

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

## **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS  
MEETING  
JULY 22, 2014**

**CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
JULY 22, 2014 9:30 a.m.**

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

<b>District Board of Supervisors</b>	Barry Karpay Peter Winter Tim Collins Garth Noble	Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Joseph Roethke	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tracy Robin	Straley & Robin
<b>District Engineer</b>	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**

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July 14, 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, July 22, 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 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 May 27, 2014 .....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for May and June 2014 .....Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Proposals for New Fountain Installation.....Tab 3
  - B. Pond Update
  - C. Landscaping Update
  - D. Ratification of Valley Crest Proposal for Annuals .....Tab 4
  - E. Presentation of Reserve Study .....Tab 5
  - F. Presentation of Resolution 2014-06, Designating a Date, Time and Location for a Landowner's Meeting; Providing for Publication; Providing for an Effective Date.....Tab 6
- 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, May 27, 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	<b>Board Supervisor, Chairman</b>
Garth Noble	<b>Board Supervisor, Vice Chairman</b>
Peter Winter	<b>Board Supervisor, Assistant Secretary</b>
Tim Collins	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Smith	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Todd Amaden	<b>District Engineer, Landmark Engineering (via phone)</b>
Vivek Babbar	<b>Straley and Robin (via phone)</b>
Debra Hudrlik	<b>Standard Pacific</b>

**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.

*(Mr. Winter arrived while meeting was in progress at 9:33a.m.)*

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Special Meeting held on  
March 25, 2014**

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board approved the Minutes from the Board of Supervisors' Special Meeting held on March 25, 2014 as amended for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for March and  
April 2014**

On a Motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board approved the Operation and Maintenance Expenditures for March 2014 (\$29,692.46) and April 2014 (\$25,261.63) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resignation of Debora  
Hudrlik**

Mr. Roethke presented a resignation letter from Debora Hudrlik.

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

Mr. Roethke administered the oath of office to Mr. Noble, who was not in attendance at the last meeting, who swore to and affirmed to the oath of Vice Chairman. Mr. Noble waived compensation as a Board Supervisor.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board appointed Ryan Huey, who was not present at this time, as Assistant Secretary to the Board of Supervisors for Cordoba Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-04,  
Redesignating Officers**

Mr. Roethke presented Resolution 2014-04 to the Board, which will redesignate the officers of the Board. Mr. Karpay will be Chairman, with Mr. Noble as Vice Chairman, and Mr. Collins, Mr. Winter and Mr. Huey as Assistant Secretaries.

On a Motion by Mr. Winter, seconded by Mr. Noble, with all in favor, the Board adopted Resolution 2014-04, Redesignating Officers as follows: Mr. Karpay will be Chairman, with Mr. Noble as Vice Chairman, and Mr. Collins, Mr. Winter and Mr. Huey as Assistant Secretaries for Cordoba Ranch Community Development District.
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**SEVENTH ORDER OF BUSINESS**

**Ratification of ValleyCrest Proposal for  
Tree Care**

Mr. Roethke presented a previously executed proposal from ValleyCrest for tree care. This work has been completed and the proposal needs Board ratification.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board approved the proposal for tree care from ValleyCrest at a cost of (\$1,728.00) for Cordoba Ranch Community Development District.
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**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Pond  
Maintenance**

Mr. Roethke presented several proposals for a new pond maintenance vendor. There are three proposals in the agenda book, as well as, one additional proposals that was distributed at the meeting. A discussion ensued.

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board terminated the contract with Armstrong Environmental with a 30-day letter and approved the proposal from Aquagenix at \$975.00 per month for Cordoba Ranch Community Development District.
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**NINTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for  
Fiscal Year 2014/2015 1. Consideration  
of Resolution 2014-05, Approving  
Proposed**

Mr. Roethke presented the proposed budget for Fiscal Year 2014-2015 to the Board. A discussion ensued regarding several line items. The Board discussed setting aside money this fiscal year for a reserve study to be done.

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board approved for a reserve study to be done at a not-to-exceed amount of (\$3,000.00) and it allows for Mr. Roethke to execute a proposal for a reserve study for Cordoba Ranch Community Development District.

The Board re-allocated some funds across different line items, but the overall general fund amount did not change.

On a Motion by Mr. Collins, seconded by Mr. Noble, with all in favor, the Board adopted Resolution 2014-05, approving the proposed budget for FY 2014-2015 and setting the date, time, and location for the final budget hearing as August 26, 2014 at 9:30am at the office of Rizzetta & Company for Cordoba Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Mr. Roethke presented the registered voter count to the Board, which is 7 as of April 15, 2014. Cordoba Ranch CDD did not meet the required minimum of 250 registered voters to qualify for a general election this year.

**ELEVENTH ORDER OF BUSINESS**

**Pond Update**

Mr. Roethke presented pond reports from February and March to the Board for their review. There was no report available for April. The Board took no action at this time.

**TWELFTH ORDER OF BUSINESS**

**Landscaping Update**

Mr. Roethke asked the Board if there are any landscaping issues that need to be discussed at this time. Mr. Smith noted that there have been no major landscaping issues over the past month.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Babbar mentioned that he will do some research on the potential issues with adding CDD information to the HOA website and if that will satisfy new statutory requirements going into effect as of October 1, 2015.
- B. District Engineer  
Mr. Amaden noted that he is working SWFWMD on clearing up some maintenance language for a permit to be transferred to the CDD. Ms. Hudrlik asked for a status update of the ACOE letter. Mr. Amaden will complete that this week and will send a copy to the Board for their information.
- C. District Manager  
Mr. Roethke noted that the next regularly scheduled meeting will be held on June 24, 2014 at 9:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Mr. Roethke distributed a flyer for a free Pond Workshop that Rizzetta and Company will be sponsoring with SWFWMD. The Workshop will be on June 25 from 1:00pm to 4:00pm at Rizzetta's Ashlyn Park Training Center. To RSVP, please contact Shannon Shelton at 813-933-5571 or email her at [sshelton@rizzetta.com](mailto:sshelton@rizzetta.com).

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**FIFTHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Karpay, seconded by Mr. Collins with all in favor, the Board adjourned the meeting at 10:38 a.m. for Cordoba Ranch Community Development District.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **Tab 2**

# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures May 2014 For Board Approval**

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

The total items being presented: **\$26,709.71**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

## Cordoba Ranch Community Development District

### Paid Operation & Maintenance Expenses

May 1, 2014 Through May 31, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Armstrong Env. Services., Inc.	1280	9590	Lake/Wetland Services 04/14	\$ 2,150.00
Envera Systems	1281	625575	Gate Access/CCTV Monitoring 05/14	\$ 790.00
Landmark Eng. & Surveying Corp.	1285	2130093.6	Engineering Services	\$ 250.00
Rizzetta & Company, Inc.	1282	16609	District Management Services 05/14	\$ 3,666.64
Rizzetta & Company, Inc.	1282	16688	Annual Dissemination Services	\$ 5,000.00
Tampa Electric Company	1283	1661 0598302 04/14	Boot Spur St Pump #3 04/14	\$ 36.47
Tampa Electric Company	1283	1661 0623270 04/14	2502 Cordoba Ranch BL 04/14	\$ 204.38
Tampa Electric Company	1283	1661 0625050 04/14	Street Lights PH1 & 1A 04/14	\$ 4,729.48
Tampa Electric Company	1283	1661 0631100 04/14	3045 Cordoba Ranch BL PMP 04/14	\$ 67.50
ValleyCrest Landscape Maintenance	1286	4501065	Grounds Maintenance 05/14	\$ 7,962.25
ValleyCrest Landscape Maintenance	1286	4510825	Landscape Maintenance	\$ 1,728.00
Verizon	1284	0671704134 05/14	Acct# 0671704134 05/14	\$ 124.99
<b>Report Total</b>				<b><u>\$ 26,709.71</u></b>

Armstrong Environmental Services, Inc.

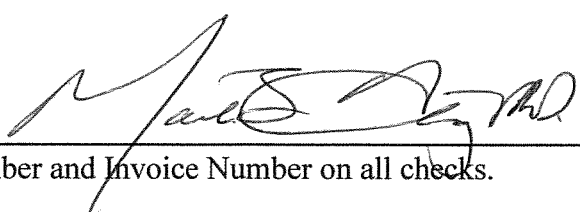
Invoice

P.O. Box 518  
Safety Harbor, Florida 34695

Date	Invoice #
4/30/2014	9590

<b>Bill To</b>
Cordoba Estates CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Due Date	P.O. No.	Terms	Project
4/30/2014		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Estates CDD-Lake Management Services Treatment Dates: 04-21-14 & 04-22-14	1,300.00	1,300.00
	Cordoba Estates CDD-Wetland/Mitigation Maintenance Services Treatment Dates: 04-21-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 04-21-14	300.00	300.00
<div>RECEIVED MAY 05 2014 Date Rec'd Rizzetta &amp; Co., Inc. _____ D/M approval <u>GR</u> Date <u>4/7</u> Date entered _____ MAY 05 2014 Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Check # _____ </div>			
Please place Customer Number and Invoice Number on all checks.		<b>Total</b>	<b>\$2,150.00</b>

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

Invoice / Statement	
Invoice Number <b>625575</b>	Date <b>04/01/2014</b>
Customer Number <b>300068</b>	Due Date <b>05/01/2014</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		625575	05/01/2014

Quantity	Description	Rate	Amount
	<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
1.00	Gate Access Monitoring 736, 05/01/2014 - 05/31/2014	775.00	775.00
1.00	Additional Residents 736, 05/01/2014 - 05/31/2014	15.00	15.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00

RECEIVED

APR 07 2014

ate Hec a Rizzetta & Co., Inc.

/M approval gk Date 4/16

Invoice Balance Due: **\$790.00**

Other Open Invoices ate entered APR 10 2014

Date	Invoice	Description	Amount	Balance Due
		<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
03/06/2014	624454	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
04/01/2014	625575	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 <b>625575</b>	Date <b>04/01/2014</b>
Customer Number <b>300068</b>	Due Date <b>05/01/2014</b>

**Net Due: \$1,580.00**

**Amount Enclosed:** \_\_\_\_\_

\*\*\*\*\*MIXED AADC 440  
 009133  
 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  
**625575**

Date  
**04/01/2014**

Customer Number  
**300068**

Due Date  
**05/01/2014**

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		625575	05/01/2014
Service: (941) 556-0734				

20 625575 001 1 10100



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

INVOICE  
NO. 2130093.6  
ACCOUNT # 50084  
DATE 5/15/14

For Professional Services Rendered Thru: 5/3/14



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

COORDINATE WITH STAFF ON GRADING ISSUES; PREPARE SCOPE OF SERVICES FOR  
LANDSCAPE MAINTENANCE RFP

2.0 Hours Professional Engineer @ \$125.00 /Hr. \$250.00

**TOTAL THIS INVOICE**

**\$250.00**

RECEIVED

Date Rec'd Rizzetta & Co., Inc. MAY 15 2014

D/M approval SR Date 5/20

Date entered MAY 15 2014

Fund 001 GL 51300003103

Check # \_\_\_\_\_

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
5/1/2014	16609

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
	<b>PROFESSIONAL FEES:</b>			
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 May 1, 2014 through May 31, 2014			
	<div style="text-align: right;">APR 28 2014</div> <div>                         Date Rec'd Rizzetta &amp; Co., Inc. _____                          M/M approval <u>QR</u> Date <u>5/1</u>                          Date entered <u>MAY 05 2014</u>                          Fund <u>001</u> GL <u>51300</u> <u>various</u>                          Book # _____                     </div>			

3100  
3101  
3201  
3111

<b>Total</b>	<b>\$3,666.64</b>
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# RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

## Invoice

DATE	INVOICE NO.
5/2/2014	16688

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

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FC RPT	<p>PROFESSIONAL FEES:</p> <p>Annual Dissemination Services per Agreement dated 05/03/13</p>		5,000.00	5,000.00

RECEIVED

MAY - 1 2014

Date Rec'd Rizzetta & Co., Inc.

D/M approval GR Date 5/7

Date entered MAY 05 2014

Fund 001 GL 51300 OC 3104

Check # \_\_\_\_\_

**Total**

**\$5,000.00**

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
4971-14255

## Average kWh per day

Apr 2014	6
Mar	4
Feb	4
Jan	3
Dec	7
Nov	7
Oct	0
Sep	0
Aug	1
Jul	1
Jun	8
May	28
Apr 2013	2

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit **tampaelectric.com/share** to learn more.

## April Billing Information:

04/14

719662

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

Account Number  
1661 0598302

Statement Date  
Apr 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
B67927	19456	19276	180	1	

Next Read Date On Or About **May 21, 2014** Total kWh Purchased **180**

Account Activity	Explanation	Charge	Total
Previous Balance		30.17	
Payments Received - Thank You	As of April 24, 2014	-30.17	
			<b>\$0.00</b>

## New Charges Due by May 15, 2014 Service from Mar 21 to Apr 22

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	180 kWh @ \$.05847/kWh	10.52
Fuel Charge	180 kWh @ \$.03910/kWh	7.04
<b>Electric Service Cost</b>		<b>\$35.56</b>
Florida Gross Receipts Tax	Based on \$35.56	0.91
<b>This Month's Charges</b>		<b>\$36.47</b>

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

**Total Due** **\$36.47**

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

### Better service? We're answering the call

This spring, we're launching a new and improved phone system to better serve your needs. Check out our blog at **tampaelectric.com** for more info on the new features and some helpful tips.

APR 28 2014

Date Rec'd Hizzetta & Co., Inc.  
VM approval GR Date 5/7  
MAY 05 2014  
Date entered  
Und 001 GL 53100 OC 4301

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

719662



Account No.  
1661 0598302

New Charges  
\$36.47  
Payable by May 15

Total Bill Amount  
**\$36.47**

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

4971-14255 14255-1045



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



1 1800 09 1661 0598302 0000036.47

Visit our  
Web site at  
**tampaelectric.com**  
4971-14256

**Average kWh per day**

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

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit **tampaelectric.com/share** to learn more.

## April Billing Information:

04/14

719663

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

Account Number  
1661 0623270

Statement Date  
Apr 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
H83726	14942	13405	1537	1	

Next Read Date On Or About **May 21, 2014** Total kWh Purchased **1,537**

Account Activity	Explanation	Charge	Total
Previous Balance		192.00	
Payments Received - Thank You	As of April 24, 2014	-192.00	
			<b>\$0.00</b>

**New Charges Due by May 15, 2014** **Service from Mar 21 to Apr 22**

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	1,537 kWh @ \$.05847/kWh	89.87
Fuel Charge	1,537 kWh @ \$.03910/kWh	60.10
<b>Electric Service Cost</b>		<b>\$167.97</b>
Florida Gross Receipts Tax	Based on \$167.97	4.31
<b>This Month's Charges</b>		<b>\$172.28</b>

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

<b>Non-Energy Charges</b>	Zap Cap ID: 000296804	
Non-Energy Previous Balance		32.10
Non-Energy Payments	As of April 24, 2014	-32.10
Zapcap 120/208 1ph-m	1 @ \$30.00	30.00
Non-Energy Sales Tax	(Based On \$30.00)	2.10
<b>This Month's Non-Energy Balance</b>		<b>\$32.10</b>
<b>Total Due</b>		<b>\$204.38</b>

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

**Better service? We're answering the call**

This spring, we're launching a new and improved phone system to better serve your needs. Check out our blog at **tampaelectric.com** for more info on the new features and some helpful tips.

RECEIVED

Date Rec'd Hizzetta & Co., Inc. **APR 28 2014**

DM approval GR Date 5/7

Date entered **MAY 05 2014**

Fund 001 GL 53100 OC 4301

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
4971-14257

## April Billing Information:

04/14

719664

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

Account Number  
1661 0625050

Statement Date  
Apr 24, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		4,729.48	
Payments Received - Thank You	As of April 24, 2014	-4,729.48	
			<b>\$0.00</b>
<b>New Charges Due by May 15, 2014</b>		<b>Service for 32 days from Mar 21 to Apr 22</b>	
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	
<b>This Month's Charges</b>			<b>\$4,729.48</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$4,729.48</b>

RECEIVED  
APR 28 2014  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
M approval QR Date 5/7  
Date entered MAY 05 2014  
Fund 001 GL 53100 OC 4307  
Check # \_\_\_\_\_

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
4971-14259

#### Average kWh per day

Apr 2014	14
Mar 2014	1

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit [tampaelectric.com/share](http://tampaelectric.com/share) to learn more.

## April Billing Information:

04/14

719666

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

Account Number  
1661 0631100

Statement Date  
Apr 24, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
K34725	00455	00015	440	1	

Next Read Date On Or About **May 21, 2014** Total kWh Purchased **440**

Account Activity	Explanation	Charge	Total
Previous Balance		87.25	
Payments Received - Thank You	As of April 24, 2014	-87.25	
			<b>\$0.00</b>

#### New Charges Due by May 15, 2014

#### Service from Mar 21 to Apr 22

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	440 kWh @ \$.05847/kWh	25.74
Fuel Charge	440 kWh @ \$.03910/kWh	17.20
<b>Electric Service Cost</b>		<b>\$60.94</b>
Florida Gross Receipts Tax	Based on \$60.94	1.56
Florida Sales Tax-energy/Fuel	Based on \$62.50	5.00
<b>This Month's Charges</b>		<b>\$67.50</b>

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

**Total Due** **\$67.50**

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

#### Better service? We're answering the call

This spring, we're launching a new and improved phone system to better serve your needs. Check out our blog at [tampaelectric.com](http://tampaelectric.com) for more info on the new features and some helpful tips.

RECEIVED  
APR 28 2014

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

MM approval CR Date 5/7

Date entered MAY 05 2014

Fund 001 GL 5310000 4301

Check # \_\_\_\_\_



# ValleyCrest

Landscape Maintenance

## INVOICE

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

Customer #: 14197254  
Invoice #: 4501065  
Invoice Date: 5/10/2014  
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For May	7,962.25
<p>RECEIVED MAY 12 2014</p> <p>Date Rec'd Rizetta &amp; Co., Inc. _____</p> <p>O/M approval <u>GR</u> Date <u>5/13</u></p> <p>Date entered <u>MAY 13 2014</u></p> <p>Fund <u>001</u> GR <u>53900</u> 00 <u>4604</u></p> <p>Check # _____</p> <p><b>Total invoice amount</b> 7,962.25  <b>Tax amount</b>  <b>Balance due</b> 7,962.25</p>		

Terms: Net 15 Days

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

Please detach stub and remit with your payment

### Payment Stub

Customer Account#: 14197254  
Invoice #: 4501065  
Invoice Date: 5/10/2014

Amount Due: \$7,962.25

Thank you for allowing us to serve you

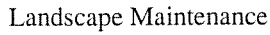
Please reference the invoice # on your check  
and make payable to:

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





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

Customer #: 14197254  
Invoice #: 4510825  
Invoice Date: 5/19/2014  
Sales Order: 496263  
Cust PO #:

Job Number	Description	Amount
342200056	<p>Cordoba Ranch CDD</p> <p>Jacaranda- remove and flush cut</p> <p>Chinese Tallow- Remove flush cut</p> <p>Structure Prune- Trees in blvd center islands &amp; entry blvd in from of models</p> <p>Sylvester Palm- ArborJet Fertilization/preventative disease control (PalmJet/ImaJet)</p> <p style="text-align: right;">Total Invoice Amount 1,728.00</p>	1,728.00

**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 #: 4510825  
Invoice Date: 5/19/2014

Amount Due: \$ 1,728.00

*Thank you for allowing us to serve you*

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

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

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



Account Number  
15 9000 0671704134 01

Amount Due  
\$124.99

05/14

Visit [verizon.com/bizsignin](http://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: 4/22/14  
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 1-888-704-8039 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 1-888-774-3310 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 Apr 16	-\$124.99
<b>Balance Forward</b>	<b>\$0.00</b>

#### New Charges

Current Activity	\$124.99
<b>Total New Charges Due by May 16, 2014</b>	<b>\$124.99</b>

#### Total Amount Due

**\$124.99**

#### Want Automatic Payment?

Enroll below or at [Verizon.com](http://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.

RECEIVED

APR 28 2014

Date Rec'd Rizzetta & Co., inc. \_\_\_\_\_

D/M approval GR Date 5/7

Date entered MAY 05 2014

Fund 001 54100 OC 4102

Check # \_\_\_\_\_



Account Number  
15 9000 0671704134 01

Page  
2 of 4

### Current Activity

#### Monthly Charges

4/22 5/21 FiOS Internet 75M/35M -- 2 Yr.	124.99
<b>Monthly Charges Subtotal</b>	<b>\$124.99</b>

<b>Current Activity Total</b>	<b>\$124.99</b>
-------------------------------	-----------------

<b>Total New Charges</b>	<b>\$124.99</b>
--------------------------	-----------------

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### 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



## 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](http://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.

### Telephone Sales Calls – Know The Facts

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

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

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

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

### Important Information Regarding Telecommunications Relay Service (TRS)

TRS provides an operator to telephone users who use text telephones (TTY) or web capable devices (WCD) because they are deaf, hard of hearing, or speech disabled. From payphones, TRS local calls are free; toll calls must be billed to calling cards, prepaid cards (PPC), collect or third party billing. PPC information is available online at [fcc.gov/cgb/consumerfacts/prepaidcards.html](http://fcc.gov/cgb/consumerfacts/prepaidcards.html).

TRS is provided 24 hours a day, 365 days per year with no time limits. For further information call your state TRS Provider, visit the FCC's TRS web site at [fcc.gov/encyclopedia/telecommunications-relay-services-trs](http://fcc.gov/encyclopedia/telecommunications-relay-services-trs), or

read the explanation available in telephone books. Available TRS methods are explained below.

To call a TTY user, dial TRS at 711. A Communications Assistant (CA) will place your call and type your spoken words for the TTY user. The CA will read to you the messages the TTY user sends you. Calls are private, confidential and uncensored. While there is no charge to TRS users for TTY, regular phone charges do apply.

Speech-to-Speech Service (STS) is another form of TRS available by calling 711. The CA can assume an active or passive role in repeating the conversation and follows the same guidelines as with TTY calls.

IP Relay Service is a form of TRS which relays calls from a WCD. A CA follows the TTY call guidelines. To use IP Relay:

- connect a WCD to an Internet Service Provider
- type in your TRS IP Internet address
- enter your 10 digit presubscribed number
- select your preferred relay operator's icon.

Video Relay Service (VRS) relays calls for those using sign language. VRS information is available at [fcc.gov/guides/video-relay-services](http://fcc.gov/guides/video-relay-services). Some TRS providers offer Captioned Telephone Service (CTS) which is accessed with a captioned telephone and available for persons with some residual hearing.

### 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](http://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 [verizonenterprise.com](http://verizonenterprise.com) and keep business running smoothly.

### Surcharges

Surcharges include:

- a Federal Subscriber Line and Access Recovery Charge applicable to interstate and international services that helps pay for the costs of providing and maintaining the local phone network;
- a Federal Universal Service Charge applicable to interstate and international services to recover fees imposed on us by the government to support universal service;
- a Long Distance Access Charge to help defray the cost of access charges and fees that local exchange companies assess on us or our agents for state to state and international calling;
- a Carrier Cost Recovery Charge applicable to long distance customers that helps defray the costs we pay to support interstate Telecommunication Relay Service, government number administration, local number portability, and other fees assessed by the FCC;
- a Long Distance Administrative Charge to help defray account servicing costs for state to state and international calling; and,
- a Federal Regulatory Fee applicable to recover the annual per video subscriber fee payment made to the FCC.



Account Number  
15 9000 0671704134 01

Page  
4 of 4

Please note that the Surcharges are charges, not taxes. These charges, and what is included in these charges, are subject to change from time to time. For additional information regarding the charges on your Verizon bill, please visit [verizon.com](http://verizon.com) or call the number listed on your bill.

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# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures June 2014 For Board Approval**

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

The total items being presented: **\$23,424.70**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# Cordoba Ranch Community Development District

## Paid Operation & Maintenance Expenses

June 1, 2014 Through June 30, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Access Controls, Inc.	1295	25586	Service Call	\$ 156.00
Armstrong Environmental Services, Inc.	1291	9672	Lake/Wetland Services 05/14	\$ 2,150.00
Envera Systems	1287	626633	Gate Access Monitoring 06/14	\$ 790.00
Envera Systems	1296	627770	Additional Residents 05/14-07/14	\$ 165.00
Florida Reserve Study And Appraisal, Inc.	1294	06122014	Reserve Study	\$ 2,100.00
Landmark Engineering & Surveying Corporation	1297	2130093.7	Engineering Services	\$ 625.00
Rizzetta & Company, Inc.	1288	16718	District Management Services 06/14	\$ 3,666.64
Straley & Robin	1292	10948	General/Monthly Legal Services 05/14	\$ 388.00
Tampa Electric Company	1289	1661 0598302 05/14	Boot Spur St Pump #3 05/14	\$ 37.08
Tampa Electric Company	1289	1661 0623270 05/14	2502 Cordoba Ranch BL 05/14	\$ 178.96
Tampa Electric Company	1289	1661 0625050 05/14	Street Lights PH1 & 1A 05/14	\$ 4,729.48
Tampa Electric Company	1289	1661 0631100 05/14	3045 Cordoba Ranch BL PMP 05/14	\$ 48.80
ValleyCrest Landscape Maintenance	1293	4513551	Irrigation Maintenance and Repairs	\$ 302.50
ValleyCrest Landscape Maintenance	1298	4523692	Grounds Maintenance 06/14	\$ 7,962.25
Verizon	1290	0671704134 06/14	Acct# 0671704134 06/14	\$ 124.99
<b>Report Total</b>				<b><u>\$ 23,424.70</u></b>



# American Access Controls, Inc.

Ph: 813 265-8820 Fax: 813 265-8209  
14237 N. Florida Avenue  
Tampa, Florida 33613-2128  
Electrical EC13004553 GC CGC1514782

## Invoice

DATE	INVOICE #
6/11/2014	25586

BILL TO		SHIP TO				
Cordoba Ranch CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, Fl. 33614		Cordoba Estates 2502 Cordoba Ranch Blvd. Lutz, Fl. 33559				
P.O. NUMBER		TERMS	REP	SHIP VIA	GATE LOCATION	
Joe / Rizzetta		Due on receipt of invoice	RM		Entry gate	
QTY	ITEM	DESCRIPTION			PRICE	AMOU...
	Reported Issue	6/10/14 SERVICE CALL 2196				
	Date Received Call	Joe requesting service - the entry gate would not open last night UPDATE JOE AT RIZZETTA 933-5571 6/10/14 8:50am /dep				
		6/10/14 RM ENTRY MASTER CSW-200 SN#4112N6282 I FOUND THE ENTRY GATES OPEN ON THEIR ENVERA AUTO LOCK SCHEDULE. I SPOKE WITH ENVERA AND FOUND OUT LAST NIGHT THAT THE TRANSPONDER AND A MANUAL OPEN WOULD NOT OPEN THE ENTRY GATES. A POSSIBLE LOOSE CONNECTION COULD HAVE CAUSED THE PROBLEM. I MADE A NEW CONNECTION AT THE OPERATOR AND HAD ENVERA OPEN AND CLOSE THE ENTRY GATES SEVERAL TIMES. THE ENTRY GATES ARE WORKING CORRECTLY. I SPOKE WITH JOE AND EXPLAINED.				
1	Service Labor	Service labor based upon technician troubleshooting and diagnosing			99.00	99.00T
1	Travel Service	Travel Charge			47.00	47.00T
1	Service Supplies	Miscellaneous Supplies			10.00	10.00T
	Note4	American Access Controls is not responsible for any damages caused by vandalism, lightning/power surge or other natural causes such as water/flood, rain, etc., damages to drive gate or damages to pedestrian gates, gate closure on pedestrians, animals, and/or vehicles, or delayed or prevented access thru drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel (i.e., ambulance, fire, police, etc.) due to a closed gate or open gate not working. American Access Controls further bears no responsibility due to cameras or video recorders not working or other causes beyond the control of the parties.				
	State Licenses	Electrical Commercial EC13004553 General Contractor CGC1514782 Sales Tax			0.00%	0.00
<div>RECEIVED JUN 16 2014 Date Rec'd Rizzetta &amp; Co., Inc. O/M approval <u>GR</u> Date <u>6/25</u> Date entered <u>JUN 23 2014</u> Fund <u>001</u> GL <u>52900</u> OC <u>4740</u></div>						

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

**Total**

**\$156.00**

Armstrong Environmental Services, Inc.

Invoice

P.O. Box 518  
Safety Harbor, Florida 34695

Date	Invoice #
6/2/2014	9672

<b>Bill To</b>
Cordoba Estates CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Due Date	P.O. No.	Terms	Project
6/2/2014		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Estates CDD-Lake Management Services Treatment Dates: 05-22 & 23-14	1,300.00	1,300.00
	Cordoba Estates CDD-Wetland/Mitigation Maintenance Services Treatment Dates: 05-22-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 05-22-14	300.00	300.00
<p style="text-align: right;"><b>RECEIVED</b> <b>JUN 04 2014</b></p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>J/M approval <u>GR</u> Date <u>6/12</u> JUN 09 2014</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>5300</u> 004605</p> <p>Check # _____</p> <p style="text-align: center;"><i>[Signature]</i></p>			
Please place Customer Number and Invoice Number on all checks.		<b>Total</b>	<b>\$2,150.00</b>

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

Invoice / Statement	
Invoice Number <b>626633</b>	Date <b>05/01/2014</b>
Customer Number <b>300068</b>	Due Date <b>06/01/2014</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		626633	06/01/2014

Quantity	Description	Rate	Amount
	<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
1.00	Gate Access Monitoring 736, 06/01/2014 - 06/30/2014	775.00	775.00
1.00	Additional Residents 736, 06/01/2014 - 06/30/2014	15.00	15.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00

RECEIVED  
 MAY 05 2014  
 Date Rec'd Rizzetta & Co., Inc.  
 M approval GR Date 5/13  
 Date entered MAY 13 2014  
 Fund 001 GL 52900 OC 4904  
 Check # 4712

Invoice Balance Due: **\$790.00**

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
		<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
04/01/2014	625575	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
05/01/2014	626633	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 <b>626633</b>	Date <b>05/01/2014</b>
Customer Number <b>300068</b>	Due Date <b>06/01/2014</b>

**Net Due: \$1,580.00**

**Amount Enclosed:** \_\_\_\_\_

\*\*\*\*\*MIXED AADC 440  
 011252  
 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 626633	Date 05/01/2014
Customer Number 300068	Due Date 06/01/2014

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		626633	06/01/2014

Service: (941) 556-0734

)  
15629  
1  
626633 001  
20

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

Invoice / Statement	
Invoice Number <b>627770</b>	Date <b>06/06/2014</b>
Customer Number <b>300068</b>	Due Date <b>07/01/2014</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		627770	07/01/2014

Quantity	Description	RECEIVED	Rate	Amount
	Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL	JUN 13 2014		
3.00	Additional Residents		55.00	165.00
	05/01/2014 - 07/31/2014	Date Rec'd Rizzetta & Co., Inc.		
	Sales Tax	J/M approval <u>OR</u> Date <u>6/18</u>		0.00
	Payments/Credits Applied	Date entered <u>JUN 16 2014</u>		0.00
		Invoice Balance Due:		<b>\$165.00</b>
Other Open Invoices <u>Fund 001 GL52900 004904</u>				

Date	Invoice	Description	Amount	Balance Due
		Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL		
05/01/2014	626633	Alarm Monitoring Services	790.00	790.00
06/01/2014	627589	Alarm Monitoring Services	790.00	790.00
		Other Open Invoices Balance Due:		<b>\$1,580.00</b>

#### IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0731  
 Service: (941) 556-0734

Date	Invoice #	Description	Current Invoice	Balance Due
06/06/2014	627770	Alarm Monitoring Services	\$165.00	\$1,745.00

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

Return Service Requested

Invoice / Statement	
Invoice Number <b>627770</b>	Date <b>06/06/2014</b>
Customer Number <b>300068</b>	Due Date <b>07/01/2014</b>

**Net Due: \$1,745.00**

**Amount Enclosed: \_\_\_\_\_**

\*\*\*\*\*MIXED AADC 440  
 009396  
 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 <b>627770</b>	Date <b>06/06/2014</b>
Customer Number <b>300068</b>	Due Date <b>07/01/2014</b>

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		627770	07/01/2014
add additional residence				

14042  
1  
001  
627770  
20

**FROM:**

Florida Reserve Study and Appraisal, Inc.  
12407 N. Florida Avenue  
Tampa, FL 33612

Telephone Number: 813-932-1588

Fax Number: 813-388-4189

**TO:**

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

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

**INVOICE****INVOICE NUMBER**

06122014

**DATE**

06/12/2014

**REFERENCE**

Internal Order #:

Client File #:

Main File # on form:

Other File # on form:

Federal Tax ID:

Employer ID:

**RECEIVED**Date Rec'd Rizzetta & Co., Inc. **JUN 12 2014**D/M approval OK Date 6/18Date entered — **JUN 16 2014**Fund 001 GL 57900 OC 4799**DESCRIPTION**

Check # \_\_\_\_\_

Client: Cordoba Ranch CDD

Property Address: Cordoba Ranch Boulevard

City: Lutz

County: Hillsborough

State: FL

Zip: 33559

Legal Description:

**FEES****AMOUNT**

Reserve Study for Cordoba Ranch CDD

2,100.00

\*\*Please make check payable to Florida Reserve Study and Appraisal, Inc.\*\*  
EIN # 46-1213408

**SUBTOTAL**

2,100.00

**PAYMENTS****AMOUNT**

Check #: \_\_\_\_\_ Date: \_\_\_\_\_ Description: \_\_\_\_\_

Check #: \_\_\_\_\_ Date: \_\_\_\_\_ Description: \_\_\_\_\_

Check #: \_\_\_\_\_ Date: \_\_\_\_\_ Description: \_\_\_\_\_

**SUBTOTAL****TOTAL DUE**

\$

2,100.00

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

INVOICE  
NO. 2130093.7

ACCOUNT # 50084

DATE 6/19/14

For Professional Services Rendered Thru: 6/7/14



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

REVIEW PROPOSALS FOR AQUATIC MAINTENANCE; PARTICIPATE IN 5/27 CDD MEETING; COORDINATE  
WITH STAFF ON GRADING & LANDSCAPE ISSUES

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

**TOTAL THIS INVOICE**

**\$625.00**

## RECEIVED

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

D/M approval GR Date 6/25

Date entered — JUN 23 2014

Fund 001 GL 51300 OC 3103

Check #



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

DATE	INVOICE NO.
6/1/2014	16718

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
	<b>PROFESSIONAL FEES:</b>			
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
	<p>Services for the period June 1, 2014 through June 30, 2014</p> <p>RECEIVED</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. MAY 28 2014</p> <p>D/M approval <u>JR</u> Date <u>6/3</u></p> <p>Date entered <u>MAY 28 2014</u></p> <p>Fund <u>001 GL 513000</u> <u>various</u></p> <p>Check # _____</p>			
			<b>Total</b>	<b>\$3,666.64</b>

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

May 29, 2014

Client: 001286  
Matter: 000001  
Invoice #: 10948

Page: 1

RE: GENERAL

For Professional Services Rendered Through May 15, 2014

## SERVICES

Date	Person	Description of Services	Hours
05/07/2014	TJR	REVIEW AND ANALYZE DRAFT AUDIT; REVIEW RESERVE ACCOUNT REQUIREMENTS; REVIEW FIRST AMENDMENT TO FIRST SUPPLEMENTAL INDENTURE; ANALYZE RESERVE ACCOUNT STATUS AND REQUIREMENTS; CONTACT J. ROETHKE, J. KENNEDY AND N. PALADINO RE STATUS ON RESERVE ACCOUNT.	1.2
05/15/2014	LH	PREPARE EMAIL TO DISTRICT MANAGER TRANSMITTING 2014 LEGISLATIVE UPDATE FOR DISTRIBUTION TO BOARD OF SUPERVISORS.	0.2
Total Professional Services			1.4
			\$388.00

## PERSON RECAP

Person	Hours	Amount
TJR Tracy J. Robin	1.2	\$360.00
LH Lynn Hoodless	0.2	\$28.00

RECEIVED  
JUN 02 2014  
Date Rec'd Rizzetta & Co., Inc.  
WM approval GR Date 4/8  
Date entered JUN 09 2014  
Fund 001 GL 51400 OC 3107

May 29, 2014  
Client: 001286  
Matter: 000001  
Invoice #: 10948

Page: 2

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Total Services	\$388.00	
Total Disbursements	\$0.00	
Total Current Charges		\$388.00
<b>PAY THIS AMOUNT</b>		<b>\$388.00</b>

*Please Include Invoice Number on all Correspondence*

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
7071-14347

## Average kWh per day

May 2014	6
Apr	6
Mar	4
Feb	4
Jan	3
Dec	7
Nov	7
Oct	0
Sep	0
Aug	1
Jul	1
Jun	8
May 2013	28

## Fuel sources we use to serve you

For the 12-month period  
ending March 2014, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:  
natural gas and oil\*...37%  
Coal.....58%  
Purchased Power.....5%  
\*Oil makes up less than 1%  
Tampa Electric provides this  
information to our customers  
on a quarterly basis.



Account No.  
1661 0598302

**New Charges**  
\$37.08  
**Payable by Jun 17**

**Total Bill Amount**  
\$37.08

## May Billing Information:

05/14

719780

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

Account Number  
1661 0598302

Statement Date  
May 23, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
B67927	19642	19456	186	1	

**Next Read Date On Or About Jun 23, 2014** Total kWh Purchased 186

Account Activity	Explanation	Charge	Total
Previous Balance		36.47	
Payments Received - Thank You	As of May 23, 2014	-36.47	
			\$0.00

## New Charges Due by Jun 17, 2014 Service from Apr 22 to May 21

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	186 kWh @ \$.05847/kWh	10.88
Fuel Charge	186 kWh @ \$.03910/kWh	7.27
<b>Electric Service Cost</b>		<b>\$36.15</b>
Florida Gross Receipts Tax	Based on \$36.15	0.93
<b>This Month's Charges</b>		<b>\$37.08</b>

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

**Total Due** **\$37.08**

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

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
VM approval GR Date 6/3  
Date entered MAY 28 2014  
and 001 GL 53100 004301

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

719780

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

7071-14347 14347-1G47



CORDOBA RANCH COMMUNITY  
c/o PETER WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8396



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TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
7071-14348

## Average kWh per day

May 2014	44
Apr	48
Mar	58
Feb	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 March 2014, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:  
natural gas and oil\*...37%  
Coal.....58%  
Purchased Power.....5%  
\*Oil makes up less than 1%  
Tampa Electric provides this  
information to our customers  
on a quarterly basis.

## May Billing Information:

05/14

719781

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

Account Number  
1661 0623270

Statement Date  
May 23, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
H83726	16225	14942	1283	1	

Next Read Date On Or About	Jun 23, 2014	Total kWh Purchased	1,283
Account Activity	Explanation	Charge	Total
Previous Balance		172.28	
Payments Received - Thank You	As of May 23, 2014	-172.28	
			\$0.00

## New Charges Due by Jun 17, 2014 Service from Apr 22 to May 21

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	1,283 kWh @ \$.05847/kWh	75.02
Fuel Charge	1,283 kWh @ \$.03910/kWh	50.17
Electric Service Cost		\$143.19
Florida Gross Receipts Tax	Based on \$143.19	3.67
This Month's Charges		\$146.86

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 May 23, 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		\$178.96

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

Date received by TECO, Inc. \_\_\_\_\_  
M approval GR Date 6/3  
Date entered MAY 28 2014  
Fund 001 GL 5310000430

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

719781



Account No.  
1661 0623270

New Charges  
\$178.96  
Payable by Jun 17

Total Bill Amount  
\$178.96

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

7071-14348 14348-1G48



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



# Your Electric Bill

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**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
7071-14349

## May Billing Information:

05/14

719782

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

Account Number  
1661 0625050

Statement Date  
May 23, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		4,729.48	
Payments Received - Thank You	As of May 23, 2014	-4,729.48	
			\$0.00
<b>New Charges Due by Jun 17, 2014</b>		<b>Service for 29 days from Apr 22 to May 21</b>	
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	
<b>This Month's Charges</b>			<b>\$4,729.48</b>
Amount not paid by due date may be assessed a late payment charge.			
<b>Total Due</b>			<b>\$4,729.48</b>

Date Rec'd Rizzetta & Co., Inc.

M/M approval OK Date 6/3

Date entered MAY 28 2014

Fund 001 GL53100 OC4307

Check #

PAID  
MAY 28 2014

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

719782



Account No.  
1661 0625050

**New Charges**  
**\$4,729.48**  
**Payable by Jun 17**

**Total Bill Amount**  
**\$4,729.48**

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

7071-14349 14349-1049



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



# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
7071-14351

## Average kWh per day

May 2014	9
Apr	14
Mar 2014	1

## Fuel sources we use to serve you

For the 12-month period  
ending March 2014, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:  
natural gas and oil\*...37%  
Coal.....58%  
Purchased Power.....5%  
\*Oil makes up less than 1%  
Tampa Electric provides this  
information to our customers  
on a quarterly basis.

## May Billing Information:

05/14

719784

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

Account Number  
1661 0631100

Statement Date  
May 23, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
K34725	00722	00455	267	1	

Next Read Date On Or About Jun 23, 2014 Total kWh Purchased 267

Account Activity	Explanation	Charge	Total
Previous Balance		67.50	
Payments Received - Thank You	As of May 23, 2014	-67.50	
			\$0.00

## New Charges Due by Jun 17, 2014 Service from Apr 22 to May 21

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	267 kWh @ \$.05847/kWh	15.61
Fuel Charge	267 kWh @ \$.03910/kWh	10.44
<b>Electric Service Cost</b>		<b>\$44.05</b>
Florida Gross Receipts Tax	Based on \$44.05	1.13
Florida Sales Tax-energy/Fuel	Based on \$45.18	3.62

**This Month's Charges** \$48.80

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

**Total Due** \$48.80

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

Date Heco Hizzetta & Co., Inc. \_\_\_\_\_  
M/M approval JK Date 6/3  
Date entered MAY 28 2014  
Und. 001 G53100004301

RECEIVED  
MAY 28 2014

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

719784



Account No.  
1661 0631100

**New Charges**  
**\$48.80**  
**Payable by Jun 17**

**Total Bill Amount**  
**\$48.80**

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

7071-14351 14351-1G41



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





# 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 #:** 4513551  
**Invoice Date:** 5/27/2014  
**Sales Order:** 504907  
**Cust PO #:**

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Irrigation Repairs Clock 1 Zone 25 – Replace (4) broken rotors Clock 2 Zone 6 – Replace (1) 1 1/2" broken pipe	302.50
<p style="text-align: center;"><b>RECEIVED</b> JUN 03 2014</p> <p>Date Rec'd Rizetta &amp; Co., Inc. _____</p> <p>O/M approval <u>GR</u> Date <u>6/12</u></p> <p>Date entered <u>JUN 09 2014</u></p> <p>Fund <u>001</u> GE <u>53900</u> OC <u>4609</u></p> <p>Check # _____</p>		
Total Invoice Amount		302.50
Taxable Amount		
Tax Amount		
Balance Due		302.50

**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 #: 4513551  
Invoice Date: 5/27/2014

Amount Due: \$ 302.50

Thank you for allowing us to serve you

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

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

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





# ValleyCrest

Landscape Maintenance

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

## INVOICE

Customer #: 14197254  
Invoice #: 4523692  
Invoice Date: 6/10/2014  
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For June  <div style="text-align: right;"><b>RECEIVED</b> <b>JUN 16 2014</b> Date Rec'd Rizetta &amp; Co., Inc. _____ M approval <u>GR</u> Date <u>6/25</u> Date entered <u>JUN 23 2014</u> Fund <u>001 G 5390000. 4604</u> Check # _____  <b>Total invoice amount</b> 7,962.25 <b>Tax amount</b> <b>Balance due</b> 7,962.25</div>	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 #: 4523692  
Invoice Date: 6/10/2014

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

Visit [verizon.com/bizsignin](http://verizon.com/bizsignin)  
Shop \* Bill Pay \* Autopay  
Account Changes \* Repair  
On Demand/Pay Per View Details  
Go green today - Go Paper Free

### Verizon News

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### Account Information

Statement Date: 5/22/14  
CORDOBA RANCH CDD  
Customer Account: 0671704134

### Questions About Your Bill?

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

### Account Summary

Previous Balance	\$124.99
Payment Received May 14	-\$124.99
<b>Balance Forward</b>	<b>\$0.00</b>

### New Charges

Current Activity	\$124.99
<b>Total New Charges Due by June 15, 2014</b>	<b>\$124.99</b>

**Total Amount Due \$124.99**

Please read important information regarding your Commitment Period in the message section at the end of this bill.

RECEIVED  
JUN 30 2014

Date Rec'd Rizzetta & Co., Inc.

D/M approval GR Date 6/3

Date entered JUN 02 2014

Fund 001 GL 54100 OC 4102

Check # \_\_\_\_\_

### Want Automatic Payment?

Enroll below or at [Verizon.com](http://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

052214

Make check payable to Verizon

\$ 124.99

By signing above I verify that I have reviewed and accepted the terms and conditions at [verizon.com/autopayterms](http://verizon.com/autopayterms) for automatic bill payment

00003538 01 AV 0.378 VF052211 0017 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

5/22 6/21 FIOS Internet 75M/35M – 2 Yr.	124.99
<b>Monthly Charges Subtotal</b>	<b>\$124.99</b>

<b>Current Activity Total</b>	<b>\$124.99</b>
-------------------------------	-----------------

<b>Total New Charges</b>	<b>\$124.99</b>
--------------------------	-----------------

### 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 Jun 22, 2014.

#### Correspondence

Go to [verizon.com/bizcontact](http://verizon.com/bizcontact) or mail to PO Box 33078, St. Petersburg, FL 33733

#### Service Providers

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

#### 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](http://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. Sign in or register at [verizon.com/bizsignin1](http://verizon.com/bizsignin1) today.

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

### Federal Subscriber Line and Access Recovery Charges

Effective on or about July 1, 2014, the Federal Subscriber Line Charge (SLC) and Access Recovery Charge (ARC) will be changed on primary and additional phone lines. The Federal Access Recovery Charge (ARC) is included in the SLC or may appear as a separate line item on the bill. The Subscriber Line Charge helps pay for the costs of providing and maintaining the local phone network. The ARC is a charge that carriers are permitted to assess related to changes to the federal rules for the rates charged between carriers to carry telecommunications traffic.

## **Tab 3**



June 30, 2014

Mr. Joseph Roethke  
**Cordoba Ranch CDD**  
c/o Rizzetta and Company  
3434 Colwell Avenue, Suite #200  
Tampa, Florida 33614

**RE: Fountain Installation Proposal  
Fountain Cleaning Program**

Dear Mr. Roethke:

Please find enclosed our quotation for the GeyserJet floating fountains to be installed at **Cordoba Ranch CDD**.

All **Vertex** fountain systems are constructed using the highest quality components available in the industry, providing proven technology and performance in a custom floating fountain. Our focus on quality and dependability ensures you that a floating fountain by **Vertex Water Features** is the best in the business.

**Vertex Water Features** provides to their customers:

- A comprehensive **4 YEAR warranty** on your fountain (pump, motor, flotation, framework, nozzles, etc.).
- High performance submersible turbine pumps for increased display characteristics and years of trouble free service. Never any lubricants to change or seals to replace - **our turbine pumps and motors are water cooled and lubricated.**
- Display heads constructed of **precision machined brass or cast bronze** - not inferior plastic or PVC.
- Optional U.L. listed lighting fixtures of **100% cast bronze/copper**, complete with stainless steel lens guards carry a 2 year warranty.
- Floats with internal baffling and U. V. protection from warping and cracking.
- Complete control panels built to the needs of each unit. All panels are equipped with GFI protection, surge protection, time clocks, and overload protection - there are never any add-on "options" needed to get a fully equipped control panel that meets NEC codes. 1 year warranty.

Our price is predicated on the receipt of our equipment agreement within 60 days of this quotation, as prices are subject to change.

Also, enclosed is an agreement for inspection and cleaning maintenance of your decorative floating fountain equipment. You will find that the benefits of this service will extend the life of your fountain system and will help prevent the high cost of repair work.

Please inform us of your approval by signing the attached quotation, so we may schedule your installation.

If there are any further questions, please let us know. We at **Vertex** are eager to work with your organization and look forward to providing you with the finest waterway enhancement systems available in the industry.

Sincerely,

Chris Byrne  
Sales Manager  
CB/lms

Enclosure

## Vertex Water Features

A Division of Aquatic Systems, Inc.

2100 N.W. 33<sup>rd</sup> Street

1-800-432-4302

Pompano Beach, Florida 33069

Fax (954) 977-7877

www.vertexwaterfeatures.com

### Fountain Agreement - Installed

Mr. Joseph Roethke  
**Cordoba Ranch CDD**  
 c/o Rizzetta and Company  
 3434 Colwell Avenue, Suite #200  
 Tampa, Florida 33614  
 (813) 933-5571

#5746-8

**DATE:** June 30, 2014 CB-AO F4

*See Attached Technical Specifications.*

**TAX EXEMPT:** Please provide a copy of your Tax Exemption Certificate.

*We are pleased to quote special pricing below and reserve the right to "progress bill" as units are installed.*

Quantity	Description	Each	Total
<b><u>Sites #1 and #2</u></b>			
2	5 HP GeyserJet Single-Phase Floating Fountains with Control Panels, with Three (3) 60 Watt LED Lights, 230 Volts Includes 175 Feet of Cable for Motor & Lights with Clear Lens <i>Requires Two 1-Inch Diameter PVC Conduit(s) per fountain from Control Panel to lake to be provided by Customer.</i>	\$9,309.18	\$18,618.36
<b>Total Balance Due Net 30 Days</b>			<b>\$18,618.36</b>

### Terms & Conditions of Fountain Agreement

***The above price is effective for 60 days from the date of this proposal.***

***If you are tax exempt, please attach a copy of your Tax Exemption Certificate with contract.***

1. This transaction is subject to the terms and conditions quoted below, notwithstanding any conflicting provisions submitted by BUYER.
2. No claims of any kind, whether as to products delivered or for non-delivery of products, shall be greater in amount than the purchase price of the products in respect of which such damages are claimed, and failure to give notice of claim within sixty (60) days from date of delivery, or the date fixed for delivery respectively, shall constitute a waiver by BUYER of all claims in respect to such products. No charges or expenses incident to any claims will be allowed unless approved by an authorized representative of SELLER. Products shall not be returned to SELLER without SELLER's permission. The remedy hereby provided shall be the exclusive and sole remedy of the BUYER. **In no event shall the SELLER be liable for loss of production, damage to materials, injury to persons, or other remote or consequential damages resulting from breach of any warranty, whether express or implied, including any implied warranty of merchantability of fitness, or from any cause whatsoever.**
3. SELLER shall under no circumstances be responsible for failure or delay in filling any order or orders when due to fires, floods, riots, strikes, freight embargoes or transportation delays, shortage of labor; material unavailability, inability to secure fuel, material, supplies or power at current prices or on account of shortages thereof, acts of God, or the public enemy; governmental order and/or regulations, affecting the conduct of SELLER's business with which SELLER in its judgment and discretion deems it advisable to comply as a legal or patriotic duty or to any cause beyond the SELLER's reasonable control.
4. In the event of liability, for any reason, to supply the total demands for the material specified in BUYER's order, SELLER may allocate its available supply among any or all purchasers, as well as departments and divisions of SELLER on such basis as SELLER may deem fair and practical without liability for any failure of performance which may result therefrom.

5. The BUYER may terminate this contract in whole or in part upon notice in writing to SELLER. The BUYER shall pay the SELLER the contract price for all products which have been completed prior to termination, and the cost of material or work in process, applicable taxes, plus a reasonable profit thereon, but in no event more than the contract price, or less than \$25.

6. Notwithstanding the credit terms shown, all shipments are at all times subject to the approval of SELLER's Credit Department and if the financial responsibility of BUYER is or becomes unsatisfactory, or if BUYER fails to make any payment in accordance with the terms of this contract, then, in any such event, SELLER may defer or decline to make any shipment hereunder except upon receipt of satisfactory security or cash payments in advance, or it may terminate this contract.

7. SELLER warrants that the products sold hereunder shall be free from defects in material and workmanship. SELLER's liability shall be limited solely to replacement or repair, and SELLER shall not be liable for any consequential damages nor for any loss, damages or expenses directly or indirectly arising in connection with the purchase or use of the products.

8. SELLER may instruct that remittances shall be sent to a bank or other receiving agency or depository. No receiving agency or depository has authority to settle claims for SELLER or to accept payment tendered as payment in full. Therefore, BUYER agrees that notwithstanding any endorsements or other legend appearing on BUYER's checks, drafts or other orders for payment of money, constitute payment in full or settlement of account.

9. **Collection terms are as specified on the face of signed agreement.** All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. No retainage shall be withheld from any payment involving this contract.

10. Any of the terms and provisions of BUYER's order which are inconsistent or at variance with the terms and provisions hereof shall not be binding on the SELLER and shall not be considered applicable to the sale or shipment of the materials mentioned and referred to herein. SELLER's agreement with BUYER is hereby made expressly conditional on BUYER's assent to the terms and conditions hereof. Unless BUYER shall notify SELLER in writing to the contrary as soon as practicable after receipt of the acknowledgment by BUYER, acceptance of the terms and conditions hereof by BUYER shall be indicated and, in the absence of such notification, the BUYER's acceptance of the goods shall be equivalent to BUYER's assent to the terms and conditions hereof. No waiver, alteration or modification of any of the provisions hereof shall be binding on the SELLER unless made in writing and agreed to by a duly authorized official of the SELLER. Waiver by either party of any default by the other hereunder shall not be deemed a waiver by such party of any default by the other which may thereafter occur.

11. This Agreement shall be governed by the Uniform Commercial code as adopted in the State of Florida, in the United States of America and as effective and in force on the date of this Agreement. Any action for breach of the agreement must be commenced within one (1) year after the cause of action has occurred.

12. This contract is not assignable or transferable by BUYER, in whole or in part, except with the written consent of SELLER.

13. Any errors appearing on the face hereof or incorporated herein are subject to correction with the consent of both parties.

14. This contract may be amended or modified only by a written agreement signed by an authorized official of each party expressly referring to this contract.

15. We reserve the right to progress bill as units are installed.

16. In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs against the non prevailing party including appellate level.

17. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this agreement.



### **Buyer's Responsibilities**

**ELECTRICAL REQUIREMENTS:** BUYER's electrician must be on site during installation to enable final connection and start-up. The BUYER is responsible for providing and connecting fountain to a weatherproof electrical box, ground fault interrupter switches, and supply power for required fountain voltages at lakeside. The BUYER is to complete cable hook-up to junction box and bury cable from shoreline to electrical box below surface according to applicable code. If cable is to be run in conduit, it shall be the responsibility of BUYER's electrician to pull wires through the conduit. The supply, trenching and installation of the power from the primary power source to the panel shall be the responsibility of the BUYER.

CUSTOMER to complete 230 volt cable hook-up to control panel and bury cable and electrical conduit from shoreline to electrical box below surface according to applicable code. **Full voltage, as specified by VERTEX, is mandatory to operate our sealed pump motors.** A low voltage condition must be corrected before requesting VERTEX to install your fountain(s). Operation with other than specified voltage voids our **Warranty**.

**PERMITTING:** It is the BUYER's obligation to secure required permits and/or approvals from local authorities prior to installation of the floating fountain.

**CONTROL PANEL:** **Vertex** will supply panel. BUYER is responsible for installation. A licensed electrician **MUST** be on the job site at the time of delivery to make all connections of power to the control panel. By code, **Vertex** cannot connect any wires into the panel.

**\$200.00 RETURN TRIP FEE:** BUYER's electrician **must** be on site with **Vertex** personnel during the fountain installation to make the required electrical connections of the primary power to the control panel. If the electrician is not on site to enable final connection and start-up, **Vertex** will make a return trip to make the final adjustments to the fountain display. If a return trip is necessary, **Vertex** will invoice the BUYER \$200 travel charge for each additional trip.

**FOUNTAIN CLEANING:** **Vertex** offers cleaning contracts for its fountain systems. Should BUYER elect to perform routine cleaning themselves, a minimum of **4 cleanings per year are advisable**; more may be needed depending upon water quality conditions. Cleaning requirements should include the submersible pump intake screen, light fixture lens(es), and spray nozzles.

**NOTE:** Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. If not properly installed, this unit is hazardous. It must be installed in conformance with article 682 of the National Electric Code and all local code requirements. An approved ground fault circuit interrupter must be part of the electrical system and all devices in the system must be directly grounded to a definite electrical ground. The total electrical system must be installed, tested, and approved by a qualified, licensed electrician before it is placed in operation.

### **Vertex Water Features' Responsibilities:**

**Vertex** shall deliver the fountain to the job site, position, level and anchor unit in the desired location and adjust lights and spray heads for optimum display.

**Vertex** shall run the electrical supply cables from the fountain unit along the lake bottom and stake cable ends at the edge of the lake.

**Note:** As soon as the owner-provided electrician makes all connections to the panel, **Vertex** shall make any adjustments to the fountain display, if necessary.

**WARRANTY:** **Vertex** will provide labor to repair or replace any defective part of your fountain for a period of one year from date of receipt (*excluding parts damaged due to maintenance negligence*). **Vertex** will warranty parts on any defective "in water" fountain component (pump, motor, flotation, framework, nozzle, cables) for 4 years, lighting system (excluding bulbs) 2 years and fountain controls 1 year from the date of receipt. **Vertex** will determine if parts are defective and subject to warranty repair or replacement. Warranty covers manufacturer defects: if parts inspection indicates failure due to lack of required maintenance (*periodic cleaning of intake screen, light lens(es) and spray nozzles, etc.*), failure to maintain proper voltage or water depth, warranty will be voided. Foreign objects and/or debris within the fountain pump/motor assembly do not constitute manufacturer defective and thus are not covered under warranty. *Vertex fountains are not warranted for use in salt and/or brackish water conditions.*

The Warranty shall also be voided if someone other than a **Vertex** employee: 1) dismantles or attempts a repair or 2) alters factory-supplied components or wiring of the control panel.

The warranty period on all warranty work is equal to the remaining time period of the original new equipment warranty.

Warranty claims are based on the date you notify your distributor or our **Pompano Beach** office.

<p><b>Please provide the legal name and address of the owner of the property where the contracted work will be completed. Sign and print your name.</b></p> <p><b>The information below will be used to file a Notice to Owner (NTO) of the property. This formal notice is a standard procedure and explains that the owner is responsible for payment of the contracted services. If the Vertex Water Features invoice is not paid within 60 days from the completion of the work a lien may be filed against the owner of the property.</b></p>			
Property Owner(s):			
Owner Address:			
Owner Phone #:			
Vertex Water Features' Signature		Authorized Customer's Signature	
Date		Title	
		Print Name	Date
		Print Company Name	

**Vertex Water Features**  
A Division of Aquatic Systems, Inc.  
2100 N.W. 33<sup>rd</sup> Street  
Pompano Beach, Florida 33069  
www.vertexwaterfeatures.com

1-800-432-4302

Fax (954) 977-7877

## Fountain Cleaning Agreement

This Agreement made the date set forth below, by and between **Vertex Water Features**, a division of Aquatic Systems, Inc., a Florida Corporation, hereinafter called "**Vertex**", and

Mr. Joseph Roethke  
**Cordoba Ranch CDD**  
c/o Rizzetta and Company  
3434 Colwell Avenue, Suite #200  
Tampa, Florida 33614  
(813) 933-5571

**One-Year Agreement - Automatic Renewal**

**Start Date:** \_\_\_\_\_

**Date of proposal:** June 30, 2014 CB-AO

hereinafter called "Customer". The parties hereto agree as follows:

1. **Vertex** agrees to perform inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.
2. **QUARTERLY** (4) cleanings as required (approximately once every 90 days). Additional cleanings will be billed at time and materials.
3. **CUSTOMER** agrees to pay **Vertex**, its agents or assigns, the following sum for inspection and cleaning:

**Sites #1 and #2:** Two (2) 5HP GeyserJet Floating Fountains      **\$262.50**      **Quarterly**  
Includes Management Reporting

Floating Fountains: Our service includes the inspection and cleaning of the following:			
Submersible Pump	Lights & Lenses	The Float	Display Heads, Jets & Rings
Vertex will clean the pump intake screens.	Vertex will scrape, clean and polish the lights.	Vertex will clean all surfaces of the float.	Vertex will clean each part and disassemble the parts, as needed to clean orifice impediments.
BULB REPLACEMENT: If bulb replacement is required during our scheduled fountain cleaning, <b>Vertex</b> will <u>automatically replace</u> the bulb and charge its Customers for <u>parts cost only</u> . If, however, a Customer supplies the bulbs, <b>Vertex</b> will charge a fee for bulb replacement.			
No parts or special repairs are included in our cleaning agreement. By charging for cleaning, <b>Vertex</b> does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets will be invoiced separately.			

*The above price is effective for 6 months from the date of this proposal.*

1. If **CUSTOMER** requires **ASI** to enroll in any special third-party compliance programs invoicing or payment plans that charge **ASI**, those charges will be invoiced back to **CUSTOMER**.
2. This transaction is subject to the terms and conditions quoted below, notwithstanding any conflicting provisions submitted by **BUYER**.
3. This Agreement shall have as its effective date the first day of the month in which services are first rendered to **CUSTOMER**. If this cleaning/maintenance agreement is part of a corresponding installation agreement, the cleaning/maintenance services will not begin until the installation is complete. If this is the case, then a notice will be sent to confirm commencement of service.
4. Customer agrees that the services to be provided are for the benefit of **CUSTOMER** regardless of whether **CUSTOMER** has direct legal ownership of the work areas specified. In the event that **CUSTOMER** does not directly own the areas where services are to be provided, **CUSTOMER** warrants and represents that he has control of these areas to the extent that he may authorize the specified services and agrees to hold **VERTEX** harmless for the consequences of such services not arising out of **VERTEX** sole negligence.

5. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fires, floods, strikes, riots, war, acts of God, accidents, material

unavailability, governmental order and/or regulations, Upon termination, any advance payments made for services which would have been rendered CUSTOMER after date of terminate shall include, without limitation, increased material and transportation costs resulting from the supplementary supply conditions.

6. VERTEX, at its expense, shall maintain the following insurance coverages: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.

7. If at any time during the term of this Agreement, CUSTOMER feels VERTEX is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform VERTEX by certified mail, return receipt requested, stating with particularity the reasons for CUSTOMER's dissatisfaction. VERTEX shall investigate and attempt to cure the defect. If, after thirty (30) days from the giving of the original notice, CUSTOMER continues to feel VERTEX's performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("second Notice") to VERTEX and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by VERTEX.

8. VERTEX agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of VERTEX; however, VERTEX shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

9. Collection terms are net 30 days from invoice date. In consideration of VERTEX's providing services and/or products, the CUSTOMER agrees to pay its statements within 30 days of the statement date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER also agrees to pay all costs of collection, including reasonable attorneys' fees. ASI may cancel this Agreement, If CUSTOMER is delinquent more than sixty (60) days on their account. *Checks should be made payable to Aquatic Systems, Inc.*

10. **Automatic Extension.** Upon the anniversary date, this Agreement shall automatically be extended for successive twelve month periods, unless notice of non-renewal has been received by VERTEX, in writing, at least thirty (30) days prior to the anniversary date. The anniversary date shall be the first day of the month in which services were first rendered under this Agreement. Prices specified are firm throughout the original term of the contract; but, thereafter, VERTEX may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date. If you do not agree with a proposed price change, you must notify us in writing within twenty-one (21) days after receipt of our price change notice. VERTEX shall then have the option of terminating this Agreement without penalty to you.

11. If this Agreement is signed by owner's agent, a change in agent will not void the terms of this Agreement.

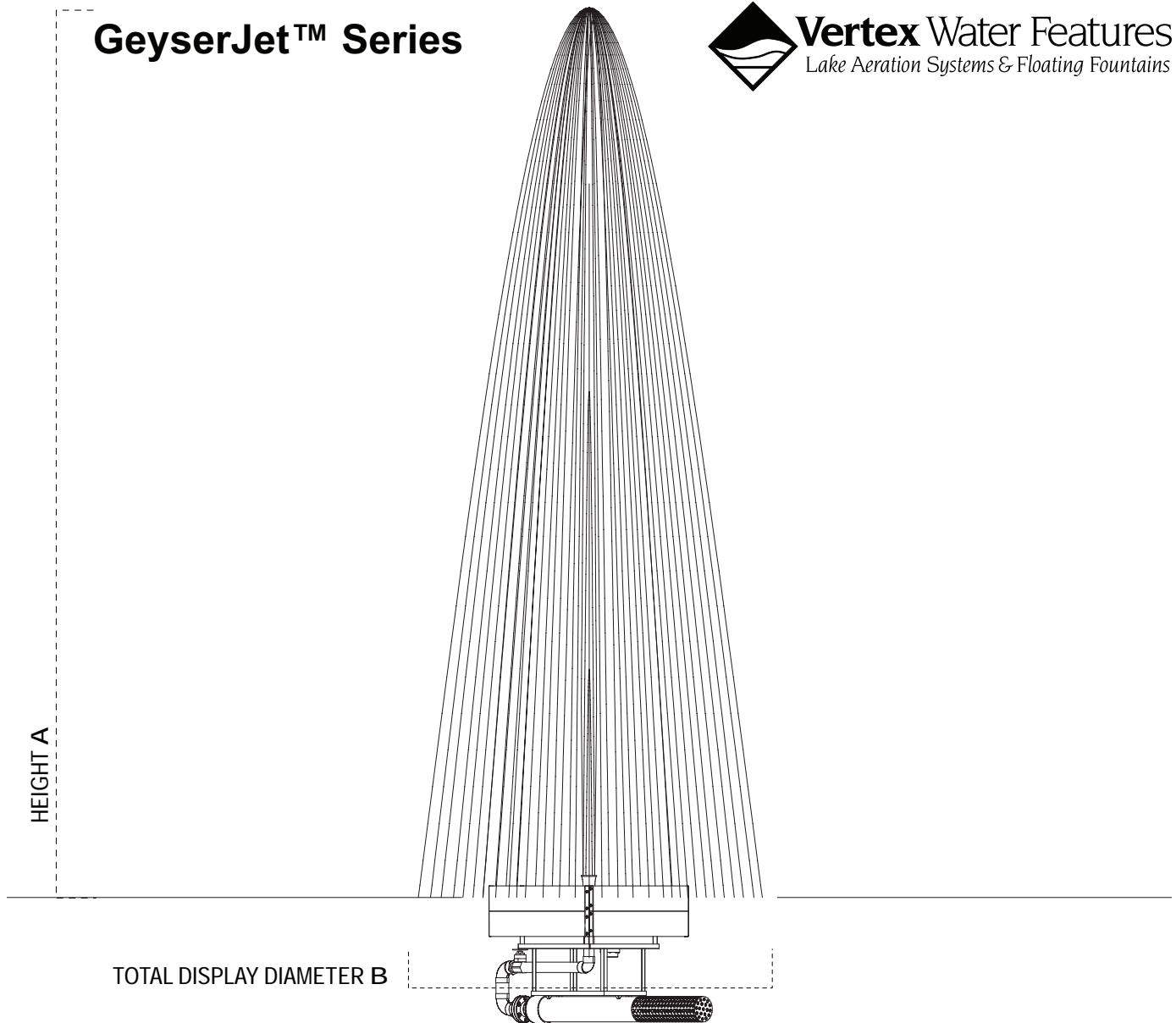
12. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both VERTEX and the CUSTOMER.

13. In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs against the non-prevailing party including appellate level.

14. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this Agreement.

<hr/> <b>Vertex Water Features' Signature</b> <b>Date</b>		<hr/> <b>Customer/Authorized Agent's Signature</b> <b>Title</b>	
A Division of Aquatic Systems, Inc.		<hr/> <b>Print Name</b> <b>Date</b>	
		<hr/> <b>Print Company Name</b>	

# GeyserJet™ Series



CHECK EITHER WITH OR WITHOUT LIGHTS

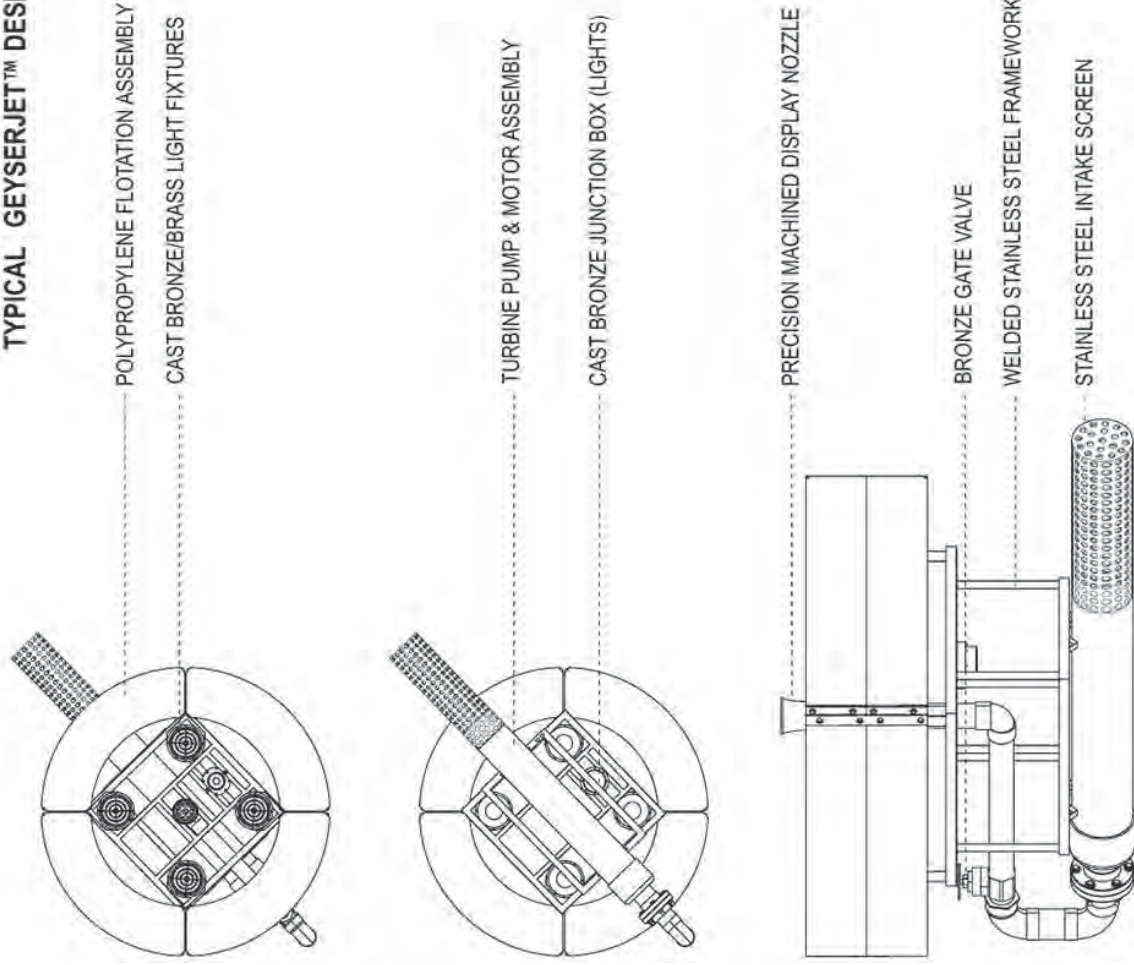
Fountain Only																				
With LED Lights							✓													
HP	2	2	2	3	3	3	5	5	5	7.5	7.5	7.5	10	10	10	15	15	15	20	20
Volts	230	230	460	230	230	460	230	230	460	230	230	460	230	230	460	230	230	460	230	460
Phase	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	3	3
AMP	14	8	4	17	10	5	28	17	9	42	25	12	51	32	16	72	47	24	61	30
HT. A	12'	12'	12'	16'	16'	16'	20'	20'	20'	22'	22'	22'	25'	25'	25'	30'	30'	30'	35'	35'
Dia. B	4'	4'	4'	5'	5'	5'	6'	6'	6'	7'	7'	7'	8'	8'	8'	9'	9'	9'	10'	10'
60W LED Lights	2	2	2	2	2	2	3	3	3	4	4	4	4	4	4	5	5	5	6	6
Total Watts	120	120	120	120	120	120	180	180	180	240	240	240	240	240	240	300	300	300	360	360
AMP Draw	1	1	1	1	1	1	1.5	1.5	1.5	2	2	2	2	2	2	2.5	2.5	2.5	3	3

## Notes:

1. Drawings are for illustration only and are not to scale
2. Installation of all fountain equipment shall be in accordance with manufacturers guidelines and specifications

Vertex Water Features  
 2100 NW 33rd Street Pompano Beach, FL 33069  
 P: 800-432-4302 F: 954-977-7963  
[www.vertexwaterfeatures.com](http://www.vertexwaterfeatures.com)

**TYPICAL GEYSERJET™ DESIGN**



**FLOTATION SYSTEM:**

Rotocast polypropylene with ultraviolet inhibitors added for extended protection against warping/cracking. Each seamless, watertight section is equipped with threaded brass insert and expanding type fill-plug for addition of water ballast and leveling control.

**PUMP/MOTOR:**

5 HP, 230 Volt, 1 Phase submersible turbine pump. Driveshaft is 416 stainless steel, supported by bronze bearings above and below each impeller. Pump is equipped with sand collars for maximum protection against abrasives. Stainless steel sealed UL listed submersible motor. Pump and motor are water cooled and lubricated. *Use of oil-filled motors/pumping systems are not acceptable due to need for regular replacement of oil, O-rings, and seals.*

**INTAKE SCREEN:**

Type 304, 18ga stainless steel, protects against foreign material entering pumping system.

**FRAMEWORK:**

Type 304 stainless steel with welded joints and stainless steel fastenings.

**LIGHTING FIXTURES:**

3 60watt, 120V clear LED lamps housed in cast bronze fixtures with tempered lens and neoprene gaskets, mounting brackets and fastenings of stainless steel. See specification chart for suggested lighting package. ETL listed.

**DISPLAY HEAD:**

Head shall be water-level sensitive Geyser nozzle of 100% brass construction, producing a heavy, active, and highly aerated display. Display heads of plastics, PVC and/or "thermoplastics" are unacceptable.

**UNDERWATER ELECTRICAL CABLES:**

STW-A rated, stamped "water resistant". 175 ' of 10/4 ga-pump, 175 ' of 12/3 ga-lights

**FOUNTAIN CONTROL PANEL:**

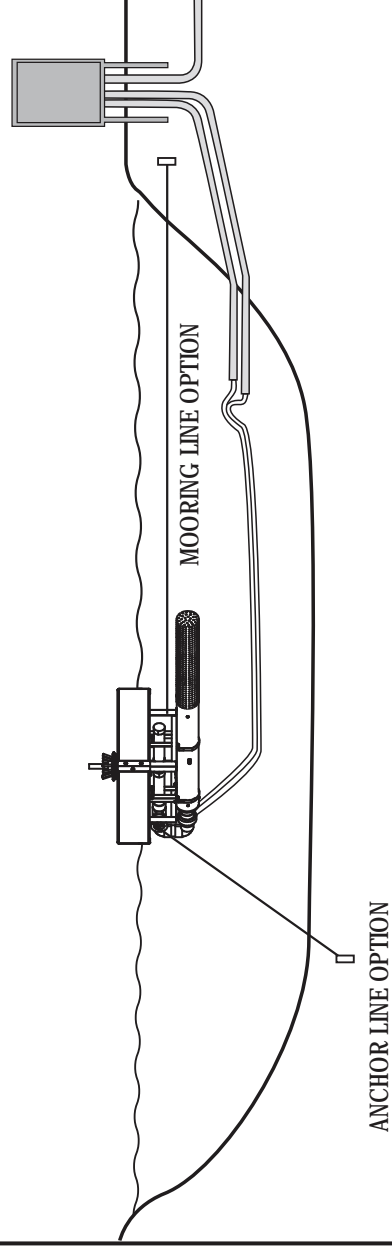
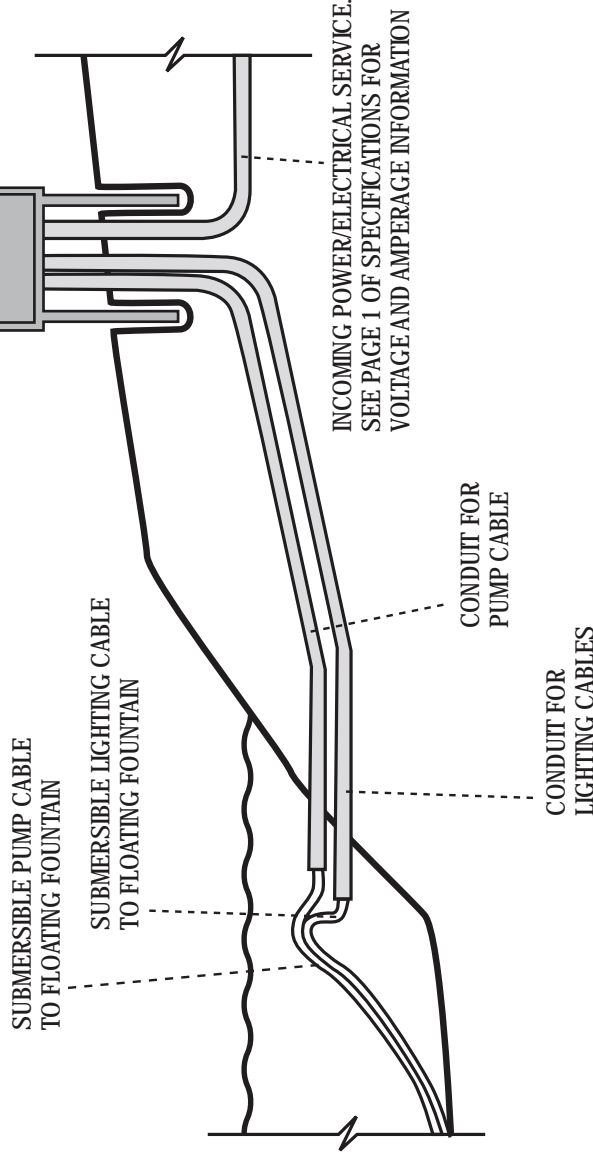
- ♦ Steel NEMA 3R enclosure
- ♦ Capacitive motor starter (single phase units)
- ♦ Phase loss protection (3-phase units)
- ♦ Circuit breaker – lights (if equipped)
- ♦ GFI protection – lights (if equipped)
- ♦ Surge/Lighting Protection
- ♦ 2 – 24 hour time clocks
- ♦ Circuit breaker – pump
- ♦ GFI protection – pump

*\*Vertex reserves the right to improve and change designs and/or specifications without notice or obligation.*

**MATERIALS WARRANTY:**

- ♦ Fountain - 4 years
- ♦ Light Fixtures (excludes bulbs) - 2 years
- ♦ Controls - 1 year

FOUNTAIN CONTROLLER  
SUPPLIED BY VERTEX



NOTE: Drawings are for illustrative purposes only and are not to scale.

## WARNING:

THE FOUNTAIN CONTROL PANEL MUST BE INSTALLED BY LICENSED ELECTRICIAN IN ACCORDANCE WITH ARTICLE 682 OF NATIONAL ELECTRICAL CODE. FAILURE MAY RESULT IN POTENTIALLY HAZARDOUS CONDITIONS AND/OR FAILURE OF ELECTRICAL INSPECTION. CONSULT AUTHORITIES HAVING JURISDICTION (AHJ) FOR SPECIFIC LOCAL CODES / RESTRICTIONS.

Vertex Water Features accepts/assumes no responsibility for installations not in accordance with local and/or national electrical codes.

## INSTALLATION OF CONTROL PANEL:

Installation of fountain control panel must be by licensed electrician in accordance with NEC 682 to insure panel location is above any/all possible high water levels. Submergence of panel poses serious risk of electrical shock and damage of fountain system.

## SCOPE OF WORK/ELECTRICIAN:

1. Mount NEMA 3R panel enclosure in accordance with NEC 682 in addition to any other local codes and/or restrictions.
2. Trench and bury sufficiently sized conduit(s) from fountain panel to water's edge, extending conduit(s) far enough into water to insure no submersible cable is exposed should low water conditions arise.
3. Bring incoming power from power source into the fountain panel. Incoming voltage must match with specifications of fountain panel or failure will result, damaging the system and voiding the warranty.
4. Pull submersible cable(s) from fountain through conduit to control panel and perform final connections (see Fountain Owner's Manual for more information).

**NOTE:** Do not operate fountain & lights until fountain installation has been completed and lights are fully submerged. Operating light(s) out of water will result in damage to bulb(s) and lens(es), voiding manufacturer's warranty.

**NOTE:** Connect only 120V to light(s) – higher voltage will result in immediate damage/failure of bulb(s).



Cordoba Ranch CDD

6-26-14 CB

Legend:

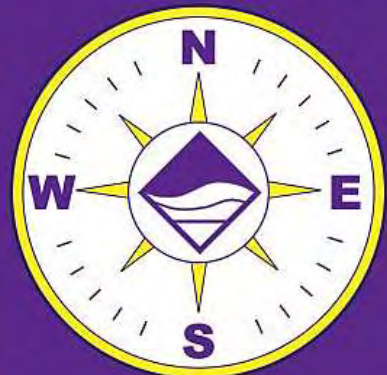
5hp Geyser Jet



Control Panel



Launch Site



Vertex Water Features

Livingston Ave

2

1

157 ft

© 2014 Google



## F L O A T I N G   F O U N T A I N S



Create a strong statement with the white and frothy activity of the GeyserJet series. Its heavy, wind-resistant display is highly visible during the day and a dramatic focal point at night when illuminating its dense, aerated pattern.

Powered by a UL listed heavy-duty submersible turbine pump, the GeyserJet standard equipment includes a complete UL listed control panel.

All fountain components are fully waterproof and made of the finest corrosion resistant materials to provide years of dependability and high performance.

## F E A T U R E S   A N D   B E N E F I T S

### PUMPS/MOTORS

- ◆ High performance turbine pump/motor assembly
- ◆ Stainless steel construction
- ◆ Water cooled: no oils, seals or o-rings to replace
- ◆ 4 year warranty

### NOZZLES

- ◆ Precision machined brass/bronze nozzles

### SUBMERSIBLE LIGHT FIXTURES

- ◆ Halogen or LED available
- ◆ Cast bronze/stainless steel housing
- ◆ Stainless steel brackets
- ◆ Tempered lenses
- ◆ 2 year warranty

### CONTROL PANEL

- ◆ UL listed per National Electrical Code
- ◆ Weatherproof steel enclosures

### CABLES

- ◆ STW-A rated
- ◆ 4 year warranty

### FLOTATION

- ◆ Rotocast polypropylene construction
- ◆ UV inhibitors for long life
- ◆ Individual leveling compartments for exact adjustments
- ◆ 4 year warranty

### CORROSION RESISTANT

- ◆ Cast brass/bronze nozzles
- ◆ Polypropylene float
- ◆ Stainless steel frame and fastenings
- ◆ Bronze/stainless steel lights

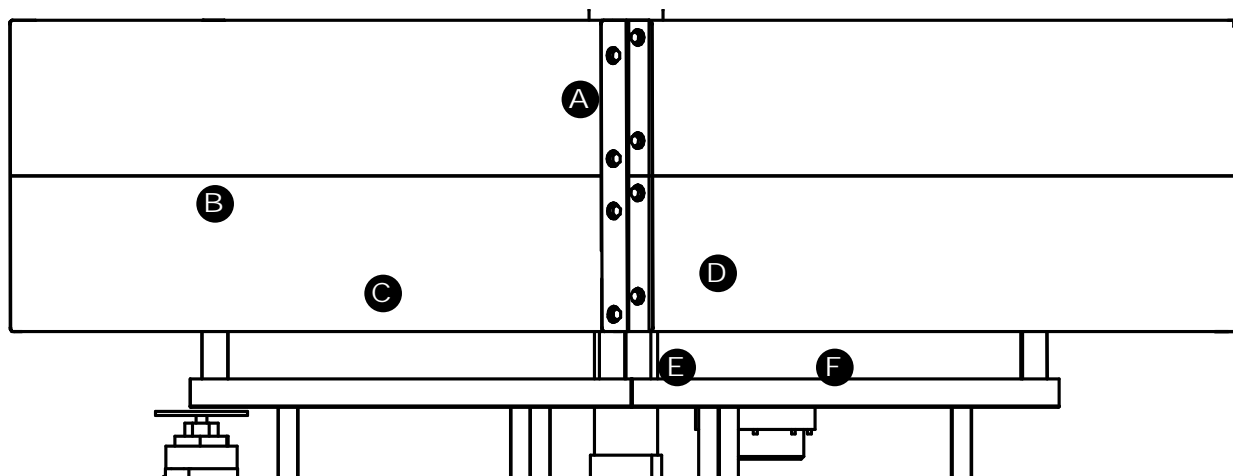
### BENEFITS TO LAKE

- ◆ Aesthetics – beautifies waterway
- ◆ Increases property value and quality of community
- ◆ Adds a focal point to any community
- ◆ Assists in aeration of lake system, aiding in fish dynamics
- ◆ Through agitation, prevents aggregation of planktonic algae on the surface and helps in reduction of mosquito larvae

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# GEYSERJET™ FLOATING FOUNTAIN

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<b>A</b>	PRECISION MACHINED BRASS/BRONZE DISPLAY NOZZLES
<b>B</b>	POLYPROPYLENE FLOTATION ASSEMBLY
<b>C</b>	WELDED STAINLESS STEEL FRAMEWORK

<b>D</b>	CAST BRONZE/BRASS LIGHT FIXTURES
<b>E</b>	TURBINE PUMP MOTOR ASSEMBLY
<b>F</b>	STAINLESS STEEL INTAKE SCREEN

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Due to the electric equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. Specifications recorded during calm wind conditions. Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our fountains without notice or obligation.

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## DISPLAY SPECIFICATIONS

HP	HT	Nozzle Diameter	1 Phase (V)	3 Phase (V)		
2	12'	3"	230	208	230	460
3	16'	4"	230	208	230	460
5	20'	4"	230	208	230	460
7.5	22'	6"	230	208	230	460
10	25'	6"	230	208	230	460
15	30'	6"	230	208	230	460
20	35'	6"	—	208	230	460

## PUMP AMPERAGE

(208V & 460V 3-phase motors available)

HP	230V10	230V30
2	14	8
3	17	10
5	28	17
7.5	42	25
10	51	32
15	72	47
20	-	61

© 2013 Vertex Water Features

## **Tab 4**

## Proposal for Extra Work at Cordoba Ranch CDD

Property Name	Cordoba Ranch CDD	Contact	Scott Smith
Property Address	2516 Cordoba Ranch Blvd. Lutz , FL 33559	To	Cordoba Ranch CDD
		Billing Address	c/o Rizetta & Company 3434 Colwell Ave Ste 200 Tampa , FL 33614
Project Name	annuals installed in circle		
Project Description	additional annuals		

### Scope of Work

QTY	UoM/Size	Material/Description
500.00	EACH	Install annuals to traffic circle

**For internal use only**

**SO#** 518558  
**JOB#** 342200056  
**Service Line** 130

**Total Installed Price      \$875.00**

#### THIS IS NOT AN INVOICE

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

# TERMS & CONDITIONS

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

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

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

## Acceptance of this Contract

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

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

Customer



Signature

PM District Manager

Title

Scott Smith

Printed Name

June 27, 2014

Date

Joseph Roethke

ValleyCrest Landscape Maintenance

Account Manager Exte

Signature

Title

Alex Kocher

Printed Name

June 27, 2014

Date

Job #: 342200056

Proposed Price: \$875.00

SO # 518558

## **Tab 5**

**Florida Reserve Study and Appraisal, Inc.**  
12407 N. Florida Avenue  
Tampa, FL 33612  
Phone: 813.932.1588  
Fax: 813.388.4189  
[www.reservestudyfl.com](http://www.reservestudyfl.com)

**Funding Reserve Analysis**  
*for*  
**Cordoba Ranch CDD**

June 12, 2014



# **Funding Reserve Analysis**

*for*

## **Cordoba Ranch CDD**

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<b>32 to 35 .....</b>	<b>Expense Summary</b>



**Florida Reserve Study and Appraisal, Inc.**

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

June 12, 2014

Cordoba Ranch CDD  
Cordoba Ranch Boulevard  
Lutz, Florida 33559

Board of Directors,

We are pleased to present to Cordoba Ranch CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

**Project Description**

Cordoba Ranch Community Development District ("Cordoba Ranch CDD" or "District") is an independent taxing district created and existing under Chapter 190 of the Florida Statutes. Cordoba Ranch CDD is a single family residential development that encompasses 286 lots. Construction in the district started in approximately 2008. The site size for community is approximately 803 acres. This reserve study focuses on the stormwater management system, streets, gates, entry areas, and monuments.

**Date of Physical Inspection**

The subject property was physically inspected on June 5, 2014 by Paul Gallizzi and Steven Swartz.

**Governing Documents**

A review was made of aeriels, subdivision plats, and drainage plans for the subject property.

**Depth of Study**

Full Service Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

### Summary of Financial Assumptions

The below table contains a partial summary of information provided by Cordoba Ranch CDD for the Cordoba Ranch CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2014</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Residents</i>	<i>286</i>
<i>Reserve Balance as of October 1, 2014<sup>1</sup></i>	<i>\$ 0</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest <sup>2</sup></i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See "Financial Condition of District" in this report. <sup>2</sup>

*Taxed as an IRS exempt district*

### Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the district are based upon the district performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the district.

### Proposed Modified Assessment

Fiscal Calendar Year	Resident Monthly Reserve Assessment	Monthly Reserve Assessment	Annual Reserve Assessment	Proposed Reserve Balance
2014	\$ 30.53	\$ 8,731	\$ 104,769	\$ 72,809
2015	\$ 31.29	\$ 8,949	\$ 107,388	\$ 147,940
2016	\$ 32.07	\$ 9,173	\$ 110,073	\$ 225,451
2017	\$ 32.87	\$ 9,402	\$ 112,825	\$ 305,408
2018	\$ 33.70	\$ 9,637	\$ 115,645	\$ 387,874
2019	\$ 34.54	\$ 9,878	\$ 118,537	\$ 461,298

*\* Annual Reserve Payments have been manually modified.*

*Payments have been modified to smooth payments over time.*

*Fiscal Year beginning October 1, 2014*

### **Reserve Study Assumptions**

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The district plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

### **Impact of Component Life**

The projected life expectancy of the major components and the reserve funding needs of the district are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the district. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the district. Also, some reserves items may have the phrase maintenance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

### **Inflation Estimate**

Inflation has been estimated at 2.50 percent over the course of the study.

### **Initial Reserves**

Reserves have not been specifically set up for the district. October 1, 2014 starts the next fiscal year. September 30, 2015 marks the end of the fiscal year.

### **Financial Condition of District**

The pooled method reserve projections estimate \$366.33 per resident per year for the next fiscal year and \$104,769 in total funding.

The district has not earmarked specific funds for reserves. However, since the district is relatively young, there is time to adequately fund reserves. The higher the percent funded, the more likely a district is to avoid a special assessment (outside of the of annual operating and maintenance assessment).

The following are general measures to the health of a district based on the percent funding model: 0-

30% funded:	poorly funded
30-70% funded:	fairly funded
70-100	100% funded:
	well funded
	100+% funded:
	very well funded

### **Special Assessments**

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

### **Reserve Funding Goal**

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

### **Study Method**

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

### **Summary of Findings**

We have estimated future projected expenses for Cordoba Ranch CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Cordoba Ranch CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that resident monthly fees as shown in the attached "Cordoba Ranch CDD Assessments Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items

without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Cordoba Ranch CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Cordoba Ranch CDD shall provide to us Cordoba Ranch CDD's best-estimated age of that item. If Cordoba Ranch CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the district's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

### **Percent Funded**

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a district. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

### **Keeping Your Reserve Study Current**

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessments paying residents
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

### **Storm Water Overview**

Cordoba Ranch has an overall land area of 802.8 acres and a proposed density of 0.36 to dwelling units per acre or 287 single family residential lots comprising 279.3 acres of land. Wetlands conservation areas total 441.5 acres and open space comprise 82.0 acres. The open space area consists of 43.2 acres of detention and retention ponds as part of the overall drainage plan, 22.6 acres of open space, 7.8 acres for a stable and 8.4 acres for wetland restoration areas.

The 43.2 acres of pond areas consists of 29 ponds. The ponds vary in size from less than one acre to the largest, which is 5.07 acres. The average pond size is approximately 1.5 acres. The ponds have an estimated shoreline area of 26,200 linear feet.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand. A reserve is established in this study for shore line restoration.

Four of the ponds and one of the wetland areas have overflow spillway structures from the ponds to the wetlands, and in one instance, from the wetlands to the ponds. The ponds have numerous mitered end section outlet structures.

The entire residential area including all roads and open areas have a complete drainage system. Some of the drainage uses open roadside culverts. These culverts, as well as sections of roadways are drained using conventional drainage structures and engineered reinforced concrete piping.

Overall, there are 378 drainage structures including 27 control structures, 21 manholes, 49 mitered-end sections, 32 headwalls, 8 endwalls, 11 Junction boxes, and 225 inlets with catch basins and spillways.

In addition, there is 19,667 feet of reinforced concrete piping ranging in size from an 18 inch diameter, to a 72 inch diameter, and 154 feet of box culvert.

### **Cordoba Ranch Storm Water Pipes**

Diameter	Length	Cost/LF	Amount
18"	6085'	52.00	\$316,420
24"	3795'	71.50	\$271,343
30"	2078'	117.59	\$244,352
36"	4295'	154.44	\$663,320
42"	691'	180.76	\$124,905
48"	763'	215.01	\$164,053

60"	1103'	292.37	\$322,484
66"	648'	349.71	\$226,612
72"	209'	407.04	\$85,071
Box Culvert	154'	200.00	\$30,800

Drainage Structures	27 @ 3500 = \$94,500
Manholes	21 @ 2170 = \$45,570
Mitered End Sections	49 @ 3000 = \$147,000
Headwalls	32 @ 1400 = \$44,800
Endwalls	8 @ 1400 = \$11,200
Junction Boxes	11 @ 2500 = \$27,500
Inlets	225 @ 1742 = \$391,950
Spillways	5 @ 4000 = \$20,000

Grand Total \$3,146,830

### **Stormwater Drainage Notes**

In general, the drainage system including drainage structures and drainage pipes have a long indefinite lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. For the purpose of this reserve study, it is our opinion that one percent of the original system cost should be set aside for reserves annually.

It has therefore been deemed necessary to set up a reserve for repair and replacement of the CDD owned drainage improvements. In this case, the total system cost is estimated to be \$3,146,830, which would result in a yearly reserve of \$31,500. It should be noted that there are additional reserves for pond bank erosion. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual HOA expenditures for such items.

### **Drainage Pond Maintenance and Reserves**

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due

to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Cordoba Ranch CDD, there are numerous retention ponds for stormwater drainage. These ponds are estimated to have 26,200 linear feet of shoreline area. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 20 percent of the shoreline will erode and need refurbishment. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the district. This number can be adjusted in future reserve planning if necessary.

### **Paving Notes**

Asphalt paved roads and parking areas have a varying expected life from approximately 20 years to 30 years. It is typical to assume an expected life of 25 year in the subject district. It is not uncommon for there to be small areas of deterioration that will have to be replaced prematurely. As roads age, this physical condition can be evaluated and the expected remaining life of the roads can be re-evaluated.

The following are the square footage of each street in the community:

Street	Size(SF)
Cordoba Ranch Blvd	255134
Bramshot Place	22080
Howsmore Place	36800
Barnclose Drive	28940
Daisy Farm Drive	50900
Newcastle Field Drive	66200
Meadow Grange Lane	19460
Brewster Green Court	6760
Linden Common Court	14300
Beacon Pasture Way	22600
Blackford Burn Court	13320
Bridleton Way	17880
Belfair Glen Place	26040
Totals	580414

### **Items Beyond the Scope of this Report**

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.



- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formadehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Cordoba Ranch CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

### **Statement of Qualifications**

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 200,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

### **Conflict of Interest**

As the preparer of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Cordoba Ranch CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:

Paul Gallizzi

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Paul Gallizzi

Steven M. Swartz

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Steven M. Swartz, RS.

Enclosures:

3 Pages of Photographs Attached

*Prepared by Florida Reserve Study and Appraisal*  
*Cordoba Ranch CDD Funding Study Summary - Continued*



Paving



Paving



Drainage Pond



Drainage Structure



Concrete Headwall



Curb Inlet



*Prepared by Florida Reserve Study and Appraisal*  
*Cordoba Ranch CDD Funding Study Summary - Continued*



Security Camera



Bridge Walkway



Gate Entry System



Gate Entry System



Small Monument



Large Monument



*Prepared by Florida Reserve Study and Appraisal*  
*Cordoba Ranch CDD Funding Study Summary - Continued*



Masonry Retaining Wall



Vinyl Fence with Small Monument



Wood Fence



Aluminum Fence

**Cordoba Ranch CDD Reserve Study Expense Item Summary**

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Streets</b>					
Paving 1 inch Overlay	\$ 638,158	18 Years	25 Years	\$ 1,025,661	Yes
<b>Stormwater Drainage</b>					
Stormwater Drainage (Yearly Refurbishment)	\$ 31,500	0 Year	1 Years	\$ 32,297	Yes
Pond Bank Erosion Control	\$ 105,000	16 Years	20 Years	\$ 160,536	Yes
<b>Entry Areas and Monuments</b>					
Security Camera System	\$ 10,000	5 Years	12 Years	\$ 11,617	Yes
Bridge Walkway Wood	\$ 21,600	23 Years	30 Years	\$ 39,333	Yes
Gate Entry System	\$ 30,000	8 Years	15 Years	\$ 37,561	Yes
Gate Call Box	\$ 3,000	8 Years	15 Years	\$ 3,756	Yes
Entry Sign Refurbishment	\$ 3,000	13 Years	20 Years	\$ 4,256	Yes
Small Monuments	\$ 61,500	18 Years	25 Years	\$ 98,844	Yes
Large Monuments	\$ 30,000	18 Years	25 Years	\$ 48,217	Yes
<b>Retaining Walls</b>					
Retaining Walls Masonry	\$ 104,850	23 Years	30 Years	\$ 190,930	Yes
<b>Fencing</b>					
Fence Vinyl Split Rail	\$ 45,396	13 Years	20 Years	\$ 64,397	Yes
Fence Wood	\$ 40,600	13 Years	20 Years	\$ 57,593	Yes
Fence Aluminum	\$ 64,620	23 Years	30 Years	\$ 117,672	Yes

Months Remaining in Fiscal Calendar Year 2014: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 0

**Cordoba Ranch CDD Reserve Study Expense Item Listing**

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Streets							
Paving 1 inch Overlay	\$ 1.10 / sf	580144 sf	\$ 638,158	18 Years	25 Years	2032	\$ 1,025,661
				25 Years		2057	\$ 1,914,941
Stormwater Drainage							
Stormwater Drainage (Yearly Refurbishment)	\$ 31,500 / total	1 total	\$ 31,500	0 Years	1 Year	2014	\$ 32,297
				2015		\$ 33,113	
				2016		\$ 33,951	
				2017		\$ 34,809	
				2018		\$ 35,690	
				2019		\$ 36,592	
				2020		\$ 37,517	
				2021		\$ 38,466	
				2022		\$ 39,439	
				2023		\$ 40,436	
				2024		\$ 41,459	
				2025		\$ 42,507	
				2026		\$ 43,582	
				2027		\$ 44,684	
				2028		\$ 45,814	
				2029		\$ 46,973	
				2030		\$ 48,161	
				2031		\$ 49,379	
				2032		\$ 50,627	
				2033		\$ 51,908	
				2034		\$ 53,220	
				2035		\$ 54,566	
				2036		\$ 55,946	
				2037		\$ 57,361	
				2038		\$ 58,812	
				2039		\$ 60,299	
				2040		\$ 61,824	
				2041		\$ 63,387	
				2042		\$ 64,990	
				2043		\$ 66,633	

## Cordoba Ranch CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Stormwater	\$ 31,500 / total	1 total	\$ 31,500	1 Years	1 Year	2044	\$ 68,319
Pond Bank Erosion Control	\$ 105,000 / total	1 total	\$ 105,000	16 Years 20 Years	20 Years	2030 2050	\$ 160,536 \$ 264,542
<b>Entry Areas and Monuments</b>							
Security Camera System	\$ 10,000 ea	1	\$ 10,000	5 Years 12 Years	12 Years	2019 2031 2043	\$ 11,617 \$ 15,676 \$ 21,153
Bridge Walkway Wood	\$ 60.00 / sf	360 sf	\$ 21,600	23 Years 30 Years	30 Years	2037 2067	\$ 39,333 \$ 83,203
Gate Entry System	\$ 30,000 ea	1	\$ 30,000	8 Years 15 Years	15 Years	2022 2037 2052	\$ 37,561 \$ 54,629 \$ 79,454
Gate Call Box	\$ 3,000 ea	1	\$ 3,000	8 Years 15 Years	15 Years	2022 2037 2052	\$ 3,756 \$ 5,463 \$ 7,945
Entry Sign Refurbishment	\$ 3,000 ea	1	\$ 3,000	13 Years 20 Years	20 Years	2027 2047	\$ 4,256 \$ 7,013
Small Monuments	\$ 1,500 ea	41	\$ 61,500	18 Years 25 Years	25 Years	2032 2057	\$ 98,844 \$ 184,545
Large Monuments	\$ 6,000 ea	5	\$ 30,000	18 Years 25 Years	25 Years	2032 2057	\$ 48,217 \$ 90,022
<b>Retaining Walls</b>							
Retaining Walls Masonry	\$ 10.00 / ft	10485 ft	\$ 104,850	23 Years 30 Years	30 Years	2037 2067	\$ 190,930 \$ 403,884
<b>Fencing</b>							
Fence Vinyl Split Rail	\$ 18.00 / lf	2522 lf	\$ 45,396	13 Years 20 Years	20 Years	2027 2047	\$ 64,397 \$ 106,117
Fence Wood	\$ 25.00 / lf	1624 lf	\$ 40,600	13 Years 20 Years	20 Years	2027 2047	\$ 57,593 \$ 94,906
Fence Aluminum	\$ 30.00 / ft	2154 ft	\$ 64,620	23 Years 30 Years	30 Years	2037 2067	\$ 117,672 \$ 248,917

Months Remaining in Fiscal Calendar Year 2014: 12



*Cordoba Ranch CDD Reserve Study Expense Item Listing - Continued*

*Expected annual inflation: 2.50%   Interest earned on reserve funds: 1.00%   Initial Reserve: \$ 0*

## Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Streets	Paving 1 inch Overlay	580144 sf	\$ 1.10 / sf	\$ 638,158.40
Stormwater Drainage	Stormwater Drainage (Yearly Refurbishment)	1 total	\$ 31,500.00 / total	\$ 31,500.00
	Pond Bank Erosion Control	1 total	\$ 105,000.00 / total	\$ 105,000.00
Stormwater Drainage Sub Total =				\$ 136,500.00
Entry Areas and Monuments	Security Camera System	1	\$ 10,000.00 ea	\$ 10,000.00
	Bridge Walkway Wood	360 sf	\$ 60.00 / sf	\$ 21,600.00
	Gate Entry System	1	\$ 30,000.00 ea	\$ 30,000.00
	Gate Call Box	1	\$ 3,000.00 ea	\$ 3,000.00
	Entry Sign Refurbishment	1	\$ 3,000.00 ea	\$ 3,000.00
	Small Monuments	41	\$ 1,500.00 ea	\$ 61,500.00
	Large Monuments	5	\$ 6,000.00 ea	\$ 30,000.00
Entry Areas and Monuments Sub Total =				\$ 159,100.00
Retaining Walls	Retaining Walls Masonry	10485 ft	\$ 10.00 / ft	\$ 104,850.00
Fencing	Fence Vinyl Split Rail	2522 lf	\$ 18.00 / lf	\$ 45,396.00
	Fence Wood	1624 lf	\$ 25.00 / lf	\$ 40,600.00
	Fence Aluminum	2154 ft	\$ 30.00 / ft	\$ 64,620.00
Fencing Sub Total =				\$ 150,616.00
Totals =				\$ 1,189,224.40

Based on the Study Start date of, October 1, 2014, Initial Reserves = \$ and Depreciation = \$ 353,769,  
the Percent Funded on Study Start date is %

## Cordoba Ranch CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2014	\$ 104,769	\$ 482	\$ 32,297	\$ 144	\$ 72,809	18.4%
2015	\$ 107,388	\$ 1,222	\$ 33,113	\$ 366	\$ 147,940	32.5%
2016	\$ 110,073	\$ 1,985	\$ 33,951	\$ 596	\$ 225,451	43.6%
2017	\$ 112,825	\$ 2,773	\$ 34,809	\$ 832	\$ 305,408	52.6%
2018	\$ 115,645	\$ 3,586	\$ 35,690	\$ 1,076	\$ 387,874	59.8%
2019	\$ 118,537	\$ 4,424	\$ 48,209	\$ 1,327	\$ 461,298	64.2%
2020	\$ 121,500	\$ 5,171	\$ 37,517	\$ 1,551	\$ 548,901	70.4%
2021	\$ 124,537	\$ 6,061	\$ 38,466	\$ 1,818	\$ 639,215	74.7%
2022	\$ 127,651	\$ 6,979	\$ 80,756	\$ 2,094	\$ 690,995	73.8%
2023	\$ 130,842	\$ 7,511	\$ 40,436	\$ 2,253	\$ 786,659	80.5%
2024	\$ 134,113	\$ 8,483	\$ 41,459	\$ 2,545	\$ 885,251	83.3%
2025	\$ 137,466	\$ 9,484	\$ 42,507	\$ 2,845	\$ 986,849	85.6%
2026	\$ 140,903	\$ 10,516	\$ 43,582	\$ 3,155	\$ 1,091,531	87.6%
2027	\$ 144,425	\$ 11,579	\$ 170,930	\$ 3,474	\$ 1,073,132	79.9%
2028	\$ 148,036	\$ 11,412	\$ 45,814	\$ 3,424	\$ 1,183,341	89.9%
2029	\$ 151,737	\$ 12,531	\$ 46,973	\$ 3,759	\$ 1,296,877	91.4%
2030	\$ 155,530	\$ 13,684	\$ 208,697	\$ 4,105	\$ 1,253,289	82.1%
2031	\$ 159,418	\$ 13,266	\$ 65,054	\$ 3,980	\$ 1,356,938	92.1%
2032	\$ 163,404	\$ 14,320	\$ 1,223,349	\$ 4,296	\$ 307,018	19.6%
2033	\$ 167,489	\$ 3,840	\$ 51,908	\$ 1,152	\$ 425,287	87.4%
2034	\$ 171,676	\$ 5,042	\$ 53,220	\$ 1,513	\$ 547,272	94.3%
2035	\$ 175,968	\$ 6,281	\$ 54,566	\$ 1,884	\$ 673,071	99.2%
2036	\$ 180,367	\$ 7,560	\$ 55,946	\$ 2,268	\$ 802,784	102.8%
2037	\$ 184,876	\$ 8,878	\$ 465,388	\$ 2,663	\$ 528,486	59.5%
2038	\$ 189,498	\$ 6,156	\$ 58,812	\$ 1,847	\$ 663,482	113.9%
2039	\$ 194,236	\$ 7,528	\$ 60,299	\$ 2,258	\$ 802,689	116.4%
2040	\$ 199,092	\$ 8,942	\$ 61,824	\$ 2,683	\$ 946,216	118.0%
2041	\$ 204,069	\$ 10,400	\$ 63,387	\$ 3,120	\$ 1,094,178	119.0%
2042	\$ 209,171	\$ 11,903	\$ 64,990	\$ 3,571	\$ 1,246,691	119.6%
2043	\$ 214,400	\$ 13,452	\$ 87,787	\$ 4,036	\$ 1,382,721	118.1%
2044	\$ 219,760	\$ 14,837	\$ 68,319	\$ 4,451	\$ 1,544,549	120.5%
<b>Totals :</b>	<b>\$ 4,819,402</b>	<b>\$ 250,287</b>	<b>\$ 3,450,055</b>	<b>\$ 75,086</b>		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

### Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2014: 12      Inflation = 2.50 %      Interest = 1.00 %  
Study Life = 30 years      Initial Reserve Funds = \$ 0.00      Final Reserve Value = \$ 1,544,548.58

**Cordoba Ranch CDD Modified Reserve Assessment Summary**  
**Projected Assessment by Month and by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Resident Monthly Operations Assessment</b>	<b>Resident Monthly Reserve Assessment</b>	<b>Resident Total Monthly Assessment</b>	<b>Resident Total Annual Assessment</b>	<b>Monthly Reserve Assessment</b>	<b>Annual Reserve Assessment</b>
2014	NA	\$ 30.53	\$ 30.53	\$ 366.33	\$ 8,731	\$ 104,769
2015	NA	\$ 31.29	\$ 31.29	\$ 375.48	\$ 8,949	\$ 107,388
2016	NA	\$ 32.07	\$ 32.07	\$ 384.87	\$ 9,173	\$ 110,073
2017	NA	\$ 32.87	\$ 32.87	\$ 394.49	\$ 9,402	\$ 112,825
2018	NA	\$ 33.70	\$ 33.70	\$ 404.35	\$ 9,637	\$ 115,645
2019	NA	\$ 34.54	\$ 34.54	\$ 414.46	\$ 9,878	\$ 118,537
2020	NA	\$ 35.40	\$ 35.40	\$ 424.82	\$ 10,125	\$ 121,500
2021	NA	\$ 36.29	\$ 36.29	\$ 435.45	\$ 10,378	\$ 124,537
2022	NA	\$ 37.19	\$ 37.19	\$ 446.33	\$ 10,638	\$ 127,651
2023	NA	\$ 38.12	\$ 38.12	\$ 457.49	\$ 10,904	\$ 130,842
2024	NA	\$ 39.08	\$ 39.08	\$ 468.93	\$ 11,176	\$ 134,113
2025	NA	\$ 40.05	\$ 40.05	\$ 480.65	\$ 11,456	\$ 137,466
2026	NA	\$ 41.06	\$ 41.06	\$ 492.67	\$ 11,742	\$ 140,903
2027	NA	\$ 42.08	\$ 42.08	\$ 504.98	\$ 12,035	\$ 144,425
2028	NA	\$ 43.13	\$ 43.13	\$ 517.61	\$ 12,336	\$ 148,036
2029	NA	\$ 44.21	\$ 44.21	\$ 530.55	\$ 12,645	\$ 151,737
2030	NA	\$ 45.32	\$ 45.32	\$ 543.81	\$ 12,961	\$ 155,530
2031	NA	\$ 46.45	\$ 46.45	\$ 557.41	\$ 13,285	\$ 159,418
2032	NA	\$ 47.61	\$ 47.61	\$ 571.34	\$ 13,617	\$ 163,404
2033	NA	\$ 48.80	\$ 48.80	\$ 585.63	\$ 13,957	\$ 167,489
2034	NA	\$ 50.02	\$ 50.02	\$ 600.27	\$ 14,306	\$ 171,676
2035	NA	\$ 51.27	\$ 51.27	\$ 615.27	\$ 14,664	\$ 175,968
2036	NA	\$ 52.55	\$ 52.55	\$ 630.65	\$ 15,031	\$ 180,367
2037	NA	\$ 53.87	\$ 53.87	\$ 646.42	\$ 15,406	\$ 184,876
2038	NA	\$ 55.22	\$ 55.22	\$ 662.58	\$ 15,792	\$ 189,498
2039	NA	\$ 56.60	\$ 56.60	\$ 679.15	\$ 16,186	\$ 194,236
2040	NA	\$ 58.01	\$ 58.01	\$ 696.13	\$ 16,591	\$ 199,092
2041	NA	\$ 59.46	\$ 59.46	\$ 713.53	\$ 17,006	\$ 204,069
2042	NA	\$ 60.95	\$ 60.95	\$ 731.37	\$ 17,431	\$ 209,171
2043	NA	\$ 62.47	\$ 62.47	\$ 749.65	\$ 17,867	\$ 214,400
2044	NA	\$ 64.03	\$ 64.03	\$ 768.39	\$ 18,313	\$ 219,760

*Assessment Summary has been modified with forced Fixed Payments.*

*In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.*

*Number of Payment Months in Fiscal Calendar Year 2014: 12*

*Number of Years of Constant Payments: 1*

***Cordoba Ranch CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued***

*No of Assessed Residents: 286*

**Cordoba Ranch CDD Funding Unadjusted Revenue by Fiscal Calendar Year**

<i>Item Name</i>	<i>FY 2014</i>	<i>FY 2015</i>	<i>FY 2016</i>	<i>FY 2017</i>	<i>FY 2018</i>	<i>FY 2019</i>	<i>FY 2020</i>	<i>FY 2021</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>
<b>Reserve Category : Streets</b>													
<i>Paving 1 inch Overlay</i>	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039
<b>Reserve Category : Stormwater Drainage</b>													
<i>Stormwater Drainage (Yearly Refurbishment)</i>	\$ 32,149	\$ 32,962	\$ 33,795	\$ 34,650	\$ 35,526	\$ 36,425	\$ 37,346	\$ 38,290	\$ 39,258	\$ 40,251	\$ 41,269	\$ 42,313	\$ 43,383
<i>Pond Bank Erosion Control</i>	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667
<i>Stormwater Drainage Subtotal :</i>	\$ 40,816	\$ 41,629	\$ 42,462	\$ 43,317	\$ 44,193	\$ 45,092	\$ 46,013	\$ 46,957	\$ 47,925	\$ 48,918	\$ 49,936	\$ 50,980	\$ 52,050
<b>Reserve Category : Entry Areas and Monuments</b>													
<i>Security Camera System</i>	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,230	\$ 1,230	\$ 1,230	\$ 1,230	\$ 1,230	\$ 1,230	\$ 1,230
<i>Bridge Walkway Wood</i>	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451
<i>Gate Entry System</i>	\$ 3,990	\$ 3,990	\$ 3,990	\$ 3,990	\$ 3,990	\$ 3,990	\$ 3,990	\$ 3,990	\$ 3,990	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377
<i>Gate Call Box</i>	\$ 399	\$ 399	\$ 399	\$ 399	\$ 399	\$ 399	\$ 399	\$ 399	\$ 399	\$ 338	\$ 338	\$ 338	\$ 338
<i>Entry Sign Refurbishment</i>	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283
<i>Small Monuments</i>	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726
<i>Large Monuments</i>	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305
<i>Entry Areas and Monuments Subtotal :</i>	\$ 15,033	\$ 15,033	\$ 15,033	\$ 15,033	\$ 15,033	\$ 15,033	\$ 14,384	\$ 14,384	\$ 14,384	\$ 13,710	\$ 13,710	\$ 13,710	\$ 13,710
<b>Reserve Category : Retaining Walls</b>													
<i>Retaining Walls Masonry</i>	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042
<b>Reserve Category : Fencing</b>													
<i>Fence Vinyl Split Rail</i>	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287	\$ 4,287
<i>Fence Wood</i>	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834
<i>Fence Aluminum</i>	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340

*Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.*

***Cordoba Ranch CDD Funding Unadjusted Revenue by Fiscal Calendar Year - Continued***

<i>Item Name</i>	<i>FY 2014</i>	<i>FY 2015</i>	<i>FY 2016</i>	<i>FY 2017</i>	<i>FY 2018</i>	<i>FY 2019</i>	<i>FY 2020</i>	<i>FY 2021</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>
<i>Fencing Subtotal :</i>	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461	\$ 12,461
<i>Total Revenue :</i>	\$ 124,392	\$ 125,205	\$ 126,039	\$ 126,894	\$ 127,770	\$ 128,668	\$ 128,940	\$ 129,884	\$ 130,853	\$ 131,171	\$ 132,189	\$ 133,233	\$ 134,303

*Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.*

**Cordoba Ranch CDD Funding Unadjusted Revenue by Fiscal Calendar Year - Continued**

<i>Item Name</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>
<b>Reserve Category : Streets</b>													
<i>Paving 1 inch Overlay</i>	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 49,039	\$ 67,453	\$ 67,453	\$ 67,453	\$ 67,453	\$ 67,453	\$ 67,453	\$ 67,453
<b>Reserve Category : Stormwater Drainage</b>													
<i>Stormwater Drainage (Yearly Refurbishment)</i>	\$ 44,480	\$ 45,605	\$ 46,758	\$ 47,940	\$ 49,153	\$ 50,396	\$ 51,670	\$ 52,977	\$ 54,317	\$ 55,690	\$ 57,099	\$ 58,542	\$ 60,023
<i>Pond Bank Erosion Control</i>	\$ 8,667	\$ 8,667	\$ 8,667	\$ 8,667	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954
<i>Stormwater Drainage Subtotal :</i>	\$ 53,147	\$ 54,272	\$ 55,425	\$ 56,607	\$ 61,107	\$ 62,350	\$ 63,624	\$ 64,931	\$ 66,271	\$ 67,644	\$ 69,053	\$ 70,496	\$ 71,977
<b>Reserve Category : Entry Areas and Monuments</b>													
<i>Security Camera System</i>	\$ 1,230	\$ 1,230	\$ 1,230	\$ 1,230	\$ 1,230	\$ 1,660	\$ 1,660	\$ 1,660	\$ 1,660	\$ 1,660	\$ 1,660	\$ 1,660	\$ 1,660
<i>Bridge Walkway Wood</i>	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 1,451	\$ 2,379	\$ 2,379
<i>Gate Entry System</i>	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,377	\$ 4,912	\$ 4,912
<i>Gate Call Box</i>	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 491	\$ 491
<i>Entry Sign Refurbishment</i>	\$ 283	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317
<i>Small Monuments</i>	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 4,726	\$ 6,501	\$ 6,501	\$ 6,501	\$ 6,501	\$ 6,501	\$ 6,501	\$ 6,501
<i>Large Monuments</i>	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 2,305	\$ 3,171	\$ 3,171	\$ 3,171	\$ 3,171	\$ 3,171	\$ 3,171	\$ 3,171
<i>Entry Areas and Monuments Subtotal :</i>	\$ 13,710	\$ 13,744	\$ 13,744	\$ 13,744	\$ 13,744	\$ 14,174	\$ 16,815	\$ 16,815	\$ 16,815	\$ 16,815	\$ 16,815	\$ 19,431	\$ 19,431
<b>Reserve Category : Retaining Walls</b>													
<i>Retaining Walls Masonry</i>	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 7,042	\$ 11,550	\$ 11,550
<b>Reserve Category : Fencing</b>													
<i>Fence Vinyl Split Rail</i>	\$ 4,287	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795
<i>Fence Wood</i>	\$ 3,834	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289
<i>Fence Aluminum</i>	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 4,340	\$ 7,118	\$ 7,118

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.



**Cordoba Ranch CDD Funding Unadjusted Revenue by Fiscal Calendar Year - Continued**

<i>Item Name</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>
<i>Fencing Subtotal :</i>	\$ 12,461	\$ 13,424	\$ 13,424	\$ 13,424	\$ 13,424	\$ 13,424	\$ 13,424	\$ 13,424	\$ 13,424	\$ 13,424	\$ 13,424	\$ 16,202	\$ 16,202
<i>Total Revenue :</i>	\$ 135,400	\$ 137,520	\$ 138,674	\$ 139,856	\$ 144,355	\$ 146,028	\$ 168,357	\$ 169,664	\$ 171,004	\$ 172,377	\$ 173,786	\$ 185,132	\$ 186,612

*Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.*

**Cordoba Ranch CDD Funding Unadjusted Revenue by Fiscal Calendar Year - Continued**

<i>Item Name</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2044</i>
<b><i>Reserve Category : Streets</i></b>					
<i>Paving 1 inch Overlay</i>	\$ 67,453	\$ 67,453	\$ 67,453	\$ 67,453	\$ 67,453
<b><i>Reserve Category : Stormwater Drainage</i></b>					
<i>Stormwater Drainage (Yearly Refurbishment)</i>	\$ 61,541	\$ 63,097	\$ 64,693	\$ 66,329	\$ 68,006
<i>Pond Bank Erosion Control</i>	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954	\$ 11,954
<i>Stormwater Drainage Subtotal :</i>	\$ 73,495	\$ 75,051	\$ 76,647	\$ 78,283	\$ 79,960
<b><i>Reserve Category : Entry Areas and Monuments</i></b>					
<i>Security Camera System</i>	\$ 1,660	\$ 1,660	\$ 1,660	\$ 1,660	
<i>Bridge Walkway Wood</i>	\$ 2,379	\$ 2,379	\$ 2,379	\$ 2,379	\$ 2,379
<i>Gate Entry System</i>	\$ 4,912	\$ 4,912	\$ 4,912	\$ 4,912	\$ 4,912
<i>Gate Call Box</i>	\$ 491	\$ 491	\$ 491	\$ 491	\$ 491
<i>Entry Sign Refurbishment</i>	\$ 317	\$ 317	\$ 317	\$ 317	\$ 317
<i>Small Monuments</i>	\$ 6,501	\$ 6,501	\$ 6,501	\$ 6,501	\$ 6,501
<i>Large Monuments</i>	\$ 3,171	\$ 3,171	\$ 3,171	\$ 3,171	\$ 3,171
<i>Entry Areas and Monuments Subtotal :</i>	\$ 19,431	\$ 19,431	\$ 19,431	\$ 19,431	\$ 17,771
<b><i>Reserve Category : Retaining Walls</i></b>					
<i>Retaining Walls Masonry</i>	\$ 11,550	\$ 11,550	\$ 11,550	\$ 11,550	\$ 11,550
<b><i>Reserve Category : Fencing</i></b>					
<i>Fence Vinyl Split Rail</i>	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795	\$ 4,795
<i>Fence Wood</i>	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289	\$ 4,289
<i>Fence Aluminum</i>	\$ 7,118	\$ 7,118	\$ 7,118	\$ 7,118	\$ 7,118

*Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.*

***Cordoba Ranch CDD Funding Unadjusted Revenue by Fiscal Calendar Year - Continued***

<i>Item Name</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2044</i>
<i>Fencing Subtotal :</i>	<i>\$ 16,202</i>	<i>\$ 16,202</i>	<i>\$ 16,202</i>	<i>\$ 16,202</i>	<i>\$ 16,202</i>
<i>Total Revenue :</i>	<i>\$ 188,130</i>	<i>\$ 189,686</i>	<i>\$ 191,282</i>	<i>\$ 192,918</i>	<i>\$ 192,936</i>

*Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.*

**Cordoba Ranch CDD Funding Study - Expenses by Item and by Fiscal Calendar Year**

<i>Item Description</i>	<i>FY 2014</i>	<i>FY 2015</i>	<i>FY 2016</i>	<i>FY 2017</i>	<i>FY 2018</i>	<i>FY 2019</i>	<i>FY 2020</i>	<i>FY 2021</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>
<b>Reserve Category : Streets</b>																					
<i>Paving 1 inch Overlay</i>																			\$ 1,025,661		
<b>Reserve Category : Stormwater Drainage</b>																					
<i>Stormwater Drainage (Yearly Refurbishment)</i>	\$ 32,297	\$ 33,113	\$ 33,951	\$ 34,809	\$ 35,690	\$ 36,592	\$ 37,517	\$ 38,466	\$ 39,439	\$ 40,436	\$ 41,459	\$ 42,507	\$ 43,582	\$ 44,684	\$ 45,814	\$ 46,973	\$ 48,161	\$ 49,379	\$ 50,627	\$ 51,908	\$ 53,220
<i>Pond Bank Erosion Control</i>																	\$ 160,536				
Category Subtotal :	\$ 32,297	\$ 33,113	\$ 33,951	\$ 34,809	\$ 35,690	\$ 36,592	\$ 37,517	\$ 38,466	\$ 39,439	\$ 40,436	\$ 41,459	\$ 42,507	\$ 43,582	\$ 44,684	\$ 45,814	\$ 46,973	\$ 208,697	\$ 49,379	\$ 50,627	\$ 51,908	\$ 53,220
<b>Reserve Category : Entry Areas and Monuments</b>																					
<i>Security Camera System</i>						\$ 11,617												\$ 15,676			
<i>Bridge Walkway Wood</i>																					
<i>Gate Entry System</i>									\$ 37,561												
<i>Gate Call Box</i>									\$ 3,756												
<i>Entry Sign Refurbishment</i>														\$ 4,256							
<i>Small Monuments</i>																			\$ 98,844		
<i>Large Monuments</i>																			\$ 48,217		
Category Subtotal :						\$ 11,617			\$ 41,317					\$ 4,256				\$ 15,676	\$ 147,061		
<b>Reserve Category : Retaining Walls</b>																					
<i>Retaining Walls Masonry</i>																					
<b>Reserve Category : Fencing</b>																					
<i>Fence Vinyl Split Rail</i>														\$ 64,397							
<i>Fence Wood</i>														\$ 57,593							
<i>Fence Aluminum</i>																					
Category Subtotal :														\$ 121,990							
<b>Expense Totals :</b>	<b>\$ 32,297</b>	<b>\$ 33,113</b>	<b>\$ 33,951</b>	<b>\$ 34,809</b>	<b>\$ 35,690</b>	<b>\$ 48,209</b>	<b>\$ 37,517</b>	<b>\$ 38,466</b>	<b>\$ 80,756</b>	<b>\$ 40,436</b>	<b>\$ 41,459</b>	<b>\$ 42,507</b>	<b>\$ 43,582</b>	<b>\$ 170,930</b>	<b>\$ 45,814</b>	<b>\$ 46,973</b>	<b>\$ 208,697</b>	<b>\$ 65,054</b>	<b>\$ 1,223,349</b>	<b>\$ 51,908</b>	<b>\$ 53,220</b>

**Cordoba Ranch CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
<b>Reserve Category : Streets</b>										
Paving 1 inch Overlay										
<b>Reserve Category : Stormwater Drainage</b>										
Stormwater Drainage (Yearly Refurbishment)	\$ 54,566	\$ 55,946	\$ 57,361	\$ 58,812	\$ 60,299	\$ 61,824	\$ 63,387	\$ 64,990	\$ 66,633	\$ 68,319
Pond Bank Erosion Control										
Category Subtotal :	\$ 54,566	\$ 55,946	\$ 57,361	\$ 58,812	\$ 60,299	\$ 61,824	\$ 63,387	\$ 64,990	\$ 66,633	\$ 68,319
<b>Reserve Category : Entry Areas and Monuments</b>										
Security Camera System									\$ 21,153	
Bridge Walkway Wood			\$ 39,333							
Gate Entry System			\$ 54,629							
Gate Call Box			\$ 5,463							
Entry Sign Refurbishment										
Small Monuments										
Large Monuments										
Category Subtotal :			\$ 99,425						\$ 21,153	
<b>Reserve Category : Retaining Walls</b>										
Retaining Walls Masonry			\$ 190,930							
<b>Reserve Category : Fencing</b>										
Fence Vinyl Split Rail										
Fence Wood										
Fence Aluminum			\$ 117,672							
Category Subtotal :			\$ 117,672							
<b>Expense Totals :</b>										
	\$ 54,566	\$ 55,946	\$ 465,388	\$ 58,812	\$ 60,299	\$ 61,824	\$ 63,387	\$ 64,990	\$ 87,787	\$ 68,319

**Florida Reserve Study and Appraisal, Inc.**

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

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<i>Year</i>	<i>Category</i>	<i>Item Name</i>	<i>Expense</i>
<i>FY 2014</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 32,297
Year Annual Expense Total = \$ 32,297			
<i>FY 2015</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 33,113
Annual Expense Total = \$ 33,113			
<i>FY 2016</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 33,951
Annual Expense Total = \$ 33,951			
<i>FY 2017</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 34,809
Annual Expense Total = \$ 34,809			
<i>FY 2018</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 35,690
Annual Expense Total = \$ 35,690			
<i>FY 2019</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 36,592
	<i>Entry Areas and Monuments</i>	Security Camera System	\$ 11,617
FY 2019 Annual Expense Total = \$ 48,209			
<i>FY 2020</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 37,517
Annual Expense Total = \$ 37,517			
<i>FY 2021</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 38,466
Annual Expense Total = \$ 38,466			
<i>FY 2022</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 39,439
	<i>Entry Areas and Monuments</i>	Gate Entry System	\$ 37,561
		Gate Call Box	\$ 3,756
		Entry Areas and Monuments Subtotal = \$ 41,317.00	
FY 2022 Annual Expense Total = \$ 80,756			

<i>Year</i>	<i>Category</i>	<i>Item Name</i>	<i>Expense</i>
<i>FY 2023</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 40,436
Annual Expense Total = \$ 40,436			
<i>FY 2024</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 41,459
Annual Expense Total = \$ 41,459			
<i>FY 2025</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 42,507
Annual Expense Total = \$ 42,507			
<i>FY 2026</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 43,582
Annual Expense Total = \$ 43,582			
<i>FY 2027</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 44,684
	<i>Entry Areas and Monuments</i>	Entry Sign Refurbishment	\$ 4,256
	<i>Fencing</i>	Fence Vinyl Split Rail	\$ 64,397
		Fence Wood	\$ 57,593
	Fencing Subtotal = \$ 121,990.00		
FY 2027 Annual Expense Total = \$ 170,930			
<i>FY 2028</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 45,814
Annual Expense Total = \$ 45,814			
<i>FY 2029</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 46,973
Annual Expense Total = \$ 46,973			
<i>FY 2030</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 48,161
		Pond Bank Erosion Control	\$ 160,536
	Stormwater Drainage Subtotal = \$ 208,697.00		
FY 2030 Annual Expense Total = \$ 208,697			
<i>FY 2031</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 49,379
	<i>Entry Areas and Monuments</i>	Security Camera System	\$ 15,676
FY 2031 Annual Expense Total = \$ 65,055			
<i>FY 2032</i>	<i>Streets</i>	Paving 1 inch Overlay	\$ 1,025,661
	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 50,627

<i>Year</i>	<i>Category</i>	<i>Item Name</i>	<i>Expense</i>
<i>FY 2032</i>	<i>Entry Areas and Monuments</i>	Small Monuments	\$ 98,844
		Large Monuments	\$ 48,217
	Entry Areas and Monuments Subtotal = \$ 147,061.00		
FY 2032 Annual Expense Total = \$ 1,223,349			
<i>FY 2033</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 51,908
Annual Expense Total = \$ 51,908			
<i>FY 2034</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 53,220
Annual Expense Total = \$ 53,220			
<i>FY 2035</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 54,566
Annual Expense Total = \$ 54,566			
<i>FY 2036</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 55,946
Annual Expense Total = \$ 55,946			
<i>FY 2037</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 57,361
	<i>Entry Areas and Monuments</i>	Bridge Walkway Wood	\$ 39,333
		Gate Entry System	\$ 54,629
		Gate Call Box	\$ 5,463
	Entry Areas and Monuments Subtotal = \$ 99,425.00		
	<i>Retaining Walls</i>	Retaining Walls Masonry	\$ 190,930
	<i>Fencing</i>	Fence Aluminum	\$ 117,672
FY 2037 Annual Expense Total = \$ 465,388			
<i>FY 2038</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 58,812
Annual Expense Total = \$ 58,812			
<i>FY 2039</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 60,299
Annual Expense Total = \$ 60,299			
<i>FY 2040</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 61,824
Annual Expense Total = \$ 61,824			
<i>FY 2041</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 63,387



<i>Year</i>	<i>Category</i>	<i>Item Name</i>	<i>Expense</i>
Annual Expense Total = \$ 63,387			
<i>FY 2042</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 64,990
Annual Expense Total = \$ 64,990			
<i>FY 2043</i>	<i>Stormwater Drainage</i>	Stormwater Drainage (Yearly Refurbishment)	\$ 66,633
	<i>Entry Areas and Monuments</i>	Security Camera System	\$ 21,153
FY 2043 Annual Expense Total = \$ 87,786			

## **Tab 6**

## **RESOLUTION 2014-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Cordoba Ranch Community Development District ("**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 District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the effective date of Ordinance No. 05-23 creating the District was the 16<sup>th</sup> day of December, 2005; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 25th day of November, 2014, at 9:30 a.m. at the offices of Rizzetta & Co., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its July 22, 2014 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

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

**PASSED AND ADOPTED THIS 22nd DAY OF JULY, 2014.**

**CORDOBA RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF  
SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Cordoba Ranch Community Development District (the **"District"**), the location of which is generally described as comprising a parcel or parcels of land containing approximately 803.10 acres, located east of Livingston Avenue, west of I-275, nearby intersections include Livingston Avenue at Spring Green Drive and Livingston Avenue at Sunset Lane, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 25, 2014  
TIME: 9:30 a.m.  
PLACE: Offices of Rizzetta & Company located at:  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

There may be an occasion where one or more supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

District Manager  
Run Date(s): 11/2/14 & 11/9/14

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION  
TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF  
ELECTION.**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 25, 2014

TIME: 9:30 A.M.

LOCATION: Offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land and/or platted lot owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board that is open for election for the upcoming term. This year, two (2) seats on the Board will be up for election in a landowner seat for a four year period. One (1) seat on the Board will be up for election in a landowner seat for a two year period. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 25, 2014**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cordoba Ranch Community Development District to be held at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, on November 25, 2014, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 25, 2014**

**For Election (3 Supervisors):** The two candidates receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidates commencing upon election. The candidate receiving the lowest number of votes will receive a two (2) year term.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cordoba Ranch Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_  
("Landowner") pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
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1. _____	_____
2. _____	_____
3. _____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_