

# **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  
JUNE 7, 2016**

**CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
JUNE 7, 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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May 30, 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, June 7, 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 Replacement Supervisor(s)
    1. Administer Oath of Office to Newly Appointed Supervisor...Tab 1
    2. Review of Ethics Laws and Form 1 Requirement
  - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 2, 2016..... Tab 2
  - C. Consideration of Operation and Maintenance Expenditures for April 2016..... Tab 3
- 4. BUSINESS ITEMS**
  - A Consideration of Aquatic Management Items
    1. Review of Aquatics Report.....Tab 4
    2. Consideration of Proposal for Willow Removal.....Tab 5
  - B. Ratification of Proposal to add Reader to Access System..... Tab 6
  - C. Consideration of Proposal for Hog Removal.....Tab 7
  - D. Presentation of Fiscal Year 2016/2017 Proposed Budget..... Tab 8
    1. Consideration of Resolution 2016-04, Approving Fiscal Year 2016/2017 Proposed Budget and Setting Public Hearing On Final Budget..... Tab 9
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Field Operations Manager
    1. Review of Field Inspection Report..... Tab 10
  - 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**

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

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

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

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_\_ day of \_\_\_\_\_, 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 2**

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 **Monday, May 2, 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>
Audience	<b>Landscape Vendors</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Fischer called the meeting to order and read roll call confirming a quorum for the meeting.

**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 Acceptance of Board of  
Supervisor Resignation (Rick Woodley)**

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors accepted the resignation of Rick Woodley as Board Supervisor (Seat 3) for Cordoba Ranch Community Development District.

The Board indicated that it was not ready to appoint a replacement supervisor at this time.



**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held on  
March 22, 2016**

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Minutes from the Board of Supervisors' Meeting held on March 22, 2016, as presented, for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for March 2016**

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2016 (\$41,070.66) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of Landscape Proposals and  
Awarding of Contract**

The Board reviewed the proposals received from the invitation to bid and following a lengthy discussion it was determined to utilize the bell curve to aid in the selection process.

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved awarding the contract for landscape maintenance services to Vivicon for Cordoba Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Series 2006 Arbitrage  
Report**

Mr. Fischer stated that the report for the period ending June 30, 2015 reflects that there is no cumulative rebate liability.

On a Motion by Ms. Evans, seconded by Mr. Karpay, with all in favor, the Board of Supervisors accepted the Series 2006 Arbitrage Rebate Calculations for Cordoba Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Preliminary Budget Discussion**

Mr. Fischer reviewed the preliminary budget for Fiscal Year 2016/2017 and sought input from the Board on various line items. Recommendations were made to make a few revisions. Mr. Fischer will make the requested changes and work with Mr. Karpay to finalize the proposed budget for approval at the next meeting.

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

Mr. Robin asked that the Board make a formal motion to terminate the landscaping contract with ValleyCrest and enter into negotiations with Vivicon.

On a Motion by Ms. Evans, seconded by Mr. Karpay, with all in favor, the Board of Supervisors directed Staff to notify ValleyCrest in writing of the Board's intent to terminate its contract for landscape maintenance services and authorized District Counsel to enter into negotiations with Vivicon for those services for Cordoba Ranch Community Development District.

**B. District Engineer**

A brief discussion was held regarding establishing road reserves.

**C. Field Operations Manager**

A brief discussion was held regarding the report and a request made to contact Jamos regarding the ponds.

**D. District Manager**

A request was made to cancel the May 24<sup>th</sup> meeting and reschedule it for June 7<sup>th</sup> at 1:00 p.m.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors authorized Staff to submit the required notification to reschedule the May 24, 2016 meeting to June 7, 2016 at 1:00 p.m. at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559 for Cordoba Ranch Community Development District.

A brief discussion was held regarding closing community gates at 6:00 p.m. nightly.

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved closing community gates at 6:00 p.m. nightly for Cordoba Ranch Community Development District.

**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. Karpay, seconded by Mr. Noble, with all in favor, the Board adjourned the meeting at 2:40 p.m. for Cordoba Ranch Community Development District.

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

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

## **Tab 3**

# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2016 through April 30, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,737.15**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

**Cordoba Ranch Community Development District**  
**Paid Operation & Maintenance Expenditures**  
 April 1, 2016 Through April 30, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	001598	1269038	Aquatic Service 04/16	\$ 1,034.00
Armstrong Environmental Services, Inc.	001594	11185	Lake/Wetland Services 03/16	\$ 850.00
Biomass Tech Environmental Services	001588	989	Pond Bank Maintenance	\$ 3,800.00
Florida Department of Revenue	001595	Sales Tax 01/16-03/16	Sales & Use Tax 01/16-03/16	\$ 6.55
HC Property Maintenance Inc.	001589	1071	Blue Daze Landscape Install	\$ 840.00
Jerry Richardson	001599	43116	Monthly Hog Removal Services 04/16	\$ 1,200.00
LLS Tax Solutions Inc.	001596	000904	S2006 Bond Arbitrage Rebate Calculations (6yr period)	\$ 1,800.00
Rizzetta & Company, Inc.	001590	2971	District Management Fees 04/16	\$ 3,860.08
Rizzetta & Company, Inc.	001590	3051	Annual Dissemination Services	\$ 5,000.00
Stantec Consulting Services, Inc.	001591	1027978	Engineering Services 03/16	\$ 1,026.00
Tampa Electric Company	001592	Summary 03/16	Electric Summary 03/16	\$ 5,503.28
ValleyCrest Landscape Maintenance	001597	5003255	Landscape Plant Replacement	\$ 600.00
ValleyCrest Landscape Maintenance	001600	5008910	Grounds Maintenance 04/16	\$ 7,962.25
Verizon	001593	0671704134 04/16	Acct# 0671704134 04/16	\$ 134.99
VGlobalTech	001601	0316-01-2	Website Fees & Maintenance 03/16	\$ 60.00
VGlobalTech	001601	0416-01-2	Website Fees & Maintenance 04/16	\$ 60.00
<b>Report Total</b>				<b><u>\$ 33,737.15</u></b>

**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**  
1269038

**Date**  
01-APR-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>Date Rec'd Rizzetta &amp; Co., Inc. APR 08 2016</div> <div>O/M approval <i>CR</i> Date</div> <div>Date entered APR 08 2016</div> <div>Fund 001 GL 53800 OC 4605</div> <div>Check #</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.

Invoice

P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
4/4/2016	11185

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

Due Date	P.O. No.	Terms	Project
4/4/2016		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Date: 03-28-2016	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Date: 03-28-2016	300.00	300.00
<div>late Hecozizeta &amp; Co., Inc. Approval <i>UF</i> Date <u>APR 08 2016</u> Entered <u>001</u> GL <u>53800</u> OC <u>4606</u> <i>Mike S. Day</i> RD</div>			
Please place Customer Number and Invoice Number on all checks.		<b>Total</b>	<b>\$850.00</b>





# BIOMASSTECH

## ENVIRONMENTAL SERVICES

15212 State Road 52  
Land O Lakes, FL 34638-6811

## Invoice

Date Invoice #

3/4/2016 989

### Bill To

Cordoba Ranch CDD  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, Florida 33619

Terms Due Date Project

Due on receipt 3/4/2016 Entrance Pond Ero...

### Description

Qty	U/M	Rate	Amount
1	LS	3,800.00	3,800.00

Furnish and install all materials and labor to re-establish designed pond slope from the edge of sidewalk down to the eroded MES.

Scope of work includes importing fill, fill and grade area, stabilization with fleximat, and site restoration including replacing damaged sod.

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

D/M approval CUR Date \_\_\_\_\_

Date entered MAR 04 2016

Fund 001 GL 53800 OC 4602

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



Total \$3,800.00

Payments/Credits \$0.00

Balance Due \$3,800.00

# FLORIDA SALES AND USE TAX RETURN

DR-15EZ  
R. 01/15

Reporting Period

JAN-MAR 2016

Certificate Number: 39-8016521249-2

Surtax Rate: .0100

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

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ( )

New Mailing Address:

DOR USE ONLY

postmark or hand-delivery date

**FLORIDA DEPARTMENT OF REVENUE**  
**5050 W TENNESSEE ST**  
**TALLAHASSEE FL 32399-0120**

Amount Due From Line 9  
On Reverse Side

6.55

☐ Check here if payment was made electronically.

Due: APR 01 2016

Late After: APR 20 2016

0500 0 20160331 0001003043 6 4000001652 1249 6

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)				1	0	0
2. Exempt Sales (Include these in Gross Sales, Line 1)				0	0	0
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)				1	0	0
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				6	5	5
5. Less Lawful Deductions						
6. Less DOR Credit Memo						
7. Net Tax Due				6	5	5
8. Less Collection Allowance or Plus Penalty and Interest						
9. Amount Due With Return (Enter this amount on front)				6	5	5

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

Signature of Taxpayer

Date

Telephone #

Signature of Preparer

Date

Telephone #

## Discretionary Sales Surtax Information

A. Taxable Sales and  
Purchases NOT Subject  
to DISCRETIONARY  
SALES SURTAX

B. Total Discretionary  
Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

Date Rec'd Rizzetta & Co., Inc. APR 11 2016

D/M approval CCF Date

Date entered APR 11 2016

Fund 001 GL 20204 OC

Check #



**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 1071****DATE 03/28/2016 TERMS Net 30****DUE DATE 04/27/2016**

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-install back ordered Blue Daze to back round about	1	0.00	0.00
03/28/2016	<b>Landscape Install</b> Blue Daze -blew my mind 1gal	105	8.00	840.00

*Thank you for your business!*

**TOTAL DUE****\$840.00**

Date Rec'd Rizzetta & Co., Inc. MAR 31 2016  
D/M approval CEP Date \_\_\_\_\_  
Date entered MAR 31 2016  
Fund 001 GL 53900 OC 4650  
Check # \_\_\_\_\_

# Jerry's Nuisance Animal Trapper

# INVOICE

Jerry Richardson  
2103 West Rio Vista  
Tampa, FL 33603  
Phone 813-390-9578

DATE: April 15, 2016  
INVOICE # 43116  
FOR: Cordoba Ranch  
CDD

APR 22 2016

Date Rec'd Rizzetta & Co., Inc.  
D/M approval *CUR* Date  
Date entered APR 22 2016  
Fund 001 Cl. 57200 OC 4708  
Check#

## Hog Removal

Bill To:  
Cordoba Ranch  
CDD

DESCRIPTION	AMOUNT
Monthly hog removal service -@ \$1,200 / month 6 traps are in use Total hogs removed 34 hogs 28 piglets 7 coyote All messure are being taken to control this problem. Please note Hogs are being spotted THROUGHT AREA. Lots of Poaching an unauthorized People on proprity after hours.  Caught Hogs will be updated on next invoice Trapping from 4-1-16 To 4 31-16 6 TRAPS are in use 6 cameras Alligators are moving from Pond to pond ITS MATING SEASSON!  PAYMENTS ARE DUE THE FIRST OF EACH MONTH Please make check payable to Jerry Richardson mail to 2103 W Rio Vista Ave Tampa, FI 33603	\$1,200.00
TOTAL	\$1,200.00

Make all checks payable to: **Jerry Richardson**

A late fee of 15% late fee will be applied if not paid within 10 days from date .If you have any questions concerning this invoice, contact: Jerry Richardson, Phone 813-390-9578; email - trapperjerry@gmail.com  
30 day notice to termanite trapping service in writing Setup an removal fees apply \$575.00.



Specializing In Tax - Exempt Bond Services

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

## INVOICE

**BILL TO:**

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

DATE: March 11, 2016  
INVOICE # 000904

DESCRIPTION	AMOUNT
Total billings in connection with the \$10,220,000 Cordoba Ranch Community (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006 – Rebate Requirement Calculation for the two-year period ended June 30, 2011.	<u>\$1,800.00</u>
Total billings in connection with the \$10,220,000 Cordoba Ranch Community (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006 – Rebate Requirement Calculation for the four-year period ended June 30, 2015. Date Rec'd Rizzetta & Co., Inc. APR 08 2016 D/M approval <i>Cert</i> Date Date entered APR 08 2016 Fund 001 GL 51300 00 3203 Check #	

**PAYMENT TERMS**

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total \$1,800.00

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola FL 32534 or submit electronic payments to NFCU, Account Name LLS Tax Solutions Inc., ABA # 256074974, Account # 7022553064

**Thank You For Your Business!**

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
4/1/2016	2971

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

TERMS	PROJECT
Due Upon Rec't	325 - CDD
RATE	AMOUNT

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		4604 500.00	500.00
	<p><b>Services for the period April 1, 2016 through April 30, 2016</b></p> <p>                         Date Rec'd Rizzetta &amp; Co., Inc. <u>MAR 31 2016</u>                          D/M approval <u>CW</u> Date _____                          Date entered <u>MAR 31 2016</u>                          Fund <u>001</u> GL <u>51300</u> OC <u>above</u>                          Check # _____                     </p>			

**Total**

**\$3,860.08**

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

**Invoice**

DATE	INVOICE NO.
4/1/2016	3051

**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
FC RPT	<p>PROFESSIONAL FEES:</p> <p>Series 2006 Bond For Dissemination Agent/Disclosure Reports FY 2015/2016 Annual Fee</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. APR 01 2016</p> <p>D/M approval <i>CUB</i> Date</p> <p>Date entered APR 01 2016</p> <p>Fund 001 GL 51300 OC 3104</p> <p>Check#</p>		5,000.00	5,000.00
			<b>Total</b>	<b>\$5,000.00</b>



## INVOICE

Page 1 of 1

Invoice Number 1027978  
Invoice Date March 25, 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

**Project Cordoba Ranch CDD**

Project Manager

Stewart, Tonja L

For Period Ending

**March 18, 2016**

Current Invoice Total (USD)

1,026.00

initiate ownership, easement, maintenance maps


**Top Task 216 2016 General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	14.25	72.00	1,026.00
<b>Subtotal Professional Services</b>	<b>14.25</b>		<b>1,026.00</b>

Top Task Subtotal	2016 General Consulting	1,026.00
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**Total Fees & Disbursements****1,026.00****INVOICE TOTAL (USD)****1,026.00****Due on Receipt**

MAR 30 2016

APPROVAL  DATE  
DATE ENTERED MAR 31 2016  
IND 001 GL 51300 OC 3103



## Cordoba Ranch CDD

## TECO

Mar 16

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	03/24/16	04/17/16	\$ 722.89	02/19/16 - 03/21/16	2502 Cordoba Ranch BL	4301
1661 0631100	03/24/16	04/17/16	\$ -	02/19/16 - 03/21/16	3045 Cordoba Ranch BL PMP	4301
1661 0598302	03/24/16	04/17/16	\$ 35.45	02/19/16 - 03/21/16	2802 Cordoba Ranch BL	4301
1661 0625050	03/24/16	04/17/16	\$ 4,638.71	02/19/16 - 03/21/16	Street Lights PH1 & 1A	4307
1661 0648770	02/24/16	04/17/16	\$ 106.23	02/19/16 - 03/21/16	Cordoba Ranch BV	4307

## TOTAL

53100	4301	\$758.34	GL	Utility
53100	4307	\$4,744.94	GL	Street Lights
		<u>\$5,503.28</u>		

Date Rec'd Rizzetta &amp; Co., Inc. MAR 31 2016

D/M approval Cerv Date

Date entered MAR 31 2016

Fund 001 GL see OC 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**  
3771-13862

## Average kWh per day

Mar 2016	232
Feb	225
Jan	212
Dec	210
Nov	167
Oct	166
Sep	161
Aug	154
Jul	165
Jun	159
May	178
Apr	162
Mar 2015	163

## Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: **(813) 223-0800** in Hillsborough, **(863) 299-0800** in Polk, or **1-888-223-0800** all other counties.



Account No.  
1661 0623270

New Charges  
\$722.89  
Payable by Apr 17

Total Bill Amount  
\$722.89

## March Billing Information:

720559

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

Account Number  
1661 0623270

Statement Date  
Mar 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H83726	01517	94569	6948	1	

Next Read Date On Or About **Apr 20, 2016** Total kWh Purchased **6,948**

Account Activity	Explanation	Charge	Total
Previous Balance		696.57	
Payments Received - Thank You	As of March 24, 2016	-696.57	
			<b>\$0.00</b>

## New Charges Due by Apr 17, 2016 Service from Feb 22 to Mar 23

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	6,948 kWh @ \$.05788/kWh	402.16
Fuel Charge	6,948 kWh @ \$.03676/kWh	255.41
Electric Service Cost		<b>\$675.57</b>
Florida Gross Receipts Tax	Based on \$675.57	17.32
This Month's Charges		<b>\$692.89</b>

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

Non-Energy Charges	Zap Cap ID: 000296804	
Non-Energy Previous Balance		30.00
Non-Energy Payments	As of March 24, 2016	-30.00
Zapcap 120/208 1ph-m	1 @ \$30.00	30.00
Non-Energy Sales Tax	(Based On \$.00)	0.00
This Month's Non-Energy Balance		<b>\$30.00</b>
Total Due		<b>\$722.89</b>

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

## Forget the phone. Go online!

We make it easy for you to pay your bill, turn service on or off, report a power outage, change your mailing address, or update your phone number - all from the convenience of your computer or smart phone, 24 hours a day. Go to **tampaelectric.com** to get things done.

Approved CER Date MAR 28 2016  
Entered                       
no                      GL                      OC                     

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

720559

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

3771-13862 13862-1442



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



1 1100 07 1661 0623270 0000722.89

# Your Electric Bill

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TAMPA ELECTRIC

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Web site at  
**tampaelectric.com**  
3771-13864

## Average kWh per day

Mar 2016	4
Feb	3
Jan	3
Dec	3
Nov	2
Oct	3
Sep	2
Aug	1
Jul	2
Jun	2
May	2
Apr	2
Mar 2015	2

## Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: (813) 223-0800 in Hillsborough, (863) 299-0800 in Polk, or 1-888-223-0800 all other counties.



Account No.  
1661 0631100

New Charges  
\$120.67 CR

Total Bill Amount  
\$120.67 CR

Thank You  
Please Do Not Pay

## March Billing Information:

720561

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

Account Number  
1661 0631100

Statement Date  
Mar 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
K34725	02313	02201	112	1	

Next Read Date On Or About **Apr 20, 2016** Total kWh Purchased **112**

Account Activity	Explanation	Charge	Total
Previous Balance		26.81	
Payments Received - Thank You	As of March 24, 2016	-26.81	
			<b>\$0.00</b>

## New Charges Due by Apr 17, 2016 Service from Feb 22 to Mar 23

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	112 kWh @ \$.05788/kWh	6.48
Fuel Charge	112 kWh @ \$.03676/kWh	4.12
Electric Service Cost		<b>\$28.60</b>
Florida Gross Receipts Tax	Based on \$28.60	0.73
This Month's Charges		<b>\$29.33</b>

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

Annual Deposit Review Adjustment	-150.00
Total Miscellaneous Charges	\$150.00 CR
Total Due	<b>\$120.67 CR</b>

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

## Important information about your account

During our annual review of accounts, we found that your account is over-secured.  
We have credited a portion of your deposit to better reflect your typical usage.

## Forget the phone. Go online!

We make it easy for you to pay your bill, turn service on or off, report a power outage, change your mailing address, or update your phone number - all from the convenience of your computer or smart phone, 24 hours a day. Go to **tampaelectric.com** to get things done.

Y/M Approval CUK Date MAR 28 2016

ate entered  
und GL OC

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

720561

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

3771-13864 13864-1404



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



1 1100 01 1661 0631100 0000120.67CR

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TAMPA ELECTRIC

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**tampaelectric.com**  
3771-13861

## Average kWh per day

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

## Report a malfunctioning streetlight:

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Account No.  
1661 0598302

**New Charges**  
\$35.45  
**Payable by Apr 17**

**Total Bill Amount**  
\$35.45

## March Billing Information:

720558

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

Account Number  
1661 0598302

Statement Date  
Mar 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
B67927	24625	24450	175	1	

Next Read Date On Or About	Apr 20, 2016	Total kWh Purchased	175
Account Activity	Explanation	Charge	Total
Previous Balance		33.41	
Payments Received - Thank You	As of March 24, 2016	-33.41	
			\$0.00

New Charges Due by Apr 17, 2016	Service from Feb 22 to Mar 23	
Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	175 kWh @ \$.05788/kWh	10.13
Fuel Charge	175 kWh @ \$.03676/kWh	6.43
Electric Service Cost		\$34.56
Florida Gross Receipts Tax	Based on \$34.56	0.89
<b>This Month's Charges</b>		<b>\$35.45</b>

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

**Total Due** \$35.45

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

## Forget the phone. Go online!

We make it easy for you to pay your bill, turn service on or off, report a power outage, change your mailing address, or update your phone number - all from the convenience of your computer or smart phone, 24 hours a day. Go to **tampaelectric.com** to get things done.

die nevenizzatio... 1661-0598302  
Approval CW Date 1661-0598302  
ate entered  
und GL OC

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

720558

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

3771-13861 13861-1441



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



1 1100 06 1661 0598302 0000035.45

# Your Electric Bill

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TAMPA ELECTRIC

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Web site at  
**tampaelectric.com**  
3771-13863

## March Billing Information:

720560

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

Account Number  
1661 0625050

Statement Date  
Mar 24, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		4,638.71	
Payments Received - Thank You	As of March 24, 2016	-4,638.71	
			\$0.00
<b>New Charges Due by Apr 17, 2016</b>		<b>Service for 31 days from Feb 19 to Mar 21</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>

TECO  
APR 20 2016  
C/O RIZZETTA & CO, INC.  
Approval CR Date \_\_\_\_\_  
Reviewed \_\_\_\_\_  
nd \_\_\_\_\_ GI \_\_\_\_\_ OC \_\_\_\_\_

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

720560



Account No.  
1661 0625050

**New Charges**  
\$4,638.71  
**Payable by Apr 17**

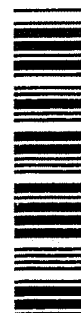
**Total Bill Amount**  
\$4,638.71

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

3771-13863 13863-1043



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



2 1100 08 1661 0625050 0004638.71

# Your Electric Bill

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TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
3771-13866

## March Billing Information:

720563

CORDOBA RANCH CDD  
CORDOBA RANCH BV  
LUTZ FL 33559-0000

Account Number  
1661 0648770

Statement Date  
Mar 24, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		155.85	
Payments Received - Thank You	As of March 24, 2016	-155.85	
			<b>\$0.00</b>
<b>New Charges Due by Apr 17, 2016</b>		<b>Service for 31 days from Feb 19 to Mar 21</b>	
Lighting Service Items LS-1	3 Lights, 3 Poles	97.29	
Energy Flat Charge		3.93	
Fuel Charge	132 kWh @ \$.03627/kWh	4.80	
Florida Gross Receipts Tax	Based on \$8.73	0.21	
<b>This Month's Charges</b>			<b>\$106.23</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$106.23</b>

MAR 20 2016

are recognized as valid  
Approval Cut Date \_\_\_\_\_  
are entered \_\_\_\_\_  
and \_\_\_\_\_

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

720563



Account No.  
1661 0648770

**New Charges**  
\$106.23  
**Payable by Apr 17**

**Total Bill Amount**  
**\$106.23**

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

3771-13866 13866-1046



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



0 1800 05 1661 0648770 0000106.23



# 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 #:** 5003255  
**Invoice Date:** 3/30/2016  
**Sales Order:** 6216823  
**Cust PO #:**

Job Number	Description	Amount
342200056	Cordoba Ranch CDD March (2) x's Howsmoor Pl March (2) x's Belfair Glen Pl	600.00
<p>APPROVAL <i>[Signature]</i> DATE <u>APR 08 2016</u></p> <p>ENTERED <u>APR 08 2016</u> GL <u>53900</u> 00 <u>4650</u></p>		
<b>Total Invoice Amount</b>		600.00
<b>Taxable Amount</b>		
<b>Tax Amount</b>		
<b>Balance Due</b>		600.00

**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 #: 5003255  
Invoice Date: 3/30/2016

**Amount Due: \$ 600.00**

*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

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

Customer #: 14197254  
Invoice #: 5008910  
Invoice Date: 4/10/2016  
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For April  <div>RECEIVED APR 11 2016  APR 15 2016 001 53900 00 4604</div>	7,962.25
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 #: 5008910  
Invoice Date: 4/10/2016

Amount Due: \$7,962.25
------------------------

Thank you for allowing us to serve you

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

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  
159000 0671704134 01

Amount Due  
\$134.99

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

View & Pay Your Bill  
Check Verizon Email  
Get Rewards & Discounts  
Use Online Support  
And More

### Account Information

Statement Date: 3/22/16  
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 Mar 14	-\$134.99
<b>Balance Forward</b>	<b>\$0.00</b>

### New Charges

Current Activity	\$134.99
<b>Total New Charges Due by April 15, 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 remit slip with payment.

To enroll in Automatic Payment (Sign and date below)

Account Number: 15 9000 0671704134 01

Amount Due: \$134.99

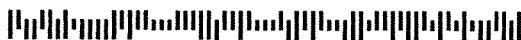
032216

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

Make check payable to Verizon

\$ 134.99

00001652 01 AV 0.388 VF032211 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

3/22 4/21 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 Apr 22, 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



**VGlobalTech**  
EXPERIENCE INNOVATION



**VGlobalTech**

636 Fanning Drive, Winter Springs, Florida 32708, USA

Phone: 321-947-7777

Email: [contact@VGlobalTech.com](mailto:contact@VGlobalTech.com), Website: [www.VGlobalTech.com](http://www.VGlobalTech.com)

Invoice# 0316-01-2

Date: March 18, 2016

**CDD Website Monthly Maintenance: March 2016 for  
Cordoba Estates CDD – Community Care**

**Valued Customer:** Joe Roethke

District Manager

RIZZETTA & COMPANY INCORPORATED

3434 Colwell Ave., Suite 200, Tampa, FL 33614

PH: (813) 933-5571

Fax: (813) 935-3415

Email: [jroethke@rizzetta.com](mailto:jroethke@rizzetta.com)

[www.rizzetta.com](http://www.rizzetta.com)

Description	Package Chosen and # of CDDs	Unit Price \$	Total \$
<ul style="list-style-type: none"> <li>✓ CDD content updates <ul style="list-style-type: none"> <li>○ Meeting Minutes</li> <li>○ Agendas</li> <li>○ Maps</li> <li>○ BOD Info</li> <li>○ Other documents as supplied</li> </ul> </li> <li>✓ 24 hours turn-around time</li> <li>✓ Site backend software updates <ul style="list-style-type: none"> <li>○ WP versions</li> <li>○ Plugins</li> <li>○ Security Patches</li> </ul> </li> <li>✓ Site Backup and Archival Once a month</li> </ul>	Care	60.00	60.00
<div style="text-align: right;">APR 22 2016</div> <div style="text-align: center;"> Date Rec'd Rizzetta &amp; Co., Inc.  D/M approval <i>CCF</i> Date  Date entered APR 22 2016  Fund <i>001</i> GL <i>51300</i> OC <i>5103</i>  Check # </div>			
<b>Total</b>	<b>1</b>	<b>---</b>	<b>60.00</b>
<b>Total Paid to Date:</b>	<b>---</b>	<b>---</b>	<b>---</b>
<b>Total Due:</b>	<b>---</b>	<b>---</b>	<b>60.00</b>
<b>Thank You for your business.</b> <b>Please make checks payable to: "VGlobalTech". Mail to address above.</b>			



**VGlobalTech**  
EXPERIENCE INNOVATION



**VGlobalTech**  
636 Fanning Drive, Winter Springs, Florida 32708, USA

Phone: 321-947-7777

Email: [contact@VGlobalTech.com](mailto:contact@VGlobalTech.com), Website: [www.VGlobalTech.com](http://www.VGlobalTech.com)

Invoice# 0415-01-2

Date: April 15, 2016

**CDD Website Monthly Maintenance: April 2016 for**

**Cordoba Estates CDD – Community Care**

**Valued Customer:** Joe Roethke

District Manager

RIZZETTA & COMPANY INCORPORATED

3434 Colwell Ave., Suite 200, Tampa, FL 33614

PH: (813) 933-5571

Fax: (813) 935-3415

Email: [jroethke@rizzetta.com](mailto:jroethke@rizzetta.com)

[www.rizzetta.com](http://www.rizzetta.com)

Description	Package Chosen and # of CDDs	Unit Price \$	Total \$
<ul style="list-style-type: none"> <li>✓ CDD content updates <ul style="list-style-type: none"> <li>○ Meeting Minutes</li> <li>○ Agendas</li> <li>○ Maps</li> <li>○ BOD Info</li> <li>○ Other documents as supplied</li> </ul> </li> <li>✓ 24 hours turn-around time</li> <li>✓ Site backend software updates <ul style="list-style-type: none"> <li>○ WP versions</li> <li>○ Plugins</li> <li>○ Security Patches</li> </ul> </li> <li>✓ Site Backup and Archival <ul style="list-style-type: none"> <li>Once a month</li> </ul> </li> </ul>	<div style="text-align: center;">Care</div> <div style="text-align: right;">APR 22 2016</div> <div style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc.</div> <div style="text-align: right;">D/M approval <i>CER</i> Date</div> <div style="text-align: right;">Date entered APR 22 2016</div> <div style="text-align: right;">Fund 001 GL 51300 OC 5103</div> <div style="text-align: right;">Check #</div>	60.00	60.00
<b>Total</b>	<b>1</b>	---	<b>60.00</b>
<b>Total Paid to Date:</b>	---	---	---
<b>Total Due:</b>	---	---	<b>60.00</b>
<p><b>Thank You for your business.</b></p> <p><b>Please make checks payable to: "VGlobalTech". Mail to address above.</b></p>			

## **Tab 4**



**05/13/2016**

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

The photos this month were taken on Tuesday 05/10/16

The ponds were treated on Thursday 05/05 this month. Water levels were very low for the most part. Warmer water temps are contributing to some algae blooms, mostly minor. Both Planktonic & Filamentous algae were noted in several ponds. Over all for this time of year we have managed to keep significant algae issues at bay. We do anticipate more algae growth through the summer. Shallow ponds increase water temps & light penetration and all the newly sodded areas that are heavily irrigated in the beginning contribute to high nutrients & turbidity making their way to the ponds and supporting the algae issues.

The native aquatic plants throughout are recovering nicely from winter stress and looking good! We completed your quarterly littoral zone maintenance service which addressed torpedo grass and other unwanted growth that's also popping up among the littoral zones. We also cut the sticks down on pond #120 as promised, and luckily the water was so low, we won't be seeing them again!

Thank you for your business!


Sincerely,


Jamos Beierle

Aquagenix







Date: 05/10/16	Pond #100
<p><b>What we found:</b> Very low water level. The desirable plants on the littoral shelf have recovered fully. Pond overall looks good.</p> <p><b>What we did:</b> Torpedo grass was spot treated among the beneficial plants on the littoral shelf.</p> <p><b>What to expect:</b> Possible algae blooms during summer months.</p>	
Recommendations & Notes:	

Date: 05/10/16	Pond #110
<p><b>What we found:</b> Pond is looking good. Low water, but no algae and minimal submersed weeds.</p> <p><b>What we did:</b> Border grasses were treated and spike rush.</p> <p><b>What to expect:</b> This pond has stayed pretty well under control. The littoral shelf helps minimize free nutrient levels available for algae.</p>	
Notes:	



<b>Date: 05/10/16</b>	<b>Pond #120</b>
<p><b>What we found:</b> No algae, minimal slender spike rush, over all good condition. Super low water level allowed us to cut the sticks down to the ground.</p> <p><b>What we did:</b> Boarder Grasses</p> <p><b>What to expect:</b> Possible algae flair ups during summer.</p>	
<b>Recommendations &amp; Notes:</b>	

<b>Date: 05/10/16</b>	<b>Pond #125</b>
<p><b>What we found:</b> Looking good. Some minor algae around the perimeter was noted.</p> <p><b>What we did:</b> treated perimeter grasses and algae.</p> <p><b>What to expect:</b> So far we have maintained low algae this spring, but it has been cooler than average. We expect a significant bloom or two over the summer in this pond.</p>	
<b>Recommendations &amp; Notes:</b>	

**Date:** 04/12/16

## **Pond #126**

**What we found:** Slight Planktonic algae bloom

**What we did:** Treated algae & boarder grasses. Treated grasses and vegetation around concrete weir/spillway.

**What to expect:**



**Recommendations & Notes:**

**Date:** 05/10/16

## **Pond #130**

**What we found:** Spike rush and Naiad were growing significantly, this month's treatment to control them has caused stress and damage to the spatterdock.

**What we did:** treated submersed vegetation

**What to expect:** Lily's will wilt and some will brown and die off, but they are expected to eventually recover & not be eliminated in this pond.



**Recommendations & Notes:** This pond will be part of the future planting plans and would look much better with duckweed or arrowhead throughout the southern ditch area.



**Date:** 05/10/16

## **Pond #140**

**What we found:** low water level, great clarity...but some filamentous algae growth.

**What we will do:** continue to touch up algae as it appears as well as border grasses and submersed.

**What to expect:**



**Recommendations & Notes:** Spatterdock pops up in this pond from time to time. Sometimes it becomes a casualty from targeting other vegetation. Eventually, we would like to see some of growing here. Does the community have an opinion on that? Do you consider lily's attractive or unattractive? They are native but can become invasive/nuisance if uncontrolled.

**Date:** 05/10/16

## **Pond #143A**


**What we found:** Low water level  
Last month the spatterdock got beat up pretty bad while targeting other submersed weeds.


**What we did:** treated for slender spike rush & and other submersed growth.

**What to expect:** I have seen this twice before in this pond and both previous times the lily's proved resilient & recovered.





**Recommendations & Notes:** It is a very delicate balance, we do our best to control unwanted growth without stressing the lily's. But sometimes you have to be more aggressive to avoid losing control of other plants and hope the beneficials recover.


Date: 05/10/16	Pond #143B
<p><b>What we found:</b> water level is way down, some planktonic algae was observed.</p> <p><b>What we will do:</b> continue to focus on algae flare-ups as needed.</p> <p><b>What to expect:</b></p>	
Recommendations & Notes:	


Date: 05/10/16	Pond #146
<p><b>What we found:</b> Looking better than last month, small amount of filamentous algae.</p> <p><b>What we did:</b> Treated border grasses algae.</p> <p><b>What to expect:</b> Algae blooms are likely over the next few months.</p>	
Recommendations & Notes:	




<b>Date:</b> 05/10/16	<b>Pond #150</b>
<p><b>What we found:</b> Filamentous algae popping up</p> <p><b>What we did:</b> Grasses and algae were treated.</p> <p><b>What to expect:</b> As I noted last month, new sod nearby &amp; aggressive irrigation helps contribute to algae flare ups. This is a normal occurrence has the community continues to build out.</p>	
<p><b>Recommendations &amp; Notes:</b> Increasing your program from monthly service visits to twice per month in the summer can allow us to have more consistent control during the peak growing season.</p>	


<b>Date:</b> 05/10/16	<b>Pond #170</b>
<p><b>What we found:</b> Beautiful!</p> <p><b>What we did:</b> Treated border grasses &amp; minimal algae.</p> <p><b>What to expect:</b> As you know, controlling vegetation is a constant battle. We are very proud of how this pond looks right now, but unfortunately it is unrealistic to expect it to stay this way always without its challenges.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	


<b>Date:</b> 05/10/16	<b>Pond #180</b>
<p><b>What we found:</b> Algae has declined, but there is still a significant amount of filamentous algae growing on the littoral shelf here.</p> <p><b>What we did:</b> We used a boat last month to address submersed Naiad on the littoral zone &amp; algae unreachable from shore.</p> <p><b>What to expect:</b> Continued algae challenges in the shallow section of this pond</p>	
<p><b>Recommendations &amp; Notes:</b> This pond is considered as the “next step” of the planting plan following this year’s planting on pond 290.</p>	


<b>Date:</b> 05/10/16	<b>Pond #185</b>
<p><b>What we found:</b> Algae levels remained low. A few weeds around the perimeter. Low water level</p> <p><b>What we did:</b> Perimeter grasses &amp; weeds were treated.</p> <p><b>What to expect:</b> the coming rainy season should quickly fill the ponds soon.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	



<b>Date:</b> 05/10/16	<b>Pond #190A</b>
<p><b>What we found:</b> The area in the far left of the photo is bare ground with grasses spike rush growing.</p> <p><b>What we did:</b> treated algae &amp; perimeter grasses.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> Eventually the shelf will benefit from being planted as part of the CDD's long range plan.</p>	

<b>Date:</b> 05/10/16	<b>Pond # 190B</b>
<p><b>What we found:</b> Minimal algae. Still looking good this month. Very low water.</p> <p><b>What we did:</b> treated spike rush and minimal algae.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> The area where the sticks were removed is not seen in this photo because it dog legs around, but it looks just as good!</p>	

<b>Date:</b> 05/10/16	<b>Pond #200</b>
<p><b>What we found:</b> some algae growth, grasses growing on exposed mud have been sprayed and are dead.</p> <p><b>What we did:</b> treated grasses &amp; algae</p> <p><b>What to expect:</b> Algae issues will likely remain prevalent in this small and shallow pond. Eventually planting will benefit this pond as well.</p>	
<p><b>Recommendations &amp; Notes:</b> Also, the drain pipe inlet in this pond is more than 50% full of sediment &amp; needs maintenance.</p>	

<b>Date:</b> 05/10/16	<b>Pond #210</b>
<p><b>What we found:</b> spike rush and algae present. Mostly on shallow littoral zones (there are two on this pond) North &amp; South end.</p> <p><b>What we did:</b> treated algae &amp; spike rush.</p> <p><b>What to expect:</b> Dead grasses will gradually decline over the next month or so it takes longer when they're not under water.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	



**Date:** 05/10/16

## **Pond #220**

**What we found:** Water levels very low again, but looking good. Not much growth.

**What we did:** Treated border grasses and spike rush.

**What to expect:**



**Recommendations & Notes:**

**Date:** 05/10/16

## **Pond #230**


**What we found:** Looking good.


**What we did:** Algae was spot treated.

**What to expect:**





**Recommendations & Notes:** Eventually this pond should be planted on the west side not seen in this photo, but it is not the greatest priority now within your budget.


Date: 05/10/16	Pond #240A
<p><b>What we found:</b> Turbidity cleared up, small amount of Planktonic algae</p> <p><b>What we did:</b> Treated algae.</p> <p><b>What to expect:</b></p>	
Recommendations & Notes:	


Date: 05/10/16	Pond #240 B
<p><b>What we found:</b> Very low water. Minimal algae or weed growth.</p> <p><b>What we did:</b> Treated algae.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> When the lots are built out, roofs &amp; driveways will create more run off channeled into theses stormwater ponds. So in the future, its likely you may not see most of these ponds this low again</p>	



Date: 05/10/16	Pond #260
<p><b>What we found:</b> Looking good.</p> <p><b>What we did:</b> border grasses</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b></p>	

Date: 05/10/16	Pond #270
<p><b>What we found:</b> algae still present around perimeter.</p> <p><b>What we did:</b> Treated algae again. It's completely brown and should drop out soon.</p> <p><b>What to expect:</b> this pond has been one of the more difficult to control ponds historically.</p>	
<p><b>Recommendations &amp; Notes:</b> We are going to try adding some blue dye in this pond over the next two months in an effort to help algae suppression.</p>	

<b>Date:</b> 05/10/16	<b>Pond #270B</b>
<p><b>What we found:</b> Slightly turbid with very low algae.</p> <p><b>What we did:</b> Algae &amp; border grasses were treated.</p> <p><b>What to expect:</b> More algae issues as summer continues.</p>	
<p><b>Recommendations &amp; Notes:</b> I recommend aquatic plantings in the entire pond (more of a retention ditch than pond). It is really too shallow to be maintained as an open water pond and may be more attractive as a planted area. This planting will be part of the longer term Aquascaping plan for Cordoba Ranch.</p>	

<b>Date:</b> 05/10/16	<b>Pond #280</b>
<p><b>What we found:</b> Filamentous algae is significantly reduced from last month and the remaining has been treated again. Turbidity has cleared up.</p> <p><b>What we did:</b> Algae was treated.</p> <p><b>What to expect:</b> We may add some blue dye here as well.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	



**Date:** 05/10/16

## **Pond #290**

**What we found:** Plants are doing well, some algae developed around them. Spike rush around the perimeter is browning from treatment.

**What we did:** treated algae and perimeter spike rush.

**What to expect:** Plants will continue to expand.



### **Recommendations & Notes:**

**Date:** 05/10/16

## **Pond #300**


**What we found:** turbidity is improving. Blue dye helps mask turbidity and minimize algae growth. Alligator weed has mostly disappeared.


**What we did:** treated border grasses & weeds.

**What to expect:** Turbidity to slowly improve.



**Recommendations & Notes:** The adjacent lot has a silt fence installed now, reducing run off from irrigation. The grate on the control structure still needs replaced.

Date: 05/10/16	Pond #310	
<p><b>What we found:</b> spikerush growth on exposed mud on southern end littoral zone.</p> <p><b>What we did:</b> treated spike rush around perimeter.</p> <p><b>What to expect:</b></p>		
<b>Recommendations &amp; Notes:</b> Another pond that would benefit from plants, but not the first priority until homes start being built.		

Date: 05/10/16	Pond #320	
<p><b>What we found:</b> almost dry, but the white fragrant lily's are holding on.</p> <p><b>What we did:</b> We only inspected this pond this month, we will treat as needed next month as water levels return.</p> <p><b>What to expect:</b></p>		
<b>Recommendations &amp; Notes:</b>		

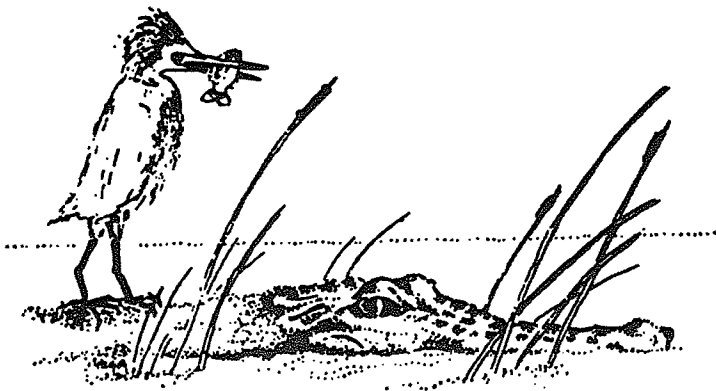
# AQUAGENIX / DEANGELO BROTHERS, INC.

## SERVICE REPORT

CUSTOMER Cordoba Ranch  
 TECHNICIAN Horace  
 DATE 5-5-16 ACCOUNT # 02

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV #	HARVESTER	TRUCK #	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
x Long 100	✓			✓							✓				L &			land
x 110	✓			✓							✓				L &			Swamp
metine 120				✓											L &			
X 290	✓			✓							✓				L &			
170	✓			-							✓				L &			

COMMENTS: treated unwanted growth  
Thanks Horace



" 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

Central Florida Branch Office  
 Orlando, 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

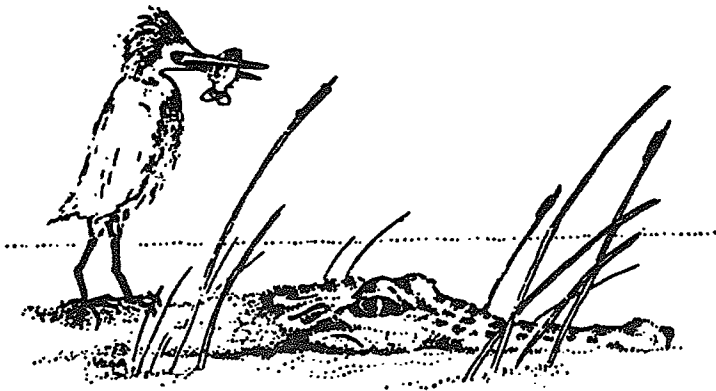


## SERVICE REPORT

CUSTOMER Cordoba Ranch Ft Worth  
TECHNICIAN Itorace  
DATE 5-5-16 ACCOUNT # 02

[illegible]

COMMENTS: Cleared '2' Fountains checked Timer And Lights  
Thanks Horacio



" P R E S E R V I N G   Y O U R   L I Q U I D   A S S E T S "

- **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**

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

**LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING**

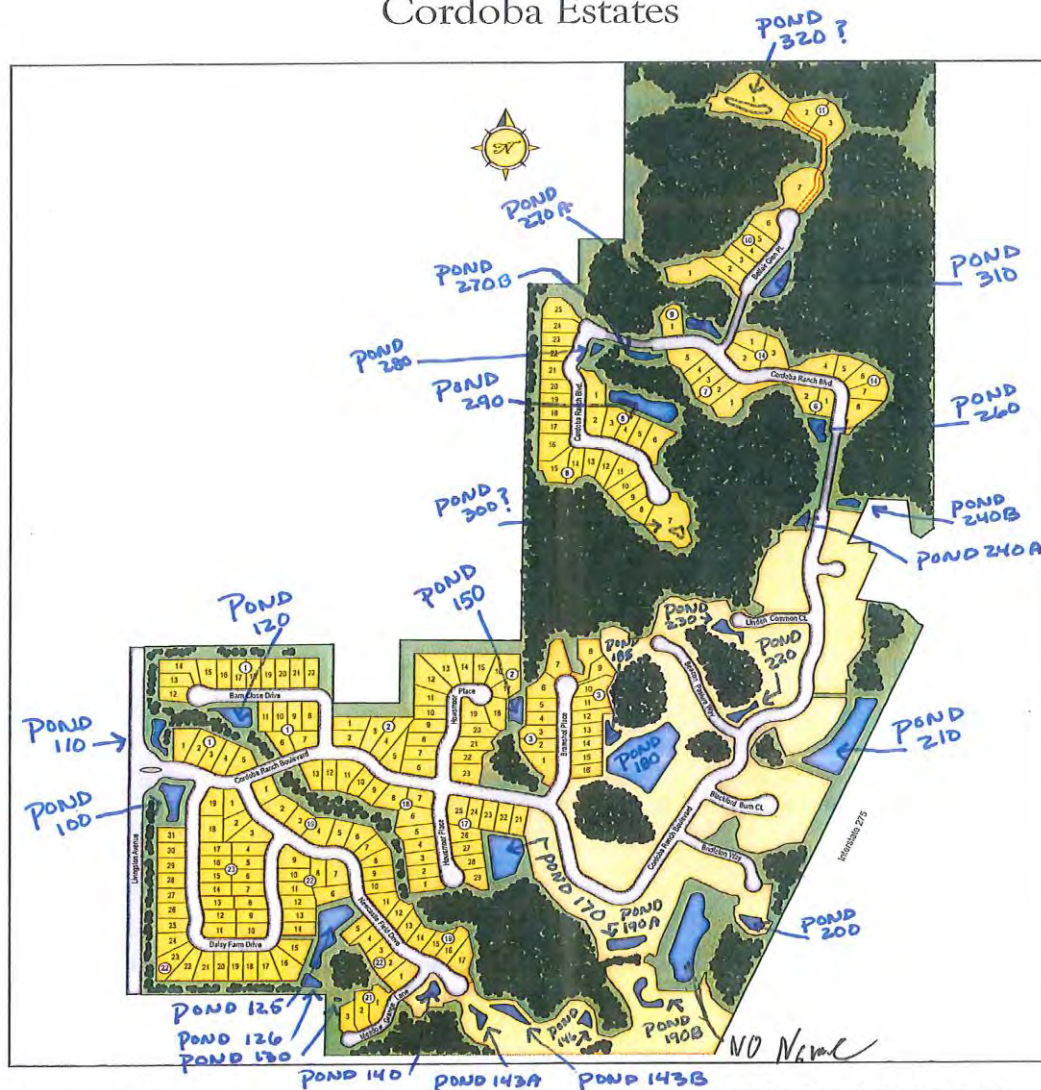


Cordoba Ranch Lake Management Report  
March 2014



STANDARD PACIFIC HOMES

Cordoba Estates



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

## **Tab 5**



# Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

## Special Service Agreement

### Cordoba Ranch CDD

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

Proposal ID	Date	Terms
88072	5/13/2016	Balance Due 30 Days After Completion Of Work

### We are pleased to quote special pricing as follows

Price includes a one time initial herbicide treatment to control invasive primrose willow and other nuisance vegetation under and around the walking path bridge over the creek near Livingston Ave. Approximately two weeks following the treatment, the price also includes manual cutting and removal of the dead vegetation. Material will be disposed onsite at the same location as other vegetation removal projects have been deposited for decomposition.

Quantity	Description	Taxable	Unit Price	Extended Price
1	One time herbicide treatment	No	\$100.00	\$100.00
1	Manual cutting and removal	No	\$1,400.00	\$1,400.00
			Total	\$1,500.00

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

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW



AQUAGENIX

James Beierle

PRINT NAME

05-12-2016

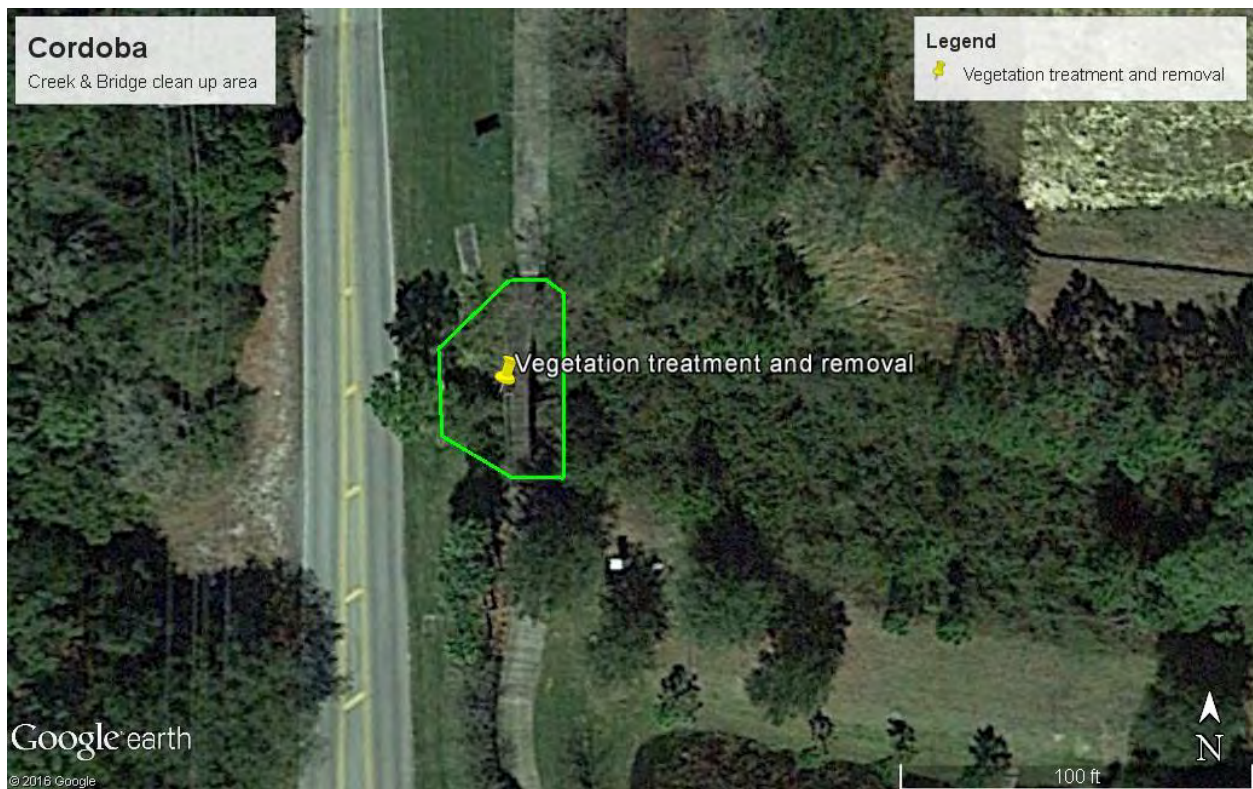
DATE

CUSTOMER

PRINT NAME

DATE





## **Tab 6**



## CONTRACT CHANGE ORDER

"Client":	Cordoba Ranch CDD	Agreement Date:	May 2, 2016
"Community":	Cordoba Ranch CDD	Contract #:	721
"Premises":	2502 Cordoba Ranch Blvd, Lutz, FL 33559		

### Equipment to be Taken Out or Deleted from prior order

	None		

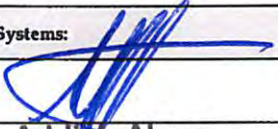
### Equipment to Be Added

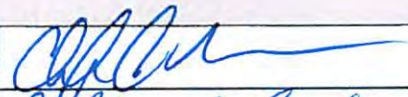
1	Radio Reader with Weigand Output	1	Plug-in TX
1	Power Supply 2.5 Amp	75	Wire
	Labor		
20	Single Button Proximity Key Fob		

Customer Request (describe in detail work to be performed): Add WOR Reader to existing Access Control System. Order Access Control Credentials.

Increase / (Decrease) in Monitoring & Database Services Rates:	\$	0.00
Increase / (Decrease) in Service & Maintenance Plan Rates:	\$	8.00
Effective beginning with invoice for services performed in the month of June, 2016		
Increase / (Decrease) in Installation Fee:	\$	1,117.50
Due upon signing	\$	

Client hereby authorizes and directs Envera to make change(s) to the above project as set forth above and agrees to pay the additional amounts provided by this Change Order. The work contemplated by this Change Order shall be performed under the same terms and conditions as the Services set forth in the original Agreement between the parties.

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	Addi Aloya Chief Executive Officer
Title / Position	
Date	5/3/16

CLIENT:	
Signature	
Print Name	Clinton C Fischer
Title / Position	District Manager
Date	3 MAY 16

## **Tab 7**

**FROM:** Jerry State wildlife trapper NWT 14255  
2103 w Rio vista Ave  
Tampa FL,33603

**Phone No.** 813-390-9578

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Date:** 5-16-2016 TO 5-16-2017

**Street:** \_\_\_\_\_

**City:** Tampa

**State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**:** FL **:** 5-16-16

**Hunt and trap all-inclusive feral hogs using state-of-the-art trapping equipment which includes GPS monitor camera and electronic trapping devices. Traps are monitored 24 hours a day. Property is monitored with onsite technician 3 to 5 times a week to help eliminate and maintain and controlling the hog population as well as other nuisance wildlife.**

**We specialize in hog removal with 12 years of experience we set the standards high in controlling the feral hog population.**

**Our monthly service fee \$ 1,200.00 per month or \$ 14,400.00 annually to include multiple traps and camera setups including bait and all necessities to attract and contain wild hogs to limit and prevent property damage endured by feral hogs. Monthly Invoices will be due the 1st of each month.**

**Any and all illegal activity that we notice will be reported to the appropriate authorities along with the property manager.**

**We are fully licensed and insured in the State of Florida to trap and remove all nuisance Wildlife.**

**Always striving to provide quality professional service at a reasonable price. Thank you for your business Jerry State Wildlife Trapper NWT - 14255**



All of the work is to be completed in a substantial and workmanlike manner for the sum of \$ 1,200.00. The entire amount of the contract \$ 1,200.00 is to be paid within 10 days after completion or a 15% fee will be added. All payments are due first day of the month.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra cost.

By signing this contract you acknowledge the term to be 12 months. If you choose to terminate this contract prior to the 12 month term, you will still be billed for the remaining months. In addition, a removal fee will be applied after service is no longer needed.

Authorized  
Signature \_\_\_\_\_

#### ACCEPTANCE

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

Jerry Richardson  
Signature

5-16-16  
Date

# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

---

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

May 16, 2016

Jerry Richardson  
Certified Wildlife Trapper

Dear Mr. Richardson,

This letter provides authorization for trapper Jerry Richardson, license number NWT14255, to set traps and hunt feral pigs that are causing landscaping damage in the common areas of the Cordoba Ranch Community Development District (the "District"). The common areas are owned and maintained by the District. Mr. Richardson is authorized to set traps as he sees fit on the District common areas only.

This authorization is valid for one year, from May 16, 2016 through May 16, 2017, unless terminated by the District Board of Supervisors or District Manager prior to the one year expiration.

If you have any questions or concerns, please reach out to me at 813-994-1001 or via e-mail at [cfischer@rizzetta.com](mailto:cfischer@rizzetta.com).

Sincerely,



Clifton Fischer  
District Manager  
Cordoba Ranch Community Development District

## **Tab 8**



Rizzetta & Company

# **Cordoba Ranch Community Development District**

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**Budget Proposal Packet for Fiscal Year 2016/2017**

**Presented by: Rizzetta & Company, Inc.**

**Tampa Office  
3434 Colwell Ave.; Suite 200  
Tampa, FL 33614  
813.933.5571**

**[rizzetta.com](http://rizzetta.com)**

**The following are enclosed in this Budget Proposal Packet:**

- Proposed General Fund Budget, Reserve Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2016/2017.
- Assessment Charts for current Fiscal Year 2015/2016 and Assessment Charts for Fiscal Year 2016/2017 if budget were to be adopted as proposed.
- General Fund Budget, Reserve Fund Budget & Debt Service Fund Account Category Descriptions for Fiscal Year 2016/2017.

**THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2016/2017 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE DONE AS PART OF THE BUDGET PROCESS. THESE ARE NOT FINAL AND SHOULD NOT BE CONSTRUED AS FINAL, UNTIL AFTER THE BOARD OF SUPERVISORS HAS HELD A PUBLIC HEARING ON THE BUDGET AND ADOPTED THE FINAL BUDGET AND LEVIED ASSESSMENTS.**



Rizzetta & Company

**Proposed Budget**  
**Cordoba Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Actual YTD through 04/30/16	Projected Annual Totals 2015/2016	Annual Budget for 2015/2016	Projected Budget variance for 2015/2016	Budget for 2016/2017	Budget Increase (Decrease) vs 2015/2016	Comments
1								
2	<b>REVENUES</b>							
3								
4	<b>Interest Earnings</b>							
5	Interest Earnings	\$ 131	\$ 225		\$ 225	\$ -	\$ -	
6	<b>Special Assessments</b>							
7	Tax Roll*	\$ 287,551	\$ 287,551	\$ 269,902	\$ 17,649	\$ 286,479	\$ 16,577	approx 68%
8	Off Roll*	\$ 128,587	\$ 128,587	\$ 128,587	\$ -	\$ 134,813	\$ 6,226	approx 32%
9	<b>Other Miscellaneous Income</b>	\$ 234	\$ 234	\$ -	\$ 234	\$ -	\$ -	
10								
11	<b>Contributions &amp; Donations from Private Sources</b>							
12	Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	<b>TOTAL REVENUES</b>	<b>\$ 416,503</b>	<b>\$ 416,597</b>	<b>\$ 398,489</b>	<b>\$ 18,108</b>	<b>\$ 421,292</b>	<b>\$ 22,803</b>	
15								
16	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ 46,030	\$ 46,030	
17								
18	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 416,503</b>	<b>\$ 416,597</b>	<b>\$ 398,489</b>	<b>\$ 18,108</b>	<b>\$ 467,322</b>	<b>\$ 68,833</b>	
19								
20	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
21								
22	<b>EXPENDITURES - ADMINISTRATIVE</b>							
23								
24	<b>Financial &amp; Administrative</b>							
25	District Management	\$ 12,087	\$ 20,721	\$ 20,721	\$ 0	\$ 20,721	\$ -	
26	Administrative Services	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -	
27	District Engineer	\$ 6,421	\$ 11,007	\$ 7,500	\$ (3,507)	\$ 7,500	\$ -	
28	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
29	Trustees Fees	\$ 2,395	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
30	Financial Consulting Services	\$ 7,100	\$ 12,171	\$ 8,600	\$ (3,571)	\$ 3,600	\$ (5,000)	
31	Accounting Services	\$ 6,708	\$ 11,499	\$ 11,500	\$ 1	\$ 15,500	\$ 4,000	
32	Auditing Services	\$ 500	\$ 3,300	\$ 3,300	\$ -	\$ 3,400	\$ 100	based on contract
33	Arbitrage Rebate Calculation	\$ 1,800	\$ 1,800	\$ 650	\$ (1,150)	\$ 500	\$ (150)	increased cost to bring report current
34	Public Officials Liability Insurance	\$ 1,850	\$ 1,850	\$ 2,200	\$ 350	\$ 2,200	\$ -	actual plus 10%
35	Legal Advertising	\$ 47	\$ 81	\$ 750	\$ 669	\$ 1,200	\$ 450	as per last years numbers
36	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
37	Website Fees & Maintenance	\$ 420	\$ 720	\$ 720	\$ -	\$ 840	\$ 120	contract increase of 10.00 per month
38	Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	separated from financial services
39	<b>Legal Counsel</b>							
40	District Counsel	\$ 3,297	\$ 5,652	\$ 15,000	\$ 9,348	\$ 12,000	\$ (3,000)	
41								
42	<b>Administrative Subtotal</b>	<b>\$ 50,425</b>	<b>\$ 81,976</b>	<b>\$ 84,116</b>	<b>\$ 2,140</b>	<b>\$ 85,636</b>	<b>\$ 1,520</b>	
43								
44	<b>EXPENDITURES - FIELD OPERATIONS</b>							
45								
46	<b>Security Operations</b>							
47	Security Camera Maintenance	\$ 1,375	\$ 2,357	\$ 2,500	\$ 143	\$ 2,500	\$ -	
48	Guard & Gate Facility Maintenance	\$ -	\$ -	\$ 4,800	\$ 4,800	\$ 4,800	\$ -	
49	Security Monitoring Services	\$ 6,830	\$ 11,709	\$ 10,000	\$ (1,709)	\$ 10,000	\$ -	
50	<b>Electric Utility Services</b>							
51	Utility Services	\$ 4,995	\$ 8,563	\$ 8,500	\$ (63)	\$ 8,700	\$ 200	based on usage
52	Street Lights	\$ 34,014	\$ 58,310	\$ 61,200	\$ 2,890	\$ 61,200	\$ -	
53	<b>Stormwater Control</b>							
54	Fountain Service Repairs & Maintenance	\$ 480	\$ 823	\$ 2,500	\$ 1,677	\$ 2,500	\$ -	
55	Lake/Pond Bank Maintenance	\$ 7,950	\$ 13,629	\$ 15,000	\$ 1,371	\$ 15,000	\$ -	
56	Aquatic Maintenance	\$ 8,798	\$ 15,082	\$ 12,408	\$ (2,674)	\$ 12,408	\$ -	per contract
57	Mitigation Area Monitoring & Maintenance	\$ 10,355	\$ 17,751	\$ 14,800	\$ (2,951)	\$ 16,300	\$ 1,500	based on staff input
58	Aquatic Plant Replacement	\$ 840	\$ 1,440	\$ 5,000	\$ 3,560	\$ 5,000	\$ -	
59	<b>Other Physical Environment</b>							
60	General Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,600	\$ 350	\$ 2,722	\$ 122	actual plus 10%
61	Property Insurance	\$ 1,434	\$ 1,434	\$ 2,000	\$ 566	\$ 1,656	\$ (344)	actual plus 10%
62	Landscape Maintenance	\$ 60,456	\$ 103,639	\$ 132,015	\$ 28,376	\$ 109,450	\$ (22,565)	based on new contract bids
63	Irrigation Repairs	\$ 508	\$ 871	\$ 5,000	\$ 4,129	\$ 12,000	\$ 7,000	based on new contract bids
64	Landscape Replacement Plants, Shrubs, Trees	\$ 14,402	\$ 24,689	\$ 10,000	\$ (14,689)	\$ 15,000	\$ 5,000	based on 10% of Landscape
65	Annual Mulching	\$ -	\$ -	\$ -	\$ -	\$ 23,100	\$ 23,100	based on new contract bids
66	Annual Color Rotation	\$ -	\$ -	\$ -	\$ -	\$ 19,000	\$ 19,000	based on new contract bids
67	Fertilizer including OTC inj	\$ -	\$ -	\$ -	\$ -	\$ 7,800	\$ 7,800	based on new contract bids
68	Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	based on new contract bids
69	Entry & Walls Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	
70	Field Management Services	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	
71	Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	
72	Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	
73	<b>Road &amp; Street Facilities</b>							
74	Gate Phone	\$ 1,060	\$ 1,817	\$ 1,650	\$ (167)	\$ 1,650	\$ -	based on current billing
75	<b>Parks &amp; Recreation</b>							

**Proposed Budget**  
**Cordoba Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Actual YTD through 04/30/16	Projected Annual Totals 2015/2016	Annual Budget for 2015/2016	Projected Budget variance for 2015/2016	Budget for 2016/2017	Budget Increase (Decrease) vs 2015/2016	Comments
76	Wildlife Management Services	\$ 8,400	\$ 14,400	\$ 14,400	\$ -	\$ 14,400	\$ -	
77	<b>Contingency</b>							
78	Miscellaneous Contingency	\$ 1,675	\$ 2,871	\$ 10,000	\$ 7,129	\$ 15,000	\$ 5,000	
79								
80	<b>Field Operations Subtotal</b>	<b>\$ 165,822</b>	<b>\$ 281,635</b>	<b>\$ 314,373</b>	<b>\$ 32,738</b>	<b>\$ 381,686</b>	<b>\$ 67,313</b>	
81		.						
82	<b>Contingency for County TRIM Notice</b>							
83								
84	<b>TOTAL EXPENDITURES</b>	<b>\$ 216,247</b>	<b>\$ 363,611</b>	<b>\$ 398,489</b>	<b>\$ 34,878</b>	<b>\$ 467,322</b>	<b>\$ 68,833</b>	
85								
86	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 200,256</b>	<b>\$ 52,985</b>	<b>\$ -</b>	<b>\$ (16,770)</b>	<b>\$ -</b>	<b>\$ -</b>	
87								

**Proposed Budget**  
**Cordoba Ranch Community Development District**  
**Reserve Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll*	\$ 34,263
6	Off Roll*	\$ 15,737
7	Contributions & Donations from Private Sources	
8	Developer Contributions	\$ -
9	Owners Association	\$ -
10	Other Miscellaneous Revenues	
11	Miscellaneous Revenues	\$ -
12		
13	<b>TOTAL REVENUES</b>	<b>\$ 50,000</b>
14		
15	Balance Forward from Prior Year	\$ -
16		
17	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 50,000</b>
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
20		
21	<b>EXPENDITURES</b>	
22		
23	Contingency	
24	Capital Reserves	\$ 50,000
25	Capital Outlay	\$ -
26		
27	<b>TOTAL EXPENDITURES</b>	<b>\$ 50,000</b>
28		
29	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
30		



**Budget Template**  
**Cordoba Ranch Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2006	Budget for 2016/2017
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$600,537.48	\$600,537.48
<b>TOTAL REVENUES</b>	<b>\$600,537.48</b>	<b>\$600,537.48</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$600,537.48	\$600,537.48
<b>Administrative Subtotal</b>	<b>\$600,537.48</b>	<b>\$600,537.48</b>
<b>TOTAL EXPENDITURES</b>	<b>\$600,537.48</b>	<b>\$600,537.48</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:

6.0%

**Gross assessments**

**\$638,869.66**

**Notes:**

1. Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.
2. Debt Service assessments decreased by 2% due to Hillsborough County decrease in collection costs.

# CORDOBA RANCH

## FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$471,292.00
COLLECTION COSTS @	6.0%	<u>\$30,082.47</u>
TOTAL O&M ASSESSMENT		<u><u>\$501,374.47</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			<u>TOTAL</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>SERIES 2006</u>		<u>EAU FACTOR</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>SERIES 2006</u>	<u>O&amp;M</u> <sup>(4)</sup>	<u>DEBT</u>
	<u>O&amp;M</u>	<u>DEBT SERVICE</u> <sup>(1)</sup>		<u>EAU's</u>	<u>EAU's</u>	<u>O&amp;M BUDGET</u>	<u>DEBT SERVICE ASSESSMENT</u>	<u>SERVICE</u> <sup>(2)(4)</sup>	<u>TOTAL</u> <sup>(3)(4)</sup>
Single Family	286	286	1.00	286.00	100.00%	\$501,374.47	\$638,869.66	\$1,753.06	\$2,233.81
	<u>286</u>	<u>286</u>		<u>286.00</u>	<u>100.00%</u>	<u>\$501,374.47</u>	<u>\$638,869.66</u>		<u>\$3,986.87</u>
LESS: Hillsborough County Collection Costs and Early Payment Discount Costs						<u>(\$30,082.47)</u>	<u>(\$38,332.18)</u>		
Net Revenue to be Collected						<u>\$471,292.00</u>	<u>\$600,537.48</u>		

<sup>(1)</sup> Reflects the number of total lots with Series 2006 debt outstanding.

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

<sup>(3)</sup> Annual assessment that will appear on November 2016 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

<sup>(4)</sup> Operation & Maintenance and Debt Service assessments decreased by 2% due to Hillsborough County decrease in collection costs.

**Cordoba Ranch Community Development District**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2016/2017 O&M Budget	\$471,292.00
Hillsborough County 6% Collection Cost: <sup>(1)</sup>	\$30,082.47
2016/2017 Total:	<u>\$501,374.47</u>

2015/2016 O&M Budget	\$448,489.00
2016/2017 O&M Budget	\$471,292.00
Total Difference:	<u>\$22,803.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2015/2016</u>	<u>2016/2017</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family	\$2,282.37	\$2,233.81	-\$48.56	-2.13%
Operations/Maintenance - Single Family	\$1,704.50	\$1,753.06	\$48.56	2.85%
<b>Total</b>	<b>\$3,986.87</b>	<b>\$3,986.87</b>	<b>\$0.00</b>	<b>0.00%</b>

<sup>(1)</sup> Operation & Maintenance and Debt Service assessments decreased by 2% due to Hillsborough County decrease in collection costs.

## **GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION**

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

### **REVENUES:**

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

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

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

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

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

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

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

### **EXPENDITURES – ADMINISTRATIVE:**

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

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These items include but are not limited to mailing and preparation of agenda packages, overnight deliveries, facsimiles and long distance phone calls. Also, each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8). Finally, this line item also includes a cost for the storage of all the District's official records, supplies and files.

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

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

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

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

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

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

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

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

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

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

**Bank Fees:** The District will incur bank service charges during the year.

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

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

**Website Development and Maintenance:** The District may incur fees as they relate to the development and ongoing maintenance of its own website.

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

### **EXPENDITURES - FIELD OPERATIONS:**

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

**Electric Service-Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

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

**Gas-Recreation Facility:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage Collection-Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Water-Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Water-Recreation Facility:** The District may incur water and sewer charges for its recreation facilities

**Water-Pool:** The District may incur charges for water for its pool if metered separately.



**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

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

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

**Mitigation Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Lake/Pond Repair:** Expense related to repair and maintenance for inlet pipes, outfalls and weir structures for the storm water drainage system.

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

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

**Employee-P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee-Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Employee-Health Insurance:** Expenses related to providing health insurance coverage if the District elects to offer same.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Casualty Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

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

**Irrigation Repairs & Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Clock Maintenance Contract:** Expenses incurred for such things as entry clocks if they exist.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

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

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

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

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

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

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

**Employees-Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees P/R Taxes:** Expenses related to an employers portion of payroll taxes such as FICA, etc.

**Employee-Workers' Comp:** Expenses related to Workers' Comp Insurance

**Employees-Health Insurance:** Expenses related to health insurance coverage for employees if the District elects to over same.

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

**Clubhouse Facility Maintenance:** The District may incur expenses to maintain its recreation facilities.

**Clubhouse Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Clubhouse Facility Landscaping:** The District may wish to budget separately for this item from its other landscaping needs.

**Clubhouse Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Clubhouse Facility Irrigation:** The District may wish to budget separately for this item from its other irrigation needs.

**Pool/Water Park/Fountain Repairs and Maintenance:** Expenses related to the repair and maintenance of swimming pools and other water features to include service contracts, repair and replacement

**Security System:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Off Duty Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Contract:** The District may incur expenses for providing security at entries, neighborhood patrols etc.

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

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

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

**Capital Improvements:** Monies collected and allocated for various projects as they relate to public improvements.

## **RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION**

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

### **REVENUES:**

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

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

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

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

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

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

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

### **EXPENDITURES - FIELD OPERATIONS:**

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

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION**

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

### **REVENUES:**

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

### **EXPENDITURES:**

**Bank Fees:** The District may incur bank service charges during the year.

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

**Principal Payment:** This would be the portion of the payment to satisfy the repayment of the bond issue debt.

## Tab 9



**RESOLUTION 2016-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR  
FISCAL YEAR 2016/2017 AND SETTING A PUBLIC HEARING THEREON PURSUANT  
TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Cordoba Ranch Community Development District (the "Board") prior to June 15, 2016, a proposed operating budget, debt service budget and capital projects budget for Fiscal Year 2016/2017; and

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

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

1. The operating, debt service and capital projects budgets proposed by the District Manager for Fiscal Year 2016/2017 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2016

HOUR: \_\_\_\_\_

LOCATION: Cordoba Ranch Model Center  
2516 Cordoba Ranch Boulevard  
Lutz, FL 33559

3. The District Manager is hereby directed to submit a copy of the proposed budgets to Hillsborough County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF JUNE, 2016.**

ATTEST:

**CORDOBA RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## **Tab 10**

# CORDOBA RANCH

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## FIELD INSPECTION REPORT



May 24, 2016  
Rizzetta & Co., Inc.  
Tyree Brown – Field Services Manager

RIZZETTA & COMPANY  
INCORPORATED



1

Status \_\_\_\_\_



The following are action items for the contractor, Brightview, 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. Treat Ornamental Grass for spider mites and cut back. Front entrance of Livingston frontage.(photo 1)
2. Annuals are in need of change out throughout the community.
3. Dead head Flax Lily at the traffic circle in front of the Amenity center entrance.
4. Remove vine growth from Pine trees on both sides of Cordoba Ranch Blvd to Howsmoor intersection.
5. Dead head Flax Lily at the Executive entrance beds.

6. Weed plant beds in ROW of Executive entrance.
7. Cut back vegetation growth into and over railing on Cordoba Ranch Blvd on the back half of community.
8. Weed plant beds at the north end of the Executive entrance.
9. Treat active fire ant mounds in the community
10. **Weed berms on Livingston frontage of community.**
11. Make sure all field drains in swales along Cordoba Ranch Blvd at weed trimmed. (photo 10)
12. Weed tree rings all along Cordoba Ranch Blvd to Howsmoor.
13. Treat turf weeds at community entrance north side.



10

Status \_\_\_\_\_

13

Status \_\_\_\_\_



14. Remove dead Duranta in median at community entrance. (photo 13)

15. It appears some plant beds at the Livingston entrance are over mulched. Please remove excess. (photo 15)

15

Status \_\_\_\_\_

