

# **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  
MAY 2, 2016**

**CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
MAY 2, 2016 at 1:00 p.m.**

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

<b>District Board of Supervisors</b>	Barry Karpay Garth Noble Kelly Evans Vacant Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Clifton Fischer	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar or Tracy Robin	Straley & Robin
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting

**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 **1:00 p.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

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

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

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

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

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April 22, 2016

**Board of Supervisors**  
**Cordoba Ranch Community**  
**Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District will be held on **Tuesday, May 2, 2016 at 1:00 p.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559. The following is the tentative agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Acceptance of Board Supervisor Resignation (Rick Woodley)..... Tab 1
  - B. Consideration of Replacement Supervisor
    1. Administer Oath of Office to Newly Appointed Supervisor... Tab 2
    2. Review of Ethics and Form 1 Requirements
  - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on March 22, 2016..... Tab 3
  - C. Consideration of Operation and Maintenance Expenditures for March 2016..... Tab 4
- 4. BUSINESS ITEMS**
  - A. Review of Landscape Proposals and Awarding of Contract (under Separate Cover)
  - B. Acceptance of Series 2006 Arbitrage Reports..... Tab 5
  - C. Preliminary Budget Discussion
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Field Operations Manager
    1. Review of Field Inspection Report..... Tab 6
    2. Aquatic Reports..... Tab 7
  - D. 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,

*Clif Fischer*

Clif Fischer

District Manager

cc: Tracy Robin, Straley & Robin  
Tonja Stewart, Stantec Consulting

## **Tab 1**

To: Cordoba CDD

From: Richard Woodley

Date: March 22, 2016

Ref: Resignation

Please accept this as my official resignation from the Cordoba CDD.

A handwritten signature in blue ink, appearing to read 'RMW', with a stylized flourish at the end.

Richard M. Woodley

## **Tab 2**

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

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

\_\_\_\_\_  
ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

On this 26<sup>th</sup> day of April, 2016, before me, personally appeared \_\_\_\_\_ and is known to me to be the person described herein and who took the aforementioned oath as a Board Member of the Board of Supervisors of Cordoba Ranch Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

\_\_\_\_\_  
Notary Public  
STATE OF FLORIDA

My commission expires on:



## **Tab 3**

MINUTES OF MEETING

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

CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on **Tuesday, March 22, 2016 at 9:30 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay	<b>Board Supervisor, Chairman</b>
Garth Noble	<b>Board Supervisor, Assistant Secretary</b>
Kelly Evans	<b>Board Supervisor, Assistant Secretary</b>
	<i>(joined the Board after being sworn in)</i>

Also present was:

Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and read roll call. Mr. Robin stated that the Board could appoint Ms. Evans to the Board to establish a quorum, prior to any Business items being discussed.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors appointed Kelly Evans as Board Supervisor for Cordoba Ranch Community Development District.

Mr. Fischer administered the oath of office to Ms. Evans, who swore and affirmed to the oath as read. He provided her with documentation regarding the District and forms that need to be completed and submitted to the appropriate entities. Mr. Robin briefed Ms. Evans regarding the responsibilities and statutory requirements, ethics laws, etc. of serving on the Board.

Mr. Fischer presented the letter of resignation from Heather Jaxheimer-Mills.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors accepted the resignation of Heather Jaxheimer-Mills as Board Supervisor for Cordoba Ranch Community Development District.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

It was noted that there were no members of the general audience in attendance.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on January 26, 2016**

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved the Minutes from the Board of Supervisors' Meeting held on January 26, 2016, as presented, for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for January and February 2016**

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2016 (\$26,152.66) and February 2016 (\$26,929.23) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-02, Re-Designating Officers**

The Board indicated that it wished to keep the same slate of officers with the exceptions of the asst. Secretaries which will reflect the recent changes to the Board.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors approved Resolution 2016-02, appointing Barry Karpay as Chairman, Garth Noble as Vice Chairman, and Kelly Evan, Rick Woodley, Matt Huber, and Clifton Fischer as Assistant Secretaries for Cordoba Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-03, Authorizing Trespass Enforcement**

Mr. Fischer spoke regarding ongoing issues with trespassing and steps that have been taken to alleviate the situation. A brief discussion was held regarding Resolution 2016-03, which authorizes the Sheriff's Office to trespass individuals failing to abide by District policies.

Mr. Fischer informed the Board of an old cow fence gate that is broken and people are accessing the mitigation area through it. The Board concurred with replacing the gate and requested that "no trespassing" signage be installed in the area. Mr. Fischer will work with Mr. Noble on this matter.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors approved Resolution 2016-03, in substantial form and authorized Management to submit the document to the Hillsborough County Sheriff's office once finalized, authorizing them to enforce the trespassing policies for Cordoba Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS****Ratification of LLS Tax Solutions  
Engagement Letter**

The Board acknowledged the execution of the Engagement Letter from LLS Tax Solutions to complete the arbitrage calculations for the Series 2006 Bonds.

Mr. Fischer responded to a question regarding the possibility of reissuing bonds, noting that the District is not sufficiently built out to warrant this now.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

No report.

**B. District Engineer**

Not present.

**C. Field Operations Manager**

Mr. Fischer reviewed the monthly report and informed the Board that the landscaper has been asked to replace the plants that did not do well and he has been working with the resident, who has expressed concern with the Bahia grass and the grading of a section of District land behind his home. Mr. Noble is researching the grading issue.

A request was made that the landscape report provide more detail in terms of the location of items noted in the report. A brief discussion ensued regarding how the report is used to hold the landscaper accountable and specific items that the Board would like to see addressed, enhancements needed, as well as, the timing for going out to bid for landscape services.

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors authorized Staff to go out to bid for landscape enhancements and approved a not-to-exceed amount of \$20,000 for the project for Cordoba Ranch Community Development District.

Mr. Fischer stated that he anticipates having landscaping service proposals available for the April meeting.

Mr. Fischer addressed the aquatic report and steps that have been taken to remediate the concerns and a brief discussion ensued. He stated that the District will be receiving an additional invoice for a treatment applied by Blue Aquatics at the request of Aquagenix. A request was made that the agenda book contain a copy of the pond map encompassing all ponds within the District.

**D. District Manager**

Mr. Fischer reminded the Board that the next meeting is scheduled for April 26, 2016 at 9:30 a.m. and reviewed the anticipated discussion items.

A brief discussion ensued regarding oak trees that have been installed in the swale and whether or not they should be moved and if not who should maintain them. It was decided not to include the maintenance of these trees in the bid documents and do an addendum if the trees are not moved. The cost

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no Supervisor requests put forward at this time.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board adjourned the meeting at 10:26 a.m. for Cordoba Ranch Community Development District.

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

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

## **Tab 4**

# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures March 2016 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2016 through March 31, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,070.66**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

**Cordoba Ranch Community Development District**  
**Paid Operation & Maintenance Expenditures**  
**March 1, 2016 Through March 31, 2016**

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquagenix	001578	1258387	Aquatic Planting 10/15	\$ 840.00
Aquagenix	001578	1266149	Quarterly Maintenance 02/16	\$ 240.00
Aquagenix	001583	1267754	Aquatic Service 03/16	\$ 1,034.00
Armstrong Environmental Services, Inc.	001579	11129	Lake/Wetland Services 02/16	\$ 850.00
Envera Systems	001584	648737	Gate Access Monitoring 04/16	\$ 975.00
HC Property Maintenance Inc.	001585	1060	Landscape Install	\$ 12,262.00
Jerry Richardson	001586	33116	Monthly Hog Removal Services 03/16	\$ 1,200.00
Rizzetta & Company, Inc.	001575	2858	District Management Fees 03/16	\$ 3,860.08
Stantec Consulting Services, Inc.	001576	1013254	Engineering Services 02/16	\$ 374.00
Straley & Robin	001577	13054	General/Monthly Legal Services 02/16	\$ 957.60
Tampa Electric Company	001582	20160429	Street Light Installation	\$ 3,319.39
Tampa Electric Company	001580	Summary 02/16	Electric Summary 02/16	\$ 5,581.35
ValleyCrest Landscape Maintenance	001587	4986437	Grounds Maintenance 03/16	\$ 7,962.25
ValleyCrest Landscape Maintenance	001587	4991893	Remove Sabal Palm & Grind Stump	\$ 940.00
ValleyCrest Landscape Maintenance	001587	4994686	Spring Applications to Sylvester Palms	\$ 540.00
Verizon	001581	0671704134 03/16	Acct# 0671704134 03/16	<u>\$ 134.99</u>
<b>Report Total</b>				<b><u>\$ 41,070.66</u></b>





Remit To:  
100 N Conahan Drive  
Hazleton, PA 18201  
904-262-2001 FAX 904-262-0010  
www.dbiservices.com/aquagenix

# Invoice

Number  
1258387

Date  
17-OCT-15

Customer PO

Cust # 67055

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

Referral.  
Cordoba Ranch

Quantity	Description	Unit Price	Amount
1	Aquatic Planting - Pond 290 Littoral Shelf (2400 Pickere Weed; Arrowhead/Duck Potato)	840.00	\$840.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. MAR 04 2016</p> <p>D/M Approval <i>CEA</i> Date</p> <p>Date entered MAR 04 2016</p> <p>Fund 001 GL 53800 OC 4802</p> <p>Check #</p>			
		Subtotal	\$840.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/4% Per Month Is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$840.00

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

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

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

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

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

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

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

LAKE MANAGEMENT ~ AQUATIC SERVICES ~ ENVIRONMENTAL PLANNING

**Remit To:**

100 N Conahan Drive  
Hazleton, PA 18201  
904-262-2001 FAX 904-262-0010  
www.dbiservices.com/aquagenix

Please include our Invoice Number on your check

**Invoice**

**Number**  
1266149

**Date**  
01-FEB-16

**Customer PO**

**Cust # 67055**

Cordoba Ranch CDD

C/O Rizzetta & Company  
3434 Colwell Avenue, #200  
Tampa FL 33614

**Referral.**

Cordoba Ranch  
CDD Fountain  
Maintenance

Quantity	Description	Unit Price	Amount
1	Quarterly Maintenance	240.00	\$240.00
<p>MAR 0 4 2016 Date Rec'd Rizzetta &amp; Co., Inc. _____ Date Rec'd <i>CER</i> _____ Date Rec'd MAR 0 4 2016 _____ Fund 001 of 53400 or 4601 _____ Check# _____</p>			
		Subtotal	\$240.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/4% Per Month Is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$240.00

**Central Florida Branch Office**  
St. Cloud, FL.  
(407) 892-0138

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

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

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

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

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

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

**LAKE MANAGEMENT ~ AQUATIC SERVICES ~ ENVIRONMENTAL PLANNING**

**Remit To:**

100 N Conahan Drive  
Hazleton, PA 18201  
904-262-2001 FAX 904-262-0010  
www.dbiservices.com/aquagenix

Please include our Invoice Number on your check

# Invoice

**Number**  
1267754

**Date**  
01-MAR-16

**Customer PO**

**Cust # 67055**

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

**Referral.**

Cordoba Ranch  
CDD

Quantity	Description	Unit Price	Amount
1	Aquatics Service	1,034.00	\$1,034.00
<div>RECEIVED FEB 26 2016</div> <div>ate REC Rizzetta &amp; Co., Inc. M approval <u>CR</u> Date <u>MAR 04 2016</u> ate entered <u>GL 53800</u> <u>00 4605</u></div>			
Subtotal			\$1,034.00
Tax			\$0.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)			Total
			\$1,034.00

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

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

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

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

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

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

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

**LAKE MANAGEMENT ~ AQUATIC SERVICES ~ ENVIRONMENTAL PLANNING**

Armstrong Environmental Services, Inc.

P.O. Box 518

Safety Harbor, Florida 34695

**Invoice**

Date	Invoice #
2/29/2016	11129

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

Due Date	P.O. No.	Terms	Project
2/29/2016		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Date: 02-18-2016	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Date: 02-18-2016	300.00	300.00
<div>DATE RECOGNIZED BY DATE APPROVAL <u>CP</u> DATE <u>MAR 04 2016</u> DATE ENTERED <u>MAR 04 2016</u> FUND <u>001</u> GL <u>53800</u> OC <u>4606</u> </div>			
Please place Customer Number and Invoice Number on all checks.		<b>Total</b>	<b>\$850.00</b>

**Envera**  
8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-0743

Invoice	
Invoice Number <b>648737</b>	Date <b>03/01/2016</b>
Customer Number <b>300068</b>	Due Date <b>04/01/2016</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		648737	04/01/2016

Quantity	Description	Rate	Amount
<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>			
1.00	Gate Access Monitoring 736, 04/01/2016 - 04/30/2016	4904-775.00	775.00
1.00	Additional Residents 736, 04/01/2016 - 04/30/2016	4712-200.00	200.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			<b>\$975.00</b>

**IMPORTANT MESSAGES**

Important Numbers to Know:

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

date received 03/01/2016  
date entered MAR 17 2016  
date recognized 03/01/2016  
date entered MAR 17 2016  
und 001 GL 52900 OC above  
total 4

Date	Invoice #	Description	Amount	Balance Due
03/01/2016	648737	Alarm Monitoring Services	\$975.00	\$975.00

**Envera**  
8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-0743

Return Service Requested

Invoice	
Invoice Number <b>648737</b>	Date <b>03/01/2016</b>
Customer Number <b>300068</b>	Due Date <b>04/01/2016</b>

**Net Due: \$975.00**

**Amount Enclosed:** 975.00

\*\*\*\*\*MIXED AADC 440 4142 1 MB 0.439  
004087  
CORDOBA RANCH CDD  
C/O RIZZETTA & CO  
ATTN: MATTHEW HUBER  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

REMIT TO:

ENVERA  
PO BOX 2086  
HICKSVILLE NY 11802-2086



**HC Property Maintenance**  
12630 Curley Street, Suite 101  
San Antonio, FL 33576 US  
(813)445-8922  
cwallen@hcpropertymaint.com

**BILL TO**

Mr. Tyree Brown  
Rizzetta & Company  
Incorporated  
5844 Old Pasco Road, Ste. 100  
WESLEY CHAPEL, Florida  
33544

**SHIP TO**

Cordoba Ranch

**INVOICE 1060****DATE 03/09/2016 TERMS Net 30****DUE DATE 04/08/2016**

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/05/2016	<b>Estimate Lingo</b> HC Property Maintenance, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work: Install plant material per plan and map-Cordoba Ranch-	1	0.00	0.00
02/05/2016	<b>Landscape Install</b> Gold Mound Duranta 3gal	790	11.00	8,690.00
02/05/2016	<b>Landscape Install</b> Blue Daze -blew my mind 1gal	98	8.00	784.00
02/05/2016	<b>Landscape Install</b> Ixora Dwarf Red - 3 Gal	54	11.50	621.00
02/05/2016	<b>Landscape Install</b> Dwarf Firebush 3gal	98	11.50	1,127.00
02/05/2016	<b>Mulch</b> pine bark mini nuggets 12 yards	12	45.00	540.00
02/05/2016	<b>Landscape Install</b> rip and remove decline material to accommodate new plantings per plan- material will be removed and disposed offsite- includes drip fittings, will also fertilize plantings prior to mulching with a slow release granular.	1	500.00	500.00

Date Rec'd Rizzetta & Co. Inc. MAR 17 2016  
D/Approval Cef Date \_\_\_\_\_  
Date entered MAR 17 2016  
Fund 001 GL 53900 OC 4650  
Check# \_\_\_\_\_

**TOTAL DUE****\$12,262.00**

DATE: March 15, 2016  
INVOICE # 33116  
FOR: Cordoba Ranch  
CDD

**Bill To:**  
Cordoba Ranch  
CDD

Date Rec'd Rizzetta & Co., Inc. MAR 17 2016  
 D/M approval *CEL* Date \_\_\_\_\_  
 Date entered MAR 17 2016  
 Fund 001 GL 57200 OC 4708  
 Check # \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
3/1/2016	2858

BILL TO
<b>CORDOBA RANCH</b> <b>COMMUNITY DEVELOPMENT DISTRICT</b> 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		3100 1,726.75	1,726.75
ADMIN	Administrative Services		3101 375.00	375.00
ACTG	Accounting Services		3201 958.33	958.33
FC	Financial Consulting Services		3111 300.00	300.00
Field	Field Administrative Services		4154 500.00	500.00
	<b>Services for the period March 1, 2016 through March 31, 2016</b>			
	Date Rec'd Rizzetta & Co., Inc. FEB 26 2016 D/M approval <i>CR</i> Date _____ Date entered FEB 26 2016 Fund 001 GL 51300 OC above Check # _____			

**Total**

**\$3,860.08**



**INVOICE**

Page 1 of 1

Invoice Number	1013254
Invoice Date	February 19, 2016
Purchase Order	215612825
Customer Number	133990
Project Number	215612825

**Bill To**

Cordoba Ranch CDD  
Joe Roethke  
c/o Rizzetta & Company  
3434 Colwell Avenue Suite 200  
Tampa FL 33614  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

<b>Project</b>	<b>Cordoba Ranch CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>February 12, 2016</b>
	Current Invoice Total (USD)	374.00		

Services performed:  
Site visit to discuss drainage complaint

**Top Task**                      **216**                      **2016 General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.75	72.00	54.00
Stewart, Tonja L	2.00	160.00	320.00
<b>Subtotal Professional Services</b>	<u>2.75</u>		<u>374.00</u>

Top Task Subtotal	2016 General Consulting	374.00
<b>Total Fees &amp; Disbursements</b>		<u>374.00</u>
<b>INVOICE TOTAL (USD)</b>		<b>374.00</b>

**Due on Receipt**

RECEIVED  
FEB 24 2016  
die neuunizellia & co., llc.  
Approval [Signature] Date FEB 26 2016  
ate entered GL 51300 OC 3103  
und 001  
book #

**Straley & Robin**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

February 22, 2016  
Client: 001286  
Matter: 000001  
Invoice #: 13054

Page: 1

RE: GENERAL

For Professional Services Rendered Through February 15, 2016

**SERVICES**

Date	Person	Description of Services	Hours	
1/26/2016	TJR	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING; REVIEW BOND INDENTURE RE CALL DATE FOR REFUNDING OF BONDS; REVIEW FIRST AMENDMENT TO SUPPLEMENTAL INDENTURE RE REDUCTION OF RESERVE REQUIREMENTS; CONTACT J. KESSLER RE REFUNDING OPPORTUNITY.	2.9	
Total Professional Services			2.9	\$957.00

**PERSON RECAP**

Person	Hours	Amount
TJR Tracy J. Robin	2.9	\$957.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
2/15/2016	Photocopies (4 @ \$0.15)	\$0.60
Total Disbursements		\$0.60

February 22, 2016

Client: 001286

Matter: 000001

Invoice #: 13054

Page: 2

Total Services	\$957.00	
Total Disbursements	\$0.60	
Total Current Charges		\$957.60

**PAY THIS AMOUNT**

**\$957.60**

*Please Include Invoice Number on all Correspondence*

RECEIVED  
FEB 24 2016

Date received \_\_\_\_\_  
By/Approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered \_\_\_\_\_ FEB 26 2016  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_



# Invoice

Date	Invoice #
03/09/2016	20160429

Cordoba Ranch Community Development  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

**Tampa Electric Company**  
c/o ED Billing  
P.O. Box 173169  
Tampa, FL 33672

TO ENSURE PROMPT CREDIT PLEASE RETURN ENTIRE BILL WITH YOUR PAYMENT - MAKE CHECK PAYABLE TO TAMPA ELECTRIC.

WR#	Terms	Due Date
1434666	Net 30	04/08/2016

Description		Amount
Location: Cordoba Ranch Blvd Lutz, FL		\$3,319.39
Install 240' of 2" pvc conduit for the installation of (2) 99W led salemms on 16' black franklin poles.		
It is understood that construction will not be scheduled until the payment has been received and Tampa Electric Company is in receipt of signed and executed easements (when required).		
Date Rec'd Rizzetta & Co., Inc. <u>MAR 09 2016</u> D/M approval <u>CCF</u> Date _____ Date entered <u>MAR 09 2016</u> Fund <u>001</u> GL <u>53100 00 4307</u> Check# _____		
For inquiries regarding this invoice, call your Tampa Electric Field Engineer @ (813)228-4111.	Total	\$3,319.39
	Payments/Credits	\$0.00
	Balance Due	\$3,319.39
Pursuant to FPSC Rule 25-6.064, Florida Administrative Code, a customer may request a review of a Contribution-in-Aid-of-Construction charge within 12 months following the in-service date of the new or upgraded facilities. Upon request, Tampa Electric shall true up the charge to reflect actual costs and revenue received. Based on the true-up calculation, the customer will either receive a refund from Tampa Electric for any overcharges, or receive a bill for undercharged amounts. To request a review, please contact One Source at 813-635-1500 option#2.		

## Cordoba Ranch CDD

## TECO

Feb 16

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	02/24/16	03/16/16	\$ 726.57	12/21/15 - 01/22/16	2502 Cordoba Ranch BL	4301
1661 0631100	02/24/16	03/16/16	\$ 26.81	12/21/15 - 01/22/16	3045 Cordoba Ranch BL PMP	4301
1661 0598302	02/24/16	03/16/16	\$ 33.41	12/21/15 - 01/22/16	2802 Cordoba Ranch BL	4301
1661 0625050	02/24/16	03/16/16	\$ 4,638.71	12/21/15 - 01/22/16	Street Lights PH1 & 1A	4307
1661 0648770	02/24/16	03/16/16	\$ 155.85	01/06/16 - 02/19/16	Cordoba Ranch BV	4307

## TOTAL

53100	4301	\$786.79	GL	Utility
53100	4307	\$4,794.56	GL	Street Lights
		<u>\$5,581.35</u>		

Date Rec'd Rizzetta & Co., Inc. MAR 04 2016

D/M approval *CEK* Date

Date entered MAR 04 2016

Fund 001 GL 53100 CC above

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**  
1671-13876

## Average kWh per day

Feb 2016	225
Jan	212
Dec	210
Nov	167
Oct	166
Sep	161
Aug	154
Jul	165
Jun	159
May	178
Apr	162
Mar	163
Feb 2015	39

## Fuel sources we use to serve you

For the 12-month period  
ending December 2015, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:

Natural Gas and Oil*	49%
Coal	45%
Purchased Power	6%

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

## February Billing Information:

720498

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

Account Number  
1661 0623270

Statement Date  
Feb 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H83726	94569	87583	6986	1	

Next Read Date On Or About **Mar 21, 2016** Total kWh Purchased **6,986**

Account Activity	Explanation	Charge	Total
Previous Balance		676.68	
Payments Received - Thank You	As of February 24, 2016	-676.68	
			<b>\$0.00</b>

## New Charges Due by Mar 16, 2016 Service from Jan 22 to Feb 22

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	6,986 kWh @ \$.05788/kWh	404.35	
Fuel Charge	6,986 kWh @ \$.03676/kWh	256.81	
<b>Electric Service Cost</b>		<b>\$679.16</b>	
Florida Gross Receipts Tax	Based on \$679.16	17.41	
<b>This Month's Charges</b>			<b>\$696.57</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		30.00	
Non-Energy Payments	As of February 24, 2016	-30.00	
Zapcap 120/208 1ph-m	1 @ \$30.00	30.00	
Non-Energy Sales Tax	(Based On \$.00)	0.00	
<b>This Months Non-Energy Balance</b>			<b>\$30.00</b>
<b>Total Due</b>			<b>\$726.57</b>

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

FEB 29 2016

Date Received                       
By/Approval                      Date                       
Date entered                       
Fund                      GL                      OC                       
Check #                     

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

720498



Account No.  
1661 0623270

**New Charges**  
**\$726.57**  
**Payable by Mar 16**

**Total Bill Amount**  
**\$726.57**

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

1671-13876 13876-1046



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



1 1100 04 1661 0623270 0000726.57

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TAMPA ELECTRIC

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Web site at  
**tampaelectric.com**  
1671-13878

## Average kWh per day

Feb 2016	3
Jan	3
Dec	3
Nov	2
Oct	3
Sep	2
Aug	1
Jul	2
Jun	2
May	2
Apr	2
Mar	2
Feb 2015	1

## Fuel sources we use to serve you

For the 12-month period  
ending December 2015, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:  
Natural Gas and Oil\*...49%  
Coal..... 45%  
Purchased Power..... 6%  
\*Oil makes up less than 1%  
Tampa Electric provides this  
information to our customers  
on a quarterly basis.



Account No.  
1661 0631100

New Charges  
\$26.81

Payable by Mar 16

Total Bill Amount  
\$26.81

## February Billing Information:

720500

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

Account Number  
1661 0631100

Statement Date  
Feb 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
K34725	02201	02115	86	1	

Next Read Date On Or About	Mar 21, 2016	Total kWh Purchased	86
Account Activity	Explanation	Charge	Total
Previous Balance		27.01	
Payments Received - Thank You	As of February 24, 2016	-27.01	
			\$0.00

New Charges Due by Mar 16, 2016	Service from Jan 22 to Feb 22
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	86 kWh @ \$.05788/kWh 4.98
Fuel Charge	86 kWh @ \$.03676/kWh 3.16
Electric Service Cost	\$26.14
Florida Gross Receipts Tax	Based on \$26.14 0.67
This Month's Charges	\$26.81

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

Total Due \$26.81

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

RECEIVED

FEB 29 2016

Date Received                       
Y/M approval                      Date                       
Date entered                       
Fund                      GL                      OC                       
Check #                     

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

720500

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

1671-13878 13878-1048



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



1 1100 00 1661 0631100 0000026.81

# Your Electric Bill

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Visit our  
Web site at  
**tampaelectric.com**  
1671-13875

Average kWh per day	
Feb 2016	5
Jan	5
Dec	7
Nov	7
Oct	8
Sep	7
Aug	7
Jul	8
Jun	6
May	7
Apr	7
Mar	6
Feb 2015	6

**Fuel sources we  
use to serve you**

For the 12-month period  
ending December 2015, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:  
Natural Gas and Oil\*...49%  
Coal..... 45%  
Purchased Power..... 6%  
\*Oil makes up less than 1%  
Tampa Electric provides this  
information to our customers  
on a quarterly basis.



Account No.  
1661 0598302

**New Charges**  
\$33.41  
**Payable by Mar 16**

**Total Bill Amount**  
\$33.41

## February Billing Information:

720497

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

Account Number  
1661 0598302

Statement Date  
Feb 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
B67927	24450	24296	154	1	
Next Read Date On Or About Mar 21, 2016			Total kWh Purchased		154
Account Activity		Explanation	Charge		Total
Previous Balance			33.51		
Payments Received - Thank You		As of February 24, 2016	-33.51		
					\$0.00
New Charges Due by Mar 16, 2016			Service from Jan 22 to Feb 22		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		154 kWh @ \$.05788/kWh	8.91		
Fuel Charge		154 kWh @ \$.03676/kWh	5.66		
Electric Service Cost			\$32.57		
Florida Gross Receipts Tax		Based on \$32.57	0.84		
This Month's Charges					\$33.41
Amount not paid by due date may be assessed a late payment charge.					
Total Due					\$33.41

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

RECEIVED

FEB 29 2016

by nebulizzetta & Co, Inc.  
M approval let Date \_\_\_\_\_  
re entered \_\_\_\_\_  
ind \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_

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

720497

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

1671-13875 13875-1045



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



1 1100 00 1661 0598302 0000033.41



# Your Electric Bill

We appreciate the opportunity to serve you.

Visit our  
Web site at  
**tampaelectric.com**  
1671-13877

## February Billing Information:

720499

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

Account Number  
1661 0625050

Statement Date  
Feb 24, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		4,638.71	
Payments Received - Thank You	As of February 24, 2016	-4,638.71	
			\$0.00
<b>New Charges Due by Mar 16, 2016</b>		<b>Service for 29 days from Jan 21 to Feb 19</b>	
Lighting Service Items LS-1	131 Lights, 131 Poles	4,248.33	
Energy Flat Charge		171.61	
Fuel Charge	5,764 kWh @ \$.03627/kWh	209.60	
Florida Gross Receipts Tax	Based on \$381.21	9.17	
<b>This Month's Charges</b>			<b>\$4,638.71</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$4,638.71</b>

RECEIVED

FEB 29 2016

TECO TAMPA ELECTRIC, INC.  
Approved UP Date \_\_\_\_\_  
Re-entered \_\_\_\_\_  
and \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_  
Book # \_\_\_\_\_

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

720499



Account No.  
1661 0625050

New Charges  
\$4,638.71  
**Payable by Mar 16**

**Total Bill Amount**  
**\$4,638.71**

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

1671-13877 13877-1047



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



# Your Electric Bill

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Visit our  
Web site at  
**tampaelectric.com**  
1671-13880

## February Billing Information:

720502

CORDOBA RANCH CDD  
CORDOBA RANCH BV  
LUTZ FL 33559-0000

Account Number  
1661 0648770

Statement Date  
Feb 24, 2016

		Prorated	
Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	As of February 24, 2016	0.00	
			<b>\$0.00</b>
<b>New Charges Due by Mar 16, 2016</b>		<b>Service for 44 days from Jan 06 to Feb 19</b>	
Lighting Service Items LS-1	3 Lights, 3 Poles	142.68	
Energy Flat Charge		5.76	
Fuel Charge	195 kWh @ \$.03627/kWh	7.08	
Florida Gross Receipts Tax	Based on \$12.90	0.33	
<b>This Month's Charges</b>			<b>\$155.85</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$155.85</b>

RECEIVED  
FEB 29 2016  
ATE NEW UTILIZATION...  
Approval CEK Date \_\_\_\_\_  
ATE ENTERED \_\_\_\_\_  
UND \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_  
PAGE 11

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

720502



Account No.  
1661 0648770

---

**New Charges**  
\$155.85  
**Payable by Mar 16**

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**Total Bill Amount**  
\$155.85

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

1671-13880 13880-1140  
CORDOBA RANCH CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390





# ValleyCrest

Landscape Maintenance

## INVOICE

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

Customer #: 14197254  
Invoice #: 4986437  
Invoice Date: 3/10/2016  
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For March	7,962.25
<p>RECEIVED MAR 14 2016 Date received Rizetta &amp; Company Date entered <u>MAR 17 2016</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Total #</p>		
Total invoice amount		7,962.25
Tax amount		
Balance due		7,962.25

Terms: Net 15 Days

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

Please detach stub and remit with your payment

### Payment Stub

Customer Account#: 14197254  
Invoice #: 4986437  
Invoice Date: 3/10/2016

Amount Due: \$7,962.25

Thank you for allowing us to serve you

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

ValleyCrest Landscape Maintenance

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

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



# ValleyCrest

Landscape Maintenance

## INVOICE

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

**Customer #:** 14197254  
**Invoice #:** 4991893  
**Invoice Date:** 3/8/2016  
**Sales Order:** 6184395  
**Cust PO #:**

**Project Name:** Dead palm

**Project Description:** Remove dead palm at entrance

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Remove palm and stump @ north side of entryway / fill hole Remove one Sabal palm & grind stump	940.00
<div style="text-align: right;"> RECEIVED MAR 17 2016   Date received Rizetta &amp; Co., Inc.  By/Approval <i>LER</i> Date  Date entered MAR 17 2016  und 001 GL 53900 00 4604  Total Invoice Amount 940.00  Taxable Amount  Tax Amount  Balance Due 940.00 </div>		

**Terms:** Net 15 Days

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

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 14197254  
Invoice #: 4991893  
Invoice Date: 3/8/2016

Amount Due: \$ 940.00

Thank you for allowing us to serve you

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

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

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



# ValleyCrest

Landscape Maintenance

## INVOICE

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

**Customer #:** 14197254  
**Invoice #:** 4994686  
**Invoice Date:** 3/14/2016  
**Sales Order:** 6184636  
**Cust PO #:**

Job Number	Description	Amount
342200056	Cordoba Ranch CDD SPRING APPLICATIONSylvester Palms (12): ArborJet Injections of PalmJetMg (Nutrient Package) & ImaJet (Insecticide) & OTC 1 of 3 APPLICATIONS	540.00
<p>RECEIVED</p> <p>MAR 17 2016</p> <p>Date Received Rizetta &amp; Co., Inc.</p> <p>By/Approval <i>[Signature]</i> Date</p> <p>Date entered MAR 17 2016</p> <p>Fund 001 GL 53900 OC 4604</p> <p>Book #</p>		
Total Invoice Amount		540.00
Taxable Amount		
Tax Amount		
Balance Due		540.00

**Terms: Net 15 Days**

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

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 14197254  
Invoice #: 4994686  
Invoice Date: 3/14/2016

Amount Due: \$ 540.00

Thank you for allowing us to serve you

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

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

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



# ValleyCrest

## Landscape Maintenance

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

### Contract and Authorization for Extra Work

3/15

Client/Owner's Business Name:  
Cordoba Ranch CDD

Date:  
1/13/2016

Contract/AEW No:  
6184636

Client/Owner's Billing Address:  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

Job Name:  
Cordoba Ranch CDD

VCLM Job Number  
342200056

Client Contact:

Job Site Address:  
2516 Cordoba Ranch Blvd.  
Lutz FL 33559

Client/Job site phone no.: ()  
Client Fax #:  
Client Email: lhopf@valleycrest.com

ValleyCrest Landscape Maintenance Representative:  
L.Latimer

### Scope of Work to Perform:

Line Number	Description	Quantity	UOM	Unit Price	Extended Amount
1.000	SPRING APPLICATION <i>March 11</i> Sylvester Palms (12): ArborJet Injections of PalmJetMg (Nutrient Package) & ImaJet (Insecticide) & OTC 1 of 3 APPLICATIONS	1.000	EA	540.0000	540.00
2.000	SUMMER APPLICATION Sylvester Palms (12): ArborJet Injections of PalmJetMg (Nutrient Package) & ImaJet (Insecticide) & OTC 2 of 3 APPLICATIONS	1.000	EA	540.0000	540.00
3.000	FALL APPLICATION Sylvester Palms (12): ArborJet Injections of PalmJetMg (Nutrient Package) & ImaJet (Insecticide) & OTC 3 of 3 APPLICATIONS	1.000	EA	540.0000	540.00
Tax:				Total:	1,620.00

*This bid is valid for 60 calendar days unless otherwise approved by ValleyCrest Landscape Maintenance.*

### Sales Quote – This is Not an Invoice

Instructions: No work is to be performed without this written authorization being correctly completed and signed by the authorized agent of the Contractor or Owner. This MUST be submitted to your branch office promptly.

Instructions to Contractor or Owner: This Sales Quote properly signed by your agent has been accepted as authorization to perform the work. An invoice will be forwarded to your office for payment when the work is completed. All work will be performed in accordance with the "General Terms and Conditions" which are printed on, attached and are incorporated herein by reference.

X

X *Cliff C. Fisher*

1/14/16

Approved by ValleyCrest Representative

Approved by Client Representative

Date



Account Number  
159000 | 0671704134 | 01

Amount Due  
\$134.99

Visit [verizon.com/mybusiness1](http://verizon.com/mybusiness1)

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

#### Verizon News

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Ask how you can add Fios TV to your business. Pay only for the types of channels you want, not the ones you don't. Transform your business atmosphere and entertain your customers. Call 1-888-377-8954 today to order.

##### Opportunity Calling

Make sure your customers can reach you or they may call someone else. Add another crystal clear voice phone line. Your customers are counting on you. You can count on us with 99.9% network reliability. Keep in touch with your customers & grow your business. Call 1-877-854-8071 today.

#### Account Information

Statement Date: 2/22/16  
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	\$134.99
Payment Received Feb 17	-\$134.99
<b>Balance Forward</b>	<b>\$0.00</b>

#### New Charges

Current Activity	\$134.99
<b>Total New Charges Due by March 17, 2016</b>	<b>\$134.99</b>

**Total Amount Due \$134.99**

#### 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 remittance slip with payment.

To enroll in Automatic Payment (Sign and date below)

Account Number: 159000067170413401

Amount Due: \$134.99

022216

Make check payable to Verizon

\$ 134.99

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

00001730 01 AV 0.388 VF022211 0008 XX  
CORDOBA RANCH CDD  
STE 200  
3434 COLWELL AVE  
TAMPA FL 33614-8390



VERIZON  
PO BOX 920041  
DALLAS TX 75392-0041

15 9000 0671704134 01N000000000000 00000013499 10



Account Number  
15 9000 0671704134 01

Page  
2 of 3

### Current Activity

#### Monthly Charges

2/22 3/21 Fios Internet 75M/75M - 2YR 134.99

**Monthly Charges Subtotal \$134.99**

**Current Activity Total \$134.99**

**Total New Charges \$134.99**

### Legal Notices

#### Electronic Fund Transfer (EFT)

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, call 1-888-500-5358.

#### Late Payment Charges

To avoid a late payment charge of \$7 or 1.5% of your total due, whichever is greater, full payment must be received before Mar 24, 2016.

#### Correspondence

Correspondence PO Box 5156, Tampa, FL 33675.

#### Service Providers

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

#### Disconnection of Basic Local Service

You must pay \$134.99 to avoid disconnection of your basic local service.

#### Bankruptcy Information

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



## Need-to-Know Information

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

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

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

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

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

### **Easy Account Management Available Online**

We offer online account management at [verizon.com/mybizlearn](http://verizon.com/mybizlearn) for our small business customers (less than 20 employees). Register or sign in today to My Business Account. With one user ID and password, you can:

- Access your Verizon phone, Internet, online applications, TV and Small Biz Rewards accounts and services
- View, print and pay bills
- Get technical support
- Sign-up for special discounts, and much more

And to our medium business customers, explore the tools that cater to your business needs. Register today in the Business Sign-In area at [verizonenterprise.com](http://verizonenterprise.com).

- Get an order status around the clock
- Receive an email notification when your invoice is ready, so you can download or print it
- Select paperless billing and pay online
- Create, view and review the status of a repair ticket without making a phone call
- Gain access from a mobile device or tablet, which means you are connected to your business at all times

## **Tab 5**



LLS Tax Solutions  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

March 11, 2016

Cordoba Ranch Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614-8390

Re: \$10,220,000 Cordoba Ranch Community Development District (Hillsborough County, Florida)  
Special Assessment Revenue Bonds, Series 2006

Cordoba Ranch Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 30, 2015 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(227,834.30) at June 30, 2015. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 5.5507%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Cordoba Ranch Community Development District

March 11, 2016

\$10,220,000 (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006

For the period ended June 30, 2015

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is July 13, 2006.
2. The end of the first Bond Year for the Bonds is June 30, 2007.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Cordoba Ranch Community Development District

March 11, 2016

\$10,220,000 (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006

For the period ended June 30, 2015

**NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Cordoba Ranch Community Development District

March 11, 2016

\$10,220,000 (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006

For the period ended June 30, 2015

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Cordoba Ranch Community Development District

March 11, 2016

\$10,220,000 (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006

For the period ended June 30, 2015

**SOURCE INFORMATION**

Bonds

Source

Closing Date

Federal Tax Certificate

Bond Yield

Federal Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Cordoba Ranch Community Development District

March 11, 2016

\$10,220,000 (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006

For the period ended June 30, 2015

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATE REQUIREMENT CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.



CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
(HILLSBOROUGH COUNTY, FLORIDA)  
\$10,220,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2006

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

7 / 13 / 2006 7 / 1 / 2011 6 / 30 / 2015	ISSUE DATE BEGINNING OF COMPUTATION PERIOD COMPUTATION DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5507%	ALLOWABLE EARNINGS
7 / 1 / 2011		BEGINNING BALANCE		0.00	2,217.81	2,760.39	542.58
7 / 1 / 2011		ACQUISITION / CONSTRUCTION FUND		0.09	0.00	0.00	0.00
8 / 1 / 2011		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
9 / 1 / 2011		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
10 / 3 / 2011		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
11 / 1 / 2011		ACQUISITION / CONSTRUCTION FUND		0.06	0.00	0.00	0.00
12 / 1 / 2011		ACQUISITION / CONSTRUCTION FUND		0.05	0.00	0.00	0.00
1 / 3 / 2012		ACQUISITION / CONSTRUCTION FUND		0.06	0.00	0.00	0.00
2 / 1 / 2012		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
3 / 1 / 2012		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
4 / 2 / 2012		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
5 / 1 / 2012		ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
6 / 1 / 2012		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
7 / 2 / 2012		ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
8 / 1 / 2012		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
9 / 4 / 2012		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
10 / 1 / 2012		ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
11 / 1 / 2012		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
12 / 3 / 2012		ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
1 / 2 / 2013		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
2 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
3 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
4 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
5 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
6 / 3 / 2013		ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
7 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
8 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
9 / 3 / 2013		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
10 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
11 / 1 / 2013		ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
12 / 2 / 2013		ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
1 / 2 / 2014		ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
2 / 3 / 2014		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
3 / 3 / 2014		ACQUISITION / CONSTRUCTION FUND		0.03	0.00	0.00	0.00
4 / 1 / 2014		ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
(HILLSBOROUGH COUNTY, FLORIDA)  
\$10,220,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2006

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

7 / 13 / 2006		ISSUE DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5507%	ALLOWABLE EARNINGS
7 / 1 / 2011	6 / 30 / 2015	BEGINNING OF COMPUTATION PERIOD COMPUTATION DATE						
5 / 1 / 2014			ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
6 / 2 / 2014			ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
7 / 1 / 2014			ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
8 / 1 / 2014			ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
9 / 2 / 2014			ACQUISITION / CONSTRUCTION FUND		0.08	0.00	0.00	0.00
10 / 1 / 2014			ACQUISITION / CONSTRUCTION FUND		0.07	0.00	0.00	0.00
11 / 3 / 2014			ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
12 / 1 / 2014			ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
1 / 5 / 2015			ACQUISITION / CONSTRUCTION FUND		0.04	0.00	0.00	0.00
2 / 2 / 2015			ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
3 / 2 / 2015			ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
4 / 1 / 2015			ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
5 / 1 / 2015			ACQUISITION / CONSTRUCTION FUND		0.02	0.00	0.00	0.00
6 / 1 / 2015			ACQUISITION / CONSTRUCTION FUND	2,220.24	0.02	0.00	0.00	0.00
7 / 1 / 2011			BEGINNING BALANCE	2,217.81	2.43	2,217.81	2,760.39	542.58
7 / 1 / 2011			RESERVE FUND	279,976.93	0.00	0.00	348,472.02	68,495.09
8 / 1 / 2011			RESERVE FUND		11.52	0.00	0.00	0.00
8 / 12 / 2011			RESERVE FUND		4.76	0.00	0.00	0.00
9 / 1 / 2011			RESERVE FUND		4.74	(1,240.00)	(1,533.77)	(293.77)
9 / 7 / 2011			RESERVE FUND		0.00	0.00	0.00	0.00
9 / 9 / 2011			RESERVE FUND		0.00	(6,946.25)	(8,559.27)	(1,613.02)
10 / 3 / 2011			RESERVE FUND		0.00	(325.00)	(400.35)	(75.35)
11 / 1 / 2011			RESERVE FUND		4.49	0.00	0.00	0.00
12 / 1 / 2011			RESERVE FUND		6.77	0.00	0.00	0.00
12 / 2 / 2011			RESERVE FUND		6.69	0.00	0.00	0.00
12 / 2 / 2011			RESERVE FUND		0.00	(3,200.00)	(3,892.44)	(692.44)
12 / 2 / 2011			RESERVE FUND		0.00	(2,080.00)	(2,530.09)	(450.09)
12 / 2 / 2011			RESERVE FUND		0.00	(315.00)	(383.16)	(68.16)
12 / 2 / 2011			RESERVE FUND		0.00	(10,175.43)	(12,377.27)	(2,201.84)
12 / 9 / 2011			RESERVE FUND		0.00	(11,930.70)	(14,496.92)	(2,566.22)
1 / 3 / 2012			RESERVE FUND		6.30	0.00	0.00	0.00
2 / 1 / 2012			RESERVE FUND		4.13	0.00	0.00	0.00
2 / 22 / 2012			RESERVE FUND		0.00	(9,906.25)	(11,904.12)	(1,997.87)
2 / 28 / 2012			RESERVE FUND		0.00	(1,485.00)	(1,782.86)	(297.86)
2 / 28 / 2012			RESERVE FUND		0.00	(1,365.00)	(1,638.79)	(273.79)

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
(HILLSBOROUGH COUNTY, FLORIDA)  
\$10,220,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2006

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

7 / 13 / 2006		ISSUE DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5507%	ALLOWABLE EARNINGS
7 / 1 / 2011	6 / 30 / 2015	BEGINNING OF COMPUTATION PERIOD COMPUTATION DATE						
2 / 28 / 2012			RESERVE FUND		0.00	(1,752.00)	(2,103.42)	(351.42)
2 / 28 / 2012			RESERVE FUND		0.00	(7,042.72)	(8,455.36)	(1,412.64)
2 / 28 / 2012			RESERVE FUND		0.00	(8,161.86)	(9,798.98)	(1,637.12)
3 / 1 / 2012			RESERVE FUND		3.80	0.00	0.00	0.00
4 / 2 / 2012			RESERVE FUND		3.63	0.00	0.00	0.00
5 / 1 / 2012			RESERVE FUND		6.90	0.00	0.00	0.00
5 / 2 / 2012			RESERVE FUND		0.00	170,665.73	202,913.53	32,247.80
6 / 1 / 2012			RESERVE FUND		12.85	0.00	0.00	0.00
7 / 2 / 2012			RESERVE FUND		12.62	0.00	0.00	0.00
8 / 1 / 2012			RESERVE FUND		13.04	0.00	0.00	0.00
9 / 4 / 2012			RESERVE FUND		13.04	0.00	0.00	0.00
10 / 1 / 2012			RESERVE FUND		12.62	0.00	0.00	0.00
11 / 1 / 2012			RESERVE FUND		13.04	0.00	0.00	0.00
12 / 3 / 2012			RESERVE FUND		12.62	0.00	0.00	0.00
1 / 2 / 2013			RESERVE FUND		13.04	0.00	0.00	0.00
2 / 1 / 2013			RESERVE FUND		13.08	0.00	0.00	0.00
3 / 1 / 2013			RESERVE FUND		11.81	0.00	0.00	0.00
4 / 1 / 2013			RESERVE FUND		13.08	0.00	0.00	0.00
5 / 1 / 2013			RESERVE FUND		12.65	0.00	0.00	0.00
6 / 3 / 2013			RESERVE FUND		13.08	0.00	0.00	0.00
7 / 1 / 2013			RESERVE FUND		12.66	0.00	0.00	0.00
8 / 1 / 2013			RESERVE FUND		6.54	0.00	0.00	0.00
9 / 3 / 2013			RESERVE FUND		6.54	0.00	0.00	0.00
10 / 1 / 2013			RESERVE FUND		6.33	0.00	0.00	0.00
11 / 1 / 2013			RESERVE FUND		3.48	0.00	0.00	0.00
12 / 2 / 2013			RESERVE FUND		3.16	0.00	0.00	0.00
1 / 2 / 2014			RESERVE FUND		3.27	0.00	0.00	0.00
2 / 3 / 2014			RESERVE FUND		6.43	0.00	0.00	0.00
3 / 3 / 2014			RESERVE FUND		5.91	0.00	0.00	0.00
4 / 1 / 2014			RESERVE FUND		6.54	0.00	0.00	0.00
5 / 1 / 2014			RESERVE FUND		3.16	0.00	0.00	0.00
6 / 2 / 2014			RESERVE FUND		3.27	0.00	0.00	0.00
7 / 1 / 2014			RESERVE FUND		3.16	0.00	0.00	0.00
8 / 1 / 2014			RESERVE FUND		13.08	0.00	0.00	0.00
9 / 1 / 2014			RESERVE FUND		13.08	0.00	0.00	0.00



## **Tab 6**

# CORDOBA RANCH

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## FIELD INSPECTION REPORT



March 23, 2016  
Rizzetta & Co., Inc.  
Tyree Brown – Operations Manager



21

Status \_\_\_\_\_



The following are action items for the contractor, ValleyCrest, to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested.**

1. All Date Palms at community entrance are potassium deficient and in need of corrective action. (photo 21)
2. All pond banks need to be string trimmed after mowing.
3. Trim around field drains in storm water ditches throughout community.
4. Prune dead branches from Pine trees on Cordoba Ranch Blvd across from models.
5. String trim around street lights on Cordoba Ranch Blvd.

6. Remove overgrowth from fence line on Meadow Grand Lane.
7. Remove crack weeds in pavement around center median beds at the large island on Cordoba Ranch Blvd.
8. Remove vine growth on railing on east side of Cordoba Ranch Blvd past large island.
9. Remove weeds in plant beds at the Executive monument entrance.(photo 11)
10. Turf weeds are abundant in the ROW of Cordoba Ranch Blvd at the Executive entrance.
11. Give Loropetalum rejuvenation prune at traffic circle on Cordoba Ranch Blvd.
12. Remove seed pods from Sable Palms in center medians on Cordoba Ranch Blvd.



11

Status \_\_\_\_\_

20

Status \_\_\_\_\_

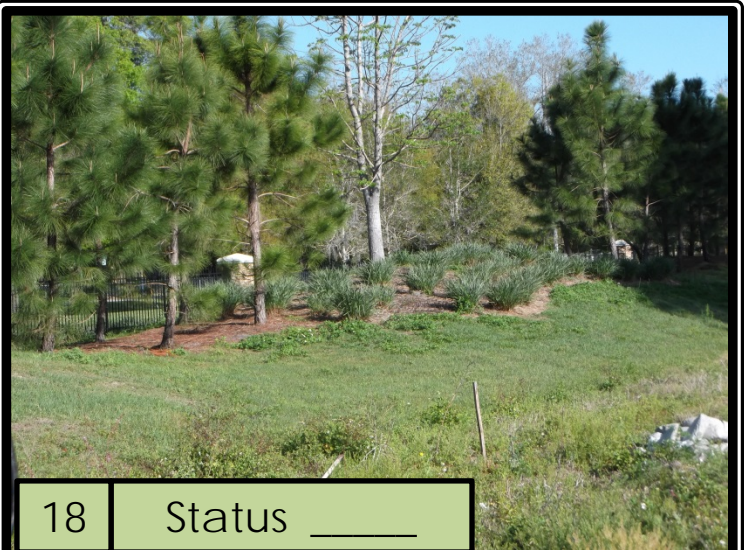


13. Remove weeds at community entrance plant beds. (photo 20)

14. Treat for weeds in turf along front side and backside of the berm on Livingston. (photo 18)

18

Status \_\_\_\_\_





## **Tab 7**

# AQUAGENIX / DEANGELO BROTHERS, INC.

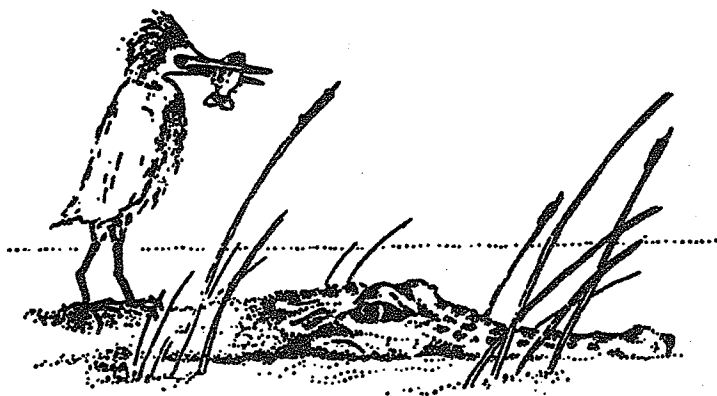
## SERVICE REPORT

CUSTOMER Cordoba Ranch  
 TECHNICIAN Roger S.  
 DATE 3/2/16 ACCOUNT # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV #	HARVESTER	TRUCK #	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
180, 220, 230		✓			✓						✓	✓						
240A, 260, 270A		✓			✓						✓	✓						
310, 320, 230B		✓			✓						✓	✓						
280, 290, 300		✓			✓						✓	✓						
240B, 210, 200		✓			✓						✓	✓						
190 AB, 170		✓			✓						✓	✓						
143 B, 146, 143A		✓			✓						✓	✓						
140, 130, 126		✓			✓						✓	✓						
125, 100, 110		✓			✓						✓	✓						
120, 150, 185		✓			✓						✓	✓						

COMMENTS:

Treated Algae and unwanted Growth



"PRESERVING YOUR LIQUID ASSETS"

- Algae & Aquatic Weed Control Programs
- Restoration of Neglected Sites
- Fish Stocking Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Floating Fountains & Lighting Systems
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Monitoring & Mitigation Services
- Right-of-way Weed Control

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 Tampa, FL  
 (813) 627-8710

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

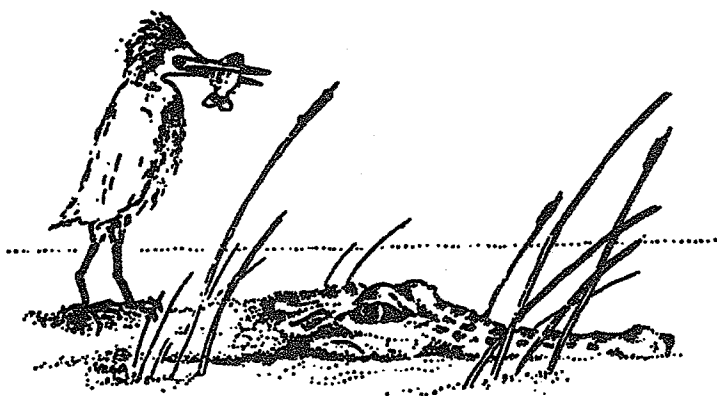
# AQUAGENIX / DEANGELO BROTHERS, INC.

## SERVICE REPORT

CUSTOMER Cordoba Ranch  
 TECHNICIAN Roger S.  
 DATE 4/6/16 ACCOUNT # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV #	HARVESTER	TRUCK #	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>Pond</u>																		
<u>180, 220, 230</u>		✓			✓						✓	✓						
<u>240A, 260, 270A</u>		✓			✓						✓	✓						
<u>310, 320, 220B,</u>		✓			✓						✓	✓						
<u>280, 290, 300</u>		✓			✓						✓	✓						
<u>240B, 210, 200</u>		✓			✓						✓	✓						
<u>190A, 13, 120</u>		✓			✓						✓	✓						
<u>143B, 146, 143A</u>		✓			✓						✓	✓						
<u>140, 130, 126</u>		✓			✓						✓	✓						
<u>25, 100, 110</u>		✓			✓						✓	✓						
<u>20, 150, 185</u>		✓			✓						✓	✓						

COMMENTS: (Treated Algae, grass) - Submersed and Floating on # 310, 140, 270B,



"PRESERVING YOUR LIQUID ASSETS"

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