

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

## **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS  
MEETING  
JULY 26, 2016**

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA JULY 26, 2016 at 9:30 a.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 **9:30 a.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

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

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

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

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

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July 18, 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, July 26, 2016 at 9:30 a.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 June 7, 2016..... Tab 2
  - C. Consideration of Operation and Maintenance Expenditures for May and June 2016..... Tab 3
- 4. BUSINESS ITEMS**
  - A Consideration of Aquatic Management Items
    1. Review of June Aquatics Report..... Tab 4
    2. Consideration Regarding Proposal for Willow Removal..... Tab 5
  - B. Ratification of Fiscal Year 2014/2015 Financial Audit..... Tab 6
  - C. Ratification of Sod Install at 17920 Howsmor Place..... Tab 7
  - D. Consideration of Proposal to Clean Inlets..... Tab 8
  - E. Consideration of Resident Request to Install Fence in Easement..... Tab 9
  - F. Consideration of Proposal for New Landscape Install at the Front Entrance and Center Medians. (under separate cover)
  - G. Discussion Regarding Utilization of Off-Duty Officers
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Field Operations Manager
    1. Review of Field Inspection Report..... Tab 10
  - D. District Manager
    1. Announcement of Number of Registered Voters..... Tab 11
    2. Consideration of Resolution 2016-05, Setting the Date for The Landowner's Election..... Tab 12
- 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 26<sup>th</sup> day of July 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 **Tuesday, June 7, 2016 at 1:00 p.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>

Also present was:

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

This item was tabled for another month.



**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held on  
May 2, 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 May 2, 2016, as presented, for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Ms. Evans, seconded by Mr. Karpay, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2016 (\$33,737.15) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Aquatic Management  
Items**

A brief discussion was held regarding the aquatics report, with a request made for a proposal to be obtained to clean the inlet at pond 200. A question was raised as to whether pond "No Name Pond" is being treated. Management will look into both items.

A brief discussion was held regarding the proposal from Aquagenix for willow removal. Concern was expressed with where the vendor would be dumping material and a request made to have the District Engineer weigh in on this project. The Board tabled action until next month.

**SIXTH ORDER OF BUSINESS**

**Ratification of Proposal to add Reader to  
Access System**

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the approval of the proposal from Envera to add a reader access system to front entrance at a cost of \$1,117.50 for Cordoba Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Hog  
Removal**

Mr. Fischer stated that the contract for hog removal has expired and recommended that the Board consider entering into another agreement as wild hogs continue to be a ongoing issue.

On a Motion by Ms. Evans, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved the proposal from Jerry State Wildlife Trapper to trap hogs at a cost of \$1,200 a month or \$14,400 annually for Cordoba Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS****Presentation of Fiscal Year 2016/2017  
Proposed Budget**

Mr. Fischer reviewed the fiscal year 2016/2017 proposed budget totaling \$467,322, noting various lines that were increasing. A brief discussion ensued regarding accounting fees and the Chairman indicated that he would like to discuss the Rizzetta fees with senior management.

Mr. Fischer stated that based on the current proposed budget assessments would be increasing by \$48.56 for the year.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board of Supervisors approved Resolution 2016-04, approving the Fiscal Year 2016/2017 Proposed Budget totaling \$467,322 and setting the public hearing for August 23, 2016 at 9:30 a.m. at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Boulevard, Lutz, FL 33559 for Cordoba Ranch Community Development District.

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

Mr. Robin discussed the recent records requests and reviewed the processes involved.

**B. District Engineer**

Not present.

**C. Field Operations Manager**

There were no questions on the report provided.

**D. District Manager**

Mr. Fischer stated that the next meeting is scheduled for July 26, 2016.

**TENTH ORDER OF BUSINESS****Supervisor Requests and Audience  
Comments**

A brief discussion was held regarding the possibility of installing a bike rack at the front entrance. The Board asked the Envera research the matter and provide a recommendation to the Board.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board adjourned the meeting at 2:37 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 May 2016 For Board Approval**

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

The total items being presented: **\$30,597.99**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	001611	1271264	Aquatic Service 05/16	\$ 1,034.00
Aquagenix	001611	1271267	Quarterly Maintenance 05/16	\$ 240.00
Aquagenix	001611	1271269	Littorel Maintenance 05/16	\$ 900.00
Armstrong Environmental Services, Inc.	001612	11242	Lake/Wetland Services 04/16	\$ 850.00
Envera Systems	001602	649933	Gate Access Monitoring 05/16	\$ 975.00
Envera Systems	001605	650673	Addtl Res 03/01/16-05/31/16 and Alarm Monitoring 04/16	\$ 1,380.00
Envera Systems	001613	650780	Addtl Res 06/01/16-06/30/16 and Alarm Monitoring 05/16	\$ 1,130.00
Frontier Communications	001606	050213-5 05/16	Acct# 050213-5 04/16	\$ 134.99
Jerry Richardson	001614	53116	Monthly Hog Removal Services 05/16	\$ 1,200.00
Rizzetta & Company, Inc.	001603	3086	District Management Fees 05/16	\$ 3,860.08
Straley & Robin	001607	13234	General/Monthly Legal Services 03/16-4/16	\$ 1,178.00
Tampa Electric Company	001604	Summary 04/16	Electric Summary 04/16	\$ 5,474.33
The Mailbox Medic, LLC	001608	1117	Street Light Check 05/16	\$ 100.00
Times Publishing Company	001609	108565 04/23/16	108565 Legal Advertising 04/23/16	\$ 46.84
U.S. Bank Operations Center	001615	051016	Trustee Administration Fee 07/01/16-06/30/17	\$ 3,232.50
ValleyCrest Landscape Maintenance	001610	5024027	Irrigation Maintenance and Repairs	\$ 230.00
ValleyCrest Landscape Maintenance	001610	5024666	Barricaded ROW Areas	\$ 600.00
ValleyCrest Landscape Maintenance	001616	5032661	Grounds Maintenance 05/16	\$ 7,962.25
VGlobalTech	001617	0514-01-2	Website Fees & Maintenance 05/16	<u>\$ 70.00</u>
<b>Report Total</b>				<b><u>\$ 30,597.99</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**  
1271264

**Date**  
01-MAY-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. MAY 06 2016 D/M approval <i>CCR</i> Date Date entered MAY 06 2016 Fund 001 GL 53800 OC 4605 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**



**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**  
 1271267

**Date**  
 01-MAY-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 Fountain  
 Maintenance

Quantity	Description	Unit Price	Amount
1	Quarterly Maintenance	240.00	\$240.00
<p style="text-align: right;">MAY 06 2016</p> <p>Date Rec'd Rizzetta &amp; Co., Inc.</p> <p>D/M Approval <i>[Signature]</i> Date</p> <p>Date entered MAY 06 2016</p> <p>Fund 001 GL 53800 OC 4601</p> <p>Check #</p>			
Subtotal			\$240.00
Tax			\$0.00
Total			\$240.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)			

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

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

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

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

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

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

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

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



**Remit To:**

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

Please include our Invoice Number on your check

# Invoice

**Number**  
1271269

**Date**  
01-MAY-16

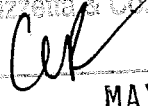
**Customer PO**

**Cust # 67055**

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

**Referral.**

Cordoba Ranch  
CDD Littorel  
Maintenance

Quantity	Description	Unit Price	Amount
1	Littorel Maintenance	900.00	\$900.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. MAY 19 2016 D/M approval  Date Date entered MAY 19 2016 Fund 001 GL 53800 OC 4602 Check#</div>			
		Subtotal	\$900.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$900.00

**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 #
5/10/2016	11242

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

Due Date	P.O. No.	Terms	Project
5/10/2016		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Date: 04-26-2016	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Date: 04-26-2016	300.00	300.00
<p>RECEIVED MAY 13 2016</p> <p>date received _____ V/M approval <i>Cef</i> Date _____ date entered _____ und 001 GL 53800 OC 4606</p> <p><i>[Signature]</i></p>			
Please place Customer Number and Invoice Number on all checks.			<b>Total</b> \$850.00

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

Invoice	
Invoice Number <b>649933</b>	Date <b>04/01/2016</b>
Customer Number <b>300068</b>	Due Date <b>05/01/2016</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		649933	05/01/2016

Quantity	Description	Rate	Amount
Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL			
1.00	Gate Access Monitoring 736, 05/01/2016 - 05/31/2016	775.00	775.00
1.00	Additional Residents 736, 05/01/2016 - 05/31/2016	200.00	200.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			<b>\$975.00</b>

**IMPORTANT MESSAGES**

Important Numbers to Know:

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

RECEIVED  
APR 08 2016  
Approval *[Signature]* Date  
Entered *[Signature]* APR 15 2016  
and 001 GL 52900 00 4904 \$775  
4712 \$200

Date	Invoice #	Description	Amount	Balance Due
04/01/2016	649933	Alarm Monitoring Services	\$975.00	\$975.00

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

Return Service Requested

Invoice	
Invoice Number <b>649933</b>	Date <b>04/01/2016</b>
Customer Number <b>300068</b>	Due Date <b>05/01/2016</b>

**Net Due: \$975.00**

**Amount Enclosed:** 975.00

\*\*\*\*\*MIXED AADC 440 9560 1 MB 0.439  
009513  
CORDOBA RANCH CDD  
C/O RIZZETTA & CO  
ATTN: MATTHEW HUBER  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

REMIT TO:

ENVERA  
PO BOX 2086  
HICKSVILLE NY 11802-2086

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

# Invoice / Statement

Invoice Number  
**650673**

Date  
**04/22/2016**

Customer Number  
**300068**

Due Date  
**05/01/2016**

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		650673	05/01/2016

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL		
3.00	Additional Residents	135.00	405.00
	03/01/2016 - 05/31/2016		
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$405.00

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
		Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL		
04/01/2016	649933	Alarm Monitoring Services	975.00	975.00
Other Open Invoices Balance Due:				\$975.00

RECEIVED

## IMPORTANT MESSAGES

Important Numbers to Know:

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

Approval CUK Date APR 29 2016  
reentered MAY 06 2016  
ind 001 GL 52900 OC 4904

Date	Invoice #	Description	Current Invoice	Balance Due
04/22/2016	650673	Alarm Monitoring Services	\$405.00	\$1,380.00

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

Return Service Requested

# Invoice / Statement

Invoice Number  
**650673**

Date  
**04/22/2016**

Customer Number  
**300068**

Due Date  
**05/01/2016**

Net Due: \$1,380.00

Amount Enclosed: 1380.00

\*\*\*\*\* MIXED AADC 440 7923 1 MB 0.419  
007892  
CORDOBA RANCH CDD  
C/O RIZZETTA & CO  
ATTN: MATTHEW HUBER  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

REMIT TO:

ENVERA  
PO BOX 2086  
HICKSVILLE NY 11802-2086

**Envera**  
8281 Blaikie Court  
Sarasota, FL 34240

**Invoice / Statement**

Invoice Number  
**650673**

Date  
**04/22/2016**

Customer Number  
**300068**

Due Date  
**05/01/2016**

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		650673	05/01/2016
Additional Residence as of 3/1/2016				

10895  
1  
650673 001  
20

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

## Invoice

Invoice Number  
**650780**

Date  
**05/02/2016**

Customer Number  
**300068**

Due Date  
**06/01/2016**

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		650780	06/01/2016

Quantity	Description	Rate	Amount
<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>			
1.00	Gate Access Monitoring 736, 06/01/2016 - 06/30/2016	775.00	775.00
1.00	Additional Residents 736, 06/01/2016 - 06/30/2016	355.00	355.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
<b>Invoice Balance Due:</b>			<b>\$1,130.00</b>

### IMPORTANT MESSAGES

Important Numbers to Know:

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

RECEIVED  
MAY 09 2016

date rec'd 5/11/2016  
V/A approval *CUB*  
Site started MAY 19 2016  
and 001 52900 4904

Date	Invoice #	Description	Amount	Balance Due
05/02/2016	650780	Alarm Monitoring Services	\$1,130.00	\$1,130.00

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

Return Service Requested

## Invoice

Invoice Number  
**650780**

Date  
**05/02/2016**

Customer Number  
**300068**

Due Date  
**06/01/2016**

**Net Due: \$1,130.00**

**Amount Enclosed: 1,130.00**

\*\*\*\*\* MIXED AADC 440 8905 1 MB 0.419  
008860  
CORDOBA RANCH CDD  
C/O RIZZETTA & CO  
ATTN: MATTHEW HUBER  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

REMIT TO:

ENVERA  
PO BOX 2086  
HICKSVILLE NY 11802-2086



**For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday  
or visit [www.Frontier.com](http://www.Frontier.com).**

**HOW TO PAY YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, which could be transacted as early as the day your check is received. You can also set up recurring electronic payments to streamline your bill payment. Visit [Frontier.com](http://Frontier.com) for payment locations and more information.

**PAST DUE BALANCE**

You are responsible for all legitimate, undisputed charges on your bill. If your payments are not made on time, your service may be interrupted and you may have to pay a reconnection charge to restore service. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

**LATE PAYMENT and RETURNED CHECK FEES**

A fee may be charged for payments received after the due date or for a check that is returned by the bank for any reason.

**IMPORTANT CONSUMER MESSAGES**

- Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.
- This bill may contain charges for additional services purchased from companies other than Frontier. Such charges appear in a separate section of this bill along with the name of the service provider. Be certain that you are only being charged for services you authorized. You can call Frontier or the service provider's representative at the toll-free numbers provided in this bill with any questions about charges. You do not have to pay Frontier for any disputed third party charges and Frontier will not pursue collections or adverse credit reports for such charges. If you want only charges from Frontier on your bill, call us to ask for a block on your account at no charge to you.

**SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on Frontier's applicable tariffs or price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier Services - Local, Long Distance, High Speed Internet and/or TV - including limitations of liability and early termination fees. In addition, as part of our Terms, Frontier has instituted a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and/or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**

**\*\*\*IF YOU ARE AN ELECTRONIC BILL PAY CUSTOMER, THIS BILL IS PROVIDED AS A COURTESY. NO PAYMENT OF THIS BILL IS REQUIRED AT THIS TIME.\*\*\***

**Account Number**  
CORDOBA RANCH CDD

**239-177-5795-050213-5**

**Changing your billing address**

Use this space or login to My Account at [www.frontieronline.com](http://www.frontieronline.com) to change the mailing address where we send your bill. Allow 2 billing cycles for the address change to take effect.

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

Address: \_\_\_\_\_  
\_\_\_\_\_

City: \_\_\_\_\_

State/Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Business Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_  
\_\_\_\_\_





CORDOBA RANCH CDD

Page 3 of 3

Date of Bill

4/22/16

Account Number

239-177-5795-050213-5

**CURRENT BILLING SUMMARY**

Local Service from 04/22/16 to 05/21/16

Qty Description	239/177-5795.0	Charge
Non Basic Charges		
Fios 75/75 2Yr - Bus		134.99
Total Non Basic Charges		134.99

**TOTAL 134.99****CIRCUIT ID DETAIL**

88/KQXA/334300/ /VZFL

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$134.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective April 1st, the quarterly contribution rate of the Federal Universal Service Fund and the way that the Federal USF Recovery Charge is assessed on your account will change. As permitted by the FCC, Frontier will assess a percentage-based Federal USF Recovery Charge of 17.9% on your voice services.

If you were a Verizon Small Biz Rewards member, you will continue to be able to redeem your points with Frontier. However, you will not be able to accrue any additional points at this time. Sign up for your Frontier ID to access your account.

Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit [www.frontier.com/cpni](http://www.frontier.com/cpni).

Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.



# Jerry's Nuisance Animal Trapper

# INVOICE

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

DATE: May 15, 2016  
INVOICE # 53116  
FOR: Cordoba Ranch  
CDD

## Hog Removal

**Bill To:**

Cordoba Ranch  
CDD

DESCRIPTION	AMOUNT
Monthly hog removal service -@ \$1,200 / month 6 traps are in use Total hogs removed <u>39</u> hogs <u>31</u> 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. 5 HOGS WHERE CAUGHT LAST MONTH Caught Hogs will be updated on next invoice Trapping from 5-1-16 To 5-31-16 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
<div>DATE REC'D RIZZETTA &amp; CO., INC. MAY 19 2016 D/M APPROVAL <i>COR</i> DATE DATE ENTERED MAY 19 2016 FUND 001 GL 57200 OC 4708 CHECK#</div>	
<b>TOTAL</b>	<b>\$1,200.00</b>

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.

**THANK YOU FOR YOUR BUSINESS!**

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200


Tampa, FL 33624

DATE	INVOICE NO.
5/1/2016	3086

**BILL TO**

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

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
<b>PROFESSIONAL FEES:</b>				
DM	District Management Services		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
<b>Services for the period May 1, 2016 through May 31, 2016</b>				
<div>Date Rec'd Rizzetta &amp; Co., Inc. APR 28 2016</div> <div>D/M approval  Date</div> <div>Date entered APR 28 2016</div> <div>Fund 001 GL 51300 OC above</div> <div>Check#</div>				

**Total****\$3,860.08**

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

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

**RECEIVED**  
MAY 03 2016

April 28, 2016  
Client: 001286  
Matter: 000001  
Invoice #: 13234

Page: 1

RE: GENERAL

For Professional Services Rendered Through April 15, 2016

**SERVICES**

Date	Person	Description of Services	Hours	
3/22/2016	TJR	REVIEW MEETING AGENDA; PREPARE FOR AND ATTEND BOS MEETING.	1.7	
3/23/2016	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING MARCH 31, 2016.	0.2	
3/29/2016	TJR	REVIEW COMMUNICATION FROM C. FISHER RE SOLICITATION FOR LANDSCAPE BIDS.	0.3	
3/31/2016	VKB	REVIEW AND REVISE INVITATION TO QUOTE FOR LANDSCAPE SERVICES.	0.3	
4/1/2016	VKB	REVIEW AND REVISE INVITATION TO QUOTE FOR LANDSCAPE SERVICES; TELECONFERENCE WITH T. BROWN RE: SAME.	1.4	
4/12/2016	TJR	REVIEW PRELIMINARY MEETING AGENDA.	0.1	
4/15/2016	LH	REVIEW STATUS OF RECEIVING AUDITOR REQUEST LETTER FOR FISCAL YEAR 2015; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE SAME.	0.2	
Total Professional Services			4.2	\$1,178.00

April 28, 2016

Client: 001286

Matter: 000001

Invoice #: 13234

Page: 2

# **PERSON RECAP**

Person	Hours	Amount
TJR Tracy J. Robin	2.1	\$693.00
VKB Vivek K. Babbar	1.7	\$425.00
LH Lynn Hoodless	0.4	\$60.00
Total Services		\$1,178.00
Total Disbursements		\$0.00
Total Current Charges		\$1,178.00

**PAY THIS AMOUNT**

**\$1,178.00**

*Please Include Invoice Number on all Correspondence*

Date Rec'd Rizzetta & Co., Inc.  
D/M approval *CR* Date  
MAY 06 2016  
Date entered  
Fund 001 Cl. 51400 OC 3107  
Check #

## Cordoba Ranch CDD

## TECO

Apr 16

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	04/25/16	05/16/16	\$ 695.60	02/19/16 - 03/21/16	2502 Cordoba Ranch BL	4301
1661 0631100	04/25/16	05/16/16	\$ -	02/19/16 - 03/21/16	3045 Cordoba Ranch BL PMP	4301
1661 0598302	04/25/16	05/16/16	\$ 33.79	02/19/16 - 03/21/16	2802 Cordoba Ranch BL	4301
1661 0625050	04/25/16	05/16/16	\$ 4,638.71	02/19/16 - 03/21/16	Street Lights PH1 & 1A	4307
1661 0648770	04/25/16	05/16/16	\$ 106.23	02/19/16 - 03/21/16	Cordoba Ranch BV	4307

**TOTAL**

53100	4301	\$729.39	GL	Utility
53100	4307	\$4,744.94	GL	Street Lights
		<b>\$5,474.33</b>		

Date Rec'd Fizzetta & Co., Inc. APR 29 2016

O/M approval *CER* Date

Date entered APR 29 2016

Fund 001 GL 53100 OC above

Check #

# Your Electric Bill

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LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
5871-13895

## Average kWh per day

Apr 2016	230
Mar	232
Feb	225
Jan	212
Dec	210
Nov	167
Oct	166
Sep	161
Aug	154
Jul	165
Jun	159
May	178
Apr 2015	162

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

## April Billing Information:

720654

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

Account Number  
1661 0623270

Statement Date  
Apr 25, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
H83726	08184	01517	6667	1	

Next Read Date On Or About	May 19, 2016	Total kWh Purchased	6,667
Account Activity	Explanation	Charge	Total
Previous Balance		692.89	
Payments Received - Thank You	As of April 25, 2016	-692.89	
			\$0.00

New Charges Due by May 16, 2016	Service from Mar 23 to Apr 21
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	6,667 kWh @ \$.05788/kWh 385.88
Fuel Charge	6,667 kWh @ \$.03676/kWh 245.08
Electric Service Cost	\$648.96
Florida Gross Receipts Tax	Based on \$648.96 16.64
This Month's Charges	\$665.60

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 April 25, 2016 -30.00
Zapcap 120/208 1ph-m	1 @ \$30.00 30.00
Non-Energy Sales Tax	(Based On \$.00) 0.00
This Months Non-Energy Balance	\$30.00
Total Due	\$695.60

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

### Need to contact us?

Your time is valuable and we want to do everything possible to make your requests fast and easy. Check out the helpful tips on the "Need to contact us?" insert enclosed with this month's statement. If you're an e-Bill customer, visit [tampaelectric.com/contact](http://tampaelectric.com/contact) to download the insert.

RECEIVED

APR 28 2016

Approval \_\_\_\_\_ Date \_\_\_\_\_  
Entered \_\_\_\_\_  
By \_\_\_\_\_

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

720654



TAMPA ELECTRIC

Account No.  
1661 0623270

New Charges  
\$695.60  
Payable by May 16

Total Bill Amount  
\$695.60

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

5871-13895 13895-1K45



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



1 1100 01 1661 0623270 0000695.60

# Your Electric Bill

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LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
5871-13897

## Average kWh per day

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

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

## April Billing Information:

720656

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

Account Number  
1661 0631100

Statement Date  
Apr 25, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
K34725	02417	02313	104	1	
Next Read Date On Or About May 19, 2016			Total kWh Purchased		104
Account Activity		Explanation	Charge		Total
Previous Balance			-120.67		
Payments Received		As of April 25, 2016	0.00		
Credit Balance					\$120.67 CR
New Charges Due by May 16, 2016			Service from Mar 23 to Apr 21		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		104 kWh @ \$.05788/kWh	6.02		
Fuel Charge		104 kWh @ \$.03676/kWh	3.82		
Electric Service Cost			\$27.84		
Florida Gross Receipts Tax		Based on \$27.84	0.71		
This Month's Charges					\$28.55
Amount not paid by due date may be assessed a late payment charge.					

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

### Need to contact us?

Your time is valuable and we want to do everything possible to make your requests fast and easy. Check out the helpful tips on the "Need to contact us?" insert enclosed with this month's statement. If you're an e-Bill customer, visit **tampaelectric.com/contact** to download the insert.

RECEIVED

APR 28 2016

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

720656



Account No.  
1661 0631100

Credit Balance  
\$120.67 CR

New Charges  
\$28.55

**Total Bill Amount**  
**\$92.12 CR**

Thank You  
Please Do Not Pay

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

5871-13897 13897-1K07

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



1 1100 00 1661 0631100 0000092.12CR



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**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
5871-13894

## Average kWh per day

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

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



Account No.  
1661 0598302

**New Charges**  
\$33.79  
**Payable by May 16**

**Total Bill Amount**  
\$33.79

## April Billing Information:

720653

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

Account Number  
1661 0598302

Statement Date  
Apr 25, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
B67927	24783	24625	158	1	

Next Read Date On Or About	May 19, 2016	Total kWh Purchased	158
Account Activity	Explanation	Charge	Total
Previous Balance		35.45	
Payments Received - Thank You	As of April 25, 2016	-35.45	
			\$0.00

New Charges Due by May 16, 2016	Service from Mar 23 to Apr 21	
Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	158 kWh @ \$.05788/kWh	9.14
Fuel Charge	158 kWh @ \$.03676/kWh	5.81
Electric Service Cost		\$32.95
Florida Gross Receipts Tax	Based on \$32.95	0.84
<b>This Month's Charges</b>		<b>\$33.79</b>

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

**Total Due** \$33.79

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

### Need to contact us?

Your time is valuable and we want to do everything possible to make your requests fast and easy. Check out the helpful tips on the "Need to contact us?" insert enclosed with this month's statement. If you're an e-Bill customer, visit **tampaelectric.com/contact** to download the insert.

RECEIVED

APR 28 2016

Approved \_\_\_\_\_ Date \_\_\_\_\_

10000000

10000000

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

720653

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

5871-13894 13894-1K44



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



1 1100 08 1661 0598302 0000033.79

# Your Electric Bill

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Web site at  
**tampaelectric.com**  
5871-13896

## April Billing Information:

720655

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

Account Number  
1661 0625050

Statement Date  
Apr 25, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		4,638.71	
Payments Received - Thank You	As of April 25, 2016	-4,638.71	\$0.00
<b>New Charges Due by May 16, 2016</b>		<b>Service for 30 days from Mar 21 to Apr 20</b>	
Lighting Service Items LS-1	131 Lights, 131 Poles	4,248.33	
Energy Flat Charge		171.61	
Fuel Charge	5,764 kWh @ \$.03627/kWh	209.60	
Florida Gross Receipts Tax	Based on \$381.21	9.17	
<b>This Month's Charges</b>			<b>\$4,638.71</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$4,638.71</b>

RECEIVED  
APR 28 2016

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

720655



Account No.  
1661 0625050

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

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

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

5871-13896 13896-1046



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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LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
5871-13899

## April Billing Information:

720658

CORDOBA RANCH CDD  
CORDOBA RANCH BV  
LUTZ FL 33559-0000

Account Number  
1661 0648770

Statement Date  
Apr 25, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		106.23	
Payments Received - Thank You	As of April 25, 2016	-106.23	
			<b>\$0.00</b>
<b>New Charges Due by May 16, 2016</b>		<b>Service for 30 days from Mar 21 to Apr 20</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>

RECEIVED

APR 28 2016

TECO  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
re entered \_\_\_\_\_  
ad \_\_\_\_\_ or \_\_\_\_\_

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

720658



Account No.  
1661 0648770

New Charges  
\$106.23  
**Payable by May 16**

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

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

5871-13899 13899-1049



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



0 1800

05 1661 0648770 0000106.23

The Mailbox Medic, LLC

samogden@ymail.com



## INVOICE

### BILL TO

Cordoba Ranch CDD  
3534 Colwell Avenue  
Tampa, FL. 33614

INVOICE # 1117

DATE 05/05/2016

DUE DATE 05/05/2016

ACTIVITY	QTY	RATE	AMOUNT
Street light check			
<b>Sales</b>	4	25.00	100.00
Check all street lights in community for operability. Report inoperable lights to TECO			

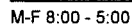
Please send payment to :  
29642 birds eye drive  
Wesley Chapel, FL 33543

BALANCE DUE

**\$100.00**

Thank you

Date Rec'd Rizzetta & Co., Inc. MAY 06 2016  
D/M approval *CVR* Date  
Date entered MAY 06 2016  
Fund 001 GL 57900 OC 4799  
Check #



100108565000000000288396230400000468400



Corporate Trust  
Services  
225 E Robinson Street #250  
Orlando, FL 32812

## FEE INVOICE

Invoice Number:  
Invoice Date: 05/10/16  
Amount Due: \$3,232.50  
Page 1 of 1

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

Net due upon receipt of invoice.  
A 1.5% per month late fee will  
be charged from date of invoice, if  
payment is not received within  
30 days after the invoice date.

Please remit to:  
U.S. Bank Operations Center  
Attn: TFM/Tami Abbas  
Lockbox Services - CM9705  
P.O. Box 70870  
St. Paul, MN 55170-9705

### Customer Relationship Information

Cordoba Ranch Community Development District  
Special Assessment Revenue Bonds Series 2006

Direct Inquiries To:  
Kathy Broecker  
407-835-3802

### Accounts Included In This Relationship

4076060478

### Activity Detail

ID#	Service	Volume	Rate	Total Fees
	Administration fee			
	Period 7/1/16 - 6/30/17	1	3,000.00	\$3,000.00
	Incidental expense	3,000.00	0.0775	\$232.50
				<u>\$3,232.50</u>

TOTAL AMOUNT DUE

Date Rec'd Rizzetta & Co., Inc. MAY 19 2016

D/M approved *Cert* Date

\$3,232.50

Date entered

MAY 19 2016

Fund 001 GL 51300 OC 3105

\$ 808.12

Check#

15500

\$ 2,424.38



# 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 #:** 5024027  
**Invoice Date:** 4/26/2016  
**Sales Order:** 1369639  
**Cust PO #:**

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Replace Faulty Decoder in Zone #11 for Turf Zone Replace Broken Spray Head in Zone #9	230.00
<p style="text-align: right;"><b>RECEIVED</b> APR 29 2016 ale neco nizzetta &amp; co., inc. Approval <u>CR</u> Date <u>MAY 06 2016</u> Entered <u>001</u> GL <u>53900</u> OC <u>4609</u></p>		
<b>Total Invoice Amount</b>		230.00
<b>Taxable Amount</b>		
<b>Tax Amount</b>		
<b>Balance Due</b>		230.00

**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 #: 5024027  
Invoice Date: 4/26/2016

**Amount Due: \$ 230.00**

*Thank you for allowing us to serve you*

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

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

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



# ValleyCrest

Landscape Maintenance

## INVOICE

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

Customer #: 14197254  
Invoice #: 5024666  
Invoice Date: 4/26/2016  
Sales Order: 6228873  
Customer PO:

Job Number	Description	Amount
342200056	<p><b>Cordoba Ranch CDD</b></p> <p>Barricaded R-O-W Areas</p> <p>April</p> <p>(2) times Howsmoor Pl</p> <p>(2) times Belfair Glen Pl</p> <p style="text-align: right;"><b>RECEIVED</b></p> <p style="text-align: right;">APR 29 2016</p> <p style="text-align: right;">die netu nizzalla &amp; co., inc.</p> <p style="text-align: right;">M approval <u>CAR</u> Date</p> <p style="text-align: right;">ate entered MAY 06 2016</p> <p style="text-align: right;">und 001 GL 53900 OC 4604</p> <p style="text-align: right;">Total Invoice Amount</p> <p style="text-align: right;">Tax amount</p> <p style="text-align: right;">Balance due</p>	<p>300.00</p> <p>300.00</p> <p>600.00</p> <p>600.00</p> <p>600.00</p>

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Cyndi at (813) 621-6619

Please detach stub and remit with your payment

### Payment Stub

Customer Account#: 14197254  
Invoice #: 5024666  
Invoice Date: 4/26/2016

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

**Amount Due: \$600.00**

Thank you for allowing us to serve you.

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

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





# ValleyCrest

Landscape Maintenance

## INVOICE

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

Customer #: 14197254  
Invoice #: 5032661  
Invoice Date: 5/10/2016  
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For May	7,962.25
<p>RECEIVED MAY 13 2016 Date received Rizetta &amp; Co., Inc. V/M approval <i>CEK</i> Date Date entered MAY 19 2016 und <i>001</i> GL <i>53900</i> OC <i>4604</i></p>		
Total invoice amount		7,962.25
Tax amount		
Balance due		7,962.25

Terms: Net 15 Days

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

*Please detach stub and remit with your payment*

### Payment Stub

Customer Account#: 14197254  
Invoice #: 5032661  
Invoice Date: 5/10/2016

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



Invoice# 0514-01-2

Date: May 13, 2016

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

Valued Customer: Clifton Fischer

District Manager

RIZZETTA &amp; COMPANY INCORPORATED

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

PH: (813) 933-5571

Fax: (813) 935-3415

Email: [CFischer@rizzetta.com](mailto:CFischer@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>✓ Website Hosting</li> <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</li> </ul>	<div style="text-align: right; margin-bottom: 10px;">Date Rec'd Rizzetta &amp; Co., Inc. <u>MAY 19 2016</u></div> <div style="text-align: right; margin-bottom: 10px;">D/M approval <u>CU</u> Date <u>MAY 19 2016</u></div> <div style="text-align: right; margin-bottom: 10px;">Date entered <u>MAY 19 2016</u></div> <div style="text-align: right; margin-bottom: 10px;">Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div style="text-align: right;">Check# _____</div>	Care	70.00
<b>Total</b>	<b>1</b>	<b>---</b>	<b>70.00</b>
<b>Total Paid to Date:</b>	<b>---</b>	<b>---</b>	<b>---</b>
<b>Total Due:</b>	<b>---</b>	<b>---</b>	<b>70.00</b>

Thank You for your business.

Please make checks payable to: "VGlobalTech". Mail to address above.

**BLANK**

# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

---

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

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

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

The total items being presented: **\$15,395.28**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ABC 1-2-TREE, INC.	001618	051816	Oak Cleanup - Newcastle Field Drive	\$ 1,250.00
ABC 1-2-TREE, INC.	001618	051916	Debris Cleanup - Newcastle Field Drive	\$ 350.00
Armstrong Environmental Services, Inc.	001625	11298	Lake/Wetland Services 05/16	\$ 850.00
Envera Systems	001624	5859	Installation of WOR Reader	\$ 1,117.50
Frontier Communications	001619	050213-5 06/16	Acct# 050213-5 05/16	\$ 134.99
Jeremy Crawford dba Jayman Enterprises, LLC	001626	87	Remove/Replace Broken Fencing	\$ 250.00
Jerry Richardson	001627	63116	Monthly Hog Removal Services 06/16	\$ 1,200.00
Rizzetta & Company, Inc.	001620	3197	District Management Fees 06/16	\$ 3,860.08
Straley & Robin	001621	13290	General/Monthly Legal Services 05/16	\$ 883.50
Tampa Electric Company	001622	Summary 05/16	Electric Summary 05/16	\$ 5,451.35
Times Publishing Company	001623	108565 05/20/16	108565 Legal Advertising 05/20/16	<u>\$ 47.86</u>
<b>Report Total</b>				<b><u>\$ 15,395.28</u></b>

# ABC 1-2-Tree, Inc.

Licensed, Insured & Workers Compensation

**Customer** Rizetta & Company

**Phone 888-215-5190**

**Address :Lot near (17841 NewCastle feild Dr.)**

City Lutz Zip 33559

## Job Description

Qty		
1	Oak Clean up- Very Large Limb down	\$ 1,250.00
	Alldebris cut is hauled!	
	MAY 27 2016	
	Sub total	\$ 1,250.00
	MAY 27 2016	
	TOTAL \$ 1,250.00	

Please Call if you have any Questions or Concerns

Thank you for choosing ABC 1-2-Tree, Inc

Bill Holmes Cell: 727-224-9592  
**Account Rep**

**www.abc12tree.com**

**Office 727-522-8733**

**Fax 727-522-5743**

**Signature X**

**Date** 5 / 18 / 2016

# ABC 1-2-Tree, Inc.

Licensed, Insured & Workers Compensation

**Customer** Rizetta & Company

**Phone 888-215-5190**

**Address :Lot near (17841 NewCastle feild Dr.)**

City Lutz Zip 33559

## Job Description

Qty

1	Debris clean up tree branch fell on sidewalk	\$ 350.00
	Al debris cut is hauled!	
	DATE: MAY 27 2016	
	BY: [Signature]	
	DATE: MAY 27 2016	
	Sub total	\$ 350.00
	001 539.50 4648	

**TOTAL \$ 350.00**

Please Call if you have any Questions or Concerns

Thank you for choosing ABC 1-2-Tree, Inc

Bill Holmes Cell: 727-224-9592  
Account Rep

**www.abc12tree.com**

**Office 727-522-8733**

**Fax 727-522-5743**

Signature **X** Date 5 / 19 / 2016

Armstrong Environmental Services, Inc.

Invoice


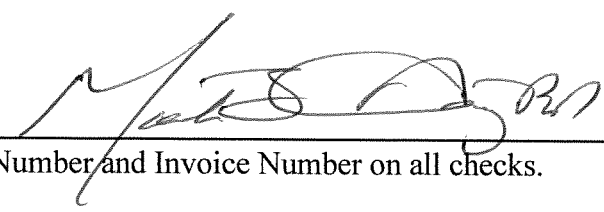
P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
6/1/2016	11298

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

Due Date	P.O. No.	Terms	Project
6/1/2016		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Date: 05-26-2016	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Date: 05-26-2016	300.00	300.00
<div>ate HECO HIZZETTA &amp; SONS, INC.</div> <div>Approval </div> <div>Date JUN 09 2016</div> <div>ate entered</div> <div>Fund 001 GL 53800 OC 4606</div> <div>Check #</div> <div></div>			
Please place Customer Number and Invoice Number on all checks.			<b>Total</b> \$850.00





# INVOICE

Hidden Eyes LLC dba Envera Systems  
4171 West Hillsboro Boulevard, Suite 7  
Coconut Creek, FL 33073  
Phone 561.910.5826 Fax 561.910.5869  
info@enverasystems.com

QUOTE #: 5859  
DATE: MAY 31, 2016

TO	SALESPERSON	PAYMENT TERMS
Cordoba Ranch CDD 2502 Cordoba Ranch Blvd. Lutz, FL 33559	James Bispo	Due on Receipt

DEPOSIT QTY	DESCRIPTION	DUE
100%	Installation of WOR Reader to existing Access Control System	657.50
100%	20 Access Control Key Fobs	460.00
Date Rec'd Rizzetta & Co., Inc. JUN 03 2016 D/M approval <u>Cef</u> Date _____ Date entered JUN 03 2016 Fund <u>001</u> GL <u>52900</u> OC <u>4740</u> Check# _____		
SUBTOTAL		1,117.50
7% SALES TAX		EXEMPT
TOTAL		1,117.50

Make all checks payable to Envera Systems  
**THANK YOU FOR YOUR BUSINESS!**

Thank you for choosing Frontier. Visit [business.frontier.com](http://business.frontier.com) to get the latest information on products, special offers and resources available to your business.

Date Received: 5/27/2016  
 Date Approved: *CK*  
 Date Cleared: MAY 27 2016  
 Fund: 001 54100 402  
 Check #

## Account Summary

New Charges Due Date	6/15/16
Billing Date	5/22/16
Account Number	239-177-5795-050213-5
PIN	3916
Previous Balance	134.99
Payments Received Thru 5/16/16	-134.99
Thank you for your payment!	
Balance Forward	.00
New Charges	134.99
<b>Total Amount Due</b>	<b>\$134.99</b>

## We want to advise you that you may receive your May bill before your April bill is due.

If your May bill balance does not reflect your recent April payment please be assured your balance will be updated on your June bill and there will be no late fee charges. If you have made a payment for your April charges, please only pay the May portion of your bill.

We apologize for any confusion and we expect your June bill will reflect all payments.  
**Thank you for being a Frontier customer.**

## Manage Your Account

### To Pay Your Bill

Online: [Frontier.com](http://Frontier.com) 1.800.801.6652

Pay by Mail

### To Contact Us

Chat: [Frontier.com](http://Frontier.com) Online: [Frontier.com/helpcenter](http://Frontier.com/helpcenter)

1.800.921.8102 Email: [ContactBusiness@ftr.com](mailto:ContactBusiness@ftr.com)

2 3 6

# Frontier

COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AB 01 004718 85332 B 24 A

|||||

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

## PAYMENT STUB

**Total Amount Due** **\$134.99**

New Charges Due Date 6/15/16

Account Number 239-177-5795-050213-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** \$ **134.99**

☐ Check here for billing address change (see reverse)

FRONTIER  
 PO BOX 740407  
 CINCINNATI OH 45274-0407

|||||

1980092391775795050213000000000000000134995

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday  
or visit [www.Frontier.com](http://www.Frontier.com).

**HOW TO PAY YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, which could be transacted as early as the day your check is received. You can also set up recurring electronic payments to streamline your bill payment. Visit [Frontier.com](http://Frontier.com) for payment locations and more information.

**PAST DUE BALANCE**

You are responsible for all legitimate, undisputed charges on your bill. If your payments are not made on time, your service may be interrupted and you may have to pay a reconnection charge to restore service. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

**LATE PAYMENT and RETURNED CHECK FEES**

A fee may be charged for payments received after the due date or for a check that is returned by the bank for any reason.

**IMPORTANT CONSUMER MESSAGES**

- Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.
- This bill may contain charges for additional services purchased from companies other than Frontier. Such charges appear in a separate section of this bill along with the name of the service provider. Be certain that you are only being charged for services you authorized. You can call Frontier or the service provider's representative at the toll-free numbers provided in this bill with any questions about charges. You do not have to pay Frontier for any disputed third party charges and Frontier will not pursue collections or adverse credit reports for such charges. If you want only charges from Frontier on your bill, call us to ask for a block on your account at no charge to you.

**SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on Frontier's applicable tariffs or price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier Services - Local, Long Distance, High Speed Internet and/or TV - including limitations of liability and early termination fees. In addition, as part of our Terms, Frontier has instituted a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and/or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.

\*\*\*IF YOU ARE AN ELECTRONIC BILL PAY CUSTOMER, THIS BILL IS PROVIDED AS A COURTESY. NO PAYMENT OF THIS BILL IS REQUIRED AT THIS TIME.\*\*\*

Account Number  
CORDOBA RANCH CDD

239-177-5795-050213-5

**Changing your billing address**

Use this space or login to My Account at [www.frontieronline.com](http://www.frontieronline.com) to change the mailing address where we send your bill. Allow 2 billing cycles for the address change to take effect.

Name:

Address:

City:

State/Zip:

Home Phone:

Business Phone:

E-mail Address:

**CURRENT BILLING SUMMARY**

Local Service from 05/22/16 to 06/21/16

Qty Description	239/177-5795.0	Charge
Non Basic Charges		
FiOS 75/75 2Yr - Bus		134.99
Total Non Basic Charges		134.99

**TOTAL 134.99****CIRCUIT ID DETAIL**

88/KQXA/334300/ /VZFL

**CUSTOMER TALK**

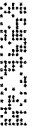
If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$134.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective June 16, 2016, the late payment grace period will expire. Frontier will begin assessing a late payment charge based on the outstanding balance that is not paid by the New Charges Due Date. Please call Customer Service with any questions.

Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit [www.frontier.com/cpni](http://www.frontier.com/cpni).

Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.



# Invoice

Phone # (813)333-3008

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

Date	Invoice #
6/2/2016	87

Bill To	
Corodoba Ranch CDD Clifton Fischer 5844 Old Pasco Rd Wesley Chapel, FL 33544	

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	<p>Remove broken pieces of fencing, replace with new pressure treated board and hardware and paint. Paint color to be provided by CDD</p> <p style="text-align: right;">JUN 16 2016</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>CCF</u> Date _____</p> <p>Date entered <u>JUN 16 2016</u></p> <p>Fund <u>001</u> GL <u>57900</u> OC <u>4799</u></p> <p>Check# _____</p>	250.00	250.00
		Total	\$250.00

DATE: June 15, 2016  
INVOICE # 63116  
FOR: Cordoba Ranch  
CDD

## Hog Removal

DESCRIPTION	AMOUNT
Monthly hog removal service -@ \$1,200 / month 6 traps are in use	\$1,200.00
Total hogs removed 47 hogs 38 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.	
5 HOGS WHERE CAUGHT LAST MONTH	
Caught Hogs will be updated on next invoice	
Trapping from 6-1-16 To 6-31-16	
6 TRAPS are in use 7 cameras	
Alligators are moving from Pond to pond ITS MATING SEASSON!	
17 hogs caught month 8 hogs 9 piglets	
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	
<b>TOTAL</b>	<b>\$1,200.00</b>

Date Rec'd Rizzetta & Co., Inc.	JUN 16 2016
D/M Approval <i>CEK</i>	Date
Date entered JUN 16 2016	
Fund 001 GL 57200 OC 4708	
Check #	

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](mailto:trapperjerry@gmail.com)  
30 day notice to terminate trapping service in writing Setup and removal fees apply \$575.00.

**THANK YOU FOR YOUR BUSINESS!**

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
6/1/2016	3197

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

ITEM	DESCRIPTION	QTY	TERMS	PROJECT
			Due Upon Rec't	325 - CDD
			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		5390 - 4604 500.00	500.00
	<p>Services for the period June 1, 2016 through June 30, 2016</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. MAY 27 2016</p> <p>DM Approval <i>[Signature]</i> Date</p> <p>Delivered MAY 27 2016</p> <p>Fund 001 51300 00 above</p> <p>Check #</p>			

**Total**

**\$3,860.08**

# Straley Robin Vericker

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

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

May 20, 2016  
Client: 001286  
Matter: 000001  
Invoice #: 13290

Page: 1

RE: GENERAL

For Professional Services Rendered Through May 15, 2016

## SERVICES

Date	Person	Description of Services	Hours	
5/2/2016	TJR	PREPARE FOR AND ATTEND BOS MEETING.	2.4	
5/13/2016	JMV	TELEPHONE CALL FROM C. FISCHER.	0.3	
Total Professional Services			2.7	\$883.50

## PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	2.4	\$792.00
JMV	John M. Vericker	0.3	\$91.50

RECEIVED  
MAY 25 2016



May 20, 2016  
Client: 001286  
Matter: 000001  
Invoice #: 13290

Page: 2

Total Services	\$883.50	
Total Disbursements	\$0.00	
Total Current Charges		\$883.50

**PAY THIS AMOUNT**

**\$883.50**

*Please Include Invoice Number on all Correspondence*

May 27 2016  
Date  
Clerk  
MAY 27 2016  
Fund 001 51400 3107  
Chen

## Cordoba Ranch CDD

## TECO

May 16

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	05/24/16	06/15/16	\$ 671.34	02/19/16 - 03/21/16	2502 Cordoba Ranch BL	4301
1661 0631100	05/24/16	06/15/16	\$ -	02/19/16 - 03/21/16	3045 Cordoba Ranch BL PMP	4301
1661 0598302	05/24/16	06/15/16	\$ 35.07	02/19/16 - 03/21/16	2802 Cordoba Ranch BL	4301
1661 0625050	05/24/16	06/15/16	\$ 4,638.71	02/19/16 - 03/21/16	Street Lights PH1 & 1A	4307
1661 0648770	05/24/16	06/15/16	\$ 106.23	02/19/16 - 03/21/16	Cordoba Ranch BV	4307

**TOTAL**

53100	4301	\$706.41	GL	Utility
53100	4307	\$4,744.94	GL	Street Lights
		<u>\$5,451.35</u>		

Date Filed *May 27 2016*  
 O/R Approval *CVF* Date  
 Date entered *MAY 27 2016*  
 Fund *001* GL *53100* *above*  
 Check #

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## Average kWh per day

May 2016	229
Apr	230
Mar	232
Feb	225
Jan	212
Dec	210
Nov	167
Oct	166
Sep	161
Aug	154
Jul	165
Jun	159
May 2015	178

## Fuel sources we use to serve you

For the 12-month period  
ending March 2016, the  
percentage of fuel type used  
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Natural gas & oil*	52%
Coal	41%
Purchased Power	7%

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



Account No.  
1661 0623270

**New Charges**  
**\$671.34**  
**Payable by Jun 15**

**Total Bill Amount**  
**\$671.34**

## May Billing Information:

720663

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

Account Number  
1661 0623270

Statement Date  
May 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
H83726	14601	08184	6417	1	

**Next Read Date On Or About Jun 20, 2016** **Total kWh Purchased 6,417**

Account Activity	Explanation	Charge	Total
Previous Balance		665.60	
Payments Received - Thank You	As of May 24, 2016	-665.60	
			<b>\$0.00</b>

## New Charges Due by Jun 15, 2016 Service from Apr 21 to May 19

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	6,417 kWh @ \$.05788/kWh	371.42
Fuel Charge	6,417 kWh @ \$.03676/kWh	235.89
<b>Electric Service Cost</b>		<b>\$625.31</b>
Florida Gross Receipts Tax	Based on \$625.31	16.03
<b>This Month's Charges</b>		<b>\$641.34</b>

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

<b>Non-Energy Charges</b>	Zap Cap ID: 000296804	
Non-Energy Previous Balance		30.00
Non-Energy Payments	As of May 24, 2016	-30.00
Zapcap 120/208 1ph-m	1 @ \$30.00	30.00
Non-Energy Sales Tax	(Based On \$.00)	0.00
<b>This Months Non-Energy Balance</b>		<b>\$30.00</b>
<b>Total Due</b>		<b>\$671.34</b>

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

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7971-13899 13899-1049



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



1 1100 06 1661 0623270 0000671.34

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## Average kWh per day

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

## Fuel sources we use to serve you

For the 12-month period ending March 2016, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural gas & oil\*.....52%
- Coal.....41%
- Purchased Power.....7%

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



Account No.  
1661 0631100

Credit Balance  
\$92.12 CR

New Charges  
\$29.44

**Total Bill Amount**  
**\$62.68 CR**  
Thank You  
Please Do Not Pay

## May Billing Information:

720665

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

Account Number  
1661 0631100

Statement Date  
May 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
K34725	02530	02417	113	1	
Next Read Date On Or About Jun 20, 2016			Total kWh Purchased		113
Account Activity		Explanation	Charge		Total
Previous Balance			-92.12		
Payments Received		As of May 24, 2016	0.00		
Credit Balance					\$92.12 CR
New Charges Due by Jun 15, 2016			Service from Apr 21 to May 20		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		113 kWh @ \$.05788/kWh	6.55		
Fuel Charge		113 kWh @ \$.03676/kWh	4.15		
Electric Service Cost			\$28.70		
Florida Gross Receipts Tax		Based on \$28.70	0.74		
This Month's Charges					\$29.44
Amount not paid by due date may be assessed a late payment charge.					
Total Due					\$62.68 CR

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

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



1 1100 01 1661 0631100 0000062.68CR

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## Average kWh per day

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

## Fuel sources we use to serve you

For the 12-month period  
ending March 2016, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:

Natural gas & oil\*.....52%  
Coal.....41%  
Purchased Power.....7%

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

## May Billing Information:

720662

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

Account Number  
1661 0598302

Statement Date  
May 24, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
B67927	24954	24783	171	1	

Next Read Date On Or About **Jun 20, 2016** Total kWh Purchased **171**

Account Activity	Explanation	Charge	Total
Previous Balance		33.79	
Payments Received - Thank You	As of May 24, 2016	-33.79	
			<b>\$0.00</b>

## New Charges Due by Jun 15, 2016 Service from Apr 21 to May 20

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	171 kWh @ \$.05788/kWh	9.90
Fuel Charge	171 kWh @ \$.03676/kWh	6.29
<b>Electric Service Cost</b>		<b>\$34.19</b>
Florida Gross Receipts Tax	Based on \$34.19	0.88
<b>This Month's Charges</b>		<b>\$35.07</b>

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

**Total Due \$35.07**

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

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MAI 7 7 1388

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720662



Account No.  
1661 0598302

**New Charges**  
**\$35.07**  
**Payable by Jun 15**

**Total Bill Amount**  
**\$35.07**

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CORDOBA RANCH CDD  
c/o PETER WILLIAMS  
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1 1100 03 1661 0598302 0000035.07

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## May Billing Information:

720664

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

Account Number  
1661 0625050

Statement Date  
May 24, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		4,638.71	
Payments Received - Thank You	As of May 24, 2016	-4,638.71	
			<b>\$0.00</b>
<b>New Charges Due by Jun 15, 2016</b>		<b>Service for 29 days from Apr 20 to May 19</b>	
Lighting Service Items LS-1	131 Lights, 131 Poles	4,248.33	
Energy Flat Charge		171.61	
Fuel Charge	5,764 kWh @ \$.03627/kWh	209.60	
Florida Gross Receipts Tax	Based on \$381.21	9.17	
<b>This Month's Charges</b>			<b>\$4,638.71</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$4,638.71</b>

PAID  
MAY 27 2016

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720664



Account No.  
1661 0625050

**New Charges**  
**\$4,638.71**  
**Payable by Jun 15**

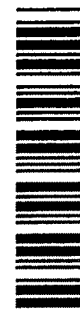
**Total Bill Amount**  
**\$4,638.71**

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7971-13900 13900-1040



CORDOBA RANCH CDD  
c/o C/O RIZZETTA & CO PETE W  
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2 1100 08 1661 0625050 0004638.71

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## May Billing Information:

720667

CORDOBA RANCH CDD  
CORDOBA RANCH BV  
LUTZ FL 33559-0000

Account Number  
1661 0648770

Statement Date  
May 24, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		106.23	
Payments Received - Thank You	As of May 24, 2016	-106.23	
			<b>\$0.00</b>
<b>New Charges Due by Jun 15, 2016</b>		<b>Service for 29 days from Apr 20 to May 19</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>



Account No.  
1661 0648770

**New Charges**  
**\$106.23**  
**Payable by Jun 15**

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

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

720667

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7971-13903 13903-1043



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



0 1800 05 1661 0648770 0000106.23

[illegible]



## **Tab 4**

# AQUAGENIX / DEANGELO BROTHERS, INC.

## SERVICE REPORT

CUSTOMER Cordoba Ranch  
 TECHNICIAN Roger S.  
 DATE 6/1/16 ACCOUNT # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV #	HARVESTER	TRUCK #	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>Pond</u>																		
<u>180, 125</u>		✓			✓						✓	✓	✓	✓		✓	9	
<u>220, 230, 240A</u>		✓			✓						✓	✓						
<u>160, 220A, 310, 320</u>		✓			✓						✓	✓						
<u>20B, 280, 290, 300</u>		✓			✓						✓	✓						
<u>10B, 210, 200, 140A, 13</u>		✓			✓						✓	✓						
<u>70, 143B, 146, 143A</u>		✓			✓						✓	✓						
<u>40, 130, 126</u>		✓			✓						✓	✓						
<u>00, 110, 120</u>		✓			✓						✓	✓						
<u>150, 185</u>		✓			✓						✓	✓						

Partly cloudy

COMMENTS: Treated Algae, grass, Submersed



"PRESERVING YOUR LIQUID ASSETS"

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

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 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



**07/14/2016**

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

The photos this month were taken on Tuesday 07/12/16

The ponds were treated on Thursday July 7th this month. Water levels are up significantly with recent rains. Summer water temps are still increasing & promoting algae growth. Southern Naiad is the plant material that grew aggressively in ponds #125 & 140 prompting a complaint on pond 125. The Naiad covered the shallow littoral zone on the northwest end of the pond. We treated this aggressively and our observation 5 days later showed a good response. The plant material is dying off and a slight odor was still noticeable but will decline. 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 looking good! We have proposed a onetime vegetation clean out for the area under the walking bridge on the north side of the main entrance, however we are also working on a longer term maintenance solution with desirable native plant material. The wetland natural area pond "no name" has not been included as part of our maintenance program. It can be added but may require permitting and an access area or boat launch cleared for us to reach the pond.


Thank you for your business!


Sincerely,


Jamos Beierle


Aquagenix



Date: 07/12/16	Pond #100
<p><b>What we found:</b> Water level has returned to normal. 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>	
<p><b>Recommendations &amp; Notes:</b> The water was slightly turbid here and throughout all the ponds from heavy rains the day before. This will clear up pretty quickly.</p>	

Date: 07/12/16	Pond #110
<p><b>What we found:</b> Pond is looking good. No algae and minimal submersed weeds were noted.</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>	
<p><b>Notes:</b> Just as above, the cloudiness is temporary and a result of heavy rain.</p>	

Date: 07/12/16	Pond #120	
<p><b>What we found:</b> No algae, minimal slender spike rush, over all good condition.</p> <p><b>What we did:</b> Boarder Grasses</p> <p><b>What to expect:</b> Possible algae flair ups during summer.</p>		
Recommendations & Notes:		

Date: 07/12/16	Pond #125	
<p><b>What we found:</b> Submersed vegetation, southern Naiad has blown up on the littoral shelf and was starting to “top out” or touch the surface.</p> <p><b>What we did:</b> The submersed vegetation was addressed and should decline over the next couple weeks.</p> <p><b>What to expect:</b> Slight odor from dying and decomposing plant material was noted and will decline soon.</p>		
Recommendations & Notes:		



**Date:** 07/12/16

## **Pond #126**

**What we found:** Looking great.

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

**What to expect:**



**Recommendations & Notes:**

**Date:** 07/12/16

## **Pond #130**

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

**What we did:** treated boarder grasses and spike rush.

**What to expect:**



**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:** 07/12/16

## **Pond #140**

**What we found:** low water level, good clarity...but some Southern Naiad growing like pond #125

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

**What to expect:** Naiad growth should decline over the next two weeks.



**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 more of it 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:** 07/12/16

## **Pond #143A**

**What we found:** Spatterdock has recovered from last month. Besides slight turbidity, the pond looks good.


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


**What to expect:**




**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: 07/12/16	Pond #143B	
<p><b>What we found:</b> water level is still way down, but little to no algae.</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: 07/12/16	Pond #146	
<p><b>What we found:</b> The film on top is very thin but unsightly. Its planktonic 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>		
<p><b>Recommendations &amp; Notes:</b> This small mostly stagnant pond in the park would benefit from a small fountain or aerator to help circulate water and minimize this unsightly occurrence. We will review and amend our proposal on this from two years ago and resubmit for your next meeting.</p>		



<b>Date: 07/12/16</b>	<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: 07/12/16</b>	<b>Pond #170</b>
<p><b>What we found:</b> Beautiful!</p> <p><b>What we did:</b> Treated border grasses &amp; the spike rush along the very edge of the water is brown &amp; dead from last week's treatment.</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> Notice how the spike rush exposed out of the water is completely dead in a just a few days, but the little bit that is submersed behind it is still dark green. This shows how slender spike rush can be so difficult to control when underwater even with aquatic herbicides.</p>	

<b>Date:</b> 07/12/16	<b>Pond #180</b>
<p><b>What we found:</b> Looking amazing!</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. We think yesterday's heavy thunderstorms helped to knock down some algae that was still present over the littoral shelf.</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.	

<b>Date:</b> 07/12/16	<b>Pond #185</b>
<p><b>What we found:</b> Algae levels remained low. A few weeds around the perimeter but very good shape for summer time.</p> <p><b>What we did:</b> Perimeter grasses &amp; weeds were treated.</p> <p><b>What to expect:</b> possible algae growth while temperatures are still high and days are longer.</p>	
<b>Recommendations &amp; Notes:</b>	



**Date:** 07/12/16

### **Pond #190A**

**What we found:** The area in the far left of the photo is bare ground with grasses often growing. It's about 2-4" deep on average.

**What we did:** treated algae & perimeter grasses.

**What to expect:**



**Recommendations & Notes:** Eventually the shelf will benefit from being planted as part of the CDD's long range plan.

**Date:** 07/12/16

### **Pond # 190B**


**What we found:** Minimal algae. Still looking good this month.


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

**What to expect:**





**Recommendations & Notes:** The area where the sticks were removed is not seen in this photo because it dog legs around, but it looks just as good!


<b>Date:</b> 07/12/16	<b>Pond #200</b>
<p><b>What we found:</b> Overall it terms of vegetation this pond is in pretty good shape. Higher water levels would aesthetics. That will likely occur when homes start getting developed here.</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> A stand of cattails has shot up on the north end littoral shelf. We will be following up soon with a boat again to address this and a few other issues unreachable from regular shoreline treatments.</p>	




<b>Date:</b> 07/12/16	<b>Pond #220</b>
<p><b>What we found:</b> Water levels very low again, but looking good. Not much growth.</p> <p><b>What we did:</b> Treated border grasses and spike rush.</p> <p><b>What to expect:</b></p>	
<b>Recommendations &amp; Notes:</b>	


<b>Date:</b> 07/12/16	<b>Pond #230</b>
<p><b>What we found:</b> Looking good. Slightly turbid from rain.</p> <p><b>What we did:</b> Algae and border grasses where spot treated.</p> <p><b>What to expect:</b></p>	
<b>Recommendations &amp; Notes:</b> 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: 07/12/16	Pond #240A
<p><b>What we found:</b> Turbidity cleared up. Still somewhat low water level, but good condition.</p> <p><b>What we did:</b> Treated algae.</p> <p><b>What to expect:</b></p>	
Recommendations & Notes:	


Date: 07/12/16	Pond #240 B
<p><b>What we found:</b> low water. Slightly turbid. 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 the water levels will remain higher on average.</p>	



Date: 07/12/16	Pond #260
<p><b>What we found:</b> Looking great.</p> <p><b>What we did:</b> border grasses</p> <p><b>What to expect:</b></p>	
Recommendations & Notes:	

Date: 07/12/16	Pond #270
<p><b>What we found:</b> Looking very good this month. As you know this pond is one of the most challenging.</p> <p><b>What we did:</b> Treated minimal algae and border grasses.</p> <p><b>What to expect:</b> More algae growth will likely appear before summer is over, but this pond has been gradually getting better.</p>	
Recommendations & Notes:	

<b>Date: 07/12/16</b>	<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: 07/12/16</b>	<b>Pond #280</b>
<p><b>What we found:</b> Filamentous algae is gone from last month and turbidity has mostly cleared up from construction.</p> <p><b>What we did:</b> Border grasses were treated.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b></p>	



**Date:** 07/12/16

## **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:** 07/12/16

## **Pond #300**


**What we found:** turbidity is greatly improved. Alligator weed has mostly disappeared. Slight turbidity now likely from the heavy rain and consistent with all the other ponds throughout.


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

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



**Recommendations & Notes:** The grate is still missing from the control structure here.

Date: 07/12/16	Pond #310	
<p><b>What we found:</b> Looking good this month. A little rain helps with the very shallow shelf on the south end.</p> <p><b>What we did:</b> treated spike rush around perimeter.</p> <p><b>What to expect:</b></p>		
<p><b>Recommendations &amp; Notes:</b> Another pond that would benefit from plants, but not the first priority until homes start being built.</p>		

Date: 06/10/16	Pond #320	
<p><b>What we found:</b> Last month's photo.</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>		
<p><b>Recommendations &amp; Notes:</b> This month following the heavy rains, it was too wet for me to access the pond for a photo. It will be updated again next month.</p>		

## **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

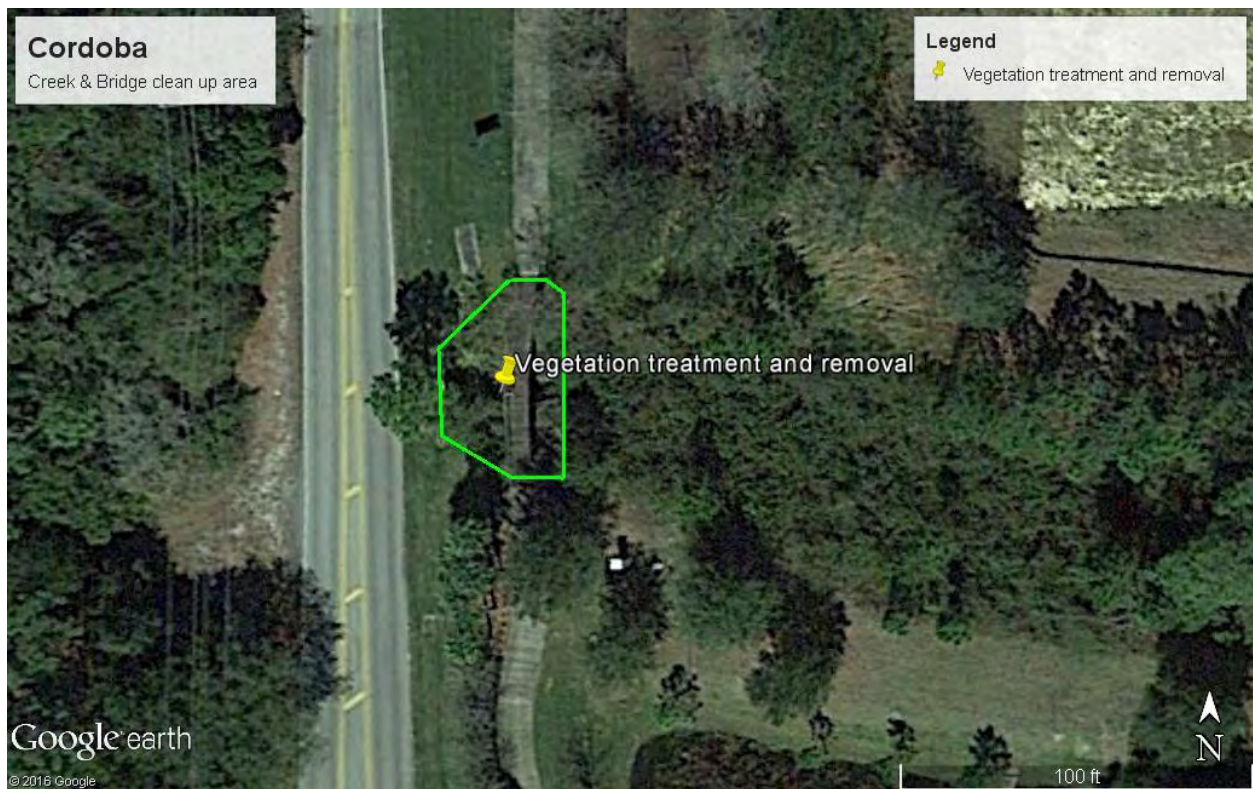
DATE

CUSTOMER

PRINT NAME

DATE





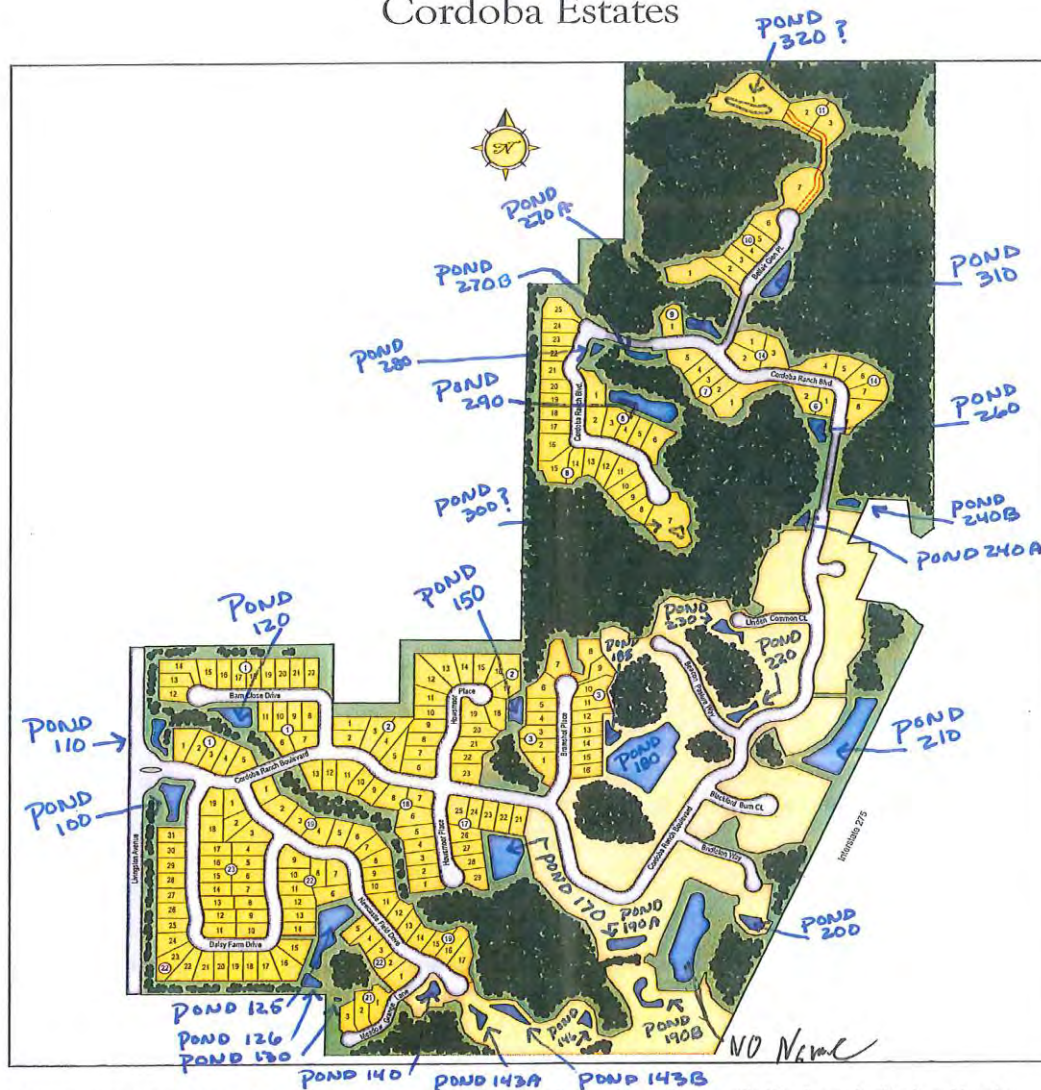


Cordoba Ranch Lake Management Report  
March 2014



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 6**

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2015**



**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Cordoba Ranch Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Cordoba Ranch Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2015, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2016, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 22, 2016, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

June 22, 2016

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cordoba Ranch Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2015. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,357,408.
- The change in the District's total net position in comparison with the prior fiscal year was (\$268,714), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2015, the District's governmental funds reported combined ending fund balances of \$736,956, an increase of \$43,213 in comparison with the prior fiscal year. The fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2015	2014
Current and other assets	\$ 769,988	\$ 714,526
Capital assets, net of depreciation	13,391,086	13,876,945
Total assets	14,161,074	14,591,471
Current liabilities	208,666	200,349
Long-term liabilities	7,595,000	7,765,000
Total liabilities	7,803,666	7,965,349
Net position		
Net investment in capital assets	6,179,363	6,496,988
Restricted for:		
Debt service	60,193	56,638
Capital projects	2,220	2,220
Unrestricted	115,632	70,276
Total net position	\$ 6,357,408	\$ 6,626,122

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2015	2014
Revenues:		
Program revenues		
Charges for services	\$ 1,007,415	\$ 990,454
Operating grants and contributions	115	-
General revenues	193	280
Total revenues	1,007,723	990,734
Expenses:		
General government	87,211	74,661
Maintenance and operations	670,408	220,375
Parks and recreation	78,840	17,193
Public safety	12,952	11,522
Interest	427,026	436,300
Total expenses	1,276,437	760,051
Change in net position	(268,714)	230,683
Net position - beginning	6,626,122	6,395,439
Net position - ending	\$ 6,357,408	\$ 6,626,122

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2015 was \$1,276,437. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for both the current and prior fiscal years. The majority of the increase in expense from the prior year is a result of depreciation expense being recognized from the assets being placed in service.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2015.

The variance between budgeted and actual general fund revenues for the current fiscal year is a result of fewer homeowners taking advantage of the discount resulting in higher than anticipated assessment revenue. Actual general fund expenditures were less than appropriations due primarily to anticipated maintenance and operations costs which were not incurred in the current fiscal year.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Asset

At September 30, 2015, the District had \$13,907,622 invested in various infrastructure improvements for its governmental activities. In the government-wide financial statements, depreciation of \$516,536 has been taken, which resulted in a net book value of \$13,391,086. More detailed information about the District's capital assets is presented in the notes to the financial statements.

### Capital Debt

At September 30, 2015, the District had \$7,595,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cordoba Ranch Community Development District Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614.

## **FINANCIAL STATEMENTS**



**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2015**

	Governmental Activities
<b>ASSETS</b>	
Cash and equivalents	\$ 129,975
Due from Developer	1,200
Prepays	6,159
Deposits	11,330
Restricted assets:	
Investments	621,324
Deferred charges	
Capital assets:	
Non-depreciable	405,473
Depreciable assets, net	12,985,613
Total assets	<u>14,161,074</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	33,032
Accrued interest payable	175,634
Non-current liabilities:	
Due within one year	180,000
Due in more than one year	7,415,000
Total liabilities	<u>7,803,666</u>
 <b>NET POSITION</b>	
Net investment in capital assets	6,179,363
Restricted for debt service	60,193
Restricted for capital projects	2,220
Unrestricted	115,632
Total net position	<u>\$ 6,357,408</u>

See notes to the financial statements

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 87,211	\$ 87,211	\$ -	\$ -
Maintenance and operations	670,408	227,875	-	(442,533)
Parks and recreation	78,840	78,840	-	-
Public safety	12,952	12,952	-	-
Interest on long-term debt	427,026	600,537	115	173,626
Total governmental activities	1,276,437	1,007,415	115	(268,907)
General revenues:				
Unrestricted investment earnings				193
Total general revenues				193
Change in net position				(268,714)
Net position - beginning				6,626,122
Net position - ending				\$ 6,357,408

See notes to the financial statements

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2015**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash and equivalents	\$ 129,975	\$ -	\$ -	\$ 129,975
Investments	-	619,104	2,220	621,324
Due from Developer	1,200	-	-	1,200
Prepays	6,159	-	-	6,159
Deposits	11,330	-	-	11,330
Total assets	<u>\$ 148,664</u>	<u>\$ 619,104</u>	<u>\$ 2,220</u>	<u>\$ 769,988</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 33,032	\$ -	\$ -	\$ 33,032
Total liabilities	<u>33,032</u>	<u>-</u>	<u>-</u>	<u>33,032</u>
Fund balances:				
Nonspendable for:				
Prepays and deposits	17,489	-	-	17,489
Restricted for:				
Debt service	-	619,104	-	619,104
Capital projects	-	-	2,220	2,220
Assigned to:				
Maintenance reserves	20,023	-	-	20,023
Unassigned	78,120	-	-	78,120
Total fund balance	<u>115,632</u>	<u>619,104</u>	<u>2,220</u>	<u>736,956</u>
Total liabilities and fund balances	<u>\$ 148,664</u>	<u>\$ 619,104</u>	<u>\$ 2,220</u>	<u>\$ 769,988</u>

See notes to the financial statements

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2015**

Fund balance - governmental funds \$ 736,956

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,907,622	
Accumulated depreciation	(516,536)	13,391,086

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(175,634)	
Bonds payable	(7,595,000)	(7,770,634)
Net position of governmental activities		\$ 6,357,408

See notes to the financial statements

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 406,457	\$ 600,537	\$ -	\$ 1,006,994
Interest and other revenues	614	115	-	729
Total revenues	407,071	600,652	-	1,007,723
<b>EXPENDITURES</b>				
Current:				
General government	85,374	1,837	-	87,211
Maintenance and operations	226,153	-	-	226,153
Parks and recreation	11,842	-	-	11,842
Public safety	12,952	-	-	12,952
Debt service:				
Principal	-	170,000	-	170,000
Interest	-	430,958	-	430,958
Capital outlay	25,394	-	-	25,394
Total expenditures	361,715	602,795	-	964,510
Net change in fund balances	45,356	(2,143)	-	43,213
Fund balance - beginning	70,276	621,247	2,220	693,743
Fund balance - ending	\$ 115,632	\$ 619,104	\$ 2,220	\$ 736,956

See notes to the financial statements

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 43,213
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	25,394
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(511,253)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	170,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	3,932
Change in net position of governmental activities	<u>\$ (268,714)</u>

See notes to the financial statements

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Cordoba Ranch Community Development District ("District") was established on December 13, 2005 by the Board of County Commissioners of Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under Hillsborough County Ordinance 05-23. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2015, all of the Board members are affiliated with Standard Pacific of Florida ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on assessable lands located within the District benefited by the District's activities. Debt service assessments were imposed pursuant to the District's assessment resolution at the time of issuance of the Bonds. Operations and maintenance assessments are levied by the District annually prior to the start of the fiscal year which begins on October 1 and ends on September 30. Operations and maintenance special assessments are imposed upon benefitted lands located in the District. Debt service special assessments were imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District and are collected in accordance with the District's annual assessment resolution.

Assessments and interest received associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Project Fund**

The capital project fund is used to account for financial resources to be used for the acquisition or construction of major infrastructure within the District

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

#### **Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks and similar items) are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Roadw ays	30
Stormw ater Management	25
Landscaping	15
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

### NOTE 3 – BUDGETARY INFORMATION (Continued)

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE 4 – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2015:

	Fair Value	Credit Risk	Weighted Average Maturities
U.S. Bank Managed Money Market	\$ 621,324	N/A	N/A
Total Investments	<u>\$ 621,324</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held for unspent Bond proceeds.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2015 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 13,862,420	\$ -	\$ (13,456,947)	\$ 405,473
Total capital assets, not being depreciated	13,862,420	-	(13,456,947)	405,473
Capital assets, being depreciated				
Roadways	-	9,112,196	-	9,112,196
Stormwater Management	-	3,339,782	-	3,339,782
Landscaping	-	1,004,969	-	1,004,969
Equipment	19,808	25,394	-	45,202
Total capital assets, being depreciated	19,808	13,482,341	-	13,502,149
Less accumulated depreciation for:				
Roadways	-	303,740	-	303,740
Stormwater Management	-	133,591	-	133,591
Landscaping	-	66,998	-	66,998
Equipment	5,283	6,924	-	12,207
Total accumulated depreciation	5,283	511,253	-	516,536
Total capital assets, being depreciated, net	14,525	12,971,088	-	12,985,613
Governmental activities capital assets, net	\$ 13,876,945	\$ 12,971,088	\$ (13,456,947)	\$ 13,391,086

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$14,480,000. The infrastructure includes internal roadways, stormwater management facilities, earthwork, landscape and hardscape amenities, irrigation, underground electrical and off-site roadway improvements. The District owns and maintains a portion of the proposed infrastructure. A portion of the infrastructure will be conveyed to another entity for ownership and maintenance.

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 444,255
Parks and recreation	66,998
Total depreciation expense	<u>\$ 511,253</u>

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2006

On July 13, 2006 the District issued \$10,220,000 of Capital Improvement Revenue Bonds, due May 1, 2037 with a fixed interest rate of 5.55%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2006. Principal is to be paid serially commencing May 1, 2008 through May 1, 2037.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was not met at September 30, 2015 as the reserve was underfunded. In a Notice to Bondholders dated January 7, 2015, the Trustee stated that it does not plan to take any action relative to the deficiency of the amounts on deposit in the 2006 Reserve Account.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirement at September 30, 2015.

### Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2015 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2006	\$ 7,765,000	\$ -	\$ 170,000	\$ 7,595,000	\$ 180,000
Total	\$ 7,765,000	\$ -	\$ 170,000	\$ 7,595,000	\$ 180,000

At September 30, 2015, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2016	\$ 180,000	\$ 421,523	\$ 601,523
2017	190,000	411,533	601,533
2018	205,000	400,988	605,988
2019	215,000	389,610	604,610
2020	225,000	377,678	602,678
2021 - 2025	1,345,000	1,684,980	3,029,980
2026 - 2030	1,775,000	1,266,788	3,041,788
2031 - 2035	2,330,000	715,950	3,045,950
2036-2037	1,130,000	94,905	1,224,905
Total	\$ 7,595,000	\$ 5,763,955	\$ 13,358,955

## NOTE 7 – DEVELOPER TRANSACTIONS

For the current fiscal year, Developer assessment revenues in the general and debt service funds were \$111,417 and \$172,182, respectively.

**NOTE 8 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no claims filed under this commercial coverage during the last three years.

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 388,600	\$ 406,457	\$ 17,857
Interest and other revenues	-	614	614
Total revenues	<u>388,600</u>	<u>407,071</u>	<u>18,471</u>
<b>EXPENDITURES</b>			
Current:			
General government	89,196	85,374	3,822
Maintenance and operations	248,170	226,153	22,017
Parks and recreation	15,134	11,842	3,292
Public safety	16,100	12,952	3,148
Capital outlay	20,000	25,394	(5,394)
Total expenditures	<u>388,600</u>	<u>361,715</u>	<u>26,885</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	45,356	<u>\$ 45,356</u>
Fund balance - beginning		<u>70,276</u>	
Fund balance - ending		<u>\$ 115,632</u>	

See notes to required supplementary information



**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2015.

The variance between budgeted and actual general fund revenues for the current fiscal year is as a result of fewer homeowners taking advantage of the discount resulting in higher than anticipated assessment revenue. Actual general fund expenditures were less than appropriations due primarily to anticipated maintenance and operations costs which were not incurred in the current fiscal year.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Cordoba Ranch Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cordoba Ranch Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 22, 2016.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 22, 2016



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Cordoba Ranch Community Development District  
Hillsborough County, Florida

We have examined Cordoba Ranch Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2015. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2015.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cordoba Ranch Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 22, 2016



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Cordoba Ranch Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Cordoba Ranch Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2015, and have issued our report thereon dated June 22, 2016.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2016, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cordoba Ranch Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cordoba Ranch Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 22, 2016

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2014.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2015.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2015.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2015 financial audit report.
6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2015. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## **Tab 7**

# Vivicon Inc.

5706 Bridle Path Lane  
Tampa, FL 33634-2328  
813-249-1599 Office  
813-881-1003 Fax

## Proposal

003596

06/17/16

Page 1 of 1

Excluding Attachments

### Submitted To:

#### Cordoba Ranch CDD

5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
Fax 813-994-2100

### Project:

#### Cordoba Ranch CDD

17920 Howsmor Place  
Lutz, FL

### SCOPE

*We propose to furnish the following scope of work to be completed on the above mentioned project:*

#### 17920 Howsmor Place. - Bahia sod

Vivicon Inc. will supply labor, materials and equipment to install Bahia sod around Oak tree cluster behind 17920 Howsmor Place. Please see the attached pictures for details.

#### Please note:

- 1) There is no irrigation in the area.
- 2) There is no warranty on sod.

#### 17920 Howsmor Place - Bahia Sod

Description	Size	Qty.	Unit Price	Price
Sod - Bahia	Sf	3,200.00	\$0.49	\$1,568.00
Labor & Material to Spray RoundUP Herbicide	Sf	3,200.00	\$0.05	\$160.00
Labor to prep and install new sod	Sf	3,200.00	\$0.29	\$928.00
				<u>\$2,656.00</u>
		<b>Total Price</b>		<b>\$2,656.00</b>

### Terms & Conditions

Net 25 from the date of the Invoice.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.

By:

Vivicon Inc. Kenneth A. Roth, President

06/17/16

Date

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted:

Owner / Agent

06/17/16

Date



## CORDOBA RANCH

17920 Howsmor Place – Remove the existing mulch and install Bahia sod around Oak cluster. Mulch rings will be left around trees.



## **Tab 8**







PAGE 2 OF 2

If you should have any questions or concerns regarding this proposal, please contact me at (813) 677-7655.

Thank you for allowing Bay Area Environmental Services, Inc., the opportunity to bid your requirements. It is most appreciated.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Jerry Lemanski", is written over the "Respectfully yours," text.

Jerry Lemanski, President  
BAY AREA ENVIRONMENTAL SERVICES, INC,

## **Tab 9**

**MEMORANDUM**  
**CORDOBA - ARCHITECTURAL CONTROL COMMITTEE**  
c/o Sand Dollar Development Corp. - Administrator

P.O.Box 454  
Ozona, FL 34660  
727-733-6888  
Fax: 727-733-7599

**To:** Mr. Olumide Abiose  
17708 Daisy Farm Drive  
Lutz, FL 33559

**Date:** July 11, 2016

**From:** Bill Sweetnam, ACC Administrator

**Subject:** Modifications Review – Lot 11, Block 22 – Perimeter Fence, landscaping & playset application

Mr. Abiose...We have conducted a preliminary review of your recently submitted application to the Architectural Control Committee, and there are several comments for you to address:

- (1) For your proposed perimeter fence, please note that the style of fence you have selected is not an approved fence style for Cordoba. We are attaching a copy of the approved fence style for the community – please have your fence company revise its proposal to reflect the correct fence style.
- (2) For the perimeter fence, you show the fence along your side yard falling within the existing Drainage Easement running along the southern lot line. In order to obtain permission to install any fence within a Drainage Easement of record, you are required to enter into an Agreement with the Cordoba CDD. We are including a sample copy of this "Agreement for Fence Installation within Drainage Easement." Please review the document, and if you decide to proceed, please send a check in the amount of \$250.00 which represents the legal costs associated with preparing and recording the actual drainage easement document. The final Agreement document will be sent to you for signature once the application fee is received. Please make the check payable to Cordoba Property Owners Association, Inc.
- (3) You may also elect to relocate your fence so that it will not be installed within the drainage easement area; if you decide to do this, please resubmit a new site plan illustrating the new fence location and the ACC Board will review and comment as needed.
- (4) For your proposed playset, please take a copy of your lot survey and mark where you intend to install the playset equipment, and submit back to the ACC.

Please send the requested information directly to:

Cordoba ACC Administrator  
Sand Dollar Development Corp.  
P.O.Box 454  
Ozona, FL 34660

  
William J. Sweetnam, ACC Administrator  
Cordoba Property Owners Association, Inc.

# Aluminum Specification Sheet For Cordoba Estates

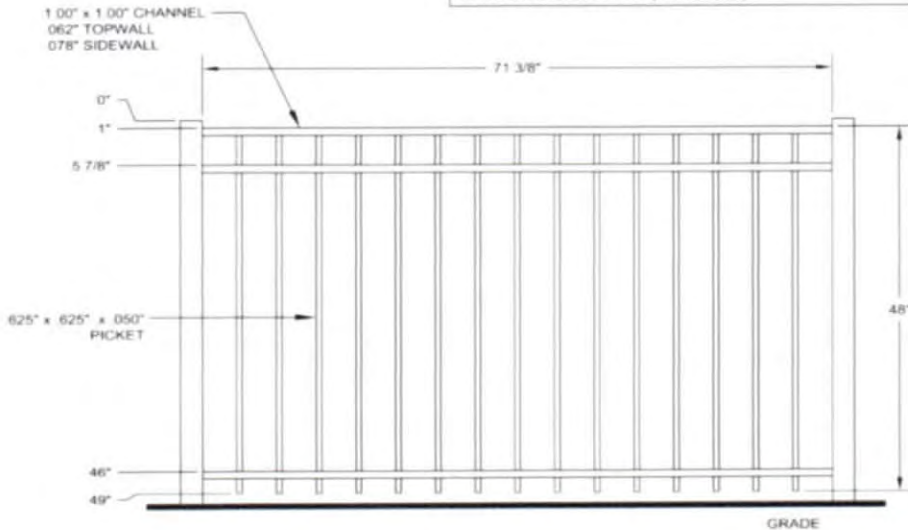


RESIDENTIAL GRADE

## 3 RAIL –BLACK IN COLOR—ASCOT ALUMINUM FENCE

71 3/8" PANEL ASCOT  
3-CH 48" RESIDENTIAL

ALUMI-GUARD, INC.	DATE:	08/09/2013
PO/JOB NAME	SWING	PANEL
QUOTE NO. Q13080905	HINGE TYPE	---
COLOR: ---	DAYLIGHT OPENING:	---
APPROVAL SIGNATURE (REQUIRED)		



**EXHIBIT "2" PAGE 1 OF 2**  
**BASIC FENCE CRITERIA**

**ALL FENCES REQUIRE WRITTEN APPROVAL BY THE ARCHITECTURAL  
CONTROL COMMITTEE PRIOR TO CONSTRUCTION**

**DEFINITIONS:**

- REAR FENCE: that portion of the fence that is closest to and generally runs parallel to the rear property line.
- SIDE FENCE: that portion of the fence that is closest to and generally runs parallel to the side lot property lines.
- FRONT FENCE: that portion of the fence that faces and is closest to the street but remains no closer to the street than twenty-five (25) feet from the rear corner of the house that contains the well and water softener, and ten (10) feet from the rear corner of the house that contains the pool equipment and three septic tanks.

(1) The first step in building or contracting any fence is to refer to Article III, Section 13 of the Declaration of Covenants for fencing restrictions. The second step is to refer to these additional fence criteria and submit a completed Architectural Application, an Owner Agreement Form for Fences and Landscaping for approval, and the application fee.

(2) Only black aluminum fencing with a double top rail will be permitted. No spikes or spears shall be permitted on the top rail. In lieu of privacy fencing, homeowners will be required to utilize landscaping for privacy. All landscaping must be approved in advance by the ACC.

(3) All fences shall be between four feet (48 inches) and five feet (60 inches) in height. Height is dependent on the individual circumstances such as lots bordering lakes, ponds, drainage easements, conservation areas, roadways, or surrounding a swimming pool. Plans submitted shall also include gate sizes (no wider than five feet) and location(s).

(4) Fences will be approved on a first come, first serve basis, and back to back fencing will NOT be permitted unless a different height of fence is required to accommodate a pool where a screen enclosure will not be erected.

(5) Fences bordering lakes, ponds, drainage easements or conservation areas are discouraged; however, each application will be considered on its own merit. In any event, fences will be constructed according to Association requirements or by legal restriction on pond or conservation areas. To permit for the visibility of the conservation area, pond or drainage easement by adjacent homesites, all rear fences and a minimum of the last twelve (12) feet of each side fence that abuts conservation areas, water areas and any drainage facility shall not exceed forty-eight inches (48") in height, unless 54" or 60" is necessary to accommodate a swimming pool. Any landscaping that is installed for privacy shall be limited to four (4) feet in height along the rear and the last 12 feet of each side property line as to not block the view from a neighboring homesite. Under no circumstances shall any landscaping be installed within a drainage and/or access easement.

(6) Generally, no fence shall be constructed closer to the street which the house faces than twenty-five (25) feet from the rear corner of the house that contains the well and water softener,



**EXHIBIT "2" PAGE 2 OF 2**  
**BASIC FENCE CRITERIA**

and ten (10) feet from the rear corner of the house that contains the pool equipment and three septic tanks. The intent is to conceal the well and water softener (and in some floor plans to protect specific windows) from view of the street. On the opposite side of the home, the intent is to conceal the pool equipment from view of the street, and leaving all three septic tanks readily accessible for maintenance. The ACC may grant variances on a case by case basis.

(7) Fences for corner lots require close coordination with the ACC due to unique layout, concerns for the 30-foot vehicle visibility/safety triangle and compliance with existing easements and county building code setback requirements. Corner lots will be handled on a case-by-case basis. You may request specific information on your corner lot setbacks prior to submittal of a plan.

(8) Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowner and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.

(9) The approval process will take up to thirty (30) days, and the ACC only meets once per month. Please plan your project accordingly. A copy of the ACC Application, the application fee, and the following documentation will be required in order to process the application: (a) quote and diagram from fence company showing type, style, height, color, location, and if there is an existing fence adjacent to the proposed installation; (b) number/location of gates and size of opening; and (c) fence must be drawn on LOT SURVEY. A copy of the approved or denied submittal will be returned to each homeowner following review. Effective 5/1/15, homebuilders will no longer offer fencing as an option, and all buyers and homeowners will be required to go through the official ACC process, either prior to or after closing. Should a fence be erected as part of a swimming pool or outdoor living package, it will be the responsibility of the contractor to include such fencing in their scope of work.

(10) The Board and ACC may elect to restrict placement of fencing on specific homesites, and may grant variances to the above criteria depending on the existence of fencing on adjacent lots. All Owners must submit for and receive approval for installation prior to beginning any work, and all owners shall work with the Board, ACC and their adjacent neighbors to coordinate the type and location of fencing on adjacent homesites in an effort to achieve an aesthetically pleasing installation.

(11) Although double top rail aluminum fencing is available at numerous fence companies, the quality of both the product and installation varies widely, and it is recommended that consideration be given to the following fence companies who will stand behind both the quality and installation of their product:

<http://www.daniellefence.com>  
<http://www.redmans.com>  
<http://www.mcconniefence.com>

This initial Exhibit 2 was adopted by the ACC and Board of Directors on March 5, 2014. Changes made to the single underlined sections were adopted by the Board of Directors on October 29, 2014. Proposed changes shown with double underline will be considered at the Board meeting on June 2, 2015.

After recording, please return to:

Tracy J. Robin  
Straley & Robin  
1510 W. Cleveland Street  
Tampa, Florida 33606

**AGREEMENT FOR FENCE INSTALLATION  
WITHIN DRAINAGE EASEMENT**

This Agreement for Fence Installation within Drainage Easement (this “**Agreement**”) is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between \_\_\_\_\_ (the “**Owner**”) and the Cordoba Ranch Community Development District (the “**CDD**”), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

**WITNESSETH:**

**WHEREAS**, Owner is the owner of Lot \_\_\_\_ Block \_\_\_\_\_, as per the plat of Cordoba Ranch recorded in Plat Book 119, Page 274, of the Public Records of Hillsborough County, Florida (the “**Property**”);

**WHEREAS**, the Property is subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements of Cordoba Estates recorded in O.R. Book 21441, Page 325 (as amended and supplemented, the “**Declaration**”)

**WHEREAS**, Owner desires to erect a fence within the drainage/access easement located along the southeastern boundary line of the Property (the “**Drainage Easement**”), as shown on the plat of Cordoba Ranch recorded in Plat Book 119, Page 274, of the Public Records of Hillsborough County, Florida;

**WHEREAS**, the Declaration provides that owners must obtain consent from certain parties, including the CDD, before constructing improvements within any portion of the Surface Water Management System, including the Drainage Easement; and

**WHEREAS**, the CDD has agreed to consent to the installation of the fence within the Drainage Easement on the Property, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **Definitions.** Capitalized terms used in this Agreement which are not defined herein shall have the meanings given to them in the Declaration.

3. **CDD Consent.** The CDD hereby consents to the installation of a fence within the Drainage Easement on the Property.

4. **Installation of Fence.** The fence shall be installed within the Drainage Easement a few inches higher than ground level, so as not to impede the flow of water. The fence shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Drainage Easement. The fence shall be installed in accordance with all applicable laws and regulations, the Declaration and any rules and regulations of Cordoba Property Owners Association Inc. (the "**Association**").

5. **Removal and/or Replacement of Fence.** Owner will, in perpetuity, be solely responsible for all costs related to the removal and/or replacement of the fence in the event Hillsborough County, the CDD, Southwest Florida Water Management District ("**SWFWMD**"), the Declarant, Standard Pacific Homes, the Association, or any property management company of the Association ever requires access to the Drainage Easement or the removal of the fence for any reason.

6. **Indemnification.**

a. Owner shall indemnify and hold harmless Hillsborough County, the CDD, SWFWMD, the Declarant, Standard Pacific Homes, the Association, or any property management company of the Association in the event the fence must be removed or is damaged in the course of access to or maintenance of the Drainage Easement.

b. Owner shall indemnify, defend and hold harmless Hillsborough County, the CDD, SWFWMD, the Declarant, Standard Pacific Homes, the Association, or any property management company of the Association from and against any and all loss, damage, cost or expense arising in any manner as a result of the erection of the fence within the Drainage Easement.

7. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement.

8. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

**IN WITNESS WHEREOF**, the parties have caused these presents to be executed the day and date first above written.

**Witnesses:**

**Owner**

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

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

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
Print Name

STATE OF FLORIDA )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016,  
by \_\_\_\_\_. He [ ] is personally known to me or [ ] produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

*[signatures continue on following page]*

**Witnesses:**

**Cordoba Ranch  
Community Development District**

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

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

Barry Karpay

Chair of the Board of Supervisors

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
Print Name

STATE OF FLORIDA )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Barry Karpay, as Chair of the Board of Supervisors of the Cordoba Ranch Community Development District, on behalf of said district. He [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

*[end of signature pages]*

After recording, please return to:

Tracy J. Robin  
Straley & Robin  
1510 W. Cleveland Street  
Tampa, Florida 33606

**AGREEMENT FOR FENCE INSTALLATION  
WITHIN DRAINAGE EASEMENT**

This Agreement for Fence Installation within Drainage Easement (this "**Agreement**") is entered into as of this 12<sup>th</sup> day of July, 2016, by and between Olumide Abiose (the "**Owner**") and the Cordoba Ranch Community Development District (the "**CDD**"), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

**WITNESSETH:**

**WHEREAS**, Owner is the owner of Lot 11 Block 22, as per the plat of Cordoba Ranch recorded in Plat Book 119, Page 274, of the Public Records of Hillsborough County, Florida (the "**Property**");

**WHEREAS**, the Property is subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements of Cordoba Estates recorded in O.R. Book 21441, Page 325 (as amended and supplemented, the "**Declaration**")

**WHEREAS**, Owner desires to erect a fence within the drainage/access easement located along the southeastern boundary line of the Property (the "**Drainage Easement**"), as shown on the plat of Cordoba Ranch recorded in Plat Book 119, Page 274, of the Public Records of Hillsborough County, Florida;

**WHEREAS**, the Declaration provides that owners must obtain consent from certain parties, including the CDD, before constructing improvements within any portion of the Surface Water Management System, including the Drainage Easement; and

**WHEREAS**, the CDD has agreed to consent to the installation of the fence within the Drainage Easement on the Property, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.



2. **Definitions.** Capitalized terms used in this Agreement which are not defined herein shall have the meanings given to them in the Declaration.

3. **CDD Consent.** The CDD hereby consents to the installation of a fence within the Drainage Easement on the Property.

4. **Installation of Fence.** The fence shall be installed within the Drainage Easement a few inches higher than ground level, so as not to impede the flow of water. The fence shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Drainage Easement. The fence shall be installed in accordance with all applicable laws and regulations, the Declaration and any rules and regulations of Cordoba Property Owners Association Inc. (the "**Association**").

5. **Removal and/or Replacement of Fence.** Owner will, in perpetuity, be solely responsible for all costs related to the removal and/or replacement of the fence in the event Hillsborough County, the CDD, Southwest Florida Water Management District ("**SWFWMD**"), the Declarant, Standard Pacific Homes, the Association, or any property management company of the Association ever requires access to the Drainage Easement or the removal of the fence for any reason.

6. **Indemnification.**

a. Owner shall indemnify and hold harmless Hillsborough County, the CDD, SWFWMD, the Declarant, Standard Pacific Homes, the Association, or any property management company of the Association in the event the fence must be removed or is damaged in the course of access to or maintenance of the Drainage Easement.

b. Owner shall indemnify, defend and hold harmless Hillsborough County, the CDD, SWFWMD, the Declarant, Standard Pacific Homes, the Association, or any property management company of the Association from and against any and all loss, damage, cost or expense arising in any manner as a result of the erection of the fence within the Drainage Easement.

7. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement.

8. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

By: Steven Cuppet

Steven Cuppet  
Print Name

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

Print Name

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 13 day of July, 2016, by Olumide A Abiose. He [ ] is personally known to me or [ ] produced Driver license as identification.



[Signature]  
NOTARY PUBLIC

Margarita Parra 12-15-2018  
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]



**Witnesses:**

**Cordoba Ranch  
Community Development District**

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

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

\_\_\_\_\_  
Print Name

Barry Karpay  
Chair of the Board of Supervisors

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

\_\_\_\_\_  
Print Name

STATE OF FLORIDA )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Barry Karpay, as Chair of the Board of Supervisors of the Cordoba Ranch Community Development District, on behalf of said district. He [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

*[end of signature pages]*

## **Tab 10**

# CORDOBA RANCH

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## FIELD INSPECTION REPORT

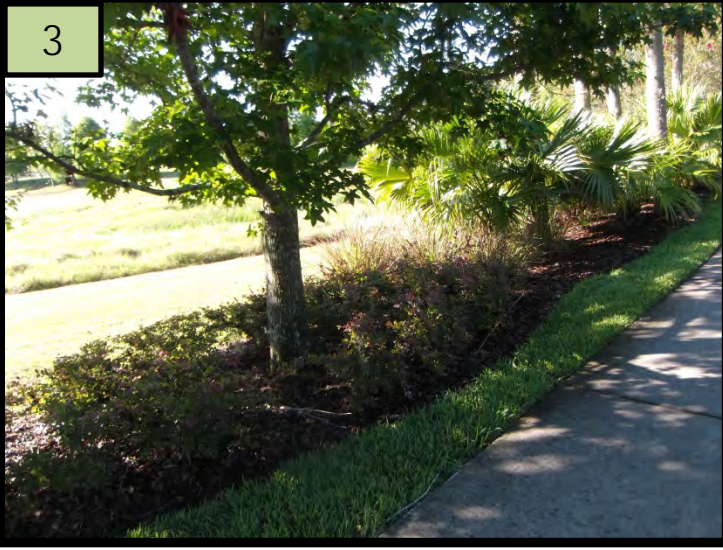


June 22, 2016  
Rizzetta & Co., Inc.  
Tyree Brown – Field Services Manager

RIZZETTA & COMPANY  
INCORPORATED



3



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 3)
2. Dead head Flax Lily at the traffic circle in front of the Amenity center entrance.
3. Dead head Flax Lily at the Executive entrance beds.
4. Dead head Flax Lily at the community entry monument.
5. Weed tree rings of Bald Cypress at entry gate pond.
6. Remove sucker growth from Bald Cypress at entry gate pond.

7. Weed plant beds in ROW of Executive entrance.

8. Weed plant beds at the north end of the Executive entrance.

9. Treat active fire ant mounds in the community.

10. Give Crape Myrtles on Livingston frontage proper pruning.

11. Weed tree rings along Cordoba Ranch Blvd to Howsmoor.

12. Remove vine growth from plant beds on north side of community frontage on Livingston.

13. Remove mulch volcanos on Oak trees on Livingston.(photo 7)

14. Remove weeds and unsightly Knockout Roses at the community entry monument.

15. Remove dead Pines on Livingston pond north side.

7



13



16. Prune Live Oaks to contract height on Cordoba Ranch Blvd. (photo 13)

17. Remove fallen tree on pond bank at Executive entrance. (photo 16)

18. Repair hog damage in Bahia turf on Belfair Glen.

19. Remove sucker growth on Live Oaks in ROW of Cordoba Ranch Blvd.

20. Repair ROW turf on Howsmoor damaged by mower.

16



## **Tab 11**



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

April 20, 2016

Clifton Fischer  
Rizzetta & Company Inc  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

Dear Clifton Fischer,

As per F.S. 190.006, below is the number of qualified registered electors for the listed Community Development District as of April 15, 2016.

Community Development District	Number of Registered Electors
Cordoba Ranch CDD	103

If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ccampbell@hcsoe.org](mailto:ccampbell@hcsoe.org).

Sincerely,

Chelsea Campbell

Candidate Services Liaison

Representing Craig Latimer, Hillsborough County Supervisor of Elections

Governor's Sterling Award Recipient

## **Tab 12**



**RESOLUTION 2016-05**

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

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

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

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

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

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

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect two (2) supervisors of the District, shall be held on the \_\_\_\_\_ day of November, 2016, at \_\_\_\_\_ a/p.m. at Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

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

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its **July 26, 2016** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or at the office of the District Manager, Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

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

**PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF JULY, 2016.**

**CORDOBA RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

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

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

Notice is hereby given to the public and all landowners within Cordoba Ranch Community Development District (the **"District"**) the location of which is generally described as comprising a parcel or parcels of land containing approximately 803 acres, located within Hillsborough County, generally located on the west side of I-275, east of Livingston Avenue and generally located east of Spring Green Drive, advising that a meeting of landowners will be held for the purpose of electing two (2) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
PLACE: Cordoba Ranch Model Center  
2516 Cordoba Ranch Blvd  
Lutz, FL 33559

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

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

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

Clifton Fischer  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

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

DATE OF LANDOWNERS' MEETING: \_\_\_\_\_

TIME: \_\_\_\_\_ .M.

LOCATION:

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

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

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

This year, two (2) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

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

**LANDOWNER PROXY**

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – [DATE]**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cordoba Ranch Community Development District to be held at \_\_\_\_\_, on \_\_\_\_\_, at \_\_\_\_\_ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

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

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

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

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

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

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

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

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2015), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

**OFFICIAL BALLOT**  
**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER \_\_, 2016**

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

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

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

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

or

**Attach Proxy.**

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

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

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

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