 02 2015

Date Rec'd Hizzetta & Co., inc.

O/M approval GR Date 4/6

Date entered APR 06 2015

Fund 001 GL 541000C 402

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

032215

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

00001809 01 AV 0.378 VF032211 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

3/22 4/21 FiOS Internet 75M/75M – 2YR	124.99
Monthly Charges Subtotal	\$124.99

Current Activity Total	\$124.99
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Total New Charges	\$124.99
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Legal Notices

Electronic Fund Transfer (EFT)

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, 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 Apr 22, 2015.

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.



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 offer online account management at verizon.com/mybusiness1 for our small business customers (less than 100 employees). Register or sign in today at verizon.com/mybizlearn. With one user ID and password, you can:

- Access your Verizon phone, Internet, online apps and TV account
- View, print and pay bills
- Get technical support
- Sign-up for special discounts, and much more

Tab 3



05/15/2015

The following report is for May to illustrate what has changed from April and what to expect through June and the coming months.

The photos this month were taken on Wednesday 05/14/2015.

The ponds were treated on 05/07 this month. In the photo's you will see some results of the application. Algae continues to be the biggest challenge and will be for the summer months due mainly to the warm temperatures and shallow water.

The ponds this month are very low, and most of the littoral zones are exposed. Aesthetically & ecologically most of the ponds in Cordoba Ranch would benefit from Aquascaping. Adding native beneficial aquatic plants such as Duck Potato or Pickerel Weed & Rushes will improve the visual beauty as well as help reduce excessive nutrients. In some ponds, these plants could also serve to minimize erosion if installed all the way around the perimeter.

With all the new building going on now, I wanted to remind the board if possible to ensure that there are access areas left in place for us to get a boat backed in to each pond if needed. I noticed the fences that some residents are installing and feared there may be a time when we will be only able to use a spray buggy & not have the option of getting a small john boat and trailer in.

Attached this month is our renewal proposal for the new contract term effective 07/01/2015. This renewal includes a small increase to help offset the rising cost of materials & labor. We sincerely hope you find value in the service we deliver to Cordoba Ranch and we look forward to your continued business!

Thank you.

Sincerely,

Jamos Beierle



Date: 05/14/15

Pond #100


What we found: Browning of algae and torpedo grass that has been treated by boat this month.

What we will do: Continue to focus on keeping the torpedo grass from stretching too far out in the pond.


What to expect: This area will look a lot better in a couple weeks.



Recommendations & Notes: This area might be better served if the entire shallow north end of the pond were planted instead of trying to maintain an open water view.

Date: 05/14/15	Pond #110
<p>What we found: This pond is looking pretty good again this month. Minor algae & spikerush</p> <p>What we will do: Algae was treated and grass treatment along the littoral shelf will occur.</p> <p>What to expect:</p>	
Notes: I noticed the erosion repair work around the drain has begun.	

Page 1

Date: 05/14/15	Pond #120
<p>What we found: Torpedo grass in the middle was treated last week & is dead. Nice clump of pickerel weed along the shore in the background.</p> <p>What we will do:</p> <p>What to expect: Dead grasses in the middle will disappear over the next couple weeks.</p>	
Recommendations & Notes:	

Date: 05/14/15	Pond #125
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What we found: Over all looking pretty good today. Minimal algae.

What we will do: I am sure there was more algae last week prior to treatment.

What to expect: By next visit algae will likely be the target again.



Recommendations & Notes:

Page 2

Date: 05/14/15

Pond #126

What we found: Very good. Minimal algae.

What we will do: Algae will remain the focus during summer

What to expect: Submersed weeds are minimal in this pond and will be addressed as needed. Algae will be the biggest challenge for now.



Recommendations & Notes:

Date: 05/14/15

Pond #130

What we found: there is some submersed spike rush and vegetation in this pond.

What we will do: We try to selectively control the submersed weeds without harming the lilies whenever possible.

What to expect:



Recommendations & Notes: Re-grading of the pond banks has commenced.

Page 3

Date: 05/14/15

Pond #140

What we found: much less algae present than last month, more will drop out over the next few days.

What we will do: continue to focus on algae.

What to expect: just as soon as the pond clears up, algae will start to develop again.



Recommendations & Notes: I think this pond would look more attractive with a band of aquatic plants around the perimeter, this could help lower nutrient levels as well and minimize erosion.

Date: 05/14/15

Pond #143A

What we found: Low water levels, minor algae & submersed weeds.

What we will do: treat algae and any other weeds while water levels are down.

What to expect: consistent algae growth & treatment during summer months.



Recommendations & Notes: The lilies in the far end may have helped minimize algae growth.

Page 4

Date: 04/08/15

Pond #143B

What we found: low water levels. Minimal algae.

What we will do: continue to focus on algae flare-ups.

What to expect:



Recommendations & Notes:

Here is another pond that no residents live on and may be a good candidate for Aquascaping with native beneficial plants for erosion and algae control.

Date: 05/14/15

Pond #146

What we found: This pond is looking pretty good still this month.

What we will do: Algae treatment

What to expect: Though aquatic plants would benefit this pond, they probably would not be welcome by parents of small children at the park out of concern for snakes & critters.



Recommendations & Notes: The brown ring around the pond is from the high water levels during winter and the sod has died back from being submersed. That may end up being your “average high water mark”. We prefer to not spray that 2’ band and to allow weeds and grasses to grow there to be maintained by the landscape contractor. This helps provide support to the soil and minimize erosion.

Page 5

Date: 05/14/15

Pond #150


What we found: Some algae still declining from last weeks treatment. An abundance of trash presumably from the adjacent construction site. Mostly plastic shopping bags.


What we will do: Treat boarder grasses & algae. We will pick up trash that can be fished out with a rake.

What to expect:



Recommendations & Notes: I have asked our technician to be more diligent in grabbing easy to reach trash. Also, as many more home sites have begun, please remind construction crews to help by policing their own trash and keeping receptacles away from storm drains whenever possible.

Date: 05/14/15	Pond #170
<p>What we found: some algae still present over the littoral zone. Lake Bank not being maintained.</p> <p>What we did: treated algae, but also sprayed the tops of the grasses growing along bank.</p> <p>What to expect: The algae will drop out in a few days. Then the cycle will start again.</p>	
<p>Recommendations & Notes: It is not a good practice to control vegetation growing on the bank with herbicide as this can lead to erosion. These areas should be string trimmed instead.</p>	

Date: 05/14/15	Pond #180
<p>What we found: Algae is heavy on north side in the littoral zone.</p> <p>What we will do: it was treated and is declining</p> <p>What to expect:</p>	

Recommendations & Notes:

Date: 05/14/15

Pond #185


What we found: Algae declining from treatment. Low water levels.


What we will do: continue to focus on algae, and also target slender spike

What to expect: Will continue to focus on the algae and take advantage of low water levels to treat slender spike rush.



Recommendations & Notes:

Date: 05/14/15	Pond #190A
<p>What we found: Grasses growing on exposed pond bottom/littoral zone were treated and have declined.</p> <p>What we will do: Continue to focus on algae and any other issues that arise.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: some erosion on the lower left corner of this photo. Planting the shallow areas and around the perimeter would be beneficial here, but that would also increase maintenance cost to properly control torpedo grass and invasive species selectively in the planted areas.</p>	

Date: 05/14/15	Pond # 190B
<p>What we found: looks good. Minimal algae, the other end of this pond to the south is dry.</p> <p>What we will do:</p> <p>What to expect: continued algae growth and treatment.</p>	
<p>Recommendations & Notes:</p>	

Date: 05/14/15	Pond #200
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What we found: Planktonic algae bloom. That's caused the green haze.

What we will do: treat the algae and it will decline within a few days of our next treatment.

What to expect: continued improvement with occasional algae blooms.



Recommendations & Notes: Now would be a good time to remove the sticks & stumps when water levels are low. Even though this pond is mostly out of site. Also, the drain inlet in this pond is more than 50% full of sediment & needs maintenance.

Date: 05/14/15

Pond #210


What we found: over all ok. There are two littoral shelves in this pond North & South end. Both are almost dry.


What we will do: treat grasses.


What to expect: grasses and algae will decline after treatment.





Recommendations & Notes: This pond would be best suited planted on each end like the front entrance ponds.


Date: 05/14/15	Pond #220
<p>What we found: Looking Good! If only it had some water in it.</p> <p>What we will do: continue to battle algae as it occurs.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: This pond would be better off planted as well. The big question before doing that is what level of maintenance is desired once it's been planted. Typically our littoral zone maintenance service is performed quarterly & includes manually cutting & spot treating nuisance vegetation from within the desirable plants.</p>	

Date: 05/14/15	Pond #230
<p>What we found: Nice and clear. Just low. East side is dry.</p> <p>What we will do: Algae will likely be the target next month.</p> <p>What to expect:</p>	
<p>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.</p>	

Date: 05/14/15	Pond #240A
<p>What we found: hopefully these ponds get some water soon.</p> <p>What we will do: treat any algae that may pop up.</p> <p>What to expect:</p>	
Recommendations & Notes:	

Date: 05/14/15	Pond #240 B
<p>What we found: See the Alligator drag marks heading into the storm drain?</p> <p>What we will do: touch up boarder grasses.</p> <p>What to expect:</p>	
Recommendations & Note: This pond would do well with aquatic plants.	

Date: 05/14/15	Pond #260
<p>What we found: Still looking good this month. Minor algae.</p> <p>What we will do: continue to watch for algae and submersed vegetation, treat boarder grasses as needed.</p> <p>What to expect:</p>	
Recommendations & Notes:	

Date: 05/14/15	Pond #270
<p>What we found: algae present 10%. This has been treated and is declining for now.</p> <p>What we will do: treat algae, spike rush</p> <p>What to expect:</p>	
Recommendations & Notes:	

Date: 05/14/15

Pond #270B

What we found: algae present but declining from treatment.

What we will do: treat algae and border grasses.

What to expect:



Recommendations & Notes:

Date: 05/14/15

Pond #280

What we found: Looks good for now. Minimal algae.

What we will do: treat the algae

What to expect: unfortunately, a repeated cycle of the algae bloom is likely.



Recommendations & Notes: Plants around the banks can help minimize erosion.

Date: 04/08/15

Pond #290

What we found: Algae is brown/white and dying from treatment. Pond bottom is exposed along the littoral zone on the left.

What we will do: grasses growing out in the middle have been addressed.

What to expect: This pond should look a lot better in about 3-5 days.



Recommendations & Notes: With new homes going in here and the fences that other residents have installed...We are concerned about losing access with a boat or other spray vehicle. Please keep in mind when approving fences around ponds that there should always be an area for reasonable boat access if possible.

Date: 05/14/15

Pond #300

What we found: Low water, otherwise, good shape.

What we will do: treat algae & broadleaf weeds as needed.

What to expect:



Recommendations & Notes:

Date: 05/14/15

Pond #310

What we found: Algae declining from treatment. Littoral zone on south end is almost exposed from low water levels. Slender spike rush declining as well.

What we will do: treat grasses out on the shelf.

What to expect: We will continue to focus on controlling algae.



Recommendations & Notes: The littoral shelf here would be better off planted do to the extreme seasonal water level drops.

Date: 05/14/15

Pond #320

What we found: Spike rush declining now that its exposed.

What we will do: Algae, submersed weeds and grasses are treated as needed.

What to expect:



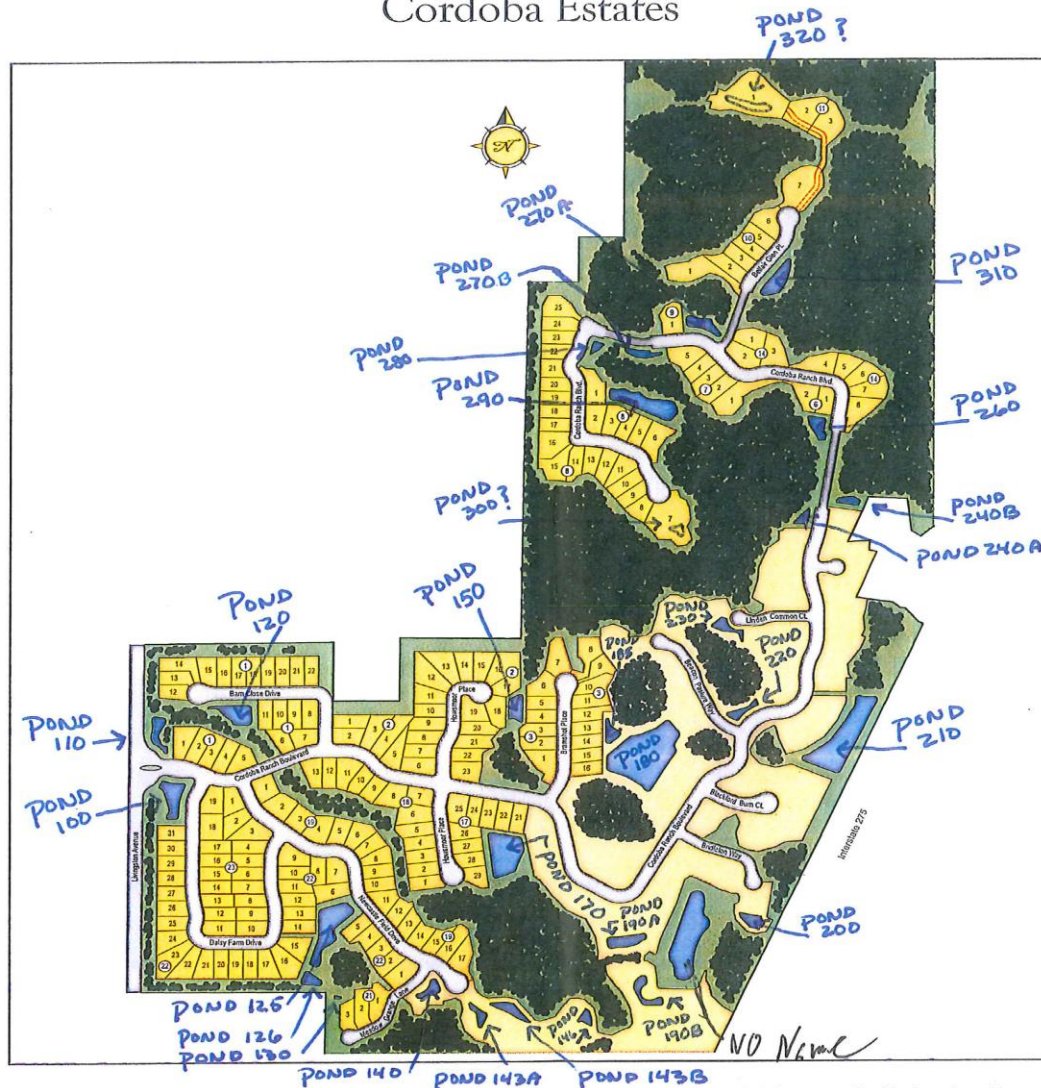
Recommendations & Notes:

Cordoba Ranch Lake Management Report
March 2014



STANDARD PACIFIC HOMES

Cordoba Estates



Map is not to scale. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of useable area. Depictions of homes or other features are artist conceptions.

BLANK



Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Waterway Maintenance Program

Cordoba Ranch CDD

Cordoba Estates, FL

AQUATIC MANAGEMENT AGREEMENT

This agreement, proposal #81980 dated 5/15/2015, is made between AQUAGENIX and CUSTOMER:

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

Both CUSTOMER and AQUAGENIX agree to the following terms and conditions:

1. General Conditions:

AQUAGENIX will provide aquatic management services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following aquatic site(s):

30 ponds located in Cordoba Estates, FL.

2. Contract Term:

The term of this Agreement shall be 12 Month(s) or as otherwise provided by Contract Addendum.

3. Contract Services:

CUSTOMER agrees to pay Aquagenix the following amounts during the term of this Agreement for these specific water management services.

Algae and Aquatic Weed Control	Included
Border Grass and Brush Control to Water's Edge	Included
Aquatics Consulting	Included
Management Reporting	Included
Biological Control Agent Permit Applications (Triploid Grass Carp, Mosquito Fish)	Included
Additional monthly report preparation and submittal containing a general accounting of each pond with photographic documentation	Included
Water Testing (see addendum 13a)	Included

Total Annual Program Investment	Annual: \$12,408.00	Monthly: \$1,034.00
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1 inspections per Month with treatment as necessary

**Triploid Grass Carp stocking subject to required approval of Fish Wildlife Conservation Commission

4. Starting Date:

The starting day of this Agreement is the first day of the month in which services are first provided without regard to the actual days unless otherwise agreed to in writing, by both parties. Services shall be continuous without interruption.

5. Schedule of Payment:

\$1,034.00 shall be due and payable upon execution of this Agreement; the balance shall be payable in advance as outlined in Paragraph 3 above. CUSTOMER agrees to pay Aquagenix within thirty (30) days after date of invoice at Aquagenix's home office in Hazleton, PA. Failure to pay any amount when due shall constitute a default under this Agreement.

6. Limited Offer:

The offer contained in this Agreement is valid for thirty (30) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.

7. Safety:

Aquagenix agrees to use specialized equipment and products, which in its sole discretion, will provide safe and effective results for the specific site(s).

8. Address Change:

In the event that AQUAGENIX or CUSTOMER undergoes a change in address, notification to the other party shall be made by first class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

9. Termination Procedure:

This Agreement may be terminated by either party with sixty (60) days written notice. Notification must be sent by certified mail, return receipt requested, to Aquagenix, 100 N Conahan Dr, Hazleton, PA 18201. Aquagenix reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.

- a. "Date of Termination" will be defined as: two (2) months after the last day of the month in which "Notice of Cancellation" was received by Aquagenix in accordance with Paragraphs 9b and 9c.
- b. In the event that your account is not settled in full at the same time as your cancellation letter is received, Aquagenix will continue to bill you until the contract expires. Settlement in full includes payment for one months service after the end of the month in which the cancellation letter is received by Aquagenix.
- c. Payment in full shall be defined as payment to Aquagenix through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 9a and 9b.

10. Insurance:

Aquagenix agrees to maintain, at its sole expense, the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

11. Automatic Renewal:

Unless other-wise agreed upon by both parties, this Agreement shall automatically renew for a term equal to its original term, unless a "Notice of Cancellation" has been received as outlined in Paragraph 9. The contract amount may be adjusted at a rate of 4% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

12. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that Aquagenix may at its sole discretion seek any or all of the following remedies:

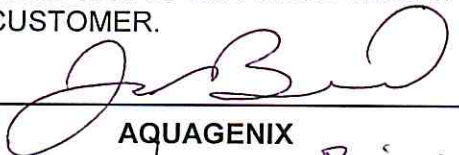
- a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.
- b. Imposition of "Collections Charge" for monies due. If this action is deemed necessary, in the sole judgement of Aquagenix, CUSTOMER agrees to pay Aquagenix's reasonable attorney fees (including those on appeal), court costs, collection costs and all other expenses incurred by Aquagenix resulting from this collection activity.
- c. Filing of a mechanics lien on property for all monies due plus interest, costs and attorneys fees.

13. Addenda:

- a. Water testing and bacteria monitoring shall be conducted at the sole discretion of Aquagenix for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by CUSTOMER such as trash clean-up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra work will be invoiced separately at our current hourly equipment and labor rates.

14. Contract Documents:

This Agreement constitutes the entire Agreement of Aquagenix and the CUSTOMER. In the event that any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both Aquagenix and CUSTOMER.



AQUAGENIX
James Beierle

PRINT NAME
05-15-2015

DATE

CUSTOMER

PRINT NAME

DATE

Tab 4

EXHIBIT “B”

BID PROPOSAL FORM

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

BID FORM
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE
INVITATION TO QUOTE

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 70,382.00 Yr

- Storm Cleanup \$ 45.00 /hr
 - Freeze Protection (description of ability) If the Districts provide the freeze cloth material, ValleyCrest will provide laborers at the rate of \$30.00 per hour per person to cover plant material that has been previously identified by the District Manager as plant material that the Districts want protected.
 \$ 50.00 /application
 - Hand Watering
 \$ 30.00 /hr for employee with hand-held hose
 \$ 100.00 /hr for water truck/tanker
- These prices are informational only and NOT to be included in General Landscape Maintenance Cost***

PART 2

Fertilization (All labor and materials)

\$ 15,816.00 Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11 + Stonewall	1/1000	3,000	2,880.00
April	24-0-12 + Micro Nutrient	.5/1000	1,500	2,000.00
June	24-0-12 + Micro Nutrient	1/1000	3,000	2,880.00
October	24-0-11 + Stonewall	1/1000	3,000	2,880.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11 + Stonewall	1/1000	400	384.00
April	24-0-12 + Micro Nutrients	.5/1000	200	200.00
May	20-0-10 Micros + Talstar	1/1000	400	400.00
July	20-0-10 Micros + Talstar	.5/1000	200	200.00
September	24-0-12 + Micro Nutrients	.5/1000	200	200.00
November	24-0-11 + Stonewall	.5/1000	200	192.00

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	N/A	N/A	N/A	N/A

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-1-15 + Micros & Stonewall	5/1000	400	800.00
June	20-1-15 + Micros & Stonewall	5/1000	400	800.00
October	20-1-15 + Micros & Stonewall	5/1000	400	800.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8/2/12 + SPC	1.5/Palm	200	400.00
June	8/2/12 + SPC	1.5/Palm	200	400.00
September	8/2/12 + SPC	1.5/Palm	200	400.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, Knockout Roses, Dw. Asian Jasmine, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	N/A	N/A	N/A	N/A

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ 1,000.00 Yr
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 4,640.00 /Yr (based on quantities below)

(OTC injections per specs - **do not include in Grand Total**)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Phoenix	12	1	60.00	2,880.00
Washingtonia	11	1	40.00	1,760.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ N/A / Yr

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 3,480.00 /Yr

Freeze Protection (description of ability): ValleyCrest will open and drain all main valves, open and leave open all "backflow" valves at a 45 degree angle at the valve, and wrap and tape above ground pipes at the pumps, backflow valves and manifolds with freeze cloth material, previously identified by the Operations Manager.

\$ 45.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 55.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

235 Cubic Yards Pine Bark Mulch per specs for the first top-dressing at \$ 45.00 /cu yard (app. April)

And

165 Cubic Yards Pine Bark Mulch per specs for the second top-dressing at \$ 45.00 /cu yard (app. October)

**Installation of Pine Bark Mulch (All labor and materials) \$ 18,000.00 /Yr
(if both topdressings are performed - do not include in Grand Total)**

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6 (FOR INFORMATION PURPOSES ONLY- THERE ARE NO ANNUALS)

Annual Installation (All labor and materials)

Contractor shall install 2,671 (4") annuals four (4) times per year **per specs** at the direction of the District at \$ 1.75 /annual.

\$ 4,674.25 /rotation

\$ 18,697.00 /Yr (based on four (4) rotations) **(Do not include in Grand Total)**

Annuals Installation cont.

The DISTRICT reserves the right to subcontract any annual flower event to an outside vendor

GRAND TOTAL

(PARTS 1, 2, 3 & 4 - This is what contract will be written for) \$ 90,678.00 /Yr

FIRST ANNUAL RENEWAL \$ 90,678.00 /Yr

SECOND ANNUAL RENEWAL \$ 90,678.00 /Yr

Contractor/Firm Name ValleyCrest Landscape Maintenance

Firm Address 26642 Wild Fern Circle

City/State/Zip Lutz, FL 33559

Phone Number 813 994-2309 Fax Number 813 973-3293

Name and Title of Representative Lloyd Radder, Senior Business Developer
(Please Print)

Representative's Signature 

Date 5/12/15

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. N/A 2. _____ 3. _____ 4. _____ 5. _____

Dated this 12th day of May, 2015

Tab 5

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT GATE ACCESS AND CAMERA/VIDEO SYSTEM

Envera Systems is the gate access management company for **Cordoba Ranch**. Their service will allow you to have control over the person(s) who will be granted access to the community. Rather than an attendant at a gate, Envera's live remote guards utilize a system that provides efficient and quick guest verification. The key benefits to Envera gate access management are:

- State Licensed Guards
- 24/7 Service
- Video monitoring

FIRST YOU MUST REGISTER

As a homeowner, Envera will issue you a username and password to access their website, www.MyEnvera.com, where you can easily manage your household profile and guest list online. To have your MyEnvera.com login created, you must complete the Owner / Renter Registration form which will be submitted to Envera for processing. When completing the form please be sure to include your email address so your login information can be made available to you much faster. It is also important that you include your telephone number(s) so Envera's guards have a way to reach you in the event an unregistered guest comes to visit. **If you have purchased a home from Standard Pacific Homes and will close at First American Title, you will be asked to fill out this form at the closing table, and First American Title will fax or e-mail your form to Envera immediately following closing.** This will ensure that you will be able to receive guests and be granted access to the community as soon as possible. If you did NOT use First American Title for your closing, we suggest that you register on-line as soon as possible.

USE OF PIN NUMBER

Envera will also issue a PIN to each homeowner. The PIN is used as an additional identifier when the Envera guard is verifying that the person they are speaking with is indeed the homeowner. There are two instances when you will be asked for your PIN: If you are using the Virtual Gate Guard system to gain entry into the community or you call Envera to make a change to your MyEnvera.com profile / guest list.

HOW TO MAINTAIN YOUR PROFILE

There are three ways you may maintain your Envera profile and add visitors to your guest list:

1. MyEnvera

Homeowners can add and update visitor information via the website.

- Log on to www.MyEnvera.com with your username & password.
- Click **Visitor List**.

- Click **Add** to enter the first and last name of the guest, and select either **Temporary** or **Permanent** as the visitor type.
- Click **OK** and your guest will be added to the list.
The information you submit online will be instantly saved to your account.

2. **Live Guard**

Residents can schedule guests over the phone by calling Envera's Central Station and speaking with a guard.

- Toll-free number: 1 (877) 936-8372
Your information will be updated immediately by a guard.

3. **Automated Message System**

This system allows residents to call and leave a message providing the name of a guest to be registered. At that time, one of our guards will add the guest and complete the request.

- Voicemail System Toll-free number: 1 (877) 936-8378
- Leave a message including your **community, name, PIN, visitor's name**, and the **day and time/length of time** they will be visiting.

DISTRIBUTION OF GATE ACCESS WINDSHIELD STICKERS

Two (2) Gate Access Windshield Stickers ("stickers") will be issued to the owner of each home upon closing. If the resident's home is built with a three-car garage, the homeowner will be issued three (3) stickers. Additional stickers may be purchased at a cost of \$25.00 per sticker. Residents may purchase up to two (2) additional stickers, for a maximum issued of five (5) per home. Stickers can only be purchased for individuals that reside in the same address as the homeowner, and they must have a registered vehicle at that same address. In the event you sell your vehicle, you should remove the sticker from the vehicle and purchase a new one for your replacement vehicle, as the stickers are not transferable from one vehicle to another. Replacement stickers will only be issued if the resident notifies the office of the District Manager of the sticker number that will be replaced. This will ensure that Envera can deactivate the original sticker before the replacement has been issued and activated.

When purchasing additional or replacement sticker(s), a check or money order (no cash) for \$25.00 must be written out to "Cordoba Ranch CDD" and can either be mailed or delivered in person to the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Proof of residency will be required to purchase additional stickers, such as a utility bill showing your name and Cordoba address, or a home lease showing your name and Cordoba address. Upon receipt of the check or money order, the sticker(s) will be mailed to the resident via standard mail, or they can be issued or picked up at the office of the District Manager at the address provided above. Please utilize the attached form when requesting additional stickers.

GUESTS

Once Envera's Virtual Gate Guard system is live, only guests who have been registered by a resident will be provided access. Envera will contact the resident in the event a guest is not registered. If the resident is unavailable by phone, the guest will be denied access. Envera's state licensed staff will receive guests via the kiosk located at the Main gate. The guest, vehicle, and license plate will be monitored with audio and video feeds, which are typically archived for

approximately 30 days. Guests shall utilize the left hand side of the entrance lane and pull up to the kiosk and wait for the attendant to acknowledge them.

RESIDENT ACCESS

Attached are instructions on how to install your stickers on the front windshield. It is imperative that the installation instructions be followed carefully, otherwise the stickers may not operate correctly, in which case you will be required to purchase a replacement sticker. The most common causes for the malfunction of stickers include (a) the sticker was not installed exactly per the instructions, or (b) the vehicle is not within six (6) feet of the scanner.

There will be an access control reader located on the right hand side of the entrance that will read your sticker and open the entry gate for access into the community.

To Enter the Gate: Simply drive through the gate within six (6) feet of the scanner at 25 mph or less.

To Exit the Gate: You must pull up closely to the gate in order to activate it. A loop sensor in the road will open the gate (stickers are not scanned to exit the community).

Motorcycles: If you drive a motorcycle, you will need to scan the sticker manually, or enter your assigned Personal Gate Entry Code into the call box to gain access.

If for any reason the reader does not recognize your sticker and the gate does not open, please move over to the left side visitor kiosk and await assistance from the virtual guard. Please advise the virtual guard that the reader did not recognize your sticker so that a service call can be scheduled. In the event it is raining and you do not want to open your window, you can call the virtual guard directly from your cell phone while sitting at the visitor kiosk by dialing 1-877-936-8372. This number is also posted directly on the visitor kiosk. All residents should program this number into their cell phones for easy access.

LOSS OF POWER OR INTERNET OR GATE MALFUNCTION

In the event of a loss of power, the fire code requires that the gates open automatically to allow for free entrance and exit of all vehicles. The gates will also open should internet service be lost.

In the event the entrance or exit gates malfunction (e.g., fail to open or close all the way, or open and close continually), or if the video kiosk is not working, please contact the Cordoba Ranch CDD at 813-933-5571. If after hours please follow the instructions given. Please do NOT contact Envera Systems, as they will only take direction from CDD management staff.

AMENITY ACCESS/MONITORING

The CDD does not control the amenity center, which is under the jurisdiction of the property owners' association (POA). Please refer to policies and procedures implemented by the POA.

Revised 5/26/15

Cordoba Ranch Community Development District

Windshield Sticker Order Form

Date_____

Owner/Resident Name_____

Property address_____

City_____State_____Zip_____

Phone number_____Email address_____

Vehicle make and model for each Windshield Sticker requested:

Windshield sticker numbers that should be deactivated:

Address where the Windshield Stickers are to be mailed to (if different from property address):

Please send or deliver this completed form along with proof of residency and a check or money order payable to Cordoba Ranch CDD in the amount of \$25.00 for each sticker to:

Cordoba Ranch CDD

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

For Office Use Only

Barcode Decal issued on: Date:_____ Fee Collected \$ _____

Check # _____

Replacement or Additional? Number_____Model _____

Barcode Decal issued on: Date:_____ Fee Collected \$ _____

Check # _____

Replacement or Additional? Number_____Model _____

Barcode Decal issued on: Date:_____ Fee Collected \$ _____

Check # _____

Replacement or Additional? Number_____Model _____



ENVERA

NEXT GENERATION SECURITY

MyEnvera Makes It Easy To Manage Visitors

MyEnvera.com is a web portal that provides residents of Envera protected communities' access to their approved visitor list. You can register permanent or temporary guests with ease 24 hours a day / 7 days a week, from the comfort of your home computer. Envera's Virtual Guards are updated instantly when an approved visitor is added using MyEnvera.com.

To access MyEnvera, click on the MyEnvera Tab or the icon located in the lower right corner of enverasystems.com. You can also use a web browser to go to myenvera.com. Sign in with your login and password.



For more information on using MyEnvera,
Please visit us online at

MyEnvera.com or call 1-877-936-8372




ENVERA

NEXT GENERATION SECURITY

How To Place Your Vehicle Windshield Sticker

Only vehicles with the proper credential (vehicle windshield sticker) can gain access to your community automatically and with ease through the resident entry lane. Please follow these important tips for the placement of your vehicle windshield sticker:

- Do Not Bend
- Apply Inside on Vehicle Windshield (see  Placement options below)
- Removing from Windshield will Deactivate / Stickers are Non-Transferable
- Do Not Place in area with Windshield Tinting
- Do Not Place in area of Windshield with Embedded Wire (e.g. heating wires to defrost or radio antenna)
- Do Not Place in area of Windshield with Metal Coating
(e.g. cars with automatic wipers, anti-glare or high-end Mercedes marked "Sungate" on windshield)

Placement of Sticker

Contact your property manager for information on how to obtain your vehicle windshield sticker. If a resident vehicle sticker is damaged, a resident purchases a new car, or moves away from the community the property manager is able to cancel that specific credential. When a vehicle sticker is removed, it is no longer active.



For more information on using MyEnvera,
Please visit us online at

MyEnvera.com or call 1-877-936-8372

Tab 6

CORDOBA RANCH CDD COMPARISON OF WEBSITE PROPOSALS

	VGlobalTech		NETIX SOLUTIONS		K.TEK SYSTEMS	RIZZETTA TECHNOLOGY SERVICES
WEBSITE	Community Care		BASIC	PREMIUM		
New site	\$1,100 one time fee		\$200 one time fee	Free	\$3,000	\$1,500 one time fee
Monthly Hosting, Backup and Content Updating	\$60/mo		\$100/month	\$200/month	* \$40/month	\$100/month
Posting of Monthly Required Documents	Included		Updated twice per month	Weekly updates	not specified	Updated as needed
Florida Law Compliant	Included		Included	Included	not specified	Included
Guaranteed 99% uptime	Included		Included	Included	not specified	not specified
Free Custom Theme for your CDD Website	not specified		Included	Included	Included	Included; Advanced customization available for additional fee
Posting of News Releases/Alerts/Event Calendars/Newsletters	Included		Up to 4 free /mo.	Up to 10 free/mo.	not specified	Included
Customization	Limited customization		\$50	\$100	not specified	Upon request
Website Maintenance	Hosting-yes; Monthly updates-Once per month		Managed Updates and Uploads included		\$150/hour billed in 15 minute increments. See page 9 for details. **see page 12 for Revisions and Design changes	We will provide services to upload and maintain district documents, as well as, create new categories which may be required in the future.
Who will maintain website once created	Vglobal Tech		Netix Solutions	Netix Solutions	Cordoba Ranch CDD	Rizzetta Technology Services
Out-of-pocket expenses	not specified		not specified	not specified	not specified	Shall not exceed \$500 without prior written approval

CORDOBA RANCH CDD COMPARISON OF WEBSITE PROPOSALS	Vglobal Tech		Netix	Netix		Ktech		Rizzetta
EMAIL								
Set-up for E-mail Service	included		not specified	not specified		Included		\$500 one time charge*
Ongoing E-mail Service, Hosting and Backup	2 GB max storage per email included, can upgrade to 10 GB for \$5/email/month or a package of \$15 for 5 additional emails per month each with 10 GB storage.		not specified	not specified		Included		(25GB per user)
Number of users:								
Board Members: _____ @ \$ /month/user	Up to 5 free email Addresses		\$5/month/user	6 Free Email Addresses		*Site Hosting fee above includes 25 email accounts		\$15/month/user
On-Site Staff: _____ @ \$ /month/user			\$5/month/user					\$15/month/user
Other Staff: _____ @ \$ /month/user			\$5/month/user					\$15/month/user
Resident Email Collection and Email Blasts	not specified		Included	Included		Included: 2,000 subscribers, up to 10,000 per month. Anything above this amount is charged per the amount of messages being sent.		Additional Fee
Contact Form System	Simple Form		Basic Email Form	Custom Email Form with Advanced Features		Basic Email Form		Basic Email Form

CORDOBA RANCH CDD COMPARISON OF WEBSITE PROPOSALS	Vglobal Tech		Netix	Netix		Ktech		Rizzetta
ADDITIONAL SERVICES								
Domain registration	Included		*Included in set up fee			\$35 for 1 year or \$70 for 2 years		*Included in set up fee
Domain Name, Website and Email Ownership	Cordoba Ranch CDD		Cordoba Ranch CDD			Cordoba Ranch CDD		Cordoba Ranch CDD
Support Turn-Around Time	1 day		2 Bus. Days	1 Bus. Days		not specified		not specified
Estimated Delivery	Up to 3 weeks		45 days or less	30 days or less		30-45 bus. days		No later than 10/1/15
Effective Date/ Term	not specified		A one year agreement is required for the first year and will renew each year unless canceled			not specified		Effective on the date first written on first page of contract and auto renews for successive one-year terms unless teminitated.
Insurance	not specified		not specified	not specified		not specified		\$1,000,000 limit
Termination/Transfer Fee	not specified		Does not usually exceed \$50			not specified		Not to exeed \$500
Termination Timeframe	not specified		30 days			not specified		60 days written notice
Payment Schedule	50% payment of the one-time fee for option chosen to commence work		Due upon receipt; 15 days late will incur interest on the balance due at maximum legally permissible rate			50% due at start \$1,500; 50% due upon completion before site is live \$1,500		45 days upon receipt of invoice

Community District Development Website Packages

Proposal crafted for:

Cordoba Ranch CDD

**Presented by:
Michelle Bergstein-Fontanez & VB Joshi**



Contact Information

Email: contact@VGlobalTech.com

Phone: 321-947-7777

Website: www.VGlobalTech.com

Head Office: 3218 East Colonial Drive, Suite G, Orlando,
Florida 32803

Introduction

The Law:

As of July 1, 2014 Florida Senate Bill 1632 amends Chapter 189 took effect.

This constitutes that beginning October 1, 2015, or by the end of the first full fiscal year after its creation; each special district shall maintain an official internet website containing the information required by Florida Statute 189.069 in accordance with s.189.016.

Solution offered by VGlobalTech

- ✓ Create unique domains and provide hosting solutions
- ✓ Can take over existing site hosting – One Stop Management with separate C-Panels per domain
- ✓ Create a full compliant website
 - ✓ In accordance with the state laws
 - ✓ Using latest web design technology – Fully responsive (iPad, iPhone, tablets etc. adaptable)
 - ✓ Visually appealing and professional layouts
- ✓ Fully Manage the site on a monthly basis
- ✓ Regular backups and archival of artifacts
- ✓ Ensure benefit to the community by incorporating events, incidents, alerts, messages as required
- ✓ Dynamically display important information about meetings, financial information, newsletters, and anything else you would need to share.
- ✓ Ensure Compliance with the State Law
- ✓ Worry-Free maintenance and support

VGlobalTech CDD Features & Pricing Plans

CDD/ HOA Websites	Community Basic	Community Care	Community Interactive
	\$1,000 one time / site	\$1,100 one time / site	\$1,750 one time / site
	Maintenance: \$350 / YEAR	Maintenance: \$60 / month	Maintenance: \$90 / month
Hosting Included	Y	Y	Y
Community Domain Name	Y	Y	Y
Member Database	N	Limited to 100 members	Unlimited
Document, Website, Minutes, Archival	N	Y	Y
Estimated Website Delivery	Up to 4 weeks	Up to 3 weeks	Less than 2 weeks
Guaranteed Uptime	Y	Y	Y
Custom Managed Social Media - Facebook/Twitter Page	N	N	Y
Resident Email database and Notification Email Blasts	N	N	Y
Contact us Form	N	Simple Form	Customized as required
Monthly Site updates	Once per quarter	Once per month	Once per week
Customized website	Basic Website	Limited customization	Up to 20 custom pages

	(up to 5 custom pages)	(up to 10 pages)	
E-mail accounts "@{yourwebsite}.com"	N	Y (upto 5)	Up to 10
Email Backups and Archival	N	2 GB Max Storage Per Email*	2 GB Max Storage Per Email*
* Upgrade to 10 GB for an additional charge of \$5 per email per month OR A package of \$15 for 5 additional emails per month each with 10GB storage. Archival after storage full on your workstations.			
Responsive Web Design (Mobile, iPad etc viewable)	N	Y	Y
Website Support turnaround	2 days	1 day	1 day

To accept the proposal please do the following:

Write an email to contact@vglobaltech.com with following details:

1. Select CDD Package option:

- a. ☐ Community Basic
- b. ☐ Community Care
- c. ☐ Community Interactive

2. Email the exact name of the CDD URL required:

For instance: www.TripleCreekCDD.com

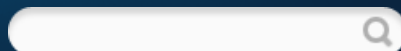
3. Mail 50% Payment (of the one-time fee for option chosen) to commence work:

Write check to: "VGlobalTech"

Post to address: 3218 East Colonial Drive, Suite G, Orlando Florida 32803

Please call or email with any questions.
Thanks for the opportunity to work with your esteemed organization.

BLANK



[HOME](#)

COMMUNITY WEBSITES

WEB DESIGN CONSULTING

ABOUT US

CONTACT

Support & Sales

da Community Development District Web Sites

Custom built Community Web Sites and Email Systems for your CDD Community...

The Florida legislature created a bill in the 2014 legislative session that creates strict requirements for Community Development District's, including the requirement to have an official website. Florida Senate Bill 1632 amends Chapter 189, Florida Statutes, and takes effect on July 1st 2014.

Florida Statute 189.069: "Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official Internet website containing the information required by this section in accordance with s. 189.016..."



Our firm specializes in the creation and management of Community Development District web sites. With our services, your board can communicate effectively with your fellow residents and the public. We design a custom web site, then we take care of posting your newsletters, meeting minutes, financial reports, official documents, and other required documents and records on your CDD web site. We also maintain backups records of your web site as required by state law. You'll be proud of your new CDD website.

Our managed website properties currently together average over 1,500 views per day, with daily stats rising. We have been designing and managing community websites for over 6 years, and we would like to show you our level of expertise.

Try us out, check out our support system by clicking the link on this page that says “Support and Sales” or [click here](#). We use a state of the art message tracking system to ensure all requests are followed up on efficiently. You can log in and track a history of all conversations with our team, check the status of your requests, etc.

Our packaged plans include Website Design, Updating, Custom Email Addresses, and Resident Email Blasts. Read on for more...

Our Web Design Agreement:

Our Scope of Services

In an effort to maintain transparency, we use the same standard agreement for *all* new CDD websites. This agreement posted on this page represents our Agreement with your CDD should you choose to purchase our services. This page was last updated on 01/19/15.

Netix Solutions will provide your CDD with the creation, development, deployment, and continual maintenance of a website that is compliant with the latest web standards. Netix Solutions will also use records supplied by your District Manager to furnish the website with all required content to comply with Senate Bill 1632 (Florida Statute 189.069).

Netix Solutions will obtain a custom domain for your CDD (if you do not have one already) and will design and deploy a custom designed website on the custom domain name within the specified deployment time frame. Netix Solutions will maintain monthly backups of your CDD’s web site and will provide constant security updates as needed to maintain the integrity of your CDD’s web site.

Your CDD website will come with a prescribed number of email accounts that match your CDD Website’s domain name. Email addresses will feature mobile and desktop access from any internet connected device.

The fee for this scope of services is a set figure with no hidden charges. Our service plans are offered at a “Basic” and a “Premium” service level as outlined in the table below. The CDD will be the owner of all content on their website, their domain name, etc. If the website is ever canceled, we will export all website content to a format that you can use on your replacement site.

General Terms of our Agreement

- 1. All invoices are due and payable upon presentation. For invoices not paid within 15 days, interest on the balance due will be charged at the maximum legally permissible rate.
- 2. A one year agreement will be required, for the first year and will renew each year unless canceled. Your CDD may cancel this agreement at any time for any reason with 30 day notice to include the last months payment. Upon cancelation, the content of the website, the domain name, etc will all be transferred to the CDD or its designee for your future endeavors. A small transfer fee may be required by the Domain Registrar and does not usually exceed \$50.
- 3. If this agreement is canceled, the CDD agrees to be up to date with all existing invoices due prior to cancelation.

This page shall represent the entire agreement between the CDD and the Netix Solutions. Both Netix Solutions and your CDD understand and agree with the terms and conditions as set forth herein.

Our Pricing:

CDD Website Plans	Basic	Premium
	\$1,200 per year	\$2,400 per year
Setup/Design Fee	\$200.00	Free!
Estimated Delivery	45 days or less	30 days or less
Hosting/Storage/Bandwidth Included	Unlimited	Unlimited
FL Senate Bill 1632 Compliant	✔	✔
Guaranteed 99% Uptime	✔	✔
Free Custom Theme for your CDD Website	✔	✔

Monthly Website Backups	✔	✔
Managed Updates and Uploads	✔	✔
Resident Email Collection and Email Blasts	✔	✔
Contact Form System	Basic Email Form	Custom Email Form w/ Advanced Features
Posting of Meeting Agendas, Minutes, and Board Resolutions, Community Events. News. etc	Updated Twice per Month	Weekly Updates
Posting of News Releases / Alerts	Up to 4 free per month	Up to 10 free per month
Other Custom Pages	50	100
"@{yourwebsite}.com" e-mail accounts	\$5 per month per user	6 Free Email Addresses
Support Turn Around	2 business days	1 business day
	Contact Us	Contact Us

Want to see an example?

Check out our [Demo web site](#)

Check out one of our functional CDD web sites: [Seven Oaks CDD](#)

TECHNOLOGY
MADE EASY

Tell us your goals, sit back, relax, and we take care of the rest.

RESPONSIVE SUPPORT
ANSWERS FOR YOUR
QUESTIONS

Customers, or potential clients can contact our 24/7 support team by emailing support@netixsolutions.com

GET CONNECTED
COMMUNITY INVOLVEMENT

Community Involvement isn't dead. It just needs help. Even with the budget cuts, the sticky issues, the fighting-mad residents. It's not easy, but when citizens and public servants get on the same page, they can move mountains.

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The Fusion of Business and Technology

www.ktek.com

2536 Countryside Blvd.
2nd Floor
Clearwater, Florida 33763

phone: 727-726-1700
fax: 727-726-1744

Web Solution For

Cordoba Ranch Community Development District

Tracy J. Robin
District Counsel to Cordoba Ranch
Community Development District

Provided By
K.Tek Systems, Inc.
2536 Countryside Blvd.
2nd Floor
Clearwater, FL 33763



This document is the property of and is proprietary to K.Tek Systems, Inc. It is not to be disclosed in whole or in part without the written consent of K.Tek Systems Inc., shall not be duplicated or used in whole or in part, for any purpose other than to evaluate K.Tek Systems, Inc.'s proposal, and shall be returned upon request.



The Fusion of Business and Technology

www.ktek.com

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2nd Floor
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phone: 727-726-1700
fax: 727-726-1744

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The following are incorporated in and made part of this *Proposal for Services*:

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The Fusion of Business and Technology

www.ktek.com

2536 Countryside Blvd.
2nd Floor
Clearwater, Florida 33763

phone: 727-726-1700
fax: 727-726-1744

Proposal for Services

This *Proposal for Services* defines the tasks to be performed by K.Tek Systems, Inc. and Cordoba Ranch Community Development District. In addition, the specific responsibilities of K.Tek Systems, Inc. and Cordoba Ranch Community Development District are included. Throughout this proposal, references to Customer, unless otherwise specified, shall refer to Cordoba Ranch Community Development District, and those individuals working for Cordoba Ranch Community Development District who are involved directly with the project. Hereafter, K.Tek Systems, Inc. will be referred to as "K.Tek."

Completion and submittal of the enclosed signature page along with a valid purchase order and payment on contract indicates agreement and acceptance of project scope, terms and conditions.

After acceptance of terms in this *Proposal for Services*, changes to the conditions set forth in this document will be processed in accordance with the procedure described in Terms and Conditions.

Value Proposition

At K.Tek Systems Inc., we are web technology business consultants whose individualized solutions provide the best return on your technology investment. Our custom solutions can be developed to increase productivity, profitability or streamline and automate processes across vertical markets. We understand that every business has unique needs and therefore only implement solutions which are tailored to a client's specific goals. K.Tek Systems enters into a partnership with our clients – we dedicate time to understanding their specific business needs up front and then provide fixed-bid pricing for solutions to avoid unanticipated costs for clientele.

Value Proposition for Cordoba Ranch Community Development District.

1. The website will help position and promote Cordoba Ranch Community Development District's brand.
2. The new web site will be dynamic and graphically vibrant.
3. The site will be created to be user friendly, and easy to navigate and search for information.
4. The website will come with an easy to use custom Content Management System so that you can easily self maintain, manage and update the specific parts of the site that are defined.



The Fusion of Business and Technology

www.ktek.com

2536 Countryside Blvd.
2nd Floor
Clearwater, Florida 33763

phone: 727-726-1700
fax: 727-726-1744

Description of Services

K.Tek's Objectives

During this engagement, K.Tek will lead the allocated staff and resources of Cordoba Ranch Community Development District through K.Tek's methodology of design, project management, development, and implementation. The following objectives, milestones and deliverables will be met as a part of this engagement:

- Global Objectives:
To create a site that is professional, user friendly, secure and easy to update. K.Tek is charged with designing the best solution for our client that will yield the best Return on Investment, Build Efficiencies within their business and current operations, Build Consistencies and thereby Increase Customer Service/Self-Service and to overall ADD VALUE AND YIELD PROFITABILITY FOR OUR CLIENTS
- Client Project Specific Objectives:
Deliverables and Expectations:
 - **Cordoba Ranch Community Development District.** to provide K.Tek with all logos and marketing identities.
 - **Cordoba Ranch Community Development District.** to provide K.Tek with all content/copy/images to be placed on the static pages that they will be providing. Due within 1 week upon the onset of production. If desired, K.Tek will use royalty free photos for stock images on the site.
 - **The cost of any and all stock images approved by Client and purchased by Developer for use on Client's website will be billed to Client as an addition to the base price contemplated by this agreement.**

Business Analysis and Discovery

K.Tek will spend an allotted amount of time learning the current workflow, business goals, and web site and web application objectives.

System Design and Documentation

K.Tek will recommend and communicate a system design to Cordoba Ranch Community Development District. that meets all of the defined objectives as well as K.Tek's standard Web development objectives: Design Elements, Content, Easy Navigation, Interactivity, Load Time, and Technology Functionality. The normal components of a system design are as follows:

Front-end Design/User Interface
Back-end Design/Data Integration
Site Navigation
Security



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Web Site/Application Requirements and Specifications

Technical Requirements:

Microsoft Hosted Server:

Microsoft Windows 2012R2
Microsoft SQL 2014

Linux Hosted Server:

Apache: 2.2.x
PHP: 5.4.x
MySQL: 5.5.x
WordPress: 4.1.1

Client:

HTML/CSS/Java/Flash
Microsoft .Net Framework

The system will be compliant with the following browsers:

Microsoft IE 9.0 and higher
Firefox 34 and higher
Safari 6.0 and higher
Chrome 39 and higher

Web Site Design (Front-end)

For this project we are proposing to develop a custom design, which will include:

Interface Design and Branding

- Color Palette Creation
- Branding element design
- Home page
 - o Viewing paths
 - o Visual elements
 - o Identity inclusion (logo)
- Navigation
 - o Site wide
- Interior page
 - o Interior layout specifics
 - o Navigation modified as necessary
- Create HTML versions
 - o Homepage delivered as complete HTML
 - o Interior delivered as re-usable template for page development



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Proposed Solutions and Features

WordPress Solution

Included in a WordPress Solution is the installation and setup of WordPress, installing and customizing a theme, and installing and configuring plug-ins that work with WordPress. Part of the setup service of WordPress will include SEO and security plug-ins that will help promote the site, and keep it safe. Included with setup are the following:

Professional Page Development

Creation of each individual page; Styling for fonts; embedding images; Layout for each page; Graphic Design work for each page

Content Management System & Responsive Theme

SEO Friendly

Built to modern web standards which allow Search Engines to index your site correctly.

Interactive Contact Forms

Electronic email web forms: to allow clients another method to contact you.

Proposed Web Site Page Details

K.Tek Systems will propose the following sections for a new site using a domain that is used for your organization:

Site Pages	Comments
1. Home Page	Main Navigation, Introduction, Call to Action with lead ins to different parts of the site, and announcements listings
2. Board of Supervisors	List of board members, with pictures and contact info
3. Rules & Policies	Definitions Enforcement Procedures Amenity Access Cards Amenity Access Policy Conduct at District Amenities Clubhouse Rules Amenity Rentals & Reservations
4. Records	District Budgets Meetings Newsletter Articles Resolutions Street Tree Plans
5. Documents	Financial Documents Forms



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	Helpful Documents HOA Documents Meeting Documents Policies
6. Assessments	Content to be provided
7. District Map	Content to be provided
8. News/Blog	Content to be provided
9. Links	Content to be provided
10. FAQ	Content to be provided
11. Events	Content to be provided
12. District Staff	Content to be provided
13. Contact	Content to be provided
Total Pages	To be Determined



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Proposed Investment For Website Development

Description		Comments
WordPress Solution		Included in the WordPress installation: <ul style="list-style-type: none">• WordPress Install• Theme installation and setup/customization of theme• Licensed theme with included updates• Plug-ins setup and configuration• Security setup and configuration
WordPress Page Setup		Includes the setup, layout for all the pages and placement of content that is provided. *Total: Up to 20 Developed pages or site sections
Site SEO Setup		<ul style="list-style-type: none">• Includes setup and installation of WordPress SEO plugins• SEO optimizing and keyword targeting of all the current pages of the site• Search Engine Sitemap setup along with Sitemap Page• Google and Bing/Yahoo Site Tools setup• 301 Redirect links setup to map old page links to new page links
Network Consulting/ Training		Up to 2 hours phone training of WordPress CMS included
TOTAL INVESTMENT	\$3,000.00*	*When the final page count is determined the proposed budget for the project can be adjusted to fixed bid depending upon if the site is bigger or smaller.



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Additional Fees

Description		Cost
Site Hosting	Monthly Fee	\$40/Month or \$360/Year -Includes the hosting of the site, daily site backups, site security and updating service of site framework and plugins, and domain hosted email up to 25 accounts.
E-Blast/Newsletter Service	Free/Included*	Included: 2,000 subscribers, up to 10,000/Month -*Anything above this amount is charged per the amount of messages being sent.
Domain Name Registration Services		\$35 1 Year / \$70 2 Years -The domain name for the site can be registered through K.Tek Systems. The domain will be registered under the name of the Community Development District. K.Tek Systems, will register the domain name with Network Solutions.
Web Site Maintenance		\$150/An hour -After the project has been developed and the site launched, if any help is needed with adding content to the site, add new section or features. K.Tek Systems, can schedule time to make the updates. Billing is done monthly for this, and is done in 15 minute increments.



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Project Implementation Schedule

- Schedules will be determined in agreement by K.Tek's designated Project Manager and Customer's Project Coordinator.
- Your project is projected to take **30-45** business days for completion. The final timeline is not worked out until the project proposal is approved, signed and the down payment is made.
- Upon completion of the Project Implementation Schedule, K.Tek will allocate time and resources and dedicate an appropriate portion of its production schedule to successfully complete the above designated project. As a result, all payments, materials and requirements are due as per K.Tek's Implementation Schedule. Failure by the client to provide K.Tek with the necessary documents, feedback, design decisions or any other project related material to complete this project in accordance with the implementation schedule will not alleviate the clients responsibility the meet the agreed upon payment schedule as set forth in this document.

Payment Schedule

50% Due at Start	\$1,500.00
50% Upon Completion, Before Site is live	\$1,500.00

Upon completion of the work above and full payment, ***Cordoba Ranch Community Development District*** will receive a full working copy and the full ownership of the custom web site being developed for ***Cordoba Ranch Community Development District***.



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Acceptance Signature Document

An authorized signature below, by *Cordoba Ranch Community Development District*, indicates your acceptance of this proposal

Cordoba Ranch Community Development District

By:

_____ Signature Date _____

_____ Name

_____ Title

K.Tek Systems, Inc.

By:

_____ Signature Date _____

_____ Name

_____ Title



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Revisions and Design Changes

"Revision" is defined herein as a batch of all requested changes to the design to be effected by **K.Tek** during the website design process. Client may submit two (2) website revision batches included in the standard website package price. Thereafter, all revisions will be billed at Developer's hourly rate. Client agrees to execute due diligence in attempting to collect all requested website changes into a revision before submitting to Developer. Client agrees that the final version of this custom package is the resultant website following Developer's completion of up to 2 revisions, except as requested by Client to be billed at Developer's hourly rate. Any subsequent website changes constitute a Change Order and are subject to the terms of this agreement. **K.Tek** prides itself in providing excellent customer service. That is the spirit of this agreement and the spirit of **K.Tek's** business. To that end, we encourage input from Client during the design process.

K.Tek understands, however, that Client may request significant design changes to pages that have already been built to Client's specification. To that end, please note that this agreement does not include a provision for significant page modification or creation of additional pages in excess of our agreed page maximum except as requested by Client and billed to Client at Developer's hourly rate. Client agrees that if significant page modification is requested after a page has been built to Client's specification it is considered an additional page. Some examples of significant page modification at the request of Client include:

- Developing a new table or layer structure to accommodate a substantial redesign at Client's request.
- Recreating or significantly modifying the company logo graphic at Client's request.
- Replacing more than 75% of the text to any given page at Client's request.
- Creating a new navigation structure at Client's request.
- Significantly reconfiguring Client's shopping cart with new product, shipping or discount calculation if an e-commerce enabled site has been selected by Client.

Clients who anticipate frequently changing the look of their site during the design process and Clients who desire to be intricately involved in the design of each page are encouraged to negotiate an agreement in advance which exceeds the standard design fees.



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Terms and Conditions

Customer Responsibilities

In order to ensure a successful completion of this project, **Cordoba Ranch Community Development District**, agrees to meet the following responsibilities. Failure to meet these responsibilities may result in change orders to this *Proposal for Services*. These change orders could result in additional charges to **Cordoba Ranch Community Development District**, or changes to the project deliverables.

The Customer;

- Accepts all responsibility for securing software licenses for applications not provided by K.Tek as a part of the order associated with this service.
- Is to allocate in-house resources to provide project input from part time project team members.
- Is to provide reasonable access and documentation on systems that must be integrated with the Web development project.
- Is to provide significant input and commitment to the Project Definition and Expected Product.
- Is to provide input and review of the Project Control Documents including the Proposal for Services and other project documentation, in a timely manner.
- Is to deliver all content in electronic format to be included in your site, in a timely manner.
- Is to deliver all of the PDF files for the products to be used on the site.
- Is to provide timely feedback on work in process on an ongoing basis as well as on the scheduled review dates.
- Is to sign the Software Approval Form at the mutually satisfactory conclusion of this project.
- Is to make required payments to K.Tek Systems, Inc. as per the agreed payment plan.

K.Tek's Responsibilities

The following list identifies the responsibilities that K.Tek will perform in addition to project deliverables:

- Identify and schedule skilled, professional K.Tek resources that will perform the deliverables listed, and train Cordoba Ranch Community Development District. personnel with respect to use and maintenance of the web site.
- Responsibilities as indicated in section titled "Description of Services"

Service Change Order Procedure

- A Service Change Order (SCO) will be the method for communicating any changes to the project. The SCO will describe the change(s); the reason for the change, the charges for the change and the effect the change will have on the project timelines. Authorized representatives of **Cordoba Ranch Community Development District**, and K.Tek must sign a completed SCO before implementation.

Project Assumptions

- All pricing in this proposal is based on this *Proposal for Services*. Any work beyond the *Proposal for Services* may require additional costs in labor and materials.
- All pricing in this proposal is based on all work being completed as a continuous effort. Disruptions of this continuous effort beyond the control of K.Tek may require additional costs in labor and materials.
- K.Tek assumes that normal hours of operation will be Monday - Friday, 8:30 AM to 5:30 PM.
- **Cordoba Ranch Community Development District**, agrees not to attempt to hire any K.Tek personnel utilized for delivery of this contract. Should **Cordoba Ranch Community Development District**, desire to hire any personnel utilized for the delivery of this project, **Cordoba Ranch Community Development District**, agrees to pay K.Tek three (3) times that employee's annual salary. Should any individual utilized in the delivery of this project terminate their employment with K.Tek, **Cordoba Ranch Community Development District**, cannot employ or recruit that individual's services until 12 months after the resignation from K.Tek.

Authorization and Release Information

- Upon acceptance of this document, Customer hereby consents to any use made or to be made by K.Tek, its advertising agency, and producers or publishers of its promotional material, any text or other material, prepared or created by K.Tek or any of such other parties at its own expense, which text or other material depicts, quotes or otherwise is attributed to Customer with respect to the use or ownership by Customer of any product or service manufactured, sold, provided or otherwise distributed by K.Tek and allows for the use of any testimonial given by the Customer in regards to K.Tek during the normal course of business. These statements may be used in printed publications, multimedia presentations, on websites or in any other distribution media. Customer also hereby releases K.Tek and such other parties from any obligation to make any payment hereunder or from any other liability incurred in connection with the use of any such text or other material in the manner provided above.



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References

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www.dgfirm.com

Mr. Gary Baumann - Founding Partner

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(954) 440-4611

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www.bankerlopez.com

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Marketing Director/IT Administrator

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dhensley@macfar.com



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Reference Site Links

Reference Links:

<http://www.hicksknight.com/>

<http://www.stahlconsulting.com/>

<http://www.dgfirm.com/>

<http://www.bankerlopez.com/>

Design Options

Below are some possible examples of site layouts that we can use for the project. The content of these screen shots may not apply to this project, but they are being shown for examples to show layout and feature options. **See screen shots, next page.**

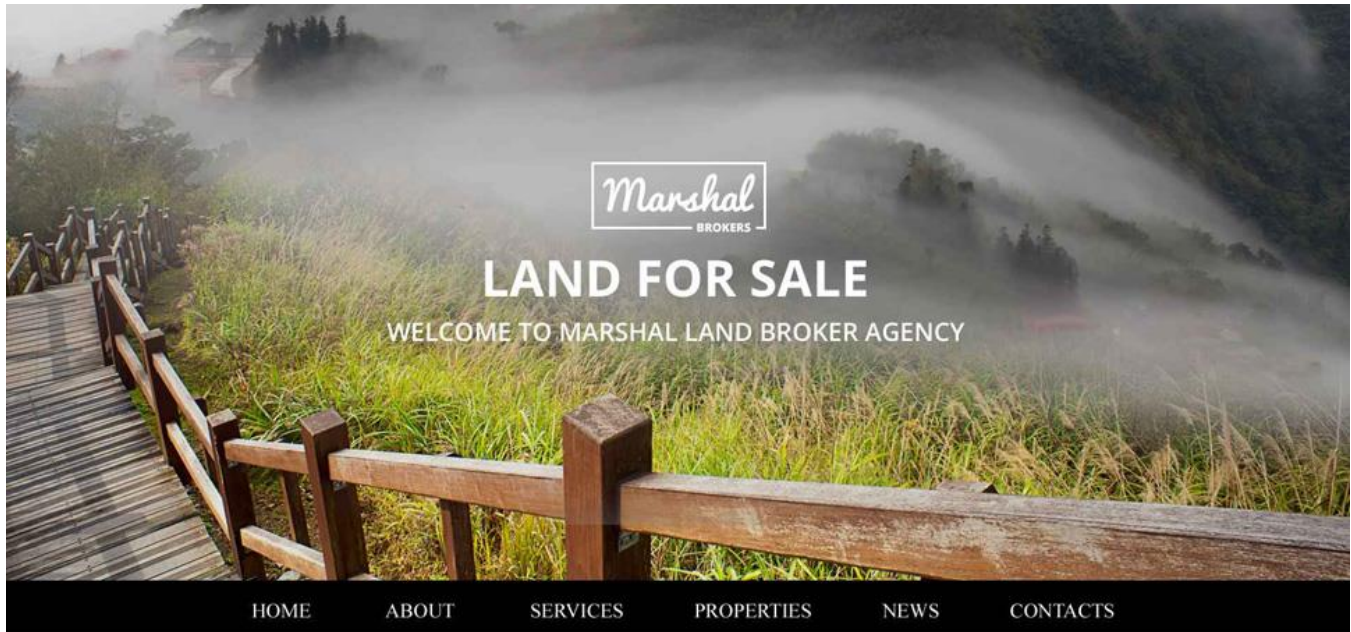


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PRAESENT JUSTO DOLOR,
LOBORTIS QUIS, LOBORTIS



ALIQUAM CONGUE FERMENTUM NISL
VESTIBULUM IACULIS LACIN



FUSCE EUISMOD CONSEQUAT ANTE
LOREM IPSUM DOLOR SIT AMET

OUR MISSION & VISION



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FEATURED PROJECTS

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Land broker
become a landlord

HOMEABOUTLAND FOR SALESERVICESCONTACTS

Canyon Milagro - New Mexico

NEW MEXICO IS PERHAPS BEST KNOWN FOR IT'S SCENIC BEAUTY, SUNNY CLIMATE. AS A MATTER OF FACT, BECAUSE THE SUN SHINES MUCH THE YEAR, THE STATE IS THE LEADER IN SOLAR ENERGY RESEARCH. OTHER RESOURCES HOWEVER ARE MORE TRADITIONAL, URANIUM, GAS AND OIL CONTRIBUTE TO THE STATE'S ECONOMY AND THE COUNTRY'S ENERGY.

\$105,900

VIEW DETAILS

1 800 123 1234

E-MAIL:
MAIL@SEMOLINSK.ORG

USA - LOS ANGELES,
901 EAST E STREET,
WILMINGTON, CA 90744

1 800 234 1234

E-MAIL:
MAIL@SEMOLINSK.ORG

USA - LOS ANGELES,
901 EAST E STREET,
WILMINGTON, CA 90744

GREAT
HUNTING

YEAR-ROUND
ACCESS

REMOTE

POWER
TO SITE

BORDERS
PUBLIC LAND

Acres of land are waiting for the owner to be



BUYING

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SELLING

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AGENTS

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READ MORE

SELECT THE LANDS BASED ON YOUR NEEDS:



BUFFALO TRAIL RANCH BT2-18

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\$49,900



BLACK COW RANCH BC-5

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\$149,000



BUFFALO TRAIL RANCH BT2-18

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\$49,900

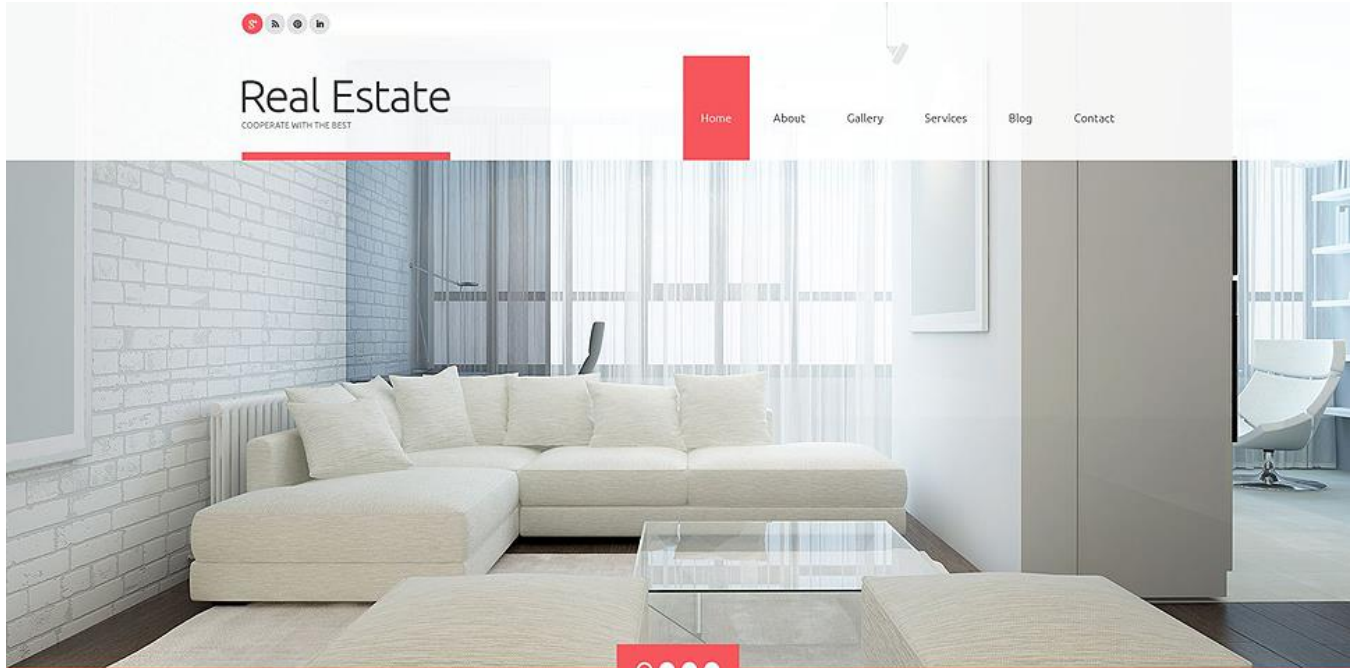


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Hello there!



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Full line of real estate services



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Customer Service (800) 2345-6789

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Buyers

Sellers

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Duis aute irure dolor in reprehenderit in voluptate

Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat.

Est. Opening Bid:

\$1,239,054.48

View Details

Buy a **Residential** Property

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Start Here

Sell a **Commercial** Property

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Start Here



Find

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Bid

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Win

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Getting Started

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Overview

Creating an Account

Register

Bid

Buying

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Residential

Foreclosure

Commercial

Notes

For Agents & Brokers

Selling

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Commercial

For Agents & Brokers

Resources

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Frequently Asked Questions

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Design Portfolio

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News

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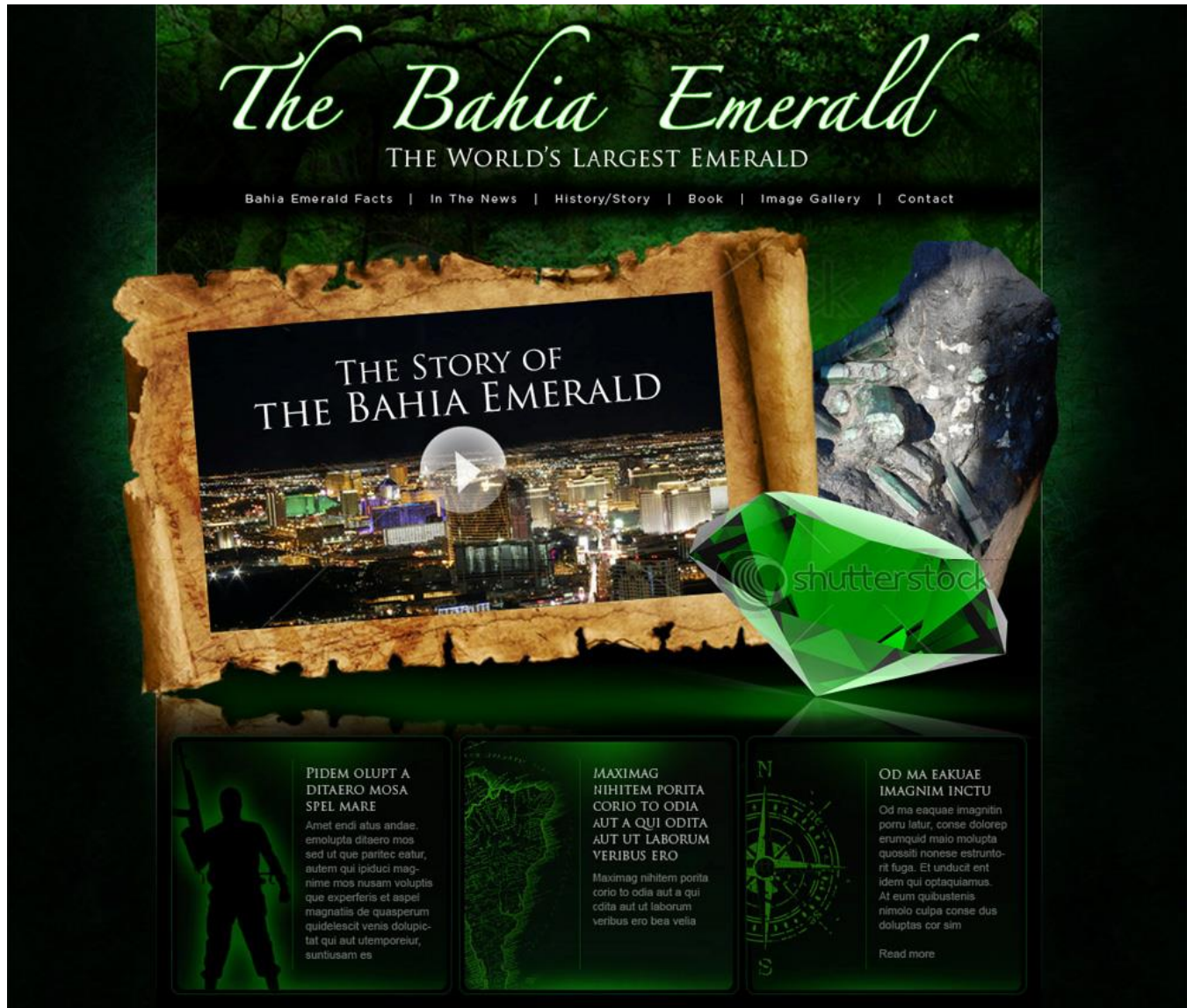
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RIZZETTA & COMPANY

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

Rizzetta Technology Services
Website Proposals FAQ

General Technical FAQ:

Q: Where are the domains being hosted?

A: Domains are being hosted at Bluehost.com

Q: What vendor did you purchase the domains from?

A: The domains were purchased from GoDaddy.com

Q: How much storage is available for each e-mail address?

A: Each e-mail account comes equipped with 25 GB of storage.

Q: What type of security is available on each site?

A: Each site utilizes SSL (Secure Sockets Layer)/SSH (Secure Shell) servers, dual 24/7 monitoring, SFTP (Secure File Transfer Protocol).

Q: Where are the servers located?

A: The servers are located in Utah.

General Objections FAQ:

Q: Why are the domain/hosting fees so high?

A: There is a hard cost of hosting a domain for every website, every year, which varies by provider. The \$50/month also includes any maintenance and tech support that may be need for the site. Every CMS (Content Management System) provider charges a monthly or yearly fee for their templates as well, which is also incorporated into this fee.

Q: Why are the e-mail fees so high?

A: Staff time for set-up and overseeing monthly technical support for each Board member's email address is incorporated into these fees, in addition to the hard costs of monthly hosting and storage.

Q: Why is there a cost for converting the website? Didn't we already pay you to set this up and maintain?

A: The district's website currently is only about 25% in compliance. There is a need to utilize staff time for updating/making the appropriate changes as required by law, as well as setting up the template to allow for additional content to be added. This transfer fee also includes converting the website into a format that allows for greater flexibility and customization moving forward, as the district 100% has ownership of the site and is being built on a CMS (Content Management System) Platform (WordPress) that is recognizable to all website developers.

Other Misc. Questions:

Q: What is the turnaround time to post/upload a document?

A: We will upload documents that are finalized as soon as they are executed and/or available, generally within 24 hours. Agendas will be posted on the website the same day that they are e-mailed out. Therefore, we will have a higher turnaround time than third parties, who may take anywhere from 48-hours to 3 days, etc. All Board Supervisors should read carefully through proposals from all other vendors for their turnaround times.

Q: How many pages are needed to be built for each site?

A: The standard RTS template that we are using comes with approximately 20 pages of content. All Board Supervisors should read carefully through their proposals from all other vendors to check for cost-per-page, as there may be limitations.

Below is a general checklist for Board Supervisors to look at when dissecting third-party proposals to look for hidden fees that may not appear in the initial up-front/package costs:

- Website Design fees (outside of initial set-up)
- E-mail administration
- Website Hosting
- Domain registration
- Content Management
- Technical Support/Consulting packages (rates per hour)
- Additional page add-ons
- Turn-around time fees

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

CONTRACT FOR TECHNOLOGY SERVICES (“Contract”)

DATE: _____

BETWEEN: **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

(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 law, including, but not limited to, section 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site. Consultant shall register a domain name in the Client’s name for purposes of establishing the web-site. Details of required content are shown in Exhibit “A”.

Hosting, Backup and Content Updating:

Consultant shall provide hosting and backup of Client web site and update content, including minutes, financial statements and events on a monthly basis, or earlier if required by law. Consultant shall be responsible for ensuring Client’s compliance with Florida law, including, but not limited to, section 189.069,

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

Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract.

Customization:

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

E-mail Services:

Consultant shall establish and register, if necessary, a domain name (in the Client's 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, Backup & Content Updating	\$100 Monthly
Customization	Upon Request
Termination/Transfer	Not-to-Exceed \$500

Email:

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

Additional Services:

Upon Request

The specific services authorized by acceptance of this Contract are shown in Exhibit "B". Any services not specifically identified in Exhibit "B" will require approval by the District of an additional addendum which will describe such additional services and fees. Any fees "Upon Request" require the District Chairperson's prior approval.

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

Out-of-Pocket Expenses:

In addition to professional fees, project related out-of-pocket expenses will be billed at. These expenses include, but are not limited to: airfare, mileage, public transportation, parking, lodging, meals, re-production 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 according to the same time frames established herein for other invoices. Out-of-pocket expenses shall not exceed \$500 without prior written approval of the 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. Fees and expenses incurred in providing this support shall be the sole responsibility of the Client; provided, however, that no such fees or expenses shall be charged where the Consultant and/or its affiliate(s) who serve(s) as District Manager or records custodian already hold the required documents, data or information.

EFFECTIVE DATE; TERM:

This Contract shall be effective on the date first written above and shall automatically be renewed for successive one-year terms, unless terminated in accordance with the terms herein.

TERMINATION:

This Contract may be terminated as follows:

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

- 1) By either party without cause by providing sixty (60) days written notice of termination to the other party.
- 2) By the Client for “good cause” which shall include, but not be limited to, misfeasance, malfeasance, nonfeasance or dereliction of duties by the Consultant. Termination for “good cause” shall be effective immediately upon provision of written notice to Consultant at the address noted herein.
- 3) 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 effective immediately upon provision of written notice to Client at the address noted herein.

Upon any termination of this Contract, Consultant shall be entitled to payment for all work and/or services rendered up until the effective termination of this Contract, subject to whatever claims or off-sets Client may have against Consultant. Upon any termination of services, Client will continue to own any domain names and web site content, and Consultant will make all reasonable effort to provide for an orderly transfer of the Client’s domain names and web site content to the Client or its designee.

NON-PAYMENT:

The failure of Client to pay any amount due within the applicable time frames established herein 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 insure that the Client’s web site remains in compliance with all applicable Florida law regarding the content and functionality of such web site.

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

- 2) To provide for the long-term storage of email in compliance with all applicable Florida law regarding records retention.

INSURANCE:

Consultant will maintain throughout the term of this Contract the following insurance coverage:

- i. Worker's Compensation insurance to cover full liability under worker's compensation laws in effect from time to time in Florida.
- ii. General Liability insurance with the limit of \$1,000,000 Each Occurrence.
- iii. Professional Liability insurance with limits of no less than \$1,000,000.
- iv. Employment Practices Liability insurance with \$1,000,000 limit.
- v. Comprehensive Automobile Liability insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of \$1,000,000.

Except with respect to the Professional Liability and Worker's Compensation insurance policies, Client (and its staff, consultants, and supervisors as applicable) will be listed as additional insureds on each such insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause Client to not be named as an additional insured where applicable) without at least sixty (60) days written notice to Client. Consultant will furnish Client with a Certificate of Insurance evidencing compliance with this section upon request.

GENERAL TERMS AND CONDITIONS:

- 1) All invoices are due and payable within 45 days of receipt of a proper invoice pursuant to the Local Government Prompt Payment Act, Section 218.70, et seq., Florida Statutes. Any interest on the amounts due is also governed by the Local Government Prompt Payment Act.
- 2) In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs.
- 3) Client's 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.

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

Such services shall be billed at the applicable stated rates or full lump sum amounts and 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) This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
- 6) 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.
- 7) Any and all records related to this Contract and the services provided hereunder may constitute public records pursuant to Florida law, and the Consultant agrees to comply with all applicable provisions of Florida law, including, but not limited to, section 119.0701, Florida Statutes.
- 8) To the extent allowable under applicable law (but without waiving any limitations of liability) and except and to the extent caused by the negligent or intentionally wrongful acts or omissions of the Consultant, Client agrees 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, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the Client and this Agreement. 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 Contract.

To the extent allowable under applicable law and except and to the extent caused by the negligent or intentionally wrongful acts or omissions of the Client, the Consultant agrees to indemnify, defend, and hold the Client 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, that Client may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the Consultant and this Agreement. The indemnification provided for herein shall not be deemed exclusive of any

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

other rights to which the Client may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

Nothing herein shall be construed to limit Client's sovereign immunity limitations of liability provided in section 768.28, Florida Statutes or other applicable law.

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.

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**

EXHIBIT “A”

Required Web Site Content

Pursuant to section 189.069, Florida Statutes, special 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 web site uniform resource locator of the special district.
7. A description of the boundaries, or service area of, 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 Opportunity.
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 in accordance 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.

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

EXHIBIT “B”

Service(s) Included:

Web Site:

New site	\$1,500	Y	N
Re-Design existing site	\$750	Y	N
Monthly Hosting, Backup and Content Updating	\$100	Y	N
Customization	Upon Request	Y	N

E-Mail:

Set-up for E-mail service	\$500	Y	N
Ongoing E-mail service (25GB per user)			

Number of users:

Board Members:	_____	@ \$15/month/user
On-site Staff	_____	@ \$15/month/user
Other Staff	_____	@ \$15/month/user

Tab 7

HOURLY LABOR RATES
May 2015

Description	Rates
Principal in Charge	\$180
Senior Project Manager	\$195
District Engineer / Project Manager (Jordan L Caviggia, PE)	\$170
Senior Engineer	\$165
Project Engineer	\$120
Engineer Intern	\$115
Senior Designer	\$115
Designer	\$90
Senior CADD Technician	\$85
CADD Technician	\$80
Sr. Engineering Technician	\$70
Senior Surveyor	\$150
Project Surveyor	\$115
Surveyor	\$95
Field Crew (3-person)	\$140
Planner	\$105
Senior Inspector	\$80
Inspector	\$60
Utility Coordinator	\$110
GIS Analyst	\$95
GIS Technician	\$90
Network Administrator	\$95
Specialist (Admin)	\$80
Clerical	\$50



SCHEDULE OF FEES
For Community Development District(s) and Other Projects
Effective May 2015

Professional Engineer/Surveyor	\$144.00/Hr.
Senior Project Manager	\$160.00/Hr.
Senior Designer	\$113.00/Hr.
Field Technician	\$95.00/Hr.
Administrative Assistant	\$72.00/Hr.

Tab 8

CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT
Budget Proposal Packet for Fiscal Year 2015/2016

The following are enclosed in this Budget Proposal Packet:

- Proposed General Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2015/2016
- Assessment Charts from current Fiscal Year and Assessment Charts for Fiscal Year 2015/2016 if budgeted were to be adopted as proposed
- General Fund Budget & Debt Service Fund Budget Account Category Description for Fiscal Year 2015/2016

THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2015/2016 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE DONE AS PART OF THE BUDGET PROCESS. THESE ARE NOT FINAL AND SHOULD NOT BE CONSTRUED AS FINAL, UNTIL AFTER THE BOARD OF SUPERVISORS HAS HELD A PUBLIC HEARING ON THE BUDGET AND ADOPTED THE FINAL BUDGET AND LEVIED ASSESSMENTS.

Cordoba Ranch Community Development District
Proposed Budget
General Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Actual YTD through 03/31/15	Projected Annual Totals 2014/2015	Annual Budget for 2014/2015	Projected Budget variance for 2014/2015	Budget for 2015/2016	Budget Increase (Decrease) vs 2014/2015	Comments
1								
2	REVENUES							
12	Interest Earnings							
13	Interest Earnings	\$ 66	\$ 132	\$ -	\$ 132	\$ -	\$ -	
14	Special Assessments							
15	Tax Roll*	\$ 287,667	\$ 287,667	\$ 388,600	\$ (100,933)	\$ 511,961	\$ 123,361	
17	Off Roll*	\$ 111,417	\$ 111,417	\$ -	\$ 111,417	\$ -	\$ -	
18	Contributions & Donations from Private Sources							
19	Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Other Miscellaneous Revenues				\$ -			
24	Miscellaneous Revenues	\$ 234	\$ 468	\$ -	\$ (468)	\$ -	\$ -	
31					\$ -			
32	TOTAL REVENUES	\$ 399,384	\$ 399,684	\$ 388,600	\$ (11,084)	\$ 511,961	\$ (523,045)	
33								
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 399,384	\$ 399,684	\$ 388,600	\$ (11,084)	\$ 511,961	\$ (523,045)	
	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
38	EXPENDITURES - ADMINISTRATIVE							
39								
42	Financial & Administrative							
43	Administrative Services	\$ 2,946	\$ 5,892	\$ 5,892	\$ -	\$ 4,500	\$ (1,392)	
44	District Management	\$ 10,424	\$ 20,848	\$ 20,847	\$ (1)	\$ 20,721	\$ (126)	
45	District Engineer	\$ 2,928	\$ 5,856	\$ 7,500	\$ 1,644	\$ 7,500	\$ -	
46	Disclosure Report	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
47	Trustees Fees	\$ 2,513	\$ 3,233	\$ 3,500	\$ 267	\$ 3,500	\$ -	
49	Financial Consulting Services	\$ 2,946	\$ 5,892	\$ 5,892	\$ -	\$ 8,600	\$ 2,708	
50	Accounting Services	\$ 6,345	\$ 12,690	\$ 12,690	\$ -	\$ 11,500	\$ (1,190)	
51	Auditing Services	\$ -	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -	need new contract for FY 15
52	Arbitrage Rebate Calculation	\$ -	\$ 650	\$ 650	\$ -	\$ 650	\$ -	
57	Public Officials Liability Insurance	\$ 1,850	\$ 2,836	\$ 3,300	\$ 464	\$ 2,200	\$ (1,100)	actual + 15%
58	Legal Advertising	\$ 249	\$ 498	\$ 750	\$ 252	\$ 750	\$ -	
60	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
64	Website Fees & Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 2,100	\$ (1,400)	CDD website
65	Legal Counsel							
66	District Counsel	\$ 4,909	\$ 9,818	\$ 15,000	\$ 5,182	\$ 15,000	\$ -	
67	Trustee Counsel	\$ 740	\$ 740	\$ -	\$ (740)	\$ -	\$ -	
71					\$ -			
72	Administrative Subtotal	\$ 36,025	\$ 78,628	\$ 89,196	\$ 10,568	\$ 86,696	\$ (2,500)	
73								
74	EXPENDITURES - FIELD OPERATIONS							
79	Security Operations							
81	Guard & Gate Facility Maintenance	\$ 3,654	\$ 7,308	\$ 4,800	\$ (2,508)	\$ 4,800	\$ -	Damages, vandalism etc..
86	Security Camera Maintenance	\$ 1,050	\$ 2,100	\$ 2,500	\$ 400	\$ 2,500	\$ -	Envera Service Plan \$175/month
87	Security Monitoring Services	\$ 4,620	\$ 9,240	\$ 8,800	\$ (440)	\$ 10,000	\$ 1,200	Envera Monitoring \$600/month + additional residents
88	Electric Utility Services							
89	Utility Services	\$ 1,618	\$ 3,236	\$ 7,500	\$ 4,264	\$ 8,500	\$ 1,000	slight increase for new fountain installation
90	Street Lights	\$ 28,083	\$ 56,166	\$ 61,200	\$ 5,034	\$ 61,200	\$ -	Phase 1 & 1A
111	Aquatic Maintenance	\$ 5,850	\$ 11,700	\$ 11,700	\$ -	\$ 11,700	\$ -	contract \$975/mo
112	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
113	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	erosion repairs
115	Mitigation Area Monitoring & Maintenance	\$ 5,975	\$ 11,950	\$ 14,800	\$ 2,850	\$ 14,800	\$ -	\$850/month + \$1450 & \$850 semi-annual events
116	Aquatic Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
128	General Liability Insurance	\$ 2,250	\$ 2,250	\$ 3,500	\$ 1,250	\$ 2,600	\$ (900)	current + 15%
129	Property Insurance	\$ 1,335	\$ 1,335	\$ 4,800	\$ 3,465	\$ 1,600	\$ (3,200)	current + 15%
133	Landscape Maintenance	\$ 50,449	\$ 100,898	\$ 100,000	\$ (898)	\$ 132,015	\$ 32,015	includes maintenance, fert, pest control, annuals, and mulch
142	Irrigation Repairs	\$ 7,388	\$ 14,776	\$ 5,000	\$ (9,776)	\$ 5,000	\$ -	
145	Landscape Replacement Plants, Shrubs, Trees	\$ 4,313	\$ 8,626	\$ 20,520	\$ 11,894	\$ 15,000	\$ (5,520)	
150	Road & Street Facilities							
151	Gate Phone	\$ 750	\$ 1,500	\$ 1,650	\$ 150	\$ 1,650	\$ -	Verizon
159	Parks & Recreation							
204	Wildlife Management Services	\$ -	\$ -	\$ -	\$ -	\$ 14,400	\$ 14,400	hog trapping
215	Contingency							
217	Miscellaneous Contingency	\$ 27,781	\$ 55,562	\$ 15,134	\$ (40,428)	\$ 10,000	\$ (5,134)	
218	Capital Reserves	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ 112,000	\$ 92,000	increase for future road repairs
221	Field Operations Subtotal	\$ 145,116	\$ 306,647	\$ 299,404	\$ (7,243)	\$ 425,265	\$ 125,861	
222								
223	Contingency for County TRIM Notice							
224								
225	TOTAL EXPENDITURES	\$ 181,141	\$ 385,275	\$ 388,600	\$ 3,325	\$ 511,961	\$ 123,361	
226								
227	EXCESS OF REVENUES OVER EXPENDITURES	\$ 218,243	\$ 14,409	\$ -	\$ (14,409)	\$ -	\$ -	
228								

Budget Template
Cordoba Ranch Community Development District
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2006	Budget for 2015/2016
REVENUES		
Special Assessments		
Net Special Assessments	\$600,537.19	\$600,537.19
TOTAL REVENUES	\$600,537.19	\$600,537.19
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$600,537.19	\$600,537.19
Administrative Subtotal	\$600,537.19	\$600,537.19
TOTAL EXPENDITURES	\$600,537.19	\$600,537.19
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection and Discount % applicable to the county: 8.0%

Gross assessments \$652,757.82

Notes:

Tax Roll Collection Costs for Hillsborough County is 8.0% of Tax Roll. Budgeted net of tax roll assessments.
See Assessment Table.

Cordoba Ranch Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$511,961.00
Hillsborough County 8% Collection Cost:	\$44,518.35
2015/2016 Total:	<u>\$556,479.35</u>

2014/2015 O&M Budget	\$388,600.00
2015/2016 O&M Budget	\$511,961.00
Total Difference:	<u><u>\$123,361.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2014/2015</u>	<u>2015/2016</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family	\$2,282.37	\$2,282.37	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,476.89	\$1,945.73	\$468.84	31.75%
Total	<u>\$3,759.26</u>	<u>\$4,228.10</u>	<u>\$468.84</u>	<u>12.47%</u>

CORDOBA RANCH

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$511,961.00
COLLECTION COSTS @	8.0%	\$44,518.35
TOTAL O&M ASSESSMENT		<u>\$556,479.35</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
	SERIES 2006		EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	DEBT	TOTAL ⁽³⁾
	O&M	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		SERVICE ⁽²⁾	
Single Family	286	286	1.00	286.00	100.00%	\$556,479.35	\$1,945.73	\$2,282.37	\$4,228.10
	<u>286</u>	<u>286</u>		<u>286.00</u>	<u>100.00%</u>	<u>\$556,479.35</u>			
LESS: Hillsborough County Collection Costs and Early Payment Discount Costs						(\$44,518.35)			
Net Revenue to be Collected						<u>\$511,961.00</u>			

⁽¹⁾ Reflects the number of total lots with Series 2006 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2006 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2015 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET & ENTERPRISE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget and Enterprise Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget and Enterprise Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Operations & Maintenance Assessments

The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second is for lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Funding Agreement

The District may enter into funding agreements to provide for a source of revenue for certain expenditures.

Developer Contribution

The District may, similar to a funding agreement, receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Facility Rental

The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

Event Rental

The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Interlocal Agreement

The District may enter into interlocal agreements with other governmental entities to provide for revenue for certain expenditures.

Miscellaneous

The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

ADMINISTRATIVE

Legislative

Supervisor Fees

The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Financial and Administrative

Administrative Services

The District will incur expenditures for the day to today operation of District matters. These items include but are not limited to mailing and preparation of agenda packages, overnight deliveries, facsimiles and long distance phone calls.

Also, each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8). Finally, this line item also includes a cost for the storage of all the District's official records, supplies and files.

District Manager

The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day administrative needs. The cost to maintain the minutes of all Board meetings, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

Disclosure Report

The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees

The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Financial Consulting Services

The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses. Also, additional financial consulting services include, but are not limited to responding to bondholder questions, prepayment analysis, long term pay-offs and true-up analysis. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services

The District has contracted for maintenance of accounting records. These services include, but are not limited to accounts payable, accounts receivable and preparation of financial reports for the district. This also includes all preparations necessary for the fiscal year end audits to be done.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation

The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

District Engineer

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Public Officials Liability Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees

The District will incur bank service charges during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous

The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Development and Maintenance

The District may incur fees as they relate to the development and ongoing maintenance of its own website.

Legal Counsel

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

FIELD OPERATIONS

Electric Utilities

Electric Utility Services

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Electric Service-Recreation Facility

The District may budget separately for its recreation and or amenity electric separately.

Street Lights

The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Gas Utility Service

Gas-Recreation Facility

The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage/Solid Waste Control

Garbage Collection-Recreation Facility

The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee

The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Combination Services

Water Utility Services

The District will incur water/sewer utility expenditures related to district operations.

Water-Reclaimed

The District may incur expenses related to the use of reclaimed water for irrigation.

Water-Recreation Facility

The District may incur water and sewer charges for its recreation facilities

Water-Pool

The District may incur charges for water for its pool if metered separately.

Stormwater Control

Fountain Service Repairs & Maintenance

The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance

The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the Districts boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Aquatic Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Mitigation Monitoring & Maintenance

The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Lake/Pond Repair

Expense related to repair and maintenance for inlet pipes, outfalls and weir structures for the storm water drainage system.

Aquatic Plant Replacement

The expenses related to replacing beneficial aquatic plants, that may or may not have been required by other governmental entities.

Other Physical Environment**Employee-Salaries**

The District may incur salary expenses for a field manager of site superintendent who oversees daily activity within the field operations of the District's facilities.

Employee-P/R Taxes

This is the employer's portion of employment taxes such as FICA etc.

Employee-Workers' Comp

Fees related to obtaining workers compensation insurance.

Employee-Health Insurance

Expenses related to providing health insurance coverage if the District elects to offer same.

General Liability Insurance

The District will incur fees to insure items owned by the District for its general liability needs

Property Casualty Insurance

The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance

The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance

The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

Irrigation Repairs & Maintenance

The District will incur expenditures related to the maintenance of the irrigation systems.

Clock Maintenance Contract

Expenses incurred for such things as entry clocks if they exist.

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Fees

The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Road & Street Facilities**Gate Phone**

The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street Sweeping

The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Maintenance

Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Roadway Repair & Maintenance

Expenses related to the repair and maintenance of roadways owned by the District if any.

Sidewalk Repair & Maintenance

Expenses related to sidewalks located in the right of way of streets the District may own if any.

Miscellaneous Maintenance

Expenses which may not fit into any defined category in this section of the budget.

Parks & Recreation**Employees-Salaries**

The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees P/R Taxes

Expenses related to an employers portion of payroll taxes such as FICA, etc.

Employee-Workers' Comp

Expenses related to Workers' Comp Insurance

Employees-Health Insurance

Expenses related to health insurance coverage for employees if the District elects to over same.

Management Contract

The District may contract with a firm to provide for the oversight of its recreation facilities.

Clubhouse Facility Maintenance

The District may incur expenses to maintain its recreation facilities

Clubhouse Telephone, Fax, Internet

The District may incur telephone, fax and internet expenses related to the recreational facilities.

Clubhouse Facility Landscaping

The District may wish to budget separately for this item from its other landscaping needs.

Clubhouse Office Supplies

The District may have an office in its facilities which require various office related supplies.

Clubhouse Facility Janitorial Service

Expenses related to the cleaning of the facility and related supplies.

Clubhouse Facility Irrigation

The District may wish to budget separately for this item from its other irrigation needs.

Pool/Water Park/Fountain Repairs and Maintenance

Expenses related to the repair and maintenance of swimming pools and other water features to include service contracts, repair and replacement

Security System

The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous

Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs

Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance

Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Law Enforcement**Off Duty Deputy Services**

The District may wish to contract with the local police agency to provide security for the District.

Security Operations**Security Contract**

The District may incur expenses for providing security at entries, neighborhood patrols etc.

Guard & Gate Facility Maintenance

The District may choose to have its entry gates manned with personnel. Also, any ongoing gate repairs and maintenance would be included in this line item.

Special Events**Special Events**

Expenses related to functions such as holiday events for the public enjoyment

Contingency**Miscellaneous Contingency**

Monies collected and allocated for expenses that the District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Capital Improvements**Capital Improvements**

Monies collected and allocated for various projects as they relate to public improvements.

Capital Reserves**Capital Reserve**

Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

DEBT SERVICE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Debt Service Assessments

The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES:

ADMINISTRATIVE

Financial and Administrative

Bank Fees

The District may incur bank service charges during the year.

Interest Payment

The District may incur interest payments on the debt related to its various bond issues.

Principal Payment

This would be the portion of the payment to satisfy the repayment of the bond issue debt.

Tab 9

RESOLUTION 2015-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Cordoba Ranch Community Development District ("Board") prior to June 15, 2015, proposed budgets for Fiscal Year 2015/2016; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. **BUDGETS APPROVED.** The budgets proposed by the District Manager for Fiscal Year 2015/2016 attached hereto as Exhibit A are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: JULY 28, 2015

HOUR: 9:30 A.M.

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

3. **TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budgets to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not yet have its own website, the District's Secretary is directed to transmit the approved budgets to the manager or administrator of Hillsborough County for posting on Hillsborough County's website.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF MAY, 2015.

ATTEST:

CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT

Secretary

By:_____
Its:_____

Exhibit A: Fiscal Year 2015-2016 Budget

