

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 27, 2014**

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 27, 2014 9:30 a.m.**

Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

District Board of Supervisors	Barry Karpay Peter Winter Tim Collins Garth Noble	Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Joseph Roethke	Rizzetta & Company, Inc.
District Counsel	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

May 19, 2014

Board of Supervisors
Cordoba Ranch Community
Development District

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 27, 2014 at 9:30 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. The following is the tentative 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' Special Meeting held on March 25, 2014.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for March and April 2014Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resignation of Debora HudrlikTab 3
 - B. Consideration of Resolution 2014-04, Redesignating Officers ...Tab 4
 - C. Ratification of ValleyCrest Proposal for Tree Care.....Tab 5
 - D. Consideration of Proposals for Pond Maintenance.....Tab 6
 - E. Presentation of Proposed Budget for Fiscal Year 2014/2015
 1. Consideration of Resolution 2014-05, Approving Proposed Budget and Setting the Public Hearing.....Tab 7
 - F. Presentation of Registered Voter CountTab 8
 - G. Pond Update.....Tab 9
 - H. Landscaping Update
- 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, March 25, 2014 at 9:30 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Barry Karpay	Board Supervisor, Chairman
Tim Collins	Board Supervisor, Assistant Secretary
Debora Hudrlik	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin (<i>via phone</i>)
Todd Amaden	District Engineer, Landmark Engineering
Scott Smith	Operations Manager, Rizzetta & Company, Inc.

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' Special Meeting held on
January 28, 2014**

A change to the Seventh Order of Business was suggested.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board approved the Minutes from the Board of Supervisors' Special Meeting held on January 28, 2014 as amended for Cordoba Ranch Community Development District.
--

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for January
and February 2014**

The Board discussed various engineering and landscaping invoices.

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2014 (\$35,842.72) and February 2014 (\$26,112.84) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resignation of Frank
Messina**

Mr. Roethke presented a resignation letter from Frank Messina.

On a Motion by Mr. Karpay, seconded by Ms. Hudrlik, with all in favor, the Board accepted Mr. Messina's resignation for Cordoba Ranch Community Development District.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board appointed Garth Noble (Seat #4) to the Board of Supervisors for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-03,
Redesignating Officers**

Mr. Roethke presented Resolution 2014-03 to redesignate officers of the District.

On a Motion by Mr. Karpay, seconded by Ms. Hudrlik, with all in favor, the Board adopted Resolution 2014-03, designating Barry Karpay as Chairman, Deborah Hudrlik as Vice Chairman, Tim Collins, Garth Noble, Peter Winter, Joseph Roethke and Matthew Huber as Assistant Secretaries for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding USDA Hog
Trapping Services**

Mr. Roethke presented the proposal from USDA Hog Trapping Services that was discussed at a previous meeting. A discussion ensued. The Board decided to not take any action on this proposal at this time, and will revisit this in the future, if necessary.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-02,
Amending Annual Meeting Schedule**

Mr. Roethke presented Resolution 2014-02, amending the annual meeting schedule.

On a Motion by Ms. Hudrlik, seconded by Mr. Collins, with all in favor, the Board adopted Resolution 2014-02, setting the annual meeting schedule for the remainder of fiscal year 2013/2014 as occurring on the fourth Tuesday of every month at 9:30 a.m. at the offices of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 for Cordoba Ranch Community Development District.

(Mr. Robin joined the meeting in progress via phone at 9:50 a.m.)

NINTH ORDER OF BUSINESS

**Ratification of Property Insurance
Proposal**

Mr. Roethke presented the property insurance proposal to the Board.

On a Motion by Mr. Collins, seconded by Mr. Karpay, with all in favor, the Board ratified the insurance proposal for (\$2,508.21) for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Proposals for Planting
Enhancements from ValleyCrest**

Mr. Roethke presented several proposals for planting enhancements for Board ratification.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board ratified the ValleyCrest proposals (\$2,065.95, \$5,047.05 an \$3,282.14) for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Fence
Repair**

Mr. Roethke presented a proposal for fence repair from Associated Construction Products. A discussion ensued.

On a Motion by Mr. Karpay, seconded by Ms. Hudrlik, with all in favor, the Board approved the proposal from Associated Construction Products for fence repairs (\$13,500.00) for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Status of ACOE Permit

Ms. Hudrlik introduced this topic. The ACOE was waiting on a letter to be drafted by Marty Armstrong. Mr. Amaden gave some background on the history of this project. He does not see any liability on the behalf of the Developer or the CDD on this issue if the letter is not sent. A discussion ensued. Mr. Amaden recommended that the letter be held until the ACOE requests it.

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board agreed to hold this letter in CDD records in the event this is needed in the future, with copies being sent to the developer and District Counsel for Cordoba Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Haul Road Mitigation
Assignment Agreement and Acceptance
and Assumption Agreement**

Mr. Roethke presented a Haul Road Assignment Agreement for ratification. This was needed in order to obtain the appropriate bond as per SWFWMD requirements.

On a Motion by Ms. Hudrlik, seconded by Mr. Karpay, with all in favor, the Board ratified the Mitigation Assignment Agreement and Acceptance and Assumption Agreement document for Haul Road for Cordoba Ranch Community Development District.

Mr. Roethke noted some difficulties in getting this bond with SWFWMD executed. The current bond template lists the EPC as the obligee, but this needs to be changed to SWFWMD. Mr. Roethke will work together with Mr. Amaden to find a solution to this issue.

FOURTEENTH ORDER OF BUSINESS

Pond Update

Mr. Roethke presented the February Pond Inspection Report to the Board. Also included in the agenda packet is the January inspection report for purposes of comparison. Mr. Roethke noted that the pond maintenance vendor originally requested additional compensation in order to produce these reports on a monthly basis. Ms. Hudrlik would like to explore other options for pond services. Mr. Amaden will put together a scope of services and Mr. Roethke will work with him on obtaining some new proposals for pond maintenance.

FIFTEENTH ORDER OF BUSINESS

Landscaping Update

The Board discussed current landscaping conditions in the CDD. Mr. Smith added that the landscaping is looking good throughout the CDD, and there were no specific areas of concern.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. District Manager
Mr. Roethke noted that the next regularly scheduled meeting will be held on April 22, 2014 at 9:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

<p>On a Motion by Mr. Karpay, seconded by Mr. Collins with all in favor, the Board adjourned the meeting at 10:39 a.m. for Cordoba Ranch Community Development District.</p>
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2014 For Board Approval

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

The total items being presented: **\$29,692.46**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Cordoba Ranch Community Development District

Paid Operation & Maintenance Expenses

March 1, 2014 Through March 31, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Armstrong Environmental Svcs., Inc.	1264	9422	Lake/Wetland Services 02/14	\$ 2,150.00
Envera Systems	1259	623329	Gate Access Monitoring 03/14	\$ 790.00
Rizzetta & Company, Inc.	1260	16368	District Management Services 03/14	\$ 3,666.64
Straley & Robin	1261	10642	General/Monthly Legal Services 02/14	\$ 1,006.75
Tampa Electric Company	1262	1661 0598302 02/14	Boot Spur St Pump #3 02/14	\$ 29.78
Tampa Electric Company	1262	1661 0623270 02/14	2502 Cordoba Ranch BL 02/14	\$ 73.78
Tampa Electric Company	1267	1661 0625050 - DEPOSIT	Additional Deposit for Street Lights	\$ 660.00
Tampa Electric Company	1262	1661 0625050 02/14	Street Lights PH1 & 1A 02/14	\$ 2,458.13
Tampa Electric Company	1267	1661 0631100 - DEPOSIT	Deposit for 3045 Cordoba Ranch Blvd	\$ 200.00
Travelers	1265	030314 Travelers	Boiler & Machinery 02/19/14-10/26/14	\$ 175.00
ValleyCrest Landscape Maintenance	1266	4450464	Landscape Replacement-Traffic Circle	\$ 3,282.14
ValleyCrest Landscape Maintenance	1266	4450465	Landscape Replacement-Center Island Inside of Gate	\$ 2,065.95
ValleyCrest Landscape Maintenance	1266	4450906	Lantana Replacement	\$ 5,047.05
ValleyCrest Landscape Maintenance	1268	4457347	Grounds Maintenance 03/14	\$ 7,962.25
Verizon	1263	0671704134 03/14	Acct# 0671704134 03/14	\$ 124.99
Report Total				<u>\$ 29,692.46</u>

Armstrong Environmental Services, Inc.

Invoice

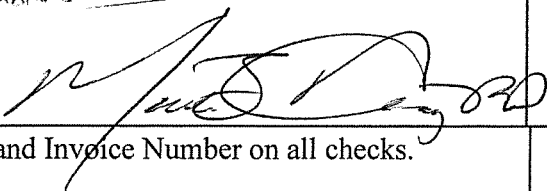
P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
2/27/2014	9422

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

Due Date	P.O. No.	Terms	Project
2/27/2014		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Estates CDD-Lake Management Services Treatment Dates: 02-19-14 / 02-20-14 & 02-24-14	1,300.00	1,300.00
	Cordoba Estates CDD-Wetland/Mitigation Maintenance Services Treatment Dates: 02-24-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 02-24-14	300.00	300.00
<div>RECEIVED Date Rec'd Rizzetta & Co., Inc. <u>MAR 04 2014</u> D/M approval <u>JK</u> Date <u>3/13</u> Date entered <u>MAR 10 2014</u> Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Check # _____ </div>			
Please place Customer Number and Invoice Number on all checks.		Total	\$2,150.00

Envera8132 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Date Rec'd Rizzetta & Co., Inc.

RECEIVED

FEB 07 2014

C/M approval

Date 2/12

Date entered

FEB 10 2014

Fund

001 GL 52900 OC 4904

Check #

4712

Invoice / StatementInvoice Number
623329Date
02/03/2014Customer Number
300068Due Date
03/01/2014

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		623329	03/01/2014

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL		
1.00	Gate Access Monitoring 736, 03/01/2014 - 03/31/2014	775.00	775.00
1.00	Additional Residents 736, 03/01/2014 - 03/31/2014	15.00	15.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$790.00

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL				
01/02/2014	622303	Alarm Monitoring Services	790.00	790.00

Other Open Invoices Balance Due: paid → \$790.00
on 2/6/14**IMPORTANT MESSAGES**

Important Numbers to Know:

Billing Questions: (941) 556-0731

Date	Invoice #	Description	Current Invoice	Balance Due
02/03/2014	623329	Alarm Monitoring Services	\$790.00	\$1,580.00

Envera8132 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Date Rec'd Rizzetta & Co., Inc.

RECEIVED

FEB 07 2014

C/M approval

Date

Return Service Requested

Date entered

FEB 10 2014

Fund

001 GL 52900 OC 4904

Check #

4712

Invoice / StatementInvoice Number
623329Date
02/03/2014Customer Number
300068Due Date
03/01/2014

Net Due: \$1,580.00

Amount Enclosed: _____



*****MIXED AADC 440

010870

CORDOBA RANCH CDD

C/O RIZZETTA & CO

ATTN: MATTHEW HUBER

3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

REMIT TO:



ENVERA

PO BOX 850001

ORLANDO FL 32885-0135

Envera
8132 Blaikie Court
Sarasota, FL 34240

Invoice / Statement

Invoice Number 623329	Date 02/03/2014
Customer Number 300068	Due Date 03/01/2014

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		623329	03/01/2014
Service: (941) 556-0734				

15481
1
001
623329
20

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
3/1/2014	16368

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

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		1,686.66	1,686.66
ADMIN	Administrative Services		476.66	476.66
ACTG	Accounting Services		1,026.66	1,026.66
FC	Financial Consulting Services		476.66	476.66
	Services for the period March 1, 2014 through March 31, 2014			
	<div>RECEIVED</div> <div>FEB 26 2014</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>GR</u> Date <u>3/5</u></div> <div>Date entered <u>MAR 03 2014</u></div> <div>Fund <u>001 GL 51300 OC Various</u></div> <div>Check # _____</div>			
			Total	\$3,666.64

3100
3101
3201
3111

STRALEY & ROBIN

Attorneys At Law

1510 W. Cleveland Street

Tampa, Florida 33606

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

Federal Tax Id. - 20-1778458

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

February 26, 2014

Client: 001286

Matter: 000001

Invoice #: 10642

Page: 1

RE: GENERAL

For Professional Services Rendered Through February 15, 2014

SERVICES

Date	Person	Description of Services	Hours	
01/23/2014	LH	REVIEW EMAIL FROM S. GREMONPREZ RE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING DECEMBER 31, 2013; FOLLOW UP WITH T. ROBIN RE SAME; EMAIL TO S. GREMONPREZ RE SAME.	0.2	
01/27/2014	TJR	REVIEW DECEMBER FINANCIALS; REVIEW AGENDA PACKET FOR MEETING.	0.3	
01/28/2014	TJR	ATTEND BOS MEETING; CONFER WITH J. ROETHKE EXECUTION AND DELIVER OF BOND AND RELATED MITIGATION AGREEMENT DOCUMENTS.	2.9	
Total Professional Services			3.4	\$988.00

PERSON RECAP

Person	Hours	Amount
TJR Tracy J. Robin	3.2	\$960.00
LH Lynn Hoodless	0.2	\$28.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
01/16/2014	Photocopies (125 @ \$0.15)	\$18.75
Total Disbursements		\$18.75

February 26, 2014

Client: 001286

Matter: 000001

Invoice #: 10642

Page: 2

Total Services

\$988.00

Total Disbursements

\$18.75

Total Current Charges

\$1,006.75

PAY THIS AMOUNT

\$1,006.75

Please Include Invoice Number on all Correspondence

RECEIVED

MAR 13 2014

ate neco rizzetta & Co., Inc.

W/M approval GR

Date 3/5

ate entered

MAR 03 2014

und 001 GL 51400 OC 3107

Your Electric Bill

We appreciate the opportunity to serve you.

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TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
0671-14172

Average kWh per day

Feb 2014	4
Jan	3
Dec	7
Nov	7
Oct	0
Sep	0
Aug	1
Jul	1
Jun	8
May	28
Apr	2
Mar	2
Feb 2013	2

Fuel sources we use to serve you

For the 12-month period
ending December 2013, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

natural gas and oil*...36%
Coal.....56%
Purchased Power.....8%

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

February Billing Information:

02/14

719547

CORDOBA RANCH COMMUNITY
BOOT SPUR ST PUMP #3
LUTZ FL 33559-0000

Account Number
1661 0598302

Statement Date
Feb 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
B67927	19159	19046	113	1	

Next Read Date On Or About **Mar 21, 2014** Total kWh Purchased **113**

Account Activity	Explanation	Charge	Total
Previous Balance		29.67	
Payments Received - Thank You	As of February 24, 2014	-29.67	
			\$0.00

New Charges Due by Mar 17, 2014 Service from Jan 22 to Feb 19

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	113 kWh @ \$.05847/kWh	6.62
Fuel Charge	113 kWh @ \$.03910/kWh	4.42
Electric Service Cost		\$29.04
Florida Gross Receipts Tax	Based on \$29.04	0.74
This Month's Charges		\$29.78

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

Total Due

\$29.78

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

Did you know?

Tampa Electric invests more than \$100 million a year to inspect, improve and maintain electrical equipment. It's this kind of investment that allows us to provide you with safe and reliable electricity 99.9 percent of the time.

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

DM approval JR Date 3/5

MAR 03 2014

Date entered _____

Fund 001 GL 531000C 4301

Amount \$ _____

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

719547



Account No.
1661 0598302

New Charges
\$29.78
Payable by Mar 17

Total Bill Amount
\$29.78

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

0671-14172 14172-1842



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



1 1800 02 1661 0598302 0000029.78

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
0671-14173

Average kWh per day

Feb 2014	41
Jan	34
Dec	49
Nov	37
Oct	48
Sep	47
Aug	54
Jul	56
Jun 2013	42

Fuel sources we use to serve you

For the 12-month period
ending December 2013, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

natural gas and oil*...36%
Coal.....56%
Purchased Power.....8%

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

February Billing Information:

02/14

719548

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

Account Number
1661 0623270

Statement Date
Feb 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
H83726	11671	10524	1147	1	

Next Read Date On Or About	Mar 21, 2014	Total kWh Purchased	1,147
Account Activity	Explanation	Charge	Total
Previous Balance		139.58	
Payments Received - Thank You	As of February 24, 2014	-139.58	
			\$0.00

New Charges Due by Mar 17, 2014	Service from Jan 22 to Feb 19
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	1,147 kWh @ \$.05847/kWh 67.06
Fuel Charge	1,147 kWh @ \$.03910/kWh 44.85
Electric Service Cost	\$129.91
Florida Gross Receipts Tax	Based on \$129.91 3.33
This Month's Charges	\$133.24

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

Adjustments	-91.56
Total Miscellaneous Charges	\$91.56 CR
Non-Energy Charges	Zap Cap ID: 000296804
Non-Energy Previous Balance	32.10
Non-Energy Payments	As of February 24, 2014 -32.10
Zapcap 120/208 1ph-m	1 @ \$30.00 30.00
Non-Energy Sales Tax	(Based On \$30.00) 2.10
This Months Non-Energy Balance	\$32.10
Total Due	\$73.78

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

Jate Rec'd Hizzotto & Co., Inc.

Did you know?

Tampa Electric invests more than \$100 million a year to inspect, improve and maintain electrical equipment. It's this kind of investment that allows us to provide you with safe and reliable electricity 99.9 percent of the time.

Date entered

fund 001 G153100004301

check #

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

719548



Account No.
1661 0623270

New Charges
\$73.78
Payable by Mar 17

Total Bill Amount
\$73.78

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

0671-14173 14173-1843

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

1 1800 03 1661 0623270 0000073.78



Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
063B-00020

February Billing Information:

300020

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

Account Number
1661 0625050

Statement Date
Feb 24, 2014

BILL FOR DEPOSIT

Deposit due by: March 24, 2014

Total Due Deposit Billing - Street lights

\$660.00

Important Please Note:
Payments received may be applied to any unpaid deposit billing
due on this account.

RECEIVED

MAR 03 2014

Date Rec'd Rizzetta & Co., Inc.

W/M approval gf Date 3/5

Date entered MAR 17 2014

Fund 001 G 15601-00

Check #

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

300020

DEPOSIT BILL

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

063B-00020 00020-1040



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

1 1800

97 1661 0625050 0000660.00



Account No.
1661 0625050

Payable by Mar 24

Total Bill Amount
\$660.00



Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
0671-14174

February Billing Information:

02/14

719549

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

Account Number
1661 0625050

Statement Date
Feb 24, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		5,064.72	
Payments Received - Thank You	As of February 24, 2014	-5,064.72	
			\$0.00
New Charges Due by Mar 17, 2014		Service for 29 days from Jan 22 to Feb 20	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		179.55	
Fuel Charge	5,852 kWh @ \$.03872/kWh	226.10	
Florida Gross Receipts Tax	Based on \$405.65	10.64	
This Month's Charges			\$4,729.48
Amount not paid by due date may be assessed a late payment charge.			
Adjustments		-2,271.35	
Total Miscellaneous Charges			\$2,271.35 CR
Total Due			\$2,458.13

Date Rec'd Rizzetta & Co., Inc.

O/M approval GR Date 3/5
MAR 03 2014

Date entered

Fund 001 G53100004307

Check #

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



Account No.
1661 0625050

New Charges
\$2,458.13
Payable by Mar 17

Total Bill Amount
\$2,458.13

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

0671-14174 14174-1044



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



10

1

1800

05

1661 0625050

0002458.13

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
173B-00042

March Billing Information:

300042

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

Account Number
1661 0631100

Statement Date
Mar 10, 2014

BILL FOR DEPOSIT

Deposit due by: March 17, 2014

Total Due Deposit Billing

\$200.00

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

Important Please Note:
Payments received may be applied to any unpaid deposit billing
due on this account.

RECEIVED

MAR 17 2014

Date Hecol Rizzetta & Co., Inc. _____
D/M approval GR Date 3/17
Date entered MAR 17 2014
Fund 001 Gil 560 / 00
Check # _____

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

300042



Account No.
1661 0631100

Payable by Mar 17

Total Bill Amount
\$200.00

DEPOSIT BILL

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

173B-00042 00041-1042



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



11

0 1800

91 1661 0631100 0000200.00

Account Bill

Account No. 7774X4182

Date of This Bill 03/03/14

TOTAL BALANCE
\$175.00

MINIMUM DUE
\$175.00

CP 02 6640 66640LKR 14060 00687 P2

CORDOBA RANCH COMMUNITY DEVELOPM
DISTRICT
C/O RIZZETTA & COMPANY INC
TAMPA FL 33614

PAYMENT MUST BE RECEIVED BY:

MARCH 23, 2014

ACCOUNT BILLING SUMMARY

POLICY	TYPE	POLICY PERIOD	MIN. DUE	BALANCE
3E267802 BME1 Boiler & Machinery		02/19/14 To 10/26/14	\$175.00	\$175.00
TOTAL BALANCE			\$175.00	\$175.00

TRANSACTIONS SINCE LAST STATEMENT

Total Transactions (See Transaction Detail Section)	+175.00
TOTAL BALANCE	\$175.00

TRANSACTION DETAIL

POLICY NUMBER 3E267802 BME1 Boiler & Machinery		
02/19/14 New Policy		171.00
02/19/14 FL Guaranty Fnd Surg	are Hec'd Rizzetta & Co., Inc.	2.00
02/19/14 FL Cat Fund Emerg Assessment		2.00
TOTAL TRANSACTIONS		\$175.00

CONTINUED ON NEXT PAGE

RECEIVED

MAR 07 2014

date entered 3/11
MAR 10 2014
Fund 001 GL53900004503
Check #

Please detach the payment coupon and mail with your payment in the enclosed envelope to:
TRAVELERS CL REMITTANCE CENTER, PO BOX 660317, DALLAS, TX 75266-0317.

648842H 2014062 8074 856 0BRX53

Payment Coupon Make checks payable to: TRAVELERS

STAHL ROSS & ASSOCIATES
CORDOBA RANCH COMMUNITY DEVELO
7774X4182

Include Account Number on the check.



Change of Address?
Place an "X" here.
Print changes on reverse side.

PAYMENT MUST BE RECEIVED BY
MARCH 23, 2014

TOTAL BALANCE
\$175.00

MINIMUM DUE
\$175.00

AMOUNT ENCLOSED

TRAVELERS CL REMITTANCE CENTER
PO BOX 660317
DALLAS, TX 75266-0317



9937373734243431383240393939390400001750000001750077

SPECIAL MESSAGES

Hassle Free Payments - Call 877-307-4202 to make a quick and simple payment.
For all other customer service inquiries (other than making a payment)
please call 800-252-2268.

The minimum due and total balance do not reflect any down payment that you may have made.
If you did make a down payment, please deduct the amount of your down payment from the
minimum due and total balance.

You must pay at least the minimum due or up to the total balance due. If at any time you
pay us more than the minimum due, and it covers your future installments, you will not
receive a bill or be charged an installment charge. If you pay by installments, a charge
will be added to each installment bill. The installment charge is calculated at a rate of
of interest not to exceed 18 percent simple interest per year on the unpaid balance. The
charge per installment will not be more than \$3.00. If your payment is not received by
the due date WE HAVE THE RIGHT, WITHOUT ADVANCE NOTICE TO YOU, TO TERMINATE YOUR OPTION TO
PAY IN INSTALLMENTS AND TO REQUIRE FULL PAYMENT OF THE OUTSTANDING BALANCE ON YOUR POLICY.
WE ALSO HAVE THE RIGHT TO ASSESS A LATE FEE OF \$10.00.

Make payments on-line! With our on-line payment options you can make single payments or
you can schedule Automatic Recurring Payments. It's fast and easy, enroll today!
To learn more visit our website - www.travelersepays.com.

If you are paying with a check from a Personal Checking Account, you authorize us to
either use information from your check to make a one-time electronic funds transfer from
your account or to process the payment as a check. If you are paying with a check from a
Business Checking account, we will process the payment as a check.



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 #: 4450464
Invoice Date: 2/27/2014
Sales Order: 466265
Cust PO #:

Project Name: Traffic Circle

Project Description: Landscape traffic circle

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Remove Pittasporum and mulch Loropetalum - Loropetalum Varieties 3 gal Shrub/Perennial Installed Duranta Gold Mound - 3 gal Shrub/perennial Installed Dianella tasmanica - variegated Blueberry Flax 3 g Ground cover installed Liriope muscari EmeraldGoddess 3 gal. Ground Cover Installed Pine Bark Mulch - CY -Installed Irrigation Retro-fit	3,282.14
	<div> <div>RECEIVED MAR 06 2014</div> <div> Date Rec'd Hizzetta & Co., Inc. O/M approval <u>JK</u> Date <u>3/12</u> Date entered <u>MAR 10 2014</u> Fund <u>001 GL 53900 OC 4650</u> Check # _____ </div> </div>	
	<div> <div>ss</div> <div> Total Invoice Amount Taxable Amount Tax Amount Balance Due </div> </div>	<div>3,282.14</div> <div>3,282.14</div>

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14197254
Invoice #: 4450464
Invoice Date: 2/27/2014

Amount Due: \$ 3,282.14

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 #: 4450465
Invoice Date: 2/27/2014
Sales Order: 466599
Cust PO #:

Project Name: Inside Gate Island

Project Description: Landscape center island inside of gate.

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Remove Fakahatchee Grass Loropetalum – Loropetalum Varieties 3 gal. Shrub/Perennial Installed Duranta Gold Mound – 3 gal. Shrub/perennial Installed Liriope muscari Emerald Goddess 1 gal Ground Cover Installed Pine Bark Mulch – CY –Installed Irrigation Retro-fit	2,065.95
<div style="text-align: right;"> RECEIVED Date Rec'd Rizetta & Co., Inc. <u>MAR 16 2014</u> M/M approval <u>SR</u> Date <u>3/12</u> Date entered <u>MAR 10 2014</u> Fund <u>001</u> GL <u>53900004650</u> Check # _____ </div>		
<div style="text-align: right;"> Total Invoice Amount Taxable Amount Tax Amount Balance Due </div>		2,065.95 2,065.95

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 #: 4450465
Invoice Date: 2/27/2014

Amount Due: \$ 2,065.95

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 #: 4450906
Invoice Date: 2/27/2014
Sales Order: 465078
Cust PO #:

Project Name: Lantana Replacement

Project Description: Landscape area in front bed to replace lantana.

Job Number	Description	Amount
342200056	Cordoba Ranch CDD	5,047.05
	Site Prep	
	Loropetalum - Loropetalum Varieties 3 gal. shrub/perennial installed	
	Duranta Gold Mound - 3 gal shrub/perennial Installed	
	Juniperus Parsonii - Parsons Juniper 3 gal. Ground Cover installed	
	Pine Bark Mulch - CY -Installed	
	4" pot Seasonal (Annual) Color Installed	
	Bulk Potting Soil (Picked-Up)CY - Amendment Installed	
	Re-configure irrigation for Annuals	
	Podocarpus - 15 gal. Shrub /Perennial Installed	
	SS	
Total Invoice Amount Taxable Amount Tax Amount Balance Due		5,047.05 5,047.05

RECEIVED
MAR 06 2014

Date Received Rizetta & Co., Inc.

Mgr approval GR Date 3/12

Date entered MAR 10 2014

Fund 001 GL 5390000 4650

Check # _____

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 #: 4450906
Invoice Date: 2/27/2014

Amount Due: \$ 5,047.05

Thank you for allowing us to serve you

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

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

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



ValleyCrest

Landscape Maintenance

INVOICE

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

Customer #: 14197254
Invoice #: 4457347
Invoice Date: 3/10/2014
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For March RECEIVED MAR 11 2014 Date Rec'd Rizetta & Co., inc. _____ W/M approval <u>JA</u> Date <u>3/17</u> Date entered <u>MAR 17 2014</u> Fund <u>001 GL53900 OC 4604</u> Check # _____ Total invoice amount 7,962.25 Tax amount Balance due 7,962.25	7,962.25

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 14197254
Invoice #: 4457347
Invoice Date: 3/10/2014

Amount Due: \$7,962.25

Thank you for allowing us to serve you

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

ValleyCrest Landscape Maintenance

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

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



03/14

Account Number

15 9000 0671704134 01

Amount Due

\$124.99

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Account Changes * Repair

On Demand/Pay Per View Details

Go green today - Go Paper Free

Account Information

Statement Date: 2/22/14

CORDOBA RANCH CDD

Customer Account: 0671704134

Questions About Your Bill?

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

Verizon News

Are You Losing Sales?

Get a Verizon phone line on a network with 99.9% reliability and open the door to more opportunities. Call 1-888-231-0811 to learn how to bundle your services and save.

Exceptional Picture Quality

Add FiOS® TV to your existing Verizon services & get the best that FiOS has to offer. With all-digital channels & sound, FiOS TV takes your office to the next level. Lock in your price: Call 1-888-586-5502 and sign a 2-year contract to save an additional \$10/mo. or choose a no term contract.

Account Summary

Previous Balance \$124.99

Payment Received Feb 12 -\$124.99

Balance Forward \$0.00

New Charges

Current Activity \$124.99

Total New Charges Due by March 18, 2014 \$124.99

Total Amount Due

\$124.99

Date Rec'd Rizzetta & Co., Inc. 3/5D/M approval GR Date 3/5Date entered MAR 03 2014Fund 001 GL 54100004102Check #

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

022214

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

00003678 01 AV 0.378 VF022211 0016 XX
CORDOBA RANCH CDD
STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390



VERIZON
PO BOX 920041
DALLAS TX 75392-0041



Account Number
15 9000 0671704134 01

Page
2 of 3

Current Activity

Monthly Charges

2/22 3/21 FiOS Internet 75M/35M – 2 Yr. 124.99

Monthly Charges Subtotal \$124.99

Current Activity Total \$124.99

Total New Charges \$124.99

Legal Notices

Payment by Check

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

Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Mar 25, 2014.

Correspondence

Go to verizon.com/bizcontact or mail to PO Box 33078, St. Petersburg, FL 33735

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.

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

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.

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

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

Make Account Management A Simple Task

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

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

BLANK

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures

April 2014

For Board Approval

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

The total items being presented: **\$25,261.63**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Cordoba Ranch Community Development District

Paid Operation & Maintenance Expenses

April 1, 2014 Through April 30, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Armstrong Environmental Svcs., Inc.	1276	9507	Lake/Wetland Services 03/14	\$ 2,150.00
Cornerstone Solutions Group	1272	20-00420	Replaced Damaged Concrete At Community Exit	\$ 845.00
Cornerstone Solutions Group	1272	20-00424	Provided and Replaced Lamps for Front Entrance Lighting	\$ 603.75
Envera Systems	1269	624454	Gate Access/CCTV Monitoring 04/14	\$ 790.00
Envera Systems	1269	6562	Service Labor - After Hours Rate	\$ 162.00
Landmark Engineering & Surveying Corporation	1277	2130093.5	Engineering Services	\$ 625.00
Rizzetta & Company, Inc.	1270	16496	District Management Services 04/14	\$ 3,666.64
Straley & Robin	1273	10764	General/Monthly Legal Services 03/14	\$ 180.00
Straley & Robin	1278	10817	General/Monthly Legal Services 04/14	\$ 446.00
Tampa Electric Company	1271	1661 0598302 03/14	Boot Spur St Pump #3 03/14	\$ 30.17
Tampa Electric Company	1271	1661 0623270 03/14	2502 Cordoba Ranch BL 03/14	\$ 224.10
Tampa Electric Company	1271	1661 0625050 03/14	Street Lights PH1 & 1A 03/14	\$ 4,729.48
Tampa Electric Company	1271	1661 0631100 03/14	3045 Cordoba Ranch BL PMP 03/14	\$ 87.25
ValleyCrest Landscape Maintenance	1274	4469880	Install Annuals to Roundabouts Island	\$ 2,605.00
ValleyCrest Landscape Maintenance	1274	4473854	Irrigation Maintenance and Repairs	\$ 30.00
ValleyCrest Landscape Maintenance	1279	4479411	Grounds Maintenance 04/14	\$ 7,962.25
Verizon	1275	0671704134 04/14	Acct# 0671704134 04/14	\$ 124.99
Report Total				<u>\$ 25,261.63</u>

Armstrong Environmental Services, Inc.

Invoice

P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
4/1/2014	9507

RECEIVED

APR 03 2014

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

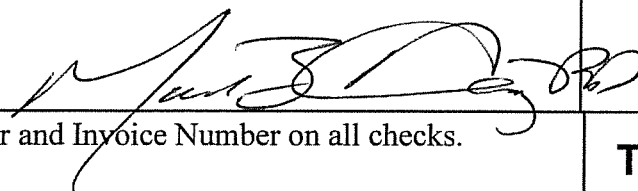
Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Due Date	P.O. No.	Check #	Terms	Project
4/1/2014			net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Estates CDD-Lake Management Services Treatment Dates: 03-25-14 & 03-26-14	1,300.00	1,300.00
	Cordoba Estates CDD-Wetland/Mitigation Maintenance Services Treatment Dates: 03-26-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 03-26-14	300.00	300.00
<p>RECEIVED</p> <p>APR 07 2014</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>JK</u> Date <u>4/1/6</u></p> <p>Date entered <u>APR 10 2014</u></p> <p>Fund <u>001</u> GL <u>5800</u> OC <u>4605</u></p> <p>Check # _____</p> <p></p>			
Please place Customer Number and Invoice Number on all checks.			Total <u>\$2,150.00</u>

Invoice



Date **3/19/2014**
Invoice # **20-00420**
Due Date 3/19/2014

Cornerstone

Bill To

Cordoba Ranch CDD
C/O Standard Pacific Homes
Attn: Accounts Payable
15360 Barranca Parkway
Irvine, CA 92618-2338

Account #

P.O. No.

W.O. No. SWO4226

Project SPF1347 - Cordoba Ranch CDD

Date Completed: 3/6/2014

Contact Information

For Billing or Service Inquiries: 866.617.2235

Mailing Address:
14620 Bellamy Brothers Blvd
Dade City, FL 33525

Job Site Address:

Stan Pac
Cordoba Ranch CDD
Sol: Concrete

AR@CornerstoneSolutionsGroup.com

Description

Amount

Replace damaged concrete section at community exit. 9x10x6"
*pour scheduled for 12:00

845.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 07 2014

D/M approval GR Date 4/8

Date entered APR 07 2014

Fund 001 GL 57900 OC 4799

Check # _____

Cornerstone

REC'D MAR 24 2014

To pay online or see your account, go to:
<https://app.bill.com/p/hardscapes>

Total \$845.00

Payments/Credits \$0.00

Balance Due **\$845.00**

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a \$20 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

CGC1518977 • CUC124878 • CBC1255861 • CBC1257688 • LC26000316



Please make checks payable to: Hardscapes 2, Inc. DBA Cornerstone Solutions Group Tax ID: 46-1645334

Invoice

Date **3/25/2014**
Invoice # **20-00424**
Due Date 3/25/2014



Cornerstone

Bill To

Cordoba Ranch CDD
C/O Standard Pacific Homes
Attn: Accounts Payable
15360 Barranca Parkway
Irvine, CA 92618-2338

Job Site Address:

Account #

P.O. No.

W.O. No.

Project SPF1347 - Cordoba Ranch CDD

Date Completed: 3/25/2014

Contact Information

For Billing or Service Inquiries: 866.617.2235

Mailing Address:
14620 Bellamy Brothers Blvd
Dade City, FL 33525

AR@CornerstoneSolutionsGroup.com

Description	Amount
Provided and replaced all lamps for front entrance lighting	603.75

RECEIVED

APR 07 2014

Date Rec'd Rizzetta & Co., Inc.

D/M approval OR Date 4/8

Date entered APR 07 2014

Fund 001 GL 52900 OC 4740

Check # _____

REC'D MAR 31 2014

To pay online or see your account, go to:
<https://app.bill.com/p/hardscapes>

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a \$20 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.

Total	\$603.75
Payments/Credits	\$0.00
Balance Due	\$603.75

CGC1518977 • CUC124878 • CBC1255861 • CBC1257688 • LC26000316



Please make checks payable to: Hardscapes 2, Inc. DBA³ Cornerstone Solutions Group Tax ID: 46-1645334



Cornerstone

14620 Bellamy Brothers Boulevard Dade City, Florida 33525 (866) 617-2235 fax (866) 929-6998
www.CornerstoneSolutionsGroup.com

Progress
WAIVER AND RELEASE OF LIEN UPON ~~FINAL~~ PAYMENT

The undersigned lienor, in consideration of the sum of \$10.00 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Cornerstone Tree Farm, Inc., Cornerstone Hardscapes, Inc., Tree Farm 2, Inc. and/or Hardscapes 2, Inc. d/b/a Cornerstone Solutions Group on the following described property:

Cordoba Ranch
Standard Pacific of Florida GP Inc. / Cordoba Ranch CDD
Plat Book 119 Page 274
A tract of land being a portion of sections 8, 9, 16, 17, 20 & 21, Township 27 south, Range 19 East
Hillsborough County, Florida
17929 Livingston Avenue, Lutz Florida
East side of Livingston Avenue at Wain Lane

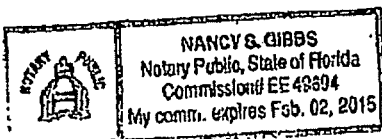
Invoice #11346 - Dated 2/10/14

Dated on 3/24/14

Mandy Electric, Inc.
PO Box 152114
Tampa FL 33684-2114

State of Florida
County of Hillsborough

Sworn to or affirmed & subscribed before me this 24 day of March, 2014 by
Carmen Hernandez, who is personally known to me or who has/have produced
FL Dr. Lic as identification



Notary Public

Nancy S. Gibbs
Notary Printed Name
My Commission Expires: 2/2/2015

Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Invoice / Statement	
Invoice Number 624454	Date 03/06/2014
Customer Number 300068	Due Date 04/01/2014

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		624454	04/01/2014

Quantity	Description	Rate	Amount
	RECEIVED MAR 14 2014		
	Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL		
1.00	Gate Access Monitoring 04/01/2014 - 04/30/2014	775.00	775.00
1.00	Additional Residents 04/01/2014 - 04/30/2014	15.00	15.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
	Invoice Balance Due:		\$790.00

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
02/03/2014	623329	Alarm Monitoring Services	790.00	790.00
		Other Open Invoices Balance Due:		\$790.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0731

Date	Invoice #	Description	Current Invoice	Balance Due
03/06/2014	624454	Alarm Monitoring Services	\$790.00	\$1,580.00

Envera
 8132 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Return Service Requested

Invoice / Statement	
Invoice Number 624454	Date 03/06/2014
Customer Number 300068	Due Date 04/01/2014

Net Due: \$1,580.00

Amount Enclosed: _____

*****MIXED AADC 440
 004491
 CORDOBA RANCH CDD
 C/O RIZZETTA & CO
 ATTN: MATTHEW HUBER
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

REMIT TO:

ENVERA
 PO BOX 850001
 ORLANDO FL 32885-0135

Envera
8132 Blaikie Court
Sarasota, FL 34240

Invoice / Statement

Invoice Number
624454

Date
03/06/2014

Customer Number
300068

Due Date
04/01/2014

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		624454	04/01/2014
Service: (941) 556-0734				

REPLACES INVOICE #624290

20 624454 001 1 9213



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

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

Invoice Number

6562

Sale Date

3/24/2014

Due Date

3/24/2014

Service Address

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

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

Description	Qty	Price	Net	Tax	Total
Trip Charge	1	\$42.00	\$42.00	\$0.00	\$42.00
Service Labor - After Hours Rate	1	\$120.00	\$120.00	\$0.00	\$120.00

TOTALS	\$162.00	\$0.00	\$162.00
---------------	-----------------	---------------	-----------------

For Service Provided As Per Work Order Number 26839
3/22 - Visitors at kiosk unable to hear Guards. Envera Tech Shance
dispatched. He replaced the amplifier and secured connections on
the message repeater. Test operation with Central Station. ***
After Hours Technician dispatched not covered under Service and
Maintenance Plan but was necessary to avoid disruption to
community.***

RECEIVED

MAR 26 2014

Date Rec'd Rizzetta & Co., Inc.

W/M approval QR Date 3/28

Date entered MAR 27 2014

Fund 001 GL 52900004740

Check #

-----Return Stub Below-----

Please return this portion of your invoice with your payment. Thank you!

Customer : Cordoba Ranch CDD



Invoice Number 6562

Bill Payer ID: 775

Due This Inv. \$162.00 Amount Remitted

Payment Method ☐ Check ☐ Check Number

Date Remitted

Charge* ☐ Card Number
Name On Card

Billing Zipcode

Exp Date

Card ID

Signature

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa
Please remit to : Envera Systems, 8132 Blaikie Ct, Sarasota, FL 34240

Inv No. 6562

Page 1



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

www.lesc.com

mail@lesc.com

PAGE 1 OF 1

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

INVOICE
NO. 2130093.5
ACCOUNT # 50084
DATE 4/17/14

For Professional Services Rendered Thru: 4/5/14



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT

PREPARE FOR & ATTEND 3/25 CDD MEETING; COORDINATE WITH STAFF ON GRADING ISSUES

5.0 Hours Professional Engineer @ \$125.00 /Hr. \$625.00

TOTAL THIS INVOICE

\$625.00

RECEIVED

APR 18 2014

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

D/M approval GR Date 4/21

Date entered APR 21 2014

Fund 001 GL5300 OC3103

Check # _____

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

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
4/1/2014	16496

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

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		1,686.66	1,686.66 - 3100
ADMIN	Administrative Services		476.66	476.66 - 3101
ACTG	Accounting Services		1,026.66	1,026.66 - 3201
FC	Financial Consulting Services		476.66	476.66 - 3111
	Services for the period April 1, 2014 through April 30, 2014			
	<div>RECEIVED</div> <div>MAR 27 2014</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>O/M approval <u>GR</u> Date <u>3/28</u></div> <div>Date entered _____ MAR 28 2014</div> <div>Fund <u>001</u> <u>51300</u> <u>00</u> <u>Various</u></div> <div>Check # _____</div>			
			Total	\$3,666.64

RECEIVED

STRALEY & ROBIN

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

Date Rec'd Rizzetta & Co., Inc. APR 07 2014
 D/M approval JK Date 4/8
 Date entered APR 07 2014
 Fund 001 GL5 1400 003107
 Check # _____

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

March 28, 2014

Client: 001286

Matter: 000001

Invoice #: 10764

Page: 1

RE: GENERAL

For Professional Services Rendered Through March 15, 2014

SERVICES

Date	Person	Description of Services	Hours	
02/25/2014	TJR	EXCHANGE COMMUNICATIONS WITH J. ROETHKE AND R. SCHLOSSER RE STATUS OF ENVIRONMENTAL DOCUMENTS, BOND, ETC.	0.3	
02/28/2014	TJR	REVIEW COMMUNICATIONS FROM R. SCHLOSSER AND J. ROETHKE RE SECOND MITIGATION AREA (HAUL ROAD); REVIEW ASSIGNMENT OF MITIGATION AGREEMENT, ASSUMPTION AGREEMENT AND PROPOSED FORM OF PERFORMANCE BOND.	0.3	
Total Professional Services			0.6	\$180.00

PERSON RECAP

Person	Hours	Amount
TJR Tracy J. Robin	0.6	\$180.00

March 28, 2014

Client: 001286

Matter: 000001

Invoice #: 10764

Page: 2

Total Services \$180.00

Total Disbursements \$0.00

Total Current Charges \$180.00

PAY THIS AMOUNT **\$180.00**

Please Include Invoice Number on all Correspondence

STRALEY & ROBIN

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

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

D/M approval JR Date 4/29Date entered APR 28 2014Fund 001 GL 51400 OC 3107

Check # _____

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

APR 23 2014

April 21, 2014

Client: 001286

Matter: 000001

Invoice #: 10817

ge: 1

RE: GENERAL

For Professional Services Rendered Through April 15, 2014

SERVICES

Date	Person	Description of Services	Hours	
03/19/2014	TJR	REVIEW COPIES OF RECORDED CONSERVATION AGREEMENTS AND ASSIGNMENT OF MITIGATION AGREEMENT FROM D. SCHLOSSER; CONTACT J. ROETHKE.	0.2	
03/25/2014	TJR	REVIEW MEETING PACKET; PREPARE FOR AND ATTEND BOS MEETING.	0.8	
03/31/2014	TJR	REVIEW COMMUNICATION FROM D. HUDRLIK RE SUNSHINE LAW AND RESIGNATION FROM BOARD; CONTACT D. HUDRLIK.	0.3	
04/03/2014	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING MARCH 31, 2014.	0.2	
04/15/2014	LH	REVIEW EMAIL FROM S. GREMONPREZ RE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING MARCH 31, 2014; FOLLOW UP WITH T. ROBIN RE SAME; EMAIL TO S. GREMONPREZ RE SAME.	0.2	
Total Professional Services			1.7	\$446.00

PERSON RECAP

Person	Hours	Amount
TJR Tracy J. Robin	1.3	\$390.00

April 21, 2014

Client: 001286

Matter: 000001

Invoice #: 10817

Page: 2

LH	Lynn Hoodless	0.4	\$56.00
----	---------------	-----	---------

Total Services	\$446.00
----------------	----------

Total Disbursements	\$0.00
---------------------	--------

Total Current Charges	\$446.00
-----------------------	---------------------

PAY THIS AMOUNT	\$446.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence

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2871-14288

Average kWh per day

Mar 2014	4
Feb	4
Jan	3
Dec	7
Nov	7
Oct	0
Sep	0
Aug	1
Jul	1
Jun	8
May	28
Apr	2
Mar 2013	2

Call Before You Dig:

Digging in your yard without marking utility lines is dangerous.

For your safety, Florida law requires that you call toll-free 811 before you dig. Learn more about this and other safety tips at tampaelectric.com/safety.

March Billing Information:

03/14

719629

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

Account Number
1661 0598302

Statement Date
Mar 25, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
B67927	19276	19159	117	1	

Next Read Date On Or About **Apr 22, 2014** Total kWh Purchased 117

Account Activity	Explanation	Charge	Total
Previous Balance		29.78	
Payments Received - Thank You	As of March 25, 2014	-29.78	
			\$0.00

New Charges Due by Apr 15, 2014

Service from Feb 19 to Mar 21

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	117 kWh @ \$.05847/kWh	6.85
Fuel Charge	117 kWh @ \$.03910/kWh	4.57
Electric Service Cost		\$29.42
Florida Gross Receipts Tax	Based on \$29.42	0.75
This Month's Charges		\$30.17

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

Total Due

\$30.17

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

Did You Know?

Tampa Electric provides 99.9% reliability. View our online map at tampaelectric.com/outagemap and see for yourself. Providing reliable service is a priority. However, sometimes there are circumstances beyond our control when you will lose service. Our online map updates every 10 minutes and provides the information you need to monitor and track outages.

MAR 27 2014
Date Rec'd Rizzetta & Co., Inc.
O/M approval JK Date 3/28
Date entered MAR 28 2014
Fund 001 G53100 OC 4301
Check # _____

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

719629



Account No.
1661 0598302

New Charges
\$30.17

Payable by Apr 15

Total Bill Amount
\$30.17

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

2871-14288 14288-1448



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



1 1800 09 1661 0598302 0000030.17

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tampaelectric.com
2871-14289

Average kWh per day

Mar 2014	58
Feb	41
Jan	34
Dec	49
Nov	37
Oct	48
Sep	47
Aug	54
Jul	56
Jun 2013	42

Call Before You Dig:

Digging in your yard without marking utility lines is dangerous.

For your safety, Florida law requires that you call toll-free 811 before you dig. Learn more about this and other safety tips at tampaelectric.com/safety.

March Billing Information:

03/14

719630

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

Account Number
1661 0623270

Statement Date
Mar 25, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H83726	13405	11671	1734	1	

Next Read Date On Or About	Apr 22, 2014	Total kWh Purchased	1,734
Account Activity	Explanation	Charge	Total
Previous Balance		41.68	
Payments Received - Thank You	As of March 25, 2014	-41.68	
			\$0.00

New Charges Due by Apr 15, 2014		Service from Feb 19 to Mar 21	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	1,734 kWh @ \$.05847/kWh	101.40	
Fuel Charge	1,734 kWh @ \$.03910/kWh	67.80	
Electric Service Cost		\$187.20	
Florida Gross Receipts Tax	Based on \$187.20	4.80	
This Month's Charges			\$192.00

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

Non-Energy Charges		Zap Cap ID: 000296804	
Non-Energy Previous Balance		32.10	
Non-Energy Payments	As of March 25, 2014	-32.10	
Zapcap 120/208 1ph-m	1 @ \$30.00	30.00	
Non-Energy Sales Tax	(Based On \$30.00)	2.10	
This Months Non-Energy Balance			\$32.10
Total Due			\$224.10

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

Did You Know?

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Date Rec'd Rizzetta & Co., Inc. **RECEIVED**
O/M approval GR Date 3/28 **MAR 27 2014**
Date entered MAR 28 2014
Fund 001 65310000 4301
Check # _____

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



Account No.
1661 0623270

New Charges
\$224.10

Payable by Apr 15

Total Bill Amount
\$224.10

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

2871-14289 14289-1049

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

1 1800 02 1661 0623270 0000224.10



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2871-14290

March Billing Information:

03/14

719631

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

Account Number
1661 0625050

Statement Date
Mar 25, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		2,458.13	
Payments Received - Thank You	As of March 25, 2014	-2,458.13	
			\$0.00
New Charges Due by Apr 15, 2014		Service for 29 days from Feb 20 to Mar 21	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		179.55	
Fuel Charge	5,852 kWh @ \$.03872/kWh	226.10	
Florida Gross Receipts Tax	Based on \$405.65	10.64	
This Month's Charges			\$4,729.48
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$4,729.48

RECEIVED
MAR 27 2014

Date Rec'd Rizzetta & Co. Inc. _____
D/M approval GR Date 3/28
Date entered MAR 28 2014
Fund 001 G53100 004307
Check # _____

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



Account No.
1661 0625050

New Charges
\$4,729.48
Payable by Apr 15

Total Bill Amount
\$4,729.48

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

2871-14290 14290-1040



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



16

1

1800

09

1661 0625050

0004729.48

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2871-14292

Average kWh per day

Mar 2014 1

Call Before You Dig:

Digging in your yard without marking utility lines is dangerous. For your safety, Florida law requires that you call toll-free 811 before you dig. Learn more about this and other safety tips at tampaelectric.com/safety.

March Billing Information:

03/14

719633

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

Account Number
1661 0631100

Statement Date
Mar 25, 2014

Prorated

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	16 day period
K34725	00015	00000	15	1	

Next Read Date On Or About **Apr 22, 2014** Total kWh Purchased 15

Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	As of March 25, 2014	0.00	
			\$0.00

New Charges Due by Apr 15, 2014

Service from Mar 05 to Mar 21

Basic Service Charge	General Service 200 Rate	9.60
Energy Charge	15 kWh @ \$.05847/kWh	0.87
Fuel Charge	15 kWh @ \$.03910/kWh	0.59
Electric Service Cost		\$11.06
Florida Gross Receipts Tax	Based on \$11.06	0.28
Florida Sales Tax-energy/Fuel	Based on \$11.34	0.91
This Month's Charges		\$12.25

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

Activation Fee 75.00

Total Miscellaneous Charges

\$75.00

Total Due

\$87.25

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

Did You Know?

Tampa Electric provides 99.9% reliability. View our online map at tampaelectric.com/outagemap and see for yourself. Providing reliable service is a priority. However, sometimes there are circumstances beyond our control when you will lose service. Our online map updates every 10 minutes and provides the information you need to monitor and track outages.

RECEIVED

MAR 27 2014

Date Rec'd Rizzetta & Co., Inc.

O/M approval RR Date 3/28

Date entered MAR 28 2014

Inv # 001 53100 04301

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

Check # 719633



Account No.
1661 0631100

New Charges
\$87.25

Payable by Apr 15

Total Bill Amount
\$87.25

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

2871-14292 14292-1542



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



17

0 1800

09 1661 0631100 0000087.25



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 #: 4469880
Invoice Date: 3/25/2014
Sales Order: 478494
Cust PO #:

Project Name: Roundabout island
Project Description: Annual install

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Install 600 annuals, potting soil, and micro irrigation to roundabouts island	2,605.00
<p style="text-align: right;">RECEIVED MAR 31 2014</p> <p>Date Rec'd Rizetta & Co., Inc. _____ O/M approval <u>gr</u> Date <u>4/8</u> Date entered <u>APR 07 2014</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</p>		
Total Invoice Amount		2,605.00
Taxable Amount		
Tax Amount		
Balance Due		2,605.00

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 #: 4469880
Invoice Date: 3/25/2014

Amount Due: \$ 2,605.00

Thank you for allowing us to serve you

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

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

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



ValleyCrest

Landscape Maintenance

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

INVOICE

Customer #: 14197254
Invoice #: 4473854
Invoice Date: 3/31/2014
Sales Order: 482247
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Irrigation Repairs Clock 1Zone 12 – Replace (1) Broken Spray	30.00
<p>RECEIVED APR 03 2014</p> <p>ate nec u rizetta & Co., Inc.</p> <p>WM approval <u>JR</u> Date <u>4/8</u></p> <p>ate entered <u>APR 07 2014</u></p> <p>und <u>001</u> G <u>53900</u> 00 <u>4609</u></p> <p>Book # _____</p>		
Total Invoice Amount		30.00
Taxable Amount		
Tax Amount		
Balance Due		30.00

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 #: 4473854
Invoice Date: 3/31/2014

Amount Due: \$ 30.00

Thank you for allowing us to serve you

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

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

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



ValleyCrest

Landscape Maintenance

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

INVOICE

Customer #: 14197254
Invoice #: 4479411
Invoice Date: 4/10/2014
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For April	7,962.25
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 14 2014</p> <p style="text-align: center;">c/o Rizetta & Co., Inc.</p> <p style="text-align: center;">M approval <u>GR</u> Date <u>4/21</u></p> <p style="text-align: center;">ate entered <u>APR 21 2014</u></p> <p style="text-align: center;">und <u>001</u> GL <u>53900004604</u></p>		
Total invoice amount		7,962.25
Tax amount		
Balance due		7,962.25

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 14197254
Invoice #: 4479411
Invoice Date: 4/10/2014

Amount Due: \$7,962.25

Thank you for allowing us to serve you

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

ValleyCrest Landscape Maintenance

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

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



Account Number
15 9000 0671704134 01

Amount Due
\$124.99

04/14

Visit verizon.com/bizsignin

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

Account Information

Statement Date: 3/22/14
CORDOBA RANCH CDD
Customer Account: 0671704134

Questions About Your Bill?

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

Verizon News

Are You Losing Sales?

Get a Verizon phone line on a network with 99.9% reliability and open the door to more opportunities. Call 1-888-304-8035 to learn how to bundle your services and save.

Exceptional Picture Quality

Add FiOS® TV to your existing Verizon services & get the best that FiOS has to offer. With all-digital channels & sound, FiOS TV takes your office to the next level. Lock in your price: Call 1-888-447-6055 and sign a 2-year contract to save an additional \$10/mo. or choose a no term contract.

Account Summary

Previous Balance	\$124.99
Payment Received Mar 12	-\$124.99
Balance Forward	\$0.00

New Charges

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

Total Amount Due

\$124.99

RECEIVED
MAR 31 2014

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval OK Date 4/8
Date entered APR 07 2014
Fund 001 GD4100 OC 4102
Check # _____

Want Automatic Payment?

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

Please return remit slip with payment.

To enroll in Automatic Payment (Sign and date below)

Account Number: 15 9000 0671704134 01

Amount Due: \$124.99

032214

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

00003581 01 AV 0.378 VF032211 0018 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/35M – 2 Yr. 124.99

Monthly Charges Subtotal \$124.99

Current Activity Total \$124.99

Total New Charges \$124.99

Legal Notices

Payment by Check

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

Late Payment Charges

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

Correspondence

Go to verizon.com/bizcontact or mail to PO Box 33078, St. Petersburg, FL 33735

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.

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

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.

You may choose not to have your CPNI used for the 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.

Changes to Directory Listing Services

On May 17, 2014, the monthly rates are changing for the following services:

- Non-Published Service from \$4.75 to \$5
- Non-Directory Listed Service from \$3.75 to \$4
- Additional Listing Service from \$4.50 to \$5

Verizon values your business and offers many services that can enhance your voice, internet and television experience. Free business listings are available when you use Verizon's new Visual 411 app at verizon.com/visual411. It offers coupons, deals, weather and more from your desktop, smart phone or FIOS TV!

Make Account Management A Simple Task

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

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

Tab 3

From: Debi Hudrlik
Sent: Monday, March 31, 2014 5:38 PM
To: Scott A. Brizendine; Joe Roethke
Subject: RE: Resignation from Estancia & Cordoba CDD

I hereby tender my resignation from the Cordoba and Estancia CDD. Ryan Huey will be replacing me on the BOS for both Cordoba and Estancia. Please have the necessary paperwork ready for the next meeting. Scott, I also believe the 4/22 Estancia meeting was set for 5:30 PM and we were going to change it to 11:00. Joe, I am also attaching Tracy's response regarding Cordoba FYI.

Please let all appropriate Rizzetta staff know that I am still to receive notices of the meeting, board packets, financials, deficit funding requests, etc. Thanks.

Debora L. Hudrlik, CMCA, AMS
Community Association Manager
Standard Pacific Homes, Tampa

Tab 4

RESOLUTION 2014-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Cordoba Ranch Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Joseph Roethke is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF MAY, 2014.

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 5



ValleyCrest

Tree Care Services

AEW NO.: _____

26642 Wild Fern Circle, Lutz FL 33559
Phone: #(813)994-2309
Fax: # 813-973-3293

ValleyCrest Tree Care Services Proposal, Contract & Authorization

Date: March 29, 2014

Client Name: Rizzetta & Company

Client/Jobsite Phone No: 813-994-1001

Billing Address: 8544 Old Pasco Road #100

Billing City, State, Zip: Wesley Chapel, F33543

Job Name: Cordoba Ranch CDD

Job Site Address: Cordoba Ranch Blvd

Job Site City, State, Zip: Lutz Fl.

Job Site Contact:

Client No: 0056

Branch /Job No: 34220

P.O. No.:

Tax Code:

Account Mgr: Alex Kocher

300 General Tree Care

Law Latimer

330 Plant Health Care

Tree Species	Qty	Service to be Performed	Location	Color Code	Cost
Jacaranda	1	remove - flush cut			\$450.00
Chinese Tallow	1	remove - flush cut			\$150.00
Oak	12	Structure Prune - trees in blvd center islands & entry blvd in front of models			\$720.00
Sylvester palm	12	ArborJet - Fertilization preventative disease control (PalmJet ImaJet)		entry	\$408.00
					\$1,728.00

All work includes clean-up and debris disposal. All tree work performed by ValleyCrest Tree Care Services is executed in accordance with the "Practical Specifications for Contract Tree Management", which encompasses the American National Standards of pruning. ValleyCrest Tree Care Services conducts all work in a safe and orderly manner as established by OSHA and ANSI Z133.

Subtotal

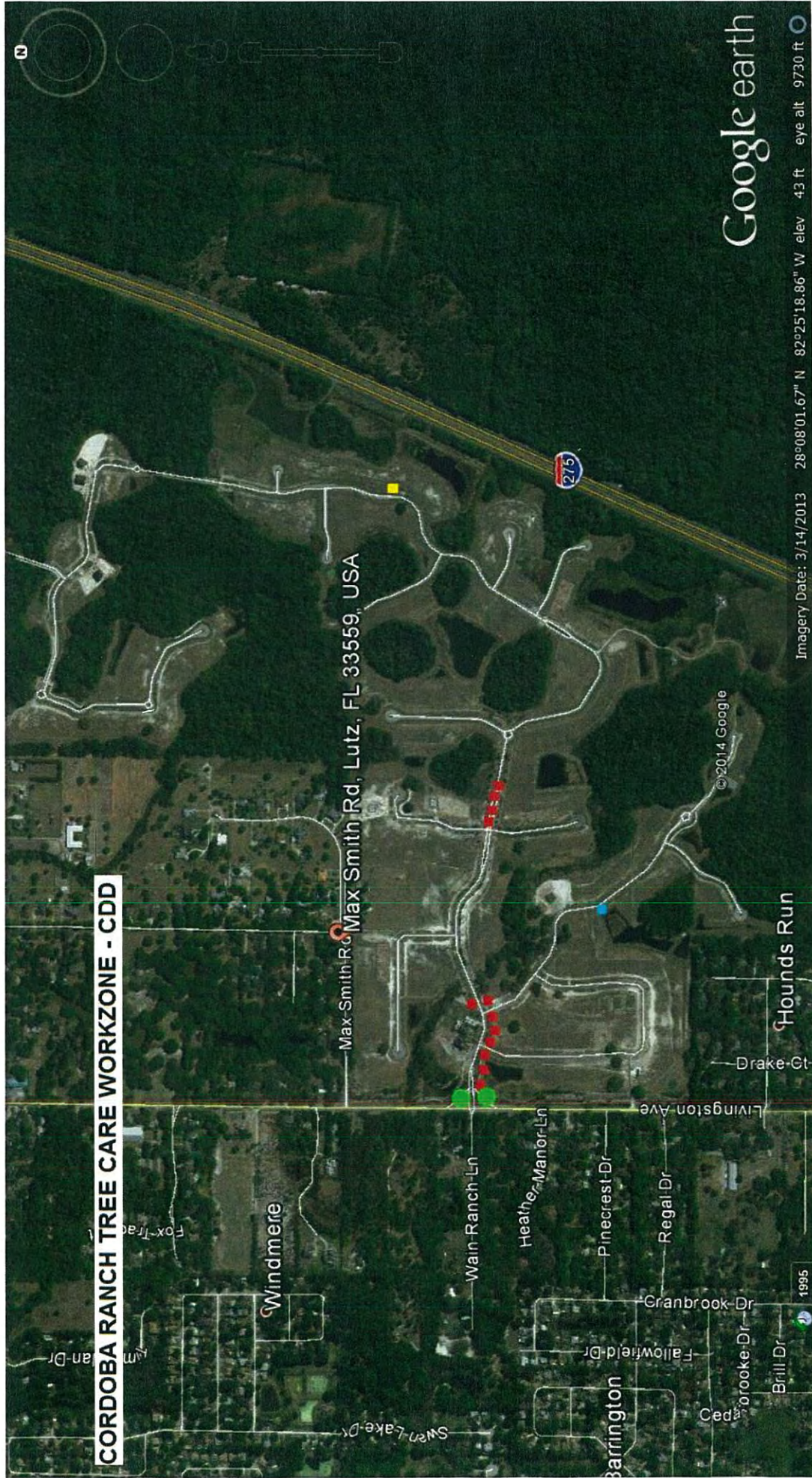
Green Waste

Total Proposed Work

\$1,728.00

This bid is valid for 60 calendar days and may be changed if not approved within that period.

CORDOBA RANCH TREE CARE WORKZONE - CDD



Google earth

Imagery Date: 3/14/2013 28°08'01.67" N 82°25'18.86" W elev 43 ft eye alt 9730 ft

Tab 6



Aquatic Management Agreement

This Agreement, dated for June 1, 2014, is made between **Blue Water Aquatics, Inc.** (hereinafter "Blue Water Aquatics") located in New Port Richey, FL and **Cordoba Ranch CDD** (hereinafter the "Customer"), C/O **Rizzetta & Company, Inc.**, 3434 Colwell Ave #200, Tampa, FL 33614

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

30 Waterways 20,025 Linear Feet 17.06 Surface Acres

Contract Term: The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ Monthly Water Way Maintenance of Ponds & Littoral Shelves	\$1,675.00/month
⇒ <i>Invasive Non Native Plant Control</i>	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Blue Dye Treatments (where needed)	Included
⇒ Trash/Debris removal*	Included*
⇒ Water Testing (See Addenda)	Included
⇒ Bacteria Monitoring (See Addenda)	Included
⇒ Aquatics Consulting/Permit applications	Included
⇒ Optional Services (See Addenda)	Included
⇒ Monthly Management Reporting (Digital)	Included

TOTAL YEARLY COST	\$20,100.00/year
--------------------------	-------------------------

Twenty Four (24) Inspections per Year, with treatments performed as necessary. Follow-up treatments & Complaint call backs performed at no additional cost.

**** Trash and Debris removal will consist of trash along pond shorelines and within reach of shorelines.***

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time.

Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. Any account over thirty (30) days past due is subject to suspension of future work under

Blue Water Aquatics

Aquatic & Environmental Services

this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 1/2) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been effected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty.

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term, unless written notice of termination has been received. Any increases in contract amount shall be agreed to in writing by both parties and services shall be continuous without interruption.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

Addenda: See attached map, survey and report (where applicable).

- a. Water testing and bacteria monitoring shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as Fish Barriers fabrication + installation, all fish stocking, Native Plant installation, Midge and Mosquito Larvae Control, Fountains & Aerators, water Clarification/Silt Control and Turbidity Control and other services not detailed in these specifications may be performed by our staff upon agreement of costs with Customer and will be invoiced separately from our Monthly Aquatic/Algae Control Program.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.


Blue Water Aquatics, Inc.

Customer

5/8/2014

Date

Date

**Site Survey Sheet
Cordoba Ranch CDD
GEP Surveyed**

<u>Site #</u>	<u>Linear Footage (LF)</u>	<u>Total Acres @ NHWL</u>	<u>Sump Acres</u>	<u>Littoral Shelf Acres</u>
100	900	0.90	0.73	0.17
110	795	0.46	0.19	0.27
120	525	0.38	0.38	NA
125	1,430	1.62	1.07	0.55
126	520	0.33	0.33	NA
130	1,125	0.34	0.34	NA
140	595	0.35	0.35	NA
143A	475	0.18	0.18	NA
143B	560	0.22	0.22	NA
146	280	0.10	0.10	NA
150	450	0.28	0.28	NA
170	1,085	1.71	1.20	0.51
180	1,620	3.49	2.30	1.19
185	375	0.14	0.14	NA
190A	780	0.59	0.36	0.23
190B	805	0.31	0.17	0.14
200	350	0.18	0.11	0.07
210	1,815	2.64	1.59	0.66(N) & 0.39(S)
220	535	0.13	0.13	NA
230	600	0.16	0.16	NA
240A	305	0.11	0.11	NA
240B	330	0.13	0.07	0.06
260	475	0.23	0.11	0.12
270A	605	0.27	0.27	NA
270B	380	0.07	0.07	NA
280	200	0.06	0.60	NA
290	1,035	0.70	0.70	NA
300	710	0.28	0.28	NA
310	705	0.45	0.20	0.25
320	470	0.25	0.14	0.11
Total	20,025	17.06	12.34	4.72



BLANK

Date: May 13, 2014

Cardno Project ID: P21407000-PROP

CLIENT: Cordoba Ranch CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33578
Joe Roethke

Phone: 813-933-5571
Email: jroethke@rizzetta.com

CARDNO: ENTRIX
Cardno Contact: Chuck Pons

Phone: 813-664-4500
Email: charles.pons@cardno.com

Project Name/Location: Cordoba Ranch, Lake Management Services / Hillsborough County, Florida

Fee Type: Lump Sum, to be invoiced following each event.

Retainer: N/A

Estimated Budget: \$1,885.00/event (\$22,620.00 annually)

Scope of Services:

Cardno ENTRIX will provide Cordoba Ranch CDD with a comprehensive lake management program at the 30 ponds at the referenced site. This program will include monthly inspections/treatments to control nuisance aquatic and emergent vegetation and algae (to include cattail (*Typha* sp.), torpedograss (*Panicum repens*), and hydrilla (*Hydrilla verticillata*).

All herbicide treatments will be conducted by a State-certified applicator. Cardno ENTRIX will respond to service calls within one (1) work-day and provide the Client with activity worksheets following each treatment. The worksheet will note which ponds were treated that day, weather conditions, chemicals used, and any other pertinent notes or observation. In addition Cardno ENTRIX will provide the Client with a detailed monthly report with photographic documentation and notes on pond health, recurring treatment issues/problems, and recommendations.

Assumptions:

1. The Client will provide access to each pond being treated that will allow for a skiff to be launched into the pond and/or a utility vehicle to be driven around the perimeter of the pond. This access will be clearly marked on a map or shown to Cardno ENTRIX by a representative of the Client.
2. To a limited extent, garbage and debris will be picked up by Cardno ENTRIX employees as a courtesy to our Client in conjunction with, and incidental to, our lake management activities. Cardno ENTRIX will respond to service calls for garbage clean up based on an estimated additional fee or on a time and materials basis.
3. Lake management services do not include the manual removal of vegetation, especially submerged vegetation and/or algae. These species will be treated with EPA approved chemicals, and may take several days or longer to decompose and sink. Cardno ENTRIX can assist in the manual removal of this type of material based on an estimated additional fee or on a time and materials basis.
4. If a fish kill occurs, Cardno ENTRIX will examine the situation and if we determine the kill was a result of an herbicide treatment we will collect and dispose of the dead fish. Cardno ENTRIX will not be responsible for the collection and disposal of dead fish, if the fish kill occurs more than 48 hours after an herbicide treatment or following extreme temperatures, extreme climatic conditions, or other natural causes. If we determine that the kill was not a result of an herbicide treatment, Cardno ENTRIX will collect and dispose of dead fish upon request at an additional charge based on time and materials fees (including disposal fees).

Special Conditions:

The services specified above will be provided without interruption until this agreement is canceled in writing by the Client or Cardno ENTRIX. Cardno ENTRIX retains the option of increasing the fee up to five percent annually, if necessary, to cover normal increases in our costs, primarily chemical or fuel costs.



Professional Services Agreement

This Agreement and the attached Terms and Conditions constitute the complete agreement between Cardno and Client with respect to the scope of services hereunder.

ENTRIX

CORDOBA RANCH CDD

By: _____

Print Name: Charles A. Pons

Title: Senior Mitigation Manager

By: _____

Print Name: _____

Title: _____

TERMS AND CONDITIONS

Cardno shall perform the services outlined in this Agreement for the stated fee in accordance with these terms and conditions:

- 1) **Access To Site (if applicable):** Upon execution of this Agreement, the Client represents that they have secured legal rights to access the property and authorizes Cardno staff to access the site for activities necessary for the performance of the services.
- 2) **Payment:** Invoices for Cardno's services shall be submitted on a monthly basis. Invoices shall be payable within thirty (30) days after the invoice date. In the event that the Client disputes any portion of an invoice, client shall notify Cardno of such disputed items within ten (10) days of invoice date. Retainers/deposits shall be credited on the final invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Cardno, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest allowable. In the event any invoice has not been paid in full within ninety (90) days of the invoice date, Cardno shall have the right to immediately suspend all or any portion of the Services hereunder indefinitely pending payment in full of such invoice(s).
- 3) **Indemnification:** Cardno and Client shall indemnify and hold harmless each other from and against damages, liabilities, costs and expenses, including but not limited to reimbursement of reasonable attorney fees arising out of damages or injuries to persons or property to the extent caused by the negligence, gross negligence or willful misconduct by the other party or anyone acting under its direction or control or on its behalf in the course of its performance under this Agreement; provided that each party's aforesaid indemnity agreement shall not be applicable to any liability based upon willful misconduct or negligence of the other party. In no event shall either party be responsible for any form of consequential damages, including, but not limited to loss of sales, loss of profits, and attorney fees thereon. For purposes of this Paragraph, the duty to indemnify does not include the duty to pay for or to provide an up-front defense against unproven claims or allegations. Where any claim results from the joint negligence, gross negligence or willful misconduct by Client and Cardno, the amount of such damage for which Client or Cardno is liable as indemnitor under this Paragraph shall equal (i) the proportionate part that the amount of such claim attributable to such indemnitor's negligence, gross negligence or willful misconduct bears to (ii) the amount of the total claim attributable to the joint negligence, gross negligence or willful misconduct at issue.
- 4) **Limitation of Liabilities:** Notwithstanding any other provision in this Agreement, the Client agrees to strictly limit Cardno's liability under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, to the lesser of the fees paid to Cardno for the Services or \$ 22,620.00. No claim may be brought against Cardno in contract or tort more than two (2) years after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Cardno and not against any of Cardno's employees, shareholders, officers or directors. Cardno's liability with respect to any claims arising out of this Agreement shall be limited as provided herein to direct damages arising out of the performance of the Services and Cardno shall not be held responsible or liable whatsoever for any consequential damages, injury or damage incurred by the actions or inactions of the Client, including but not limited to claims for loss of use, loss of profits and loss of markets.
- 5) **Termination:** Subject to Paragraph 2, this Agreement will continue in effect until terminated by either party upon thirty (30) days written notice to the other party. In the event of any termination, Cardno shall be paid for all services rendered and reimbursables incurred through the date of notice of termination. In the event of termination, the Client shall pay all additional costs reasonably related to termination of the project and a proportionate amount of the consideration hereunder commensurate with the portion of the project accomplished.
- 6) **Force Majeure:** Any suspension, temporary or permanent, in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophic events, or any other similar event beyond the reasonable control or contemplation of either party.
- 7) **Assignment:** Neither party to this Agreement shall, without the prior written consent, of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer any claim or obligation under this Agreement or any part hereof. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.
- 8) **Ownership of Documents:** All report documents produced by Cardno under this Agreement shall be made available to the Client upon receipt of full payment for services rendered. Cardno shall retain ownership of all field notes, computer files and project files used to produce the work products and may make copies of all work products.
- 9) **Governing Law:** The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be interpreted and governed by the laws of the State of Florida.
- 10) **Legal Construction:** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision hereof. This Agreement shall be construed as if such invalid or unenforceable provision had never been contained herein.
- 11) **Notices:** Any notices or written statements hereunder shall be deemed to have been given when mailed by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at its address noted at the top of this Agreement or at such other latest address as it may designate in writing to the other party for this purpose.
- 12) **Entire Agreement:** This Agreement supersedes any and all other agreements, either oral or in writing, between the parties relating to the subject matter of this Agreement and is the entire understanding and agreement related thereto. This Agreement may be amended by mutual consent of the parties in writing to be attached hereto and incorporated herein, executed by Cardno's and the Client's respective representatives.
- 13) **Non-Solicitation:** Neither party shall knowingly solicit, recruit, hire or otherwise employ or retain the employees of the other working under this Agreement during the term of this Agreement and for one (1) year following the termination or expiration of this Agreement without the prior written consent of the other party.
- 14) **Waiver:** Failure by one party to notify the other party of a breach of any provision of this Agreement shall not constitute a waiver of any continuing breach. Failure by one party to enforce any of its rights under this Agreement shall not constitute a waiver of those rights. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or any other provision hereof.

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Client: Cordoba Ranch HOA
Community: Cordoba Ranch
Location: Lexington Ave., Lutz
No. of Ponds: 30

Finn Outdoor is pleased to provide pricing for AQUATICS MAINTENANCE services for the above referenced community.

Contract terms will be for a period of 12 months and may be cancelled with 30 days written notice at any time by either party. Invoices will be submitted on or before the 1st of each month for that month of service and must be paid by the 15th of that month to avoid interruption of service, unless a mutual agreement is made otherwise.

Services provided by Finn Outdoor under this contract:

- **Application of aquatic herbicide to control the emergence of nuisance vegetation growth**
 - Targeted vegetation will include all emergent and submerged vegetation such as algae, filamentous algae, grasses, willow, Brazilian Pepper, cattails, Sesbania, and others within the ponds and immediate shoreline areas.
- **Trash removal from pond banks and pond perimeters**
- **Littoral shelf application as allowed by permit**

Services shall be conducted on a monthly basis and as needed to control noxious growth. Services will be performed by or under the supervision of persons licensed to apply aquatic herbicides by the State of Florida.

It is understood by both client and contractor that state laws and industry best management practices govern the application of aquatic herbicides, including but not limited to application rates and intervals. It is also understood that Finn Outdoor will not deviate from these regulations and best management practices in performing the services listed above. Further, the growth of aquatic vegetation, especially as it relates to littoral shelves, is governed by local Water Management Districts and is regulated by permit. Finn Outdoor will not work outside of the permit agreement without expressed, written consent to do so from the local Water Management District.

In the event that legal action is necessary to enforce any provision in this contract, the prevailing party shall be entitled to recover legal costs including attorney fees from the losing party.

Pricing: Finn Outdoor will provide the services as outlined above for the price of \$1540 per month (\$18,480 annually).

This proposal is automatically withdrawn if not accepted and returned by 6/30/14

Signature/Date _____ On Behalf Of _____

Tab 7

CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT
Budget Proposal Packet for Fiscal Year 2014/2015

The following are enclosed in this Budget Proposal Packet:

- Proposed General Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2014/2015
- Assessment Charts from current Fiscal Year and Assessment Charts for Fiscal Year 2014/2015 if budgeted were to be adopted as proposed
- General Fund Budget & Debt Service Fund Budget Account Category Description for Fiscal Year 2014/2015

THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2014/2015 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 2014/2015

	Chart of Accounts Classification	Actual YTD through 03/31/14	Projected Annual Totals 2013/2014	Annual Budget for 2013/2014	Projected Budget variance for 2013/2014	Budget for 2014/2015	Budget Increase (Decrease) vs 2013/2014	Comments
1								
2	REVENUES							
12	Interest Earnings							
13	Interest Earnings	\$ 62	\$ 124	\$ -	\$ 124	\$ -	\$ -	
14	Special Assessments							
15	Tax Roll*	\$ 256,609	\$ 256,610	\$ 255,443	\$ 1,167	\$ 388,600	\$ 133,157	
18	Contributions & Donations from Private Sources							
19	Developer Contributions	\$ 133,157	\$ 133,157	\$ 133,157	\$ -	\$ -	\$ (133,157)	
20	Owners Association	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32	TOTAL REVENUES	\$ 389,828	\$ 389,891	\$ 388,600	\$ (1,291)	\$ 388,600	\$ (389,891)	
33								
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 389,828	\$ 389,891	\$ 388,600	\$ (1,291)	\$ 388,600	\$ (389,891)	
	<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	\$ 2,860	\$ 5,720	\$ 5,720	\$ -	\$ 5,892	\$ 172	3% increase
44	District Management	\$ 10,120	\$ 20,240	\$ 20,240	\$ -	\$ 20,847	\$ 607	3% increase
45	District Engineer	\$ 3,688	\$ 7,376	\$ 3,000	\$ (4,376)	\$ 7,500	\$ 4,500	increase to match current usage
46	Disclosure Report	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
47	Trustees Fees	\$ 2,424	\$ 3,233	\$ 6,000	\$ 2,767	\$ 3,500	\$ (2,500)	reduce to match actuals
49	Financial Consulting Services	\$ 2,860	\$ 5,720	\$ 5,720	\$ -	\$ 5,892	\$ 172	3% increase
50	Accounting Services	\$ 6,160	\$ 12,320	\$ 12,320	\$ -	\$ 12,690	\$ 370	3% increase
51	Auditing Services	\$ -	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -	contract amount
52	Arbitrage Rebate Calculation	\$ -	\$ 650	\$ 725	\$ 75	\$ 650	\$ (75)	
57	Public Officials Liability Insurance	\$ 2,836	\$ 2,836	\$ 5,000	\$ 2,164	\$ 3,300	\$ (1,700)	actual + 15%
58	Legal Advertising	\$ 126	\$ 252	\$ 750	\$ 498	\$ 750	\$ -	
59	Bank Fees	\$ -	\$ -	\$ 100	\$ 100	\$ -	\$ (100)	no bank fees with SunTrust
60	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
64	Website Fees & Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	add CDD website?
65	Legal Counsel							
66	District Counsel	\$ 3,223	\$ 6,446	\$ 18,000	\$ 11,554	\$ 15,000	\$ (3,000)	slight reduction
67	Trustee Counsel	\$ 586	\$ 586		\$ (586)	\$ -	\$ -	
71					\$ -			
72	Administrative Subtotal	\$ 35,058	\$ 75,054	\$ 90,750	\$ 15,696	\$ 89,196	\$ (1,554)	
73								
74	EXPENDITURES - FIELD OPERATIONS							
79	Security Operations							
81	Guard & Gate Facility Maintenance	\$ 766	\$ 1,532	\$ 4,800	\$ 3,268	\$ 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	\$ 3,690	\$ 7,380	\$ 8,800	\$ 1,420	\$ 8,800	\$ -	Envera Monitoring \$600/month
88	Electric Utility Services							
89	Utility Services	\$ 1,356	\$ 2,712	\$ 25,000	\$ 22,288	\$ 25,000	\$ -	future utilities to be added
90	Street Lights	\$ 27,522	\$ 55,044	\$ 61,200	\$ 6,156	\$ 61,200	\$ -	Phase 1 & 1A
111	Aquatic Maintenance	\$ 13,800	\$ 27,600	\$ 26,000	\$ (1,600)	\$ 22,620	\$ (3,380)	potential new contract
112	Fountain Service Repairs & Maintenance	\$ 74	\$ 148	\$ 3,600	\$ 3,452	\$ 3,600	\$ -	increase for new fountains?
113	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	
115	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 14,800	\$ 14,800	\$850/month + \$1450 & \$850 semi-annual events
116	Aquatic Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
128	General Liability Insurance	\$ 363	\$ 363	\$ 3,500	\$ 3,137	\$ 3,500	\$ -	
129	Property Insurance	\$ 2,683	\$ 2,683	\$ 4,800	\$ 2,117	\$ 4,800	\$ -	
133	Landscape Maintenance	\$ 49,024	\$ 98,048	\$ 96,000	\$ (2,048)	\$ 96,000	\$ -	new landscape areas to add?
142	Irrigation Repairs	\$ 420	\$ 840	\$ 10,000	\$ 9,160	\$ 10,000	\$ -	
145	Landscape Replacement Plants, Shrubs, Trees	\$ 18,319	\$ 36,638	\$ 10,000	\$ (26,638)	\$ 10,000	\$ -	
150	Road & Street Facilities							
151	Gate Phone	\$ 750	\$ 1,500	\$ 1,650	\$ 150	\$ 1,650	\$ -	Verizon
217	Miscellaneous Contingency	\$ 1,097	\$ 2,194	\$ 25,000	\$ 22,806	\$ 15,134	\$ (9,866)	
218	Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
221	Field Operations Subtotal	\$ 120,914	\$ 238,782	\$ 297,850	\$ 59,068	\$ 299,404	\$ 1,554	
222								
223	Contingency for County TRIM Notice							
224								
225	TOTAL EXPENDITURES	\$ 155,972	\$ 313,836	\$ 388,600	\$ 74,764	\$ 388,600	\$ -	
226								
227	EXCESS OF REVENUES OVER EXPENDITURES	\$ 233,856	\$ 76,055	\$ -	\$ (76,055)	\$ -	\$ -	
228								

Budget Template
Cordoba Ranch Community Development District
Debt Service
Fiscal Year 2014/2015

Chart of Accounts Classification	Series 2006	Budget for 2014/2015
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 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2014/2015 O&M Budget	\$388,600.00
Hillsborough County 8% Collection Cost:	<u>\$33,791.30</u>
2014/2015 Total:	<u>\$422,391.30</u>

2013/2014 O&M Budget	\$388,600.00
2014/2015 O&M Budget	\$388,600.00
Total Difference:	<u><u>\$0.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2013/2014</u>	<u>2014/2015</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	\$1,476.89	\$0.00	0.00%
Total	<u>\$3,759.26</u>	<u>\$3,759.26</u>	<u>\$0.00</u>	<u>0.00%</u>

CORDOBA RANCH

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$388,600.00
COLLECTION COSTS @ 8.0%	<u>\$33,791.30</u>
TOTAL O&M ASSESSMENT	<u><u>\$422,391.30</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>TOTAL</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>SERIES 2006</u>		<u>EAU FACTOR</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>SERIES 2006</u>	<u>DEBT</u>		
	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽¹⁾		<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>	<u>DEBT SERVICE</u>	<u>O&M</u>	<u>SERVICE</u> ⁽²⁾	<u>TOTAL</u> ⁽³⁾
Single Family	286	286	1.00	286.00	100.00%	\$422,391.30	\$652,757.82	\$1,476.89	\$2,282.37	\$3,759.26
	<u>286</u>	<u>286</u>		<u>286.00</u>	<u>100.00%</u>	<u>\$422,391.30</u>	<u>\$652,757.82</u>			
LESS: Hillsborough County Collection Costs and Early Payment Discount Costs						(\$33,791.30)	(\$52,220.63)			
Net Revenue to be Collected						<u><u>\$388,600.00</u></u>	<u><u>\$600,537.19</u></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 2014 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 Community Affairs, 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.

RESOLUTION 2014-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2014/2015 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Cordoba Ranch Community Development District (the "Board"), a proposed operating budget and debt service budget for Fiscal Year 2014/2015; 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. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2014/2015 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: _____

3. 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. Notice of this public hearing shall be published in the manner prescribed in Florida law.
5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF MAY, 2014.

ATTEST:

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

Approved Proposed Fiscal Year 2014/2015 Budget

Tab 8



Craig Latimer
Supervisor of Elections

April 18, 2014

Mr. William Rizzetta
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Fl 33614

Dear Mr. Rizzetta,

As per F.S. 190.006, below is the number of qualified registered electors for the listed Community Development District as of April 15, 2014:

Belmont Community Development District 321
Bahia Lakes Community Development District 627
Channing Park Community Development District 402
Cordoba Ranch Community Development District 7
Covington Park Community Development District 1,885
Diamond Hill Community Development District 753
Eagle's Crest Community Development District 0
Easton Park Community Development District 892
Fishhawk Community Development District 3,642
Fishhawk Community Development District II 4,101
Fishhawk Community Development District III 617
Fishhawk Community Development District IV 9
Grand Hampton Community Development District 1,626
Harbor Bay Community Development District 1,334
Harbour Isles Community Development District 699
K-Bar Ranch Community Development District 345
Mira Lago West Community Development District 974
North Park Isles Community Development District 0
Panther Trails Community Development District 531
South Shore Corporate Park Industrial Community Development District 0

State Road Community Development District 0
Triple Creek Community Development District 179

I have also enclosed a sample packet. Please make the appropriate copies for your CDDs.
If you have any questions, please feel free to contact me at (813)272-5850 ext. 4469.

Respectfully,


Xenia Sanchez
Candidate Services Liaison

Tab 9

Cordoba Ranch Lake Management Report
February 2014

Dates of Treatment: February 19, 20 & 24, 2014

Technician: Daniel Coleman

Overall Summary: Most of the ponds are in good shape with less than 5% nuisance species present. Dead or dying vegetation can be found in many of the ponds due to the initial treatment of nuisance last year after 4 years of no maintenance; typical persistent woody species are Carolina willow (*Salix caroliniana*) and primrose willow (*Ludwigia peruviana*); typical persistent non-woody species are cattail (*Typha latifolia*). With no submerged or emergent vegetation to absorb the nutrients released by herbicide treatments, algae and duckweed growth is rapid in many of the ponds. We will continue to treat these ponds on a monthly basis in order to control them. Removal of remaining dead woody vegetation can be performed after littoral shelf removal project is completed.

Lake Management Notes by Pond Number

Pond 100: Treated shoreline for Torpedo grass and Algae. Open water 95% Algae 5%.

Pond 110: Looks about the same as last treatment. Treated for Algae and Torpedo grass along shoreline. Native vegetation is still looking good in littoral zone. Open water 85%; Algae <5%; native vegetation 10%.

Pond 120: Treated shoreline for Dollar weed and Spike rush. Open water 100%.

Pond 125: Cattail in littoral zone is at a minimum. Treated pond for Algae and Southern Naiad. Open water 95% cattail 5%.

Pond 126: Treated shoreline for Torpedo grass, Cattail and Primrose willow. Pond looks good open water 100%.

Pond 130: Treated Algae on water's surface. Open water 20% Algae 80%. The water level is very low in this pond.

Pond 140: Treated pond for Algae, Torpedo grass and Cattail. Algae 20%, Cattail <1%. Open water 80%.

Pond 143A: Treated shoreline for Torpedo grass and Spatter dock. Open water 99%, Spatter dock <1%.

Pond 143B: Treated shoreline for Torpedo grass. Open water 100%.

Pond 146: Pond has recently been dredged. Open water 100%.

Pond 150: Treated for Cuban Shoal rush and Duckweed around water's edge. Open water 90%, Duckweed 5% and Cuban shoal rush 5%.

Pond 170: Treated for Duckweed. Open water 90%, Duck weed 5% and Cattail 5%.

Cordoba Ranch Lake Management Report

February 2014

Pond 180: Looking good, treated shoreline and littoral zone for Cattail and Torpedo grass. Open water 95%, Cattail 5%.

Pond 185: Treated Algae and Southern Naiad. Water level is still low. Open water 90%, Algae and Southern Naiad 10%.

Pond 190A: Treated shoreline for Algae, Parrot feather and Spatter dock. Open water 90%, Algae 5%, Spatter dock 5% and Parrotsfeather <1%.

Pond 190B: Treated shoreline for Algae and Torpedo grass. Open water 85%, Algae 10% and Torpedo grass 5%.

Pond 200: Treated pond for Dollar weed, Cattail, Primrose willow and Torpedo grass. Open water 85% and 5% nuisance vegetation.

Pond 210: Pond is still looking good. Treated small amount of Torpedo grass and Cattail. Open water 100%, nuisance vegetation <1%.

Pond 220: Water level is very low. Treated shoreline for Torpedo grass, Alligator weed and Dollar weed. Open water 100%.

Pond 230: Pond is still 100% covered with Duckweed and Wolffia. Treated with heavy contact herbicide.

Pond 240A: Treated shoreline for Torpedo grass and Alligator weed. Open water 100%.

Pond 240B: Same as 240A, Treated shoreline for Torpedo grass and Alligator weed. Open water 100%.

Pond 260: Treated water surface for Algae. Open water 98%, Algae 2%.

Pond 270A: Treated pond for Torpedo grass, Alligator weed and Spatterdock. Open water 97%, Spatterdock 3%.

Pond 270B: Treated for Algae. Open water 99%, Algae 1%. Pond looks good.

Pond 280: Treated for Algae and Duck weed. Open water 95% Algae and Duck weed 5%.

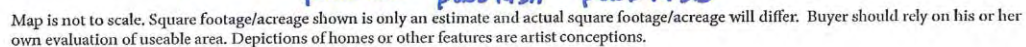
Pond 290: Treated shoreline for Algae and Duckweed. Open water 99%, nuisance vegetation 1%.

Pond 300: Treated shoreline for Algae. Open water 100%.

Pond 310: Treated pond for Algae. Open water 90% Algae 10%.

Pond 320: Treated Algae on water surface. Open water 95% Algae 5%.

Cordoba Estates



Pond 100



Pond 110



Pond 120



Pond 125



Pond 126



Pond 130



Pond 140



Pond 143A



Pond 143B



Pond 146



Pond 150



Pond 170



Pond 180



Pond 185



Pond 190A



Pond 190B



Pond 200



Pond 210



Pond 220



Pond 230



Pond 240A



Pond 240B



Pond 260



Pond 270A



Pond 270B



Pond 280



Pond 290



Pond 300



Pond 310



Pond 320



BLANK

Cordoba Ranch Lake Management Report
March 2014

Dates of Treatment: March 25th and 26th 2014

Technician: Daniel Coleman

Overall Summary: Most of the ponds are in good shape with less than 5% nuisance species present. Dead or dying vegetation can be found in many of the ponds due to the initial treatment of nuisance last year after 4 years of no maintenance; typical persistent woody species are Carolina willow (*Salix caroliniana*) and primrose willow (*Ludwigia peruviana*); typical persistent non-woody species are cattail (*Typha latifolia*). With no submerged or emergent vegetation to absorb the nutrients released by herbicide treatments, algae and duckweed growth is rapid in many of the ponds. We will continue to treat these ponds on a monthly basis in order to control them. Removal of remaining dead woody vegetation can be performed after littoral shelf removal project is completed.

Lake Management Notes by Pond Number

Pond 100: Treated shoreline for Torpedo grass and Alligator weed. Open water 98% Torpedo grass and Alligator weed 2%.

Pond 110: Treated for Torpedo grass and small amount of Salix in littoral zone. Open water 95% Torpedo grass 5%, Salix <1%.

Pond 120: Treated shoreline for Dollar weed and Cattail. Open water 100%.

Pond 125: Pond is being drawn down for dredging. Treated shoreline for Torpedo grass and Alligator weed.

Pond 126: Treated shoreline for Torpedo grass, Cattail and Primrose willow. Pond looks good open water 100%.

Pond 130: Treated pond for Cattail, Torpedo grass and Primrose willow. Open water 85%.

Pond 140: Treated shoreline for Torpedo grass and Cattail. Open water 99% nuisance species 1%.

Pond 143A: Treated pond for Chara algae, Torpedo grass and Dollar weed. Open water 98% Torpedo grass 2%.

Pond 143B: Treated shoreline for Torpedo grass and Cattail. Open water 100%.

Pond 146: Treated shoreline for Torpedo grass and Cattail. Open water 100%

Pond 150: Treated for Duckweed and Torpedo grass around water's edge. Open water 95%, Duckweed 5%.

Pond 170: Treated for Torpedo grass, Dollar weed and Primrose willow. Open water 95% nuisance species 5%.

Cordoba Ranch Lake Management Report

March 2014

Pond 180: Treated for Algae and Southern Naiad. Open water 95% Filamentous Algae 5%.

Pond 185: Treated shoreline for Torpedo grass, Alligator weed and Dollar weed. Open water 99% nuisance species 1%.

Pond 190A: Treated shoreline for Alligator weed, Torpedo grass and Cattail. Open water 90% nuisance species 10%.

Pond 190B: Treated shoreline for Torpedo grass, Alligator weed and Primrose willow. Open water 100%.

Pond 200: Treated pond for Dollar weed, Cattail, Primrose willow and Torpedo grass. Open water 85% and 15% nuisance vegetation. Cogon grass is growing out of control on side slopes and top of bank, side slopes and top of bank needs to be mowed and Cogon Grass treated ASAP.

Pond 210: Treated for Torpedo grass and Cattail. Open water 99% nuisance species 1%.

Pond 220: Treated shoreline for Torpedo grass, Alligator weed and Dollar weed. Open water 100%.

Pond 230: Treated for Duck weed. Open water is now at 80% Duck weed 20%.

Pond 240A: Treated shoreline for Torpedo grass and Sesbania. Open water 100%.

Pond 240B: Treated shoreline for Torpedo grass and Dollar weed. Open water 100%.

Pond 260: Treated for Duck weed, Alligator weed, Torpedo grass and Water grass. Open water 80% Duck weed 20%.

Pond 270A: Treated pond for Torpedo grass, Alligator weed and Spatterdock. Open water 95%, nuisance species 5%.

Pond 270B: Treated for Torpedo grass. Open water 99%.

Pond 280: Treated for Algae, Bladderwort and Duckweed. Open water 90% nuisance species 10%.

Pond 290: Treated shoreline Cattail and Torpedo grass. Open water 99%, nuisance vegetation 1%.

Pond 300: Treated for Alligator weed. Open water 100%.

Pond 310: Treated shoreline for Torpedo grass, Dollar weed and Tropical soda apple. Open water 99% nuisance species 10%.

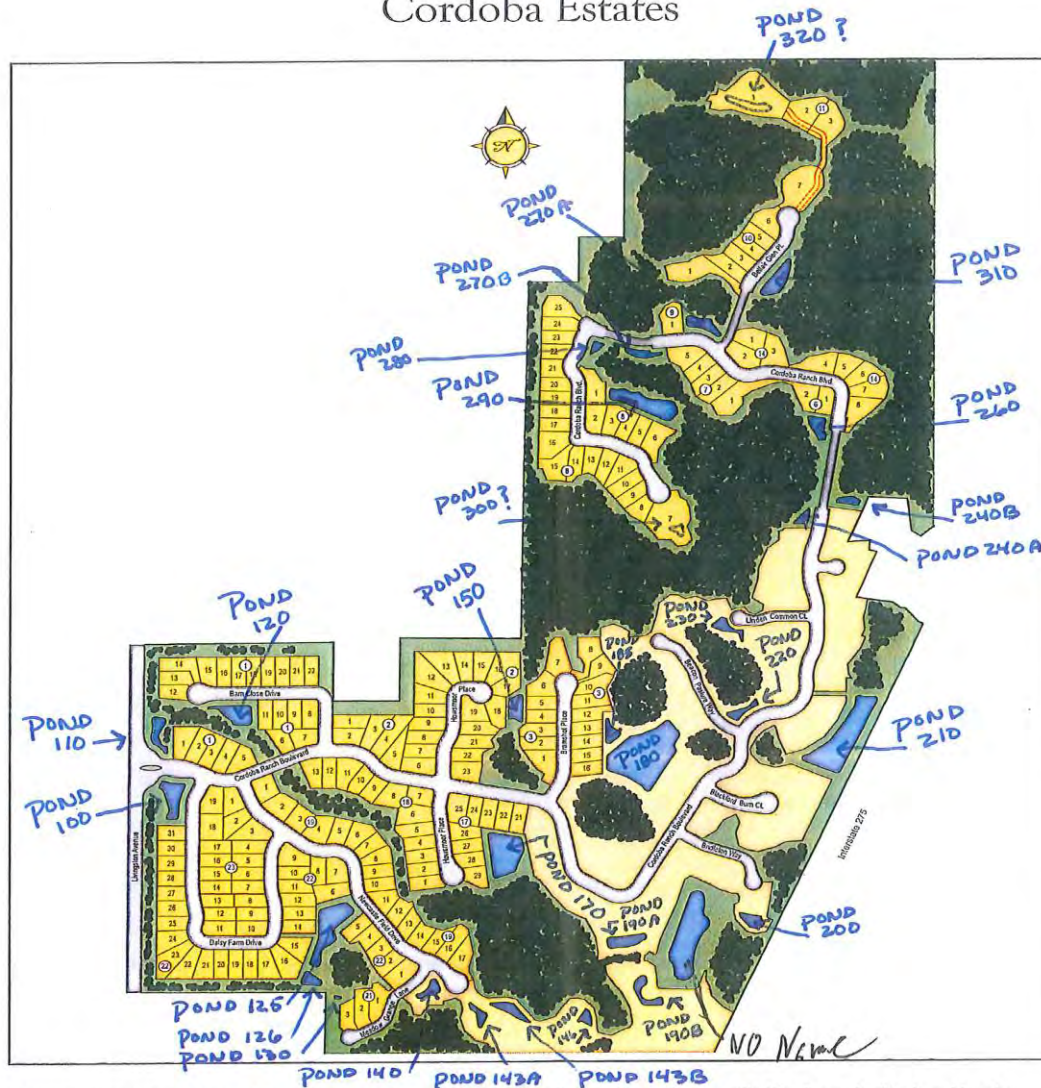
Pond 320: Treated for Spike rush. Open water 95% Spike rusk 5%.

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.

Pond 100



Pond 110



Pond 120



Pond 125



Pond 126



Pond 130



Pond 140



Pond 143A



Pond 143B



Pond 146



Pond 150



Pond 170



Pond 180



Pond 185



Pond 190A



Pond 190B



Pond 200



Pond 210



Pond 220



Pond 230



Pond 240A



Pond 240B



Pond 260



Pond 270A



Pond 270B



Pond 280



Pond 290



Pond 300



Pond 310



Pond 320

