

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

**BOARD OF SUPERVISORS
MEETING
SEPTEMBER 27, 2016**

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
SEPTEMBER 27, 2016 at 9:30 a.m.**

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

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

September 19, 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, September 27, 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 the Minutes of the Board of Supervisors' Regular Meeting held on August 23, 2016..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for August 2016..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Ratification of Execution of EGIS Insurance Proposal.....Tab 3
 - B. Update on Status of Tampa Electric Increased Deposit
 - C. Consideration of Proposal for Fall Annuals Install.....Tab 4
 - D. Review of Aquatic Report.....Tab 5
 - E. Consideration of Proposals for Dissemination Agent Services (under separate cover)
 - F. Consideration of Proposal for Landscape Oversight Services (under Separate cover)
 - G. Consideration of Matters Related to Management Transition
 1. Consideration of Resolution 2016-12, Designating Signatories For the District.....Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Operations Manager
 1. Review of Field Inspection Report.....Tab 7
 - D. District Manager
- 6. SUPERVISOR REQUESTS**

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Clif Fischer

Clif Fischer

District Manager

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

Tab 1

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, August 23, 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	Board Supervisor, Chairman
Garth Noble	Board Supervisor, Assistant Secretary
Kelly Evans	Board Supervisor, Assistant Secretary

Also present was:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker

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 until further notice.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for May and July 2016

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2016 (\$49,072.25) for Cordoba Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2016/2017 Budget

On a Motion by Ms. Evans, seconded by Mr. Karpay, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2016/2017 final budget for Cordoba Ranch Community Development District.

Mr. Fischer confirmed that the public hearing had been advertised in the local paper and notices mailed to property owners as per statutory requirements. He noted that now changes were made to the budget since approved in its preliminary form.

Mr. Fischer noted that there were no members of the general audience in attendance.

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2016/2017 final budget for Cordoba Ranch Community Development District.

On a Motion by Mr. Noble, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2016-06, adopting the fiscal year 2016/2017 budget totaling \$1,117,859.48 (O & M -\$467,322, Reserves -\$50,000, and Debt Service - \$600,537.48) for Cordoba Ranch Community Development District.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved Resolution 2016-07, imposing assessments to fund the fiscal year 2016/2017 budget for Cordoba Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of resolution 2016-08,
Designating a Secretary**

Mr. Fischer explained that with Mr. Williams' pending retirement, Rizzetta & Company, Inc. has reorganized some of its management positions. The next few resolutions address the internal changes at the district level. Rizzetta is recommending that Eric Dailey be appointed as Secretary.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved Resolution 2016-08, appointing Eric Dailey as Secretary for Cordoba Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of resolution 2016-09,
Designating a Treasurer**

Rizzetta is recommending that Joe Kennedy be appointed as Treasurer.

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2016-09, appointing Joe Kennedy as Treasurer for Cordoba Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of resolution 2016-10,
Designating an Assistant Treasurer**

Rizzetta is recommending that Shawn Wildermuth be appointed as Assistant Treasurer.

On a Motion by Ms. Evans, seconded by Mr. Karpay, with all in favor, the Board of Supervisors Resolution 2016-10, appointing Shawn Wildermuth as Assistant Treasurer for Cordoba Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-11,
Setting the Meeting Schedule for Fiscal
Year 2016/2017**

The Board indicated that it would like to continue meeting on their current schedule of the fourth Tuesday of each month at 9:30 a.m.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors approved Resolution 2016-11, setting the meeting schedule for fiscal year 2016/2017 as the fourth Tuesday of each month at 9:30 a.m. at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559 for Cordoba Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for New
Landscape Install at the Front Entrance**

A brief discussion was held regarding the proposal and a request made to endure the Crepes are multi-trunked.

.On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$10,000 for the landscape enhancements at the front entrance for Cordoba Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Series 2006 Arbitrage
Report dated 6-30-16**

It was stated that there was no negative arbitrage over the reporting period.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board of Supervisors accepted the Series 2006 Arbitrage Report dated June 30, 2016 for Cordoba Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Discussion Regarding Scope of Service for
RFP for Management Services**

Mr. Babbar reviewed proposals for management services received from DPGF, Jim Ward, Severn Trent, and Wrathell Hunt, noting that all of the companies are qualified and his firm has experience working with all of them. He responded to Board questions regarding the various firms. A brief discussion ensued regarding the amount currently budgeted for next year.

.On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board of Supervisors authorized Staff and Counsel to enter into contract negotiations with Severn Trent for District Management Services for Cordoba Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer

Not present.

C. Field Operations Manager

A brief discussion was held regarding the report and concerns with palm fronds blocking street lights. The Board asked that Staff share the report with the HOA Manager and discuss those items that the District will address and which ones they would like to see amenities do.

D. District Manager

Mr. Fischer informed the Board that he received a notice from Tampa Electric that based on usage they will be sending an invoice for an additional security deposit. He will advise the Board once received.

Mr. Fischer stated that the proposal for the grates has been approved and should be installed shortly.

Mr. Fischer stated that the next meeting is scheduled for September 27, 2016.

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

There were no Supervisor requests put forward.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Karpay, seconded by Ms. Evans, with all in favor, the Board adjourned the meeting at 10:41 a.m. for Cordoba Ranch Community Development District.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 Citrus Park Lane · SUITE 115 · TAMPA, FL 33625

Operation and Maintenance Expenditures August 2016 For Board Approval

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

The total items being presented: **\$33,575.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alton Feilding Smith	001653	AS070616	Off Duty Officer 07/06/16	\$ 140.00
Aquagenix	001668	1279081	Littorel Maintenance 08/16	\$ 900.00
Aquagenix	001668	1280369	Aquatic Service 08/16	\$ 1,034.00
Aquagenix	001668	1280379	Quarterly Maintenance 08/16	\$ 240.00
Armstrong Environmental Services, Inc.	001663	11412	Lake/Wetland Services 07/16	\$ 850.00
Brett Shannon	001652	BS071316	Off Duty Officer 07/13/16	\$ 140.00
David Eric Maddox Rodriguez	001651	DR062216	Off Duty Officer 06/22/16	\$ 140.00
David Eric Maddox Rodriguez	001651	DR062716	Off Duty Officer 06/27/16	\$ 140.00
David Eric Maddox Rodriguez	001651	DR071116	Off Duty Officer 07/11/16	\$ 140.00
Envera Systems	001669	653483	Addtl Res 09/01/16-09/30/16 and Gate Access Monitoring 09/16	\$ 1,138.00
Envera Systems	001669	653661	Addtl Residents 07/01/16 - 09/30/16	\$ 1,228.00
Florida Department of Revenue	001656	Sales Tax 04/16-07/16	Sales & Use Tax 04/16-07/16	\$ 18.01
Frontier Communications	001657	050213-5 08/16	Acct# 050213-5 07/16	\$ 134.99
Hillsborough County Sheriff's Office	001658	26832	Off Duty Officer Admin Fee 06/16	\$ 137.00
Hillsborough County Sheriff's Office	001664	27102	Off Duty Officer Admin Fee 07/16	\$ 332.43
Jason R Santiago	001667	JS070116	Off Duty Officer 07/01/16	\$ 140.00
Jeff Andre	001643	JA062416	Off Duty Officer 06/24/16	\$ 140.00
Jeff Andre	001643	JA063016	Off Duty Officer 06/30/16	\$ 140.00
Jeff Andre	001643	JA071916	Off Duty Officer 07/19/16	\$ 140.00
Jerry Richardson	001666	83116	Monthly Hog Removal Services 08/16	\$ 1,200.00
Kevin R Stabins	001654	KS070816	Off Duty Officer 07/08/16	\$ 140.00
Kevin R Stabins	001654	KS071516	Off Duty Officer 07/15/16	\$ 140.00
Kirk Keithley	001649	KK062316	Off Duty Officer 06/23/16	\$ 140.00

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kraig E. Haas	001648	KH070716	Off Duty Officer 07/07/16	\$ 140.00
Kristian R Gundersen	001647	KG071416	Off Duty Officer 07/14/16	\$ 140.00
Kristian R Gundersen	001647	KG071516	Off Duty Officer 07/15/16	\$ 140.00
LLS Tax Solutions Inc.	001659	000994	S2006 Bond Arbitrage Rebate Calculations	\$ 500.00
Paulius Grikenas	001646	PG072516	Off Duty Officer 07/20/16	\$ 140.00
Rizzetta & Company, Inc.	001650	3416	District Management Fees 08/16	\$ 3,860.08
Straley Robin Vericker	001660	13536	General/Monthly Legal Services 07/16	\$ 222.00
Tampa Electric Company	001662	Summary 07/16	Electric Summary 07/16	\$ 5,470.65
Ted Davis	001645	072716	Refund for Envera WOR Reader	\$ 782.50
Times Publishing Company	001661	108565 07/29/16	108565 Legal Advertising 07/29/16	\$ 482.50
Times Publishing Company	001665	108565 313278	108565 Legal Advertising 08/05/16	\$ 55.00
VGlobalTech	001670	0809-01-2	Website Fees & Maintenance 08/16	\$ 70.00
Vivicon Inc.	001655	16232	Fertilization of Palm Trees	\$ 72.00
Vivicon Inc.	001671	16257	Grounds and Irrigation Maintenance 08/16	\$ 9,582.84
Vivicon Inc.	001671	16260	Sod Installation	\$ 2,656.00
Vivicon Inc.	001671	16270	Irrigation Repair	\$ 89.51
William M Blair	001644	WB071816	Off Duty Officer 07/18/16	\$ 140.00
William M Blair	001644	WB072216	Off Duty Officer 07/22/16	<u>\$ 140.00</u>
Report Total				<u>\$ 33,575.51</u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$140.00


Date: July 25, 2016

Payable to: Mr. Alton Fielding Smith

Send check to: Mr. Alton Fielding Smith
8444 Alberata Vista Drive
Tampa, Florida 33647

Description: Patrol of the Cordoba Community
7/6/16 3:00 p.m. – 7:00 p.m.
Total hours: 4 x \$35.00 = \$140.00

Requestor:


Clifton Fischer, District Coordinator

Special
Instructions: None

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016

D/M approval  Date

Date entered JUL 27 2016

Fund 001 GL 52900 OC 4904

Check#

**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
1279081

Date
01-AUG-16

Customer PO

Cust # 67055

Cordoba Ranch CDD
Joe Roethke
C/O Rizzetta & Company
12750 Citrus Park Lane, #115
Tampa FL 33625

Referral.
Cordoba Ranch
CDD Littorel
Maintenance

Quantity	Description	Unit Price	Amount
1	Littorel Maintenance - Quarterly	900.00	\$900.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 05 2016</u> O/M approval <u>[Signature]</u> Date <u>AUG 05 2016</u> Date entered <u>AUG 05 2016</u> Fund <u>001</u> GL <u>53800</u> OC <u>4602</u> Check# <u></u></p>			
		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

**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
1280369

Date
01-AUG-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
<p>RECEIVED AUG 04 2016 AQUAGENIX, INC. /M approval <i>CR</i> Date ate entered <u>AUG 04 2016</u> und <u>001 GL53800 OC 4605</u> book #</p>		Subtotal	\$1,034.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/4% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$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
1280379

Date
01-AUG-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 Date Rec'd Rizzetta & Co., Inc. <u>AUG 12 2016</u> J/M approval <u>CR</u> Date _____ Date entered <u>AUG 12 2016</u> Fund <u>001</u> GL <u>53800 00 4601</u> Check # _____	240.00	\$240.00
		Subtotal	\$240.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 ½% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$240.00

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

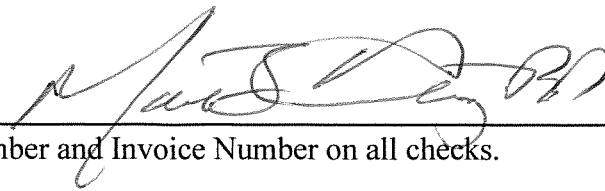
P.O. Box 518

Safety Harbor, Florida 34695

Date	Invoice #
8/2/2016	11412

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

Due Date	P.O. No.	Terms	Project
8/2/2016		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Ranch CDD-Wetland/Mitigation Maintenance Services Treatment Date: 07-25-2016	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Date: 07-25-2016	300.00	300.00
<div>RECEIVED</div> <div>Date Rec'd Fizzetta & Co., Inc. _____</div> <div>W/M approval <u>CF</u> Date <u>AUG 12 2016</u></div> <div>ate entered _____</div> <div>und <u>001 GL 53800 OC 4606</u></div> <div></div>			
Please place Customer Number and Invoice Number on all checks.		Total	\$850.00

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$140.00

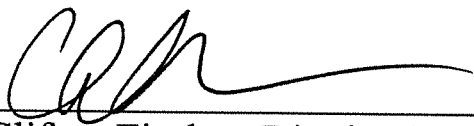
Date: July 25, 2016

Payable to: Mr. Brett Shannon

Send check to: Mr. Brett Shannon
5536 26th Avenue North
St. Petersburg, Florida 33710

Description: Patrol of the Cordoba Community
7/13/2016 3:00 p.m. – 7:00 p.m.
Total hours: 4 x \$35.00 = \$140.00

Requestor:


Clifton Fischer, District Coordinator

Special Instructions: None

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016
D/M approval CIF Date _____
Date entered JUL 27 2016
Fund 001 GL 52900 OC 4904
Check# _____

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$420.00

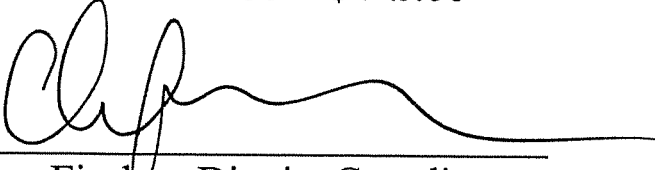
Date: July 25, 2016

Payable to: Mr. David E. M. Rodriguez

Send check to: Mr. David E. M. Rodriguez
18402 Tomlinson Dr.
Lutz, Florida 33549

Description: Patrol of the Cordoba Community
6/22/2016 – 3:00 p.m. – 7:00 p.m.
6/27/2016 – 3:00 p.m. – 7:00 p.m.
7/11/2016 – 3:00 p.m. – 7:00 p.m.
Total Hours: 12 x 35 = \$420.00

Requestor:


Clifton Fischer, District Coordinator

Special
Instructions: None

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016

D/M approval CLF Date _____

Date entered JUL 27 2016

Fund 001 GL 52900 OC 4904

Check# _____

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

Invoice	
Invoice Number 653483	Date 08/01/2016
Customer Number 300068	Due Date 09/01/2016

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		653483	09/01/2016
Quantity	Description	Rate	Amount	
Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL				
1.00	Additional Residents 736, 09/01/2016 - 09/30/2016	355.00	355.00	
1.00	Gate Access Monitoring 736, 09/01/2016 - 09/30/2016	783.00	783.00	
	Sales Tax			0.00
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$1,138.00

IMPORTANT MESSAGES

Important Numbers to Know:

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

Approval CER Date AUG 1 2 2016
Entered 001 GL 62900 OC 4904

Date	Invoice #	Description	Amount	Balance Due
08/01/2016	653483	Alarm Monitoring Services	\$1,138.00	\$1,138.00

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

Return Service Requested

Invoice	
Invoice Number 653483	Date 08/01/2016
Customer Number 300068	Due Date 09/01/2016

Net Due: \$1,138.00

Amount Enclosed: 1,138.00

*****MIXED AADC 440 6941 1 MB 0.419
006849
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

8646
1
653483 001
20

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

Invoice / Statement

Invoice Number
653661

Date
08/05/2016

Customer Number
300068

Due Date
09/01/2016

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		653661	09/01/2016

Quantity	Description	Rate	Amount
3.00	Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL Additional Residents 07/01/2016 - 09/30/2016	30.00	90.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$90.00

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
08/01/2016	653483	Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL Alarm Monitoring Services	1,138.00	1,138.00
Other Open Invoices Balance Due:				\$1,138.00

IMPORTANT MESSAGES

Important Numbers to Know:

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

Approval [Signature] Date AUG 16 2016
Entered 001 GL 52900 00 4904

Date	Invoice #	Description	Current Invoice	Balance Due
08/05/2016	653661	Alarm Monitoring Services	\$90.00	\$1,228.00

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

Return Service Requested

Invoice / Statement

Invoice Number
653661

Date
08/05/2016

Customer Number
300068

Due Date
09/01/2016

Net Due: \$1,228.00

Amount Enclosed: \$1,228.00



*****MIXED AADC 440 10010 1 MB 0.419
009950
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
653661

Date
08/05/2016

Customer Number
300068

Due Date
09/01/2016

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		653661	09/01/2016

additional Residence as of 7/1/16

20 653661 001 1 17194



FLORIDA SALES AND USE TAX RETURN

DR-15EZ
R. 01/15

Reporting Period

APR-JUN 2016

Certificate Number: 39-8016521249-2

Surtax Rate: .0100

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

DOR USE ONLY

<input type="checkbox"/>	<input type="checkbox"/>	/	<input type="checkbox"/>	<input type="checkbox"/>	/	<input type="checkbox"/>	<input type="checkbox"/>
postmark or hand-delivery date							

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:



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

Amount Due From Line 9
On Reverse Side

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.01									

☐ Check here if payment was made electronically.

Due: JUL 01 2016

Late After: JUL 20 2016

0500 0 20160630 0001003043 0 4000001652 1249 6

	DOLLARS					CENTS	
1. Gross Sales (Do not include tax)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	75.00
2. Exempt Sales (Include these in Gross Sales, Line 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	00.00
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	75.00
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	8.01
5. Less Lawful Deductions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6. Less DOR Credit Memo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7. Net Tax Due	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	8.01
8. Less Collection Allowance or Plus Penalty and Interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
9. Amount Due With Return (Enter this amount on front)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	8.01

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

Signature of Taxpayer

Date

Telephone #

Signature of Preparer

Date

Telephone #

Discretionary Sales Surtax Information

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

B. Total Discretionary
Sales Surtax Due

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.75
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	------

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

Date Rec'd Rizzetta & Co., Inc.

AUG 04 2016

D/M Approval

Date

Date entered

AUG 04 2016

Fund 001

GL 20204 00

Check #

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.

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 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, 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). 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.

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 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

7/22/16

Account Number

239-177-5795-050213-5

CURRENT BILLING SUMMARY

Local Service from 07/22/16 to 08/21/16

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

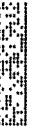
CUSTOMER TALK

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.

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.

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.





Hillsborough County Sheriff's Office Invoice/Statement of Account

Off Duty Events (813) 247-8025 Email: OffDutyAccts@hcsso.tampa.fl.us

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

Page: 1 OF 1
Statement Number: 26832
Account Number: 255069
Date: 06/30/2016

Billing Address: Cordoba Ranch Community Development Dist
3434 Coldwell Avenue Suite 200
Tampa FL 33614

255069	Cordoba Ranch Community Develop									
Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance	
Rodriguez David E	184905	001	06/22/2016	MileageFees 32.00 @0.25/hr		8.00			8.00	
Rodriguez David E	184905	002	06/22/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Keithley Kirk M	184906	001	06/23/2016	MileageFees 41.00 @0.25/hr		10.25			10.25	
Keithley Kirk M	184906	002	06/23/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Andre Jeff	185100	001	06/24/2016	MileageFees 24.00 @0.25/hr		6.00			6.00	
Andre Jeff	185100	002	06/24/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Rodriguez David E	185358	001	06/27/2016	MileageFees 36.00 @0.25/hr		9.00			9.00	
Rodriguez David E	185358	002	06/27/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Wilson Tyler S	185544	001	06/29/2016	MileageFees 7.00 @0.25/hr		1.75			1.75	
Wilson Tyler S	185544	002	06/29/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Andre Jeff	185545	001	06/30/2016	MileageFees 24.00 @0.25/hr		6.00			6.00	
Andre Jeff	185545	002	06/30/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	

ate meconizzetta & L.L. LLC
Approval _____ Date _____
ate entered CL AUG 04 2016
und 001 GL 5290000 4904

TOTAL CURRENT BALANCE DUE 137.00

ACCOUNT SUMMARY

Previous Balance	
New Service	137.00
Payments Received - Thank You	
Adjustments	
Current Balance Due	137.00

<u>Current</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>91 - 120</u>	<u>121 - 150</u>	<u>151 - 180</u>	<u>Over 180</u>
137.00						



Hillsborough County Sheriff's Office Invoice/Statement of Account

Off Duty Events (813) 247-8025 Email: OffDutyAccts@hcsso.tampa.fl.us

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

Page: 1 OF 1
Statement Number: 27102
Account Number: 255069
Date: 07/31/2016

Billing Address: Cordoba Ranch Commuunity Development Dist
3434 Coldwell Avenue Suite 200
Tampa FL 33614

255069	Cordoba Ranch Commuunity Develop									
Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance	
Rodriguez David E	184905	001	06/22/2016	MileageFees 32.00 @0.25/hr	8.00				8.00	
Rodriguez David E	184905	002	06/22/2016	AdminFees 4.00 @4.00/hr	16.00				16.00	
Keithley Kirk M	184906	001	06/23/2016	MileageFees 41.00 @0.25/hr	10.25				10.25	
Keithley Kirk M	184906	002	06/23/2016	AdminFees 4.00 @4.00/hr	16.00				16.00	
Andre Jeff	185100	001	06/24/2016	MileageFees 24.00 @0.25/hr	6.00				6.00	
Andre Jeff	185100	002	06/24/2016	AdminFees 4.00 @4.00/hr	16.00				16.00	
Rodriguez David E	185358	001	06/27/2016	MileageFees 36.00 @0.25/hr	9.00				9.00	
Rodriguez David E	185358	002	06/27/2016	AdminFees 4.00 @4.00/hr	16.00				16.00	
Wilson Tyler S	185544	001	06/29/2016	MileageFees 7.00 @0.25/hr	1.75				1.75	
Wilson Tyler S	185544	002	06/29/2016	AdminFees 4.00 @4.00/hr	16.00				16.00	
Andre Jeff	185545	001	06/30/2016	MileageFees 24.00 @0.25/hr	6.00				6.00	
Andre Jeff	185545	002	06/30/2016	AdminFees 4.00 @4.00/hr	16.00				16.00	
Santiago Jason R	185770	001	07/01/2016	MileageFees 15.00 @0.25/hr		3.75			3.75	
Santiago Jason R	185770	002	07/01/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Smith Alton F	186018	001	07/06/2016	MileageFees 5.00 @0.25/hr		1.25			1.25	
Smith Alton F	186018	002	07/06/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Haas Kraig E	186128	001	07/07/2016	MileageFees 44.00 @0.25/hr		11.00			11.00	
Haas Kraig E	186128	002	07/07/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Stabins Kevin R	186129	001	07/08/2016	MileageFees 24.30 @0.25/hr		6.08			6.08	
Stabins Kevin R	186129	002	07/08/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Rodriguez David E	186429	001	07/11/2016	MileageFees 17.00 @0.25/hr		4.25			4.25	
Rodriguez David E	186429	002	07/11/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Grikenas Paulius	186487	001	07/12/2016	MileageFees 6.00 @0.25/hr		1.50			1.50	
Grikenas Paulius	186487	002	07/12/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Shannon Brett A	186609	001	07/13/2016	MileageFees 21.00 @0.25/hr		5.25			5.25	
Shannon Brett A	186609	002	07/13/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Gundersen Kristian R	186610	001	07/14/2016	MileageFees 24.00 @0.25/hr		6.00			6.00	
Gundersen Kristian R	186610	002	07/14/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Stabins Kevin R	186611	001	07/15/2016	MileageFees 18.40 @0.25/hr		4.60			4.60	
Stabins Kevin R	186611	002	07/15/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Blair William M	187014	001	07/18/2016	MileageFees 18.00 @0.25/hr		4.50			4.50	
Blair William M	187014	002	07/18/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Andre Jeff	187056	001	07/19/2016	MileageFees 24.00 @0.25/hr		6.00			6.00	
Andre Jeff	187056	002	07/19/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Pramberger Paul R	187169	001	07/20/2016	MileageFees 19.00 @0.25/hr		4.75			4.75	
Pramberger Paul R	187169	002	07/20/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Gundersen Kristian R	187170	001	07/21/2016	MileageFees 22.00 @0.25/hr		5.50			5.50	
Gundersen Kristian R	187170	002	07/21/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Blair William M	187171	001	07/22/2016	MileageFees 16.00 @0.25/hr		4.00			4.00	
Blair William M	187171	002	07/22/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Pramberger Paul R	187825	001	07/27/2016	MileageFees 23.00 @0.25/hr		5.75			5.75	
Pramberger Paul R	187825	002	07/27/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	
Wilson Tyler S	187826	001	07/29/2016	MileageFees 9.00 @0.25/hr		2.25			2.25	
Wilson Tyler S	187826	002	07/29/2016	AdminFees 4.00 @4.00/hr		16.00			16.00	

Jate Hecohizzetta & Co., Inc. AUG 6 2016

Approval ck Date AUG 12 2016

Entered 001 GL 52900 OC 4904

PAST DUE

TOTAL CURRENT BALANCE DUE

469.43

ACCOUNT SUMMARY

Previous Balance	137.00
New Service	332.43
Payments Received - Thank You	
Adjustments	
Current Balance Due	469.43

Current	31 - 60	61 - 90	91 - 120	121 - 150	151 - 180	Over 180
332.43	137.00					

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$140.00

Date: August 15, 2016

Payable to: Mr. Jason Santiago

Date Rec'd Rizzetta & Co., Inc. AUG 16 2016

O/Mapproval  Date

Date entered AUG 16 2016

Send check to: Mr. Jason Santiago
3811 Lockridge Drive
Land O Lakes, FL 34638

Fund 001 GL 52900 OC 4904

Check#

Description: Patrol of the Cordoba Community
7/1/16 3:00 p.m. – 7:00 p.m.
Total hours: 4 x \$35.00 = \$140.00

Requestor:



Clifton Fischer, District Coordinator

Special
Instructions: None

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$420.00

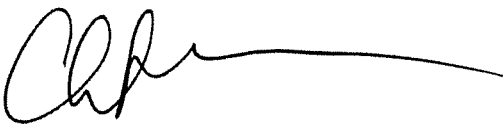
Date: July 25, 2016

Payable to: Mr. Jeff Andre


Send check to: Mr. Jeff Andre
16579 Enclave Village Drive
Tampa, Florida 33647

Description: Patrol of the Cordoba Community
6/24/16 3:00 p.m. – 7:00 p.m.
6/30/16 3:00 p.m. – 7:00 p.m.
7/19/16 3:00 p.m. – 7:00 p.m.
Total hours: 12 x \$35.00 = \$420.00

Requestor:


Clifton Fischer, District Coordinator

Special None

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016
D/M approval  Date
Date entered JUL 27 2016
Fund 001 GL 52900 OC 4904
Check#

THANK YOU FOR YOUR BUSINESS!

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$280.00


Date: July 25, 2016

Payable to: Mr. Kevin R. Stabins

Send check to: Mr. Kevin R. Stabins
4004 Vessel Court
Land O'Lakes, Florida 34639


Description: Patrol of the Cordoba Community
7/8/16 3:00 p.m. – 7:00 p.m.
7/15/16 3:00 p.m. – 7:00 p.m.
Total Hours: 8 x 35 = \$280.00

Requestor:



Clifton Fischer, District Coordinator

Special Instructions: None

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016
D/M approval  Date _____
Date entered JUL 27 2016
Fund 001 GL 52900 OC 4904
Check# _____

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$140.00

Date: July 25, 2016


Payable to: Mr. Kirk Keithly

Send check to: Mr. Kirk Keithly
22647 Cliffside Way
Land O'Lakes, Florida 34639

Description: Patrol of the Cordoba Community
6/23/16 3:00 p.m. – 7:00 p.m.

Total Hours: 4 x 35 = \$140.00

Requestor:



Clifton Fischer, District Coordinator

Special
Instructions: None

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016

D/M approval  Date

Date entered JUL 27 2016

Fund 001 GL 52900 OC 4904

Check# _____

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$140.00

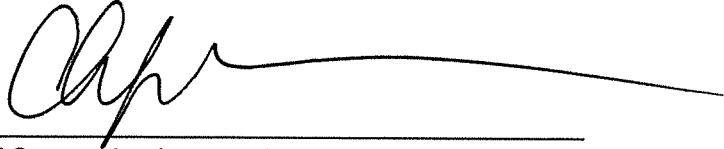
Date: July 25, 2016

Payable to: Mr. Kraig Haas


Send check to: Mr. Kraig Haas
3741 Morgons Castle Ct.
Land O'Lakes, Florida 34638

Description: Patrol of the Cordoba Community
7/7/16 3:00 p.m. – 7:00 p.m.
Total hours: 4 x \$35.00 = \$140.00

Requestor:


Clifton Fischer, District Coordinator

Special
Instructions: None

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016
D/M approval  Date
Date entered JUL 27 2016
Fund 001 GL 52900 OC 4904
Check#

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$280.00

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016

D/M approval Cef Date

Date entered JUL 27 2016

Date: July 25, 2016

Fund 001 GL 52900 OC 4904

Check#

Payable to: Mr. Kristian Gundersen

Send check to: Mr. Kristian Gundersen
16011 McClamery Road
Odessa, Florida 33556

Description: Patrol of the Cordoba Community
7/14/2016 4:00 p.m. – 8:00 p.m.
7/15/2016 4:00 p.m. – 8:00 p.m.
Total hours: 8 x \$35.00 = \$280.00

Requestor:



Clifton Fischer, District Coordinator

Special Instructions: None



Specializing In Tax - Exempt Bond Services

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

INVOICE

BILL TO:

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

DATE: July 14, 2016

INVOICE # 000994

DESCRIPTION	AMOUNT
Total billings in connection with the \$10,220,000 Cordoba Ranch Community (Hillsborough County, Florida) Special Assessment Revenue Bonds, Series 2006 – Rebate Requirement Calculation for the period ended June 30, 2016.	<u>\$500.00</u>
Date Rec'd Rizzetta & Co., Inc. <u>AUG 04 2016</u> D/Mapproval <u>[Signature]</u> Date <u> </u> Date entered <u>AUG 04 2016</u> Fund <u>001</u> GL <u>51300 00 3203</u> Check# <u> </u>	

PAYMENT TERMS

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

Total \$500.00

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola FL 32534

Thank You For Your Business!

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$140.00

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016

D/M approval CAF Date _____

Date entered JUL 27 2016

Date: July 25, 2016

Fund 001 GL 52900 OC 4904

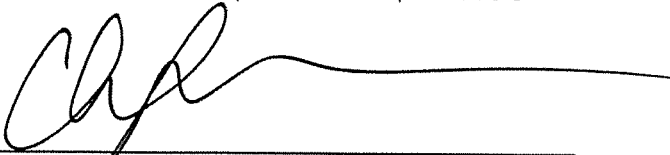
Check# _____

Payable to: Mr. Paulius Grikenas

Send check to: Mr. Paulius Grikenas
1902 Via Napoli Street
Plant City, Florida 33566

Description: Patrol of the Cordoba Community
7/20/2016 3:30 p.m. – 7:30 p.m.
Total hours: 4 x \$35.00 = \$140.00

Requestor:



Clifton Fischer, District Coordinator

Special Instructions: None

RIZZETTA & COMPANY, INC.

Suite 200

5020 W Linebaugh Avenue

Suite 200

DATE	INVOICE NO.
8/1/2016	3416

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

TERMS	PROJECT
Due Upon Rec't	325 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		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		53900-4626 500.00	500.00
	<p>Services for the period August 1, 2016 through August 31, 2016</p> <p>Date Rec'd Rizzetta & Co., Inc. JUL 27 2016</p> <p>D/M approval <i>CV</i> Date JUL 27 2016</p> <p>Date entered</p> <p>Fund 001 GL 51300 OC 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

July 27, 2016

Client: 001286

Matter: 000001

Invoice #: 13536

Page: 1

RE: GENERAL

For Professional Services Rendered Through July 15, 2016

SERVICES

Date	Person	Description of Services	Hours	
6/20/2016	TJR	REVIEW DRAFT AUDIT AND REPORT TO MANAGEMENT.	0.4	
6/30/2016	LH	REVIEW EMAIL FROM P. WILLIAMS RESPONDING TO MOST RECENT REQUEST FOR PUBLIC RECORDS.	0.1	
7/8/2016	LH	REVIEW EMAIL FROM P. WILLIAMS PROVIDING ESTIMATED FEES FOR RESPONDING TO THE PUBLIC RECORDS REQUEST BY FLORIDA.CDD.SURVEY@GMAIL; UPDATE NOTES IN FILE RE STATUS OF RESPONSE.	0.1	
7/12/2016	LH	PREPARE QUARTERLY REPORT THROUGH JUNE 30, 2016, TO DISSEMINATION AGENT.	0.2	
7/13/2016	LH	REVIEW EMAIL FROM P. WILLIAMS RESPONDING TO JOEL CHANDLER'S PUBLIC RECORDS REQUEST; UPDATE INFORMATION IN FILES RE SAME.	0.2	
Total Professional Services			1.0	\$222.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	0.4	\$132.00
LH	Lynn Hoodless	0.6	\$90.00

July 27, 2016

Client: 001286

Matter: 000001

Invoice #: 13536

Page: 2

Total Services	\$222.00	
Total Disbursements	\$0.00	
Total Current Charges		\$222.00

PAY THIS AMOUNT

\$222.00

Please Include Invoice Number on all Correspondence

Date Rec'd Rizzetta & Co., Inc. AUG 04 2016
D/M Approval [Signature] Date AUG 04 2016
Date entered AUG 04 2016
Fund 001 GL 51460 OC 3107
Check#

Cordoba Ranch CDD

TECO

July 16

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	07/25/16	08/16/16	\$ 684.05	06/22/16 - 07/21/16	2502 Cordoba Ranch BL	4301
1661 0631100	07/25/16	08/16/16	\$ -	06/22/16 - 07/21/16	3045 Cordoba Ranch BL PMP	4301
1661 0598302	07/25/16	08/16/16	\$ 41.66	06/22/16 - 07/21/16	2802 Cordoba Ranch BL	4301
1661 0625050	07/25/16	08/16/16	\$ 4,638.71	06/22/16 - 07/21/16	Street Lights PH1 & 1A	4307
1661 0648770	07/25/16	08/16/16	\$ 106.23	06/22/16 - 07/21/16	Cordoba Ranch BV	4307

TOTAL

53100	4301	\$725.71	GL	Utility
53100	4307	\$4,744.94	GL	Street Lights
		<u>\$5,470.65</u>		

Date Rec'd Rizzetta & Co., Inc.

//M approval CEP DateDate entered 8-8-16Fund 001 GL 53100 OC above

Check#

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Average kWh per day

Jul 2016	7
Jun	3
May	6
Apr	5
Mar	6
Feb	5
Jan	5
Dec	7
Nov	7
Oct	8
Sep	7
Aug	7
Jul 2015	8

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July Billing Information:

720722

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

Account Number
1661 0598302

Statement Date
Jul 25, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
B67927	25283	25044	239	1	

Next Read Date On Or About **Aug 19, 2016** Total kWh Purchased **239**

Account Activity	Explanation	Charge	Total
Previous Balance		27.20	
Payments Received - Thank You	As of Jul 25, 2016	-27.20	
			\$0.00

New Charges Due by Aug 16, 2016 Service from Jun 20 to Jul 22

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	239 kWh @ \$.05788/kWh	13.83
Fuel Charge	239 kWh @ \$.03676/kWh	8.79
Electric Service Cost		\$40.62
Florida Gross Receipts Tax	Based on \$40.62	1.04
This Month's Charges		\$41.66

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

Total Due \$41.66

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

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Our energy analysts are ready to show you how with our free Energy Planner program. Take advantage of lower rates that are available most of the day. Call **813-275-3909** or visit tampaelectric.com/ep to learn more and sign up. Energy Planner requires connection to your broadband internet router or modem.

RECEIVED

RECEIVED JUL 24 2016

My approval _____ Date _____

It entered _____

ind _____ GL _____ OC _____

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

720722



Account No.
1661 0598302

New Charges
\$41.66
Payable by Aug 16

Total Bill Amount
\$41.66

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

2271-13918 13918-1K48



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



1 1100 09 1661 0598302 0000041.66

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2271-13919

Average kWh per day

Jul 2016	226
Jun	228
May	229
Apr	230
Mar	232
Feb	225
Jan	212
Dec	210
Nov	167
Oct	166
Sep	161
Aug	154
Jul 2015	165

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July Billing Information:

720723

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

Account Number
1661 0623270

Statement Date
Jul 25, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
H83726	28911	22363	6548	1	

Next Read Date On Or About	Aug 19, 2016	Total kWh Purchased	6,548
Account Activity	Explanation	Charge	Total
Previous Balance		771.89	
Payments Received - Thank You	As of Jul 25, 2016	-771.89	
			\$0.00

New Charges Due by Aug 16, 2016	Service from Jun 22 to Jul 21
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	6,548 kWh @ \$.05788/kWh 379.00
Fuel Charge	6,548 kWh @ \$.03676/kWh 240.70
Electric Service Cost	\$637.70
Florida Gross Receipts Tax	Based on \$637.70 16.35
This Month's Charges	\$654.05

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 Jul 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		\$684.05

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

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Approved by _____ Date _____
Metered by _____
ID _____ GL _____ OC _____

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

720723



Account No.
1661 0623270

New Charges
\$684.05
Payable by Aug 16

Total Bill Amount
\$684.05

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

2271-13919 13919-1G49



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



1 1100 07 1661 0623270 0000684.05

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Average kWh per day

Jul 2016	5
Jun	3
May	4
Apr	4
Mar	4
Feb	3
Jan	3
Dec	3
Nov	2
Oct	3
Sep	2
Aug	1
Jul 2015	2

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July Billing Information:

720725

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

Account Number
1661 0631100

Statement Date
Jul 25, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
K34725	02774	02634	140	1	

Next Read Date On Or About **Aug 19, 2016** Total kWh Purchased **140**

Account Activity	Explanation	Charge	Total
Previous Balance		-34.13	
Payments Received	As of Jul 25, 2016	0.00	
Credit Balance			\$34.13 CR

New Charges Due by Aug 16, 2016 **Service from Jun 20 to Jul 20**

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	140 kWh @ \$.05788/kWh	8.09	
Fuel Charge	140 kWh @ \$.03676/kWh	5.15	
Electric Service Cost		\$31.24	
Florida Gross Receipts Tax	Based on \$31.24	0.80	
This Month's Charges			\$32.04

Total Due **\$2.09 CR**

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

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ate neconizzene JUL 28 2016
M approval _____ Date _____
re entered _____
und _____ GL _____ OC _____

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

720725



Account No.
1661 0631100

Credit Balance
\$34.13 CR

New Charges
\$32.04

Total Bill Amount
\$2.09 CR

Thank You
Please Do Not Pay

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

2271-13921 13921-1K01



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



1 1100 01 1661 0631100 0000002.09CR

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2271-13923

July Billing Information:

720727

CORDOBA RANCH CDD
CORDOBA RANCH BV
LUTZ FL 33559-0000

Account Number
1661 0648770

Statement Date
Jul 25, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		106.23	
Payments Received - Thank You	As of Jul 25, 2016	-106.23	
			\$0.00
New Charges Due by Aug 16, 2016		Service for 30 days from Jun 20 to Jul 20	
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	
This Month's Charges			\$106.23
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$106.23

RECEIVED

dit received 7/25/16
M approval _____ Date _____
ite entered _____
ind _____ GL _____ OC _____

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

720727



Account No.
1661 0648770

New Charges
\$106.23
Payable by Aug 16

Total Bill Amount
\$106.23

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

2271-13923 13923-1043



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



0 1800 05 1661 0648770 0000106.23

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July Billing Information:

720724

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

Account Number
1661 0625050

Statement Date
Jul 25, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		4,638.71	
Payments Received - Thank You	As of Jul 25, 2016	-4,638.71	
			\$0.00
New Charges Due by Aug 16, 2016		Service for 30 days from Jun 20 to Jul 20	
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	
This Month's Charges			\$4,638.71
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$4,638.71

RECEIVED

JUL 29 2016

Jato Hecorizzetta & Co. Inc.

Approval _____ Date _____

Entered _____

and _____ GL _____ OC _____

Check # _____

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

720724



Account No.
1661 0625050

New Charges
\$4,638.71
Payable by Aug 16

Total Bill Amount
\$4,638.71

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

2271-13920 13920-1040



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

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$782.50

Date: July 27, 2016


Payable to: Mr. Ted Davis

Send check to: Mr. Ted Davis
2615 Cordoba Ranch Blvd.
Lutz, Florida 33559

Description: Refund for cost of Envera WOR Reader and
5 key fobs for entrance gate.

WOR	657.50
Key Fobs	<u>125.00</u>
<i>Total Reimbursement</i>	<u>782.50</u>

Requestor:


Clifton Fischer, District Coordinator

Special Notes: Ted Davis purchased the new system for the community; in addition to 5 key fobs for his family. Due to the inconvenience of Envera not working properly for over a month, Envera refunded the cost of the system and the key fobs to Mr. Davis as a courtesy.

JUL 29 2016

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

D/Mapproval CIF Date _____

Date entered JUL 29 2016

Fund 001 GL 52900 OC 4904

Check# _____

Cordoba Ranch Community Development District

Rizzetta & Company
5844 Old Pasco Road
Lutz, FL 33544
Office: 813-994-1001
Fax 813-935-6212
cfischer@rizzetta.com

<i>Date</i>	<i>Description</i>			<i>Balance</i>	<i>Amount</i>
5/31/16	Installation of WOR Reader to existing Access Control System				657.50
5/31/16	5 Key Fobs (5 x 25)				125.00
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
782.50					782.50

Resident purchased the WOR Reader (key fob system) for the Cordoba Community along with 5 key fobs.

Date	5/31/16
Amount Due	782.50
Amount Enclosed	

**Mail Check to: Rizzetta & Company
5844 Old Pasco Road
Wesley Chapel, Florida 33544**



M-F 8:00 - 5:00

tampabay.com

10010856500000000031331829070000482500

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Pasco County

} ss

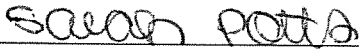
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Hearing on Assessment** was published in **Tampa Bay Times: 7/29/16**, in said newspaper in the issues of **Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

Sworn to and subscribed before me this 07/29/2016.



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



SARAH POTTS
MY COMMISSION # FF 160101
EXPIRES: September 16, 2018
Bonded Thru Budget Notary Services

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2016/2017 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Cordoba Ranch Community Development District will hold two public hearings and a regular meeting on August 23, 2016 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Blvd., Lutz, Florida.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2016/2017 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2016/2017 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 994-1001 during normal business hours.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 O&M ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET	\$471,292.00
COLLECTION COSTS @ 6.0%	\$30,082.47
TOTAL O&M ASSESSMENT	\$501,374.06

PER 107

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Hearing on Budget** was published in **Tampa Bay Times: 8/5/16**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

Sworn to and subscribed before me this 08/05/2016.



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



SARAH POTTS
MY COMMISSION # FF 160101
EXPIRES: September 16, 2018
Bonded Thru Budget Notary Services

CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2016/2017 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Cordoba Ranch Community Development District (the "District") will hold a public hearing and a regular meeting on August 23, 2016 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Blvd., Lutz, Florida for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2016/2017.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Clifton Fischer
District Manager

Run Date: 8-5-16

313278



636 Fanning Drive, Winter Springs, Florida 32708, USA

Phone 321-947-7777

Email: contact@VGlobalTech.com, Website: www.VGlobalTech.com

Invoice# 0809-01-2

Date: August 09, 2016

CDD Website Monthly Maintenance: August 2016 for

Cordoba Estates CDD – Community Care

Valued Customer: Clifton Fischer

District Manager

RIZZETTA & COMPANY INCORPORATED

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

PH: (813) 933-5571

Fax: (813) 935-3415

Email: CFischer@rizzetta.com

www.rizzetta.com

Description	Package Chosen and # of CDDs	Unit Price \$	Total \$
<ul style="list-style-type: none"> ✓ Website Hosting <ul style="list-style-type: none"> ✓ CDD content updates <div style="float: right; text-align: right;"> Date Rec'd Rizzetta & Co., Inc. <u>AUG 12 2016</u> </div> <div style="clear: both;"></div> <ul style="list-style-type: none"> ○ Meeting Minutes <u>D/M approval <i>Crf</i> Date</u> ○ Agendas <u>Date entered <u>AUG 12 2016</u></u> ○ Maps <u>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></u> ○ BOD Info <u>Check#</u> ○ Other documents as supplied ✓ 24 hours turn-around time <ul style="list-style-type: none"> ✓ Site backend software updates <ul style="list-style-type: none"> ○ WP versions ○ Plugins ○ Security Patches ✓ Site Backup and Archival 	Care	70.00	70.00
Total	1	---	70.00
Total Paid to Date:	---	---	---
Total Due:	---	---	70.00
Thank You for your business. Please make checks payable to: "VGlobalTech". Mail to address above.			

Vivicon Inc.

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

Invoice

Purchase Order	Invoice No	Date
	16232	7/25/2016
Job	Account No	Terms
Cordoba Ranch CDD	1216	Net 25

Cordoba Ranch CDD

5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Description	Quantity	Unit	Unit Price	Ext Price
Fertilize Palms Per Contract on 07/22/16	1		72.00	72.00

JUL 27 2016
Date Rec'd Rizzetta & Co., Inc. _____
O/M approval CM Date _____
Date entered JUL 27 2016
Fund 001 GL 53900 OC 4604
Check# _____

Thank You for allowing us to serve you !!

Total	\$72.00
-------	----------------

Vivicon Inc.

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

Invoice

Purchase Order	Invoice No	Date
	16257	8/1/2016
Job	Account No	Terms
Cordoba Ranch CDD	1216	Net 25

Cordoba Ranch CDD

5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Date	Description	Ext Price
August-16	Grounds Maintenance	\$9,582.84

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

D/M approval *CR* Date _____

Date entered AUG 04 2016

Fund 001 GL 5396000 4604 - \$9,053.69

Check# 4609 - \$529.15

Total	\$9,582.84
--------------	-------------------

Thank You For Allowing Us to Serve You

Vivicon Inc.

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

Invoice

Purchase Order	Invoice No	Date
	16260	8/1/2016
Job	Account No	Terms
Cordoba Ranch CDD	1216	Net 25

Cordoba Ranch CDD

5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Description	Quantity	Unit	Unit Price	Ext Price
Install Sod Per Proposal #3596	1		2,656.00	2,656.00

Date Rec'd Rizzetta & Co., Inc. AUG 04 2016
D/M Approval [Signature] Date AUG 04 2016
Date entered AUG 04 2016
Fund 001 GL 53900 OC 4604
Check # _____

Thank You for allowing us to serve you !!

Total	\$2,656.00
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Vivicon Inc.

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

Invoice

Purchase Order	Invoice No	Date
	16270	8/5/2016
Job	Account No	Terms
Cordoba Ranch CDD	1216	Net 25

Cordoba Ranch CDD

5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Description	Quantity	Unit	Unit Price	Ext Price
Nozzle - RAINBIRD	1	Ea	2.10	2.10
Coupling - Techline (TLCOUP)	7	Ea	0.38	2.66
Elbow - .75" SS	2	Ea	0.73	1.46
Pipe - .75" SCH 200	3	Lf	0.26	0.79
Decoder - Hunter DUAL 100 (ICORE)	1	Ea	115.00	115.00
WARRANTY - Decoder - Hunter DUAL 100 (ICORE)	-1	Ea	115.00	-115.00
Labor - Irrigation (Technician)	1.5	Mh	55.00	82.50
Replaced bad Decoder on Zone #32. Completed on 07/20/16				

Total	\$89.51
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Date Rec'd Rizzetta & Co., Inc. AUG 12 2016
D/M approval CUK Date _____
Date entered AUG 12 2016
Fund 001 GL 53900 OC 4609
Check# _____

IRRIGATION REPAIRS AND PARTS

Thank You for allowing us to serve you !!

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 3434 Colwell Avenue · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$280.00

Date: July 25, 2016

Date Rec'd Rizzetta & Co., Inc. JUL 27 2016

D/M approval  Date _____

Date entered JUL 27 2016

Fund 001 GL 52900 OC 4904

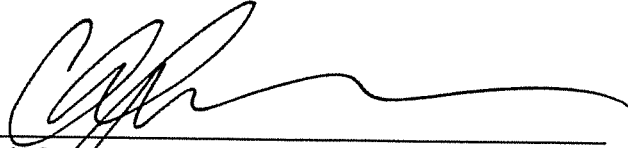
Check# _____

Payable to: Mr. William M Blair

Send check to: Mr. William M Blair
10781 Plantation Bay Drive
Tampa, Florida 33647

Description: Patrol of the Cordoba Community
7/18/16 3:00 p.m. – 7:00 p.m.
7/22/16 3:00 p.m. – 7:00 p.m.
Total Hours: 8 x 35 = \$280.00

Requestor:



Clifton Fischer, District Coordinator

Special Instructions: None

Tab 3



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Cordoba Ranch Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

**Cordoba Ranch Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane
Suite 11S
Tampa, FL 33625**

Term: October 1, 2016 to October 1, 2017

Quote Number: 100116610

PROPERTY COVERAGE

Limits

Blanket Building & Contents Limit	\$310,689
Inland Marine	Not Included
Flood Limit	Included
Excess of NFIP, whether purchased or not	
Earthquake Limit	Included
Boiler & Machinery	Included
TRIA	Not Included

Deductibles

Per Occurrence Building & Contents and Extensions of Coverage	\$2,500
Per Occurrence for Named Windstorm	3 %*
Subject to Minimum of:	\$10,000
Per Flood, (except zones A, V see page 8, Terms and Conditions) excess of NFIP, whether purchased or not)	\$2,500
Per Earth Movement	\$2,500

*3 % of Total Insured Values per location, at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.

TOTAL PROPERTY PREMIUM	\$1,242
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Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 any one occurrence
	B	Animals	No Coverage
X	C	Business Income	\$1,000,000 any one occurrence
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$100,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	N	Personal property of Employees	\$50,000 in any one occurrence
X	O	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	P	Professional Fees	\$50,000 in any one occurrence
X	Q	Recertification of Equipment	Included
X	R	Service Interruption Coverage	\$100,000 in any one occurrence
X	S	Transit	\$250,000 in any one occurrence

X	T	Vehicles as Scheduled Property	Included
X	U	Preservation of Property	\$250,000 in any one occurrence
X	V	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	W	Additional Expenses	\$1,000,000 in any one occurrence

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	S	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$2,500

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat First
Party Crisis Management First
Party Business Interruption

Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Cordoba Ranch Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625**

Term: October 1, 2016 to October 1, 2017

Quote Number: 100116610

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,242
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,250
Public Officials and Employment Practices Liability	\$1,850
TOTAL PREMIUM DUE	\$5,342

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



Florida
Insurance
Alliance™

PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2016, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Cordoba Ranch Community Development District

(Name of Local Governmental Entity)

By: *[Signature]*
Signature

B.I. Karpay
Print Name

Witness By: *[Signature]*
Signature

Barbara C. Daly
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2016

By: _____
Administrator



Florida
Insurance
Alliance™

PROPERTY VALUATION AUTHORIZATION

Cordoba Ranch Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | |
|---|--------------|--------------------------|
| <input checked="" type="checkbox"/> Building and Content TIV | \$310,689 | As per schedule attached |
| <input type="checkbox"/> Inland Marine | Not Included | |
| <input type="checkbox"/> Auto Physical Damage | Not Included | |
| <input checked="" type="checkbox"/> I reject TRIA (Terrorism Risk Insurance Act) coverage | | |

Signature: *B. I. Karpay* Chair Date: *8/25/16*

Name: *B. I. Karpay*

Title: *Chair*



FloridaTM
Insurance
Alliance

Property Schedule

Cordoba Ranch Community Development District

Schedule Items Effective As of: 10/01/2016

Quote No.: 100116610

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
1	Front gate		2013	10/01/2016	\$40,000		
	2502 Cordoba Ranch Blvd Lutz FL 33559		Masonry non combustible	10/01/2017		\$40,000	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
2	Entry monument		2012	10/01/2016	\$75,000		
	2503 Cordoba Ranch Blvd Lutz FL 33560		Masonry non combustible	10/01/2017		\$75,000	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
3	Aluminum fence		2012	10/01/2016	\$44,495		
	2504 Cordoba Ranch Blvd Lutz FL 33561		Masonry non combustible	10/01/2017		\$44,495	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
4	Columns- 22		2012	10/01/2016	\$55,000		
	2505 Cordoba Ranch Blvd Lutz FL 33562		Masonry non combustible	10/01/2017		\$55,000	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
5	Well Pump		2012	10/01/2016	\$6,000		
	2506 Cordoba Ranch Blvd Lutz FL 33563		Masonry non combustible	10/01/2017		\$6,000	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
6	2 Sm Columns and Entrywall column		2012	10/01/2016	\$18,500		
	2507 Cordoba Ranch Blvd Lutz FL 33564		Masonry non combustible	10/01/2017		\$18,500	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
7	Bridge monuments		2014	10/01/2016	\$19,100		
	2508 Cordoba Ranch Blvd Lutz FL 33565		Masonry non combustible	10/01/2017		\$19,100	

Sign: _____

Print Name: _____

Date: _____



FloridaTM
Insurance
Alliance

Property Schedule

Schedule Items Effective As of: 10/01/2016

Cordoba Ranch Community Development District

Quote No.: 100116610

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
8	Well pump		2012	10/01/2016	\$6,000	\$6,000
	2509 Cordoba Ranch Blvd Lutz FL 33566		Masonry non combustible	10/01/2017		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
9	Well pump		2012	10/01/2016	\$6,000	\$6,000
	2510 Cordoba Ranch Blvd Lutz FL 33567		Masonry non combustible	10/01/2017		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
10	Bridge monuments		2014	10/01/2016	\$19,100	\$19,100
	2511 Cordoba Ranch Blvd Lutz FL 33568		Masonry non combustible	10/01/2017		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address			Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering		
11	2 Fountains		2015	10/01/2016	\$21,494	\$21,494
	2502 Cordoba Ranch Blvd Lutz FL 33559		Masonry non combustible	10/01/2017		
Total:			Building Value	Contents Value	Insured Value	
			\$310,689	\$0	\$310,689	

Sign: _____

Print Name: _____

Date: _____

Tab 4

Vivicon Inc.

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

Proposal

003650

09/02/16

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

Common Area
Wesley Chapel, FL 33544

SCOPE

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

FLOWERS - Fall 2016

Vivicon Inc. will supply labor, materials and equipment to install (2670) Annual flowers per the contract.

ANNUAL FLOWERS

Description	Size	Qty.	Unit Price	Price
Flowers - Dianthus CRIMSON	4" EZ Pot	1,330.00	\$1.75	\$2,327.50
Flowers - Marigolds 'Durango', YELLOW	4" EZ Pot	1,340.00	\$1.75	\$2,345.00
				\$4,672.50
		Total Price		\$4,672.50

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

09/02/16

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

Date

Tab 5



09/15/2016

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

The photos this month were taken on Friday 09/09/16

The ponds were treated on Friday September 9th this month. Water levels are up significantly with recent rains. Summer water temps are still high & 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. The plant material is dying off and reduced 75% and has improved but will continue to decline. Over all for this time of year we have managed to keep significant algae issues at bay. We do anticipate algae growth declining next month as days get shorter.

The 2 missing steel grates have been installed.


Thank you for your business!


Sincerely,


Jamos Beierle


Aquagenix





Date: 09/15/16	Pond #100
<p>What we found: Pond overall looks great. Grass around perimeter was not treated as this is normally turf area when water level is normal.</p> <p>What we did: Torpedo grass was spot treated among the beneficial plants on the littoral shelf.</p> <p>What to expect: As days get shorter this time of year. Algae growth will slow.</p>	
Recommendations & Notes:	


Date: 09/15/16	Pond #110
<p>What we found: Pond is looking great. No algae and minimal submersed weeds were noted.</p> <p>What we did: Border grasses were treated and spike rush.</p> <p>What to expect: This pond has stayed pretty well under control. The littoral shelf helps minimize free nutrient levels available for algae.</p>	
Notes: water clarity is good.	


Date: 09/15/16	Pond #120	
<p>What we found: No algae, minimal slender spike rush, over all good condition.</p> <p>What we did: Treated Boarder Grasses</p> <p>What to expect: This pond has remained pretty well balanced. When construction starts, turbidity and other factors will add to the challenge of keeping it this way.</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #125	
<p>What we found: Submersed vegetation, southern Naiad has significantly declined from last month. Still some straglers.</p> <p>What we did: The submersed vegetation was treated again and will continue to decline.</p> <p>What to expect: Hopefully the remaining Naiad will be gone by next month.</p>		
<p>Recommendations & Notes: Floridone was the material used to treat the southern Naiad. This is a slow acting but long residual herbicide so it is still at work in this pond.</p>		


Date: 09/15/16	Pond #126	
<p>What we found: Minor amount of filamentous algae.</p> <p>What we did: Treated algae & boarder grasses. Treated grasses and vegetation around concrete weir/spillway.</p> <p>What to expect: Possible algae blooms before summer is over.</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #130	
<p>What we found: regardless of rain fall this pond never seems to reach a higher water level.</p> <p>What we did: treated boarder grasses and spike rush.</p> <p>What to expect:</p>		
<p>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. This photo is facing south.</p>		


Date: 09/15/16	Pond #140	
<p>What we found: Small amounts of algae & Naiad. Low water levels</p> <p>What we will do: continue to touch up algae as it appears as well as border grasses and submersed.</p> <p>What to expect:</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #143A	
<p>What we found: The pond looks good. Slightly higher water levels and a minimal amount of Planktonic algae.</p> <p>What we did: Treated for slender spike rush & algae.</p> <p>What to expect:</p>		
<p>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.</p>		


Date: 09/15/16	Pond #143B	
<p>What we found: water level is is still up. little to no algae.</p> <p>What we will do: continue to focus on algae flare-ups as needed.</p> <p>What to expect:</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #146	
<p>What we found: Extremely high water level. Algae is a planktonic film on the surface.</p> <p>What we did: Treated border grasses algae.</p> <p>What to expect: Algae should already be gone since the 09/09 application.</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #150
<p>What we found: Filamentous algae popping up. 15%</p> <p>What we did: Spike rush and algae were treated.</p> <p>What to expect:</p>	
Recommendations & Notes: This is a different angle this month than normal.	


Date: 09/15/16	Pond #170
<p>What we found: Beautiful!</p> <p>What we did: Treated border grasses & the spike rush around the perimeter.</p> <p>What to expect: 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>	
Recommendations & Notes:	


Date: 09/15/16	Pond #180
<p>What we found: Small amounts of algae and grasses around the perimeter, over all in good shape.</p> <p>What we did: treated border grasses and small amounts of algae.</p> <p>What to expect: Continued algae challenges in the shallow section of this pond.</p>	
<p>Recommendations & Notes: This pond is considered as the “next step” of the planting plan following this year’s planting on pond 290.</p>	


Date: 09/15/16	Pond #185
<p>What we found: High water levels and perimeter weeds & algae.</p> <p>What we did: Perimeter grasses & weeds were treated.</p> <p>What to expect: algae and grasses will decline.</p>	
<p>Recommendations & Notes: When the water level is high, we don’t spray right up the edge because as water recedes that area will become normal bank again and should be vegetated.</p>	


Date: 09/15/16	Pond #190A	
What we found: Higher water level than normal. Minimal algae. Looking pretty good.		
What we did: treated 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: 09/15/16	Pond # 190B		
What we found: Still looking great this month.			
What we did: treated boarder grasses.			
What to expect:			
Recommendations & Notes: different camera angle than normal.			


Date: 09/15/16	Pond #200	
<p>What we found: Still looking good.</p> <p>What we did: treated grasses & minimal algae.</p> <p>What to expect: Algae issues will likely remain prevalent in this small and shallow pond. Eventually planting will benefit this pond as well.</p>		
<p>Recommendations & Notes: When this area is built out, water levels should remain higher on average. This is evidence that this pond can look pretty good one day. Especially if turf around the banks improve.</p>		


Date: 09/15/16	Pond #210	
<p>What we found: Cattails were treated last month by boat and have declined.</p> <p>What we did: Treated algae and border grasses.</p> <p>What to expect: algae blooms over this shallow littoral zone may be difficult to prevalent as the cattails decompose.</p>		
<p>Recommendations & Notes:</p>		


Date: 09/15/16	Pond #220
<p>What we found: This area of the pond is rarely photographed and usually dry. Looking good.</p> <p>What we did: Treated border grasses and spike rush.</p> <p>What to expect:</p>	
Recommendations & Notes:	


Date: 09/15/16	Pond #230
<p>What we found: Looking good. Slightly turbid from rain but improved over last month.</p> <p>What we did: Algae and border grasses where spot treated.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: Eventually this pond should be planted on the west side not seen in this photo, but it is not the greatest priority now within your budget.</p>	


Date: 09/15/16	Pond #240A	
<p>What we found: weeds around the perimeter and some algae popping up.</p> <p>What we did: Treated algae and border weeds.</p> <p>What to expect: weeds and algae will decline over the next 7-10 days.</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #240 B	
<p>What we found: algae bloom this month</p> <p>What we did: Treated algae.</p> <p>What to expect: algae should be under control within 5-7 days.</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #260	
<p>What we found: Algae bloom occurred.</p> <p>What we did: algae was treated.</p> <p>What to expect: Should decline in 5-7 days.</p>		
Recommendations & Notes:		


Date: 09/15/16	Pond #270	
<p>What we found: Algae on west end. As you know this pond is one of the most challenging.</p> <p>What we did: Treated algae and border grasses.</p> <p>What to expect: More algae growth will likely appear before summer is over, but this pond has been gradually getting better.</p>		
Recommendations & Notes: Spatterdock is starting to return which is ok.		


Date: 09/15/16	Pond #270B	
<p>What we found: Pond angle is different. The pond in the background looks better. This mostly dry ditch feeds into it.</p> <p>What we did: Algae & border grasses were treated.</p> <p>What to expect:</p>		
Recommendations & Notes: 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.		

Date: 09/15/16	Pond #280	
<p>What we found: Algae bloom.</p> <p>What we did: algae was treated</p> <p>What to expect: filamentous algae should decline in 7-10 days.</p>		
Recommendations & Notes:		

Date: 09/15/16	Pond #290	
<p>What we found: Plants are doing well, a little more algae growth this month.</p> <p>What we did: treated algae and perimeter spike rush.</p> <p>What to expect: Plants will continue to expand.</p>		
<p>Recommendations & Notes: This pond has seen much less algae issues this summer verses last summer. The aquatic plants are helping reduce nutrients available for algae growth.</p>		

Date: 09/15/16	Pond #300	
<p>What we found: turbidity is greatly improved. Looking pretty good.</p> <p>What we did: treated border grasses & algae.</p> <p>What to expect: Turbidity to continue to improve.</p>		
<p>Recommendations & Notes: The missing grate on the control structure has been replaced on this pond.</p>		

Date: 09/15/16	Pond #310
<p>What we found: Filamentous algae at 20-30%. This angle shows the south end of the pond which is a littoral shelf approx. 12" deep.</p> <p>What we did: treated spike rush & algae.</p> <p>What to expect:</p>	
<p>Recommendations & Notes: Another pond that would benefit from plants, but not the first priority until homes start being built.</p>	

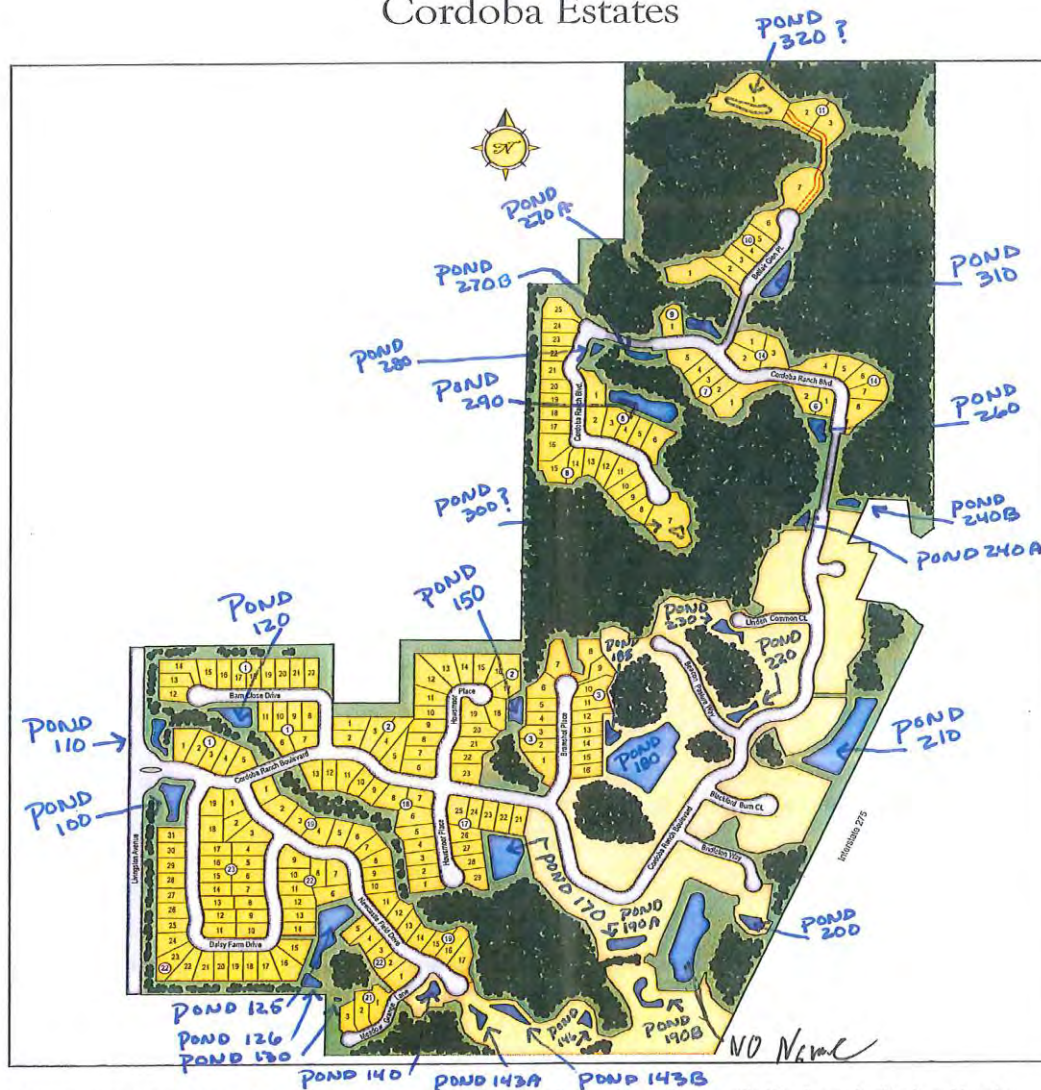
Date: 09/15/16	Pond #320
<p>What we found: Water lilies cover much of this pond. But it is healthy and in good condition.</p> <p>What we did: Treated border grasses.</p> <p>What to expect:</p>	
<p>Recommendations & Notes:</p>	

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

RESOLUTION 2016-12

**A RESOLUTION DESIGNATING SIGNATORIES FOR THE
CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, it is the desire of the Board of Supervisors of the Cordoba Ranch Community Development District to designate certain individuals as signatories for District financial transactions including, but not limited to Bank Accounts, Investments, Cash Management Services, Trust Accounts, etc.

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

1. The following persons are designated as signatories for the Cordoba Ranch Community Development District in connection with District financial transactions including, but not limited to Bank Accounts, Investments, Cash Management Services, Trust Accounts, etc.:

Signatories:

Stephen Bloom, Treasurer

Robert Koncar, Assistant Treasurer

Adopted this 27th day of September, 2016.

Chairman

Secretary

Tab 7

CORDOBA RANCH

FIELD INSPECTION REPORT



August 25, 2016
Rizzetta & Co., Inc.
Tyree Brown – Field Services Manager

RIZZETTA & COMPANY INCORPORATED

Landscape



The following are action items for the contractor, Vivicon, 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. **Red text indicates deficient for more than a month.** Green text indicates a proposal has been requested.

1. Dead head Coleus at the community entrance and throughout the community. (photo 1)
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. Remove weeds from community entry monument.
6. Cut back and treat Ornamental Grasses on Daisy Farm Dr.
7. Remove sucker growth from trees in drainage easements throughout

Community.

8. Weed tree rings along Cordoba Ranch Blvd to Howsmoor.
9. Weed plant beds at both ends of the Executive entrance.
10. Remove weeds from tree rings from trees in drainage easements throughout the community. (photo 7)
11. Remove vine growth from Duranta in center median of Cordoba Ranch Blvd.
12. Prune Thryallis at both Executive entrances.
13. Cut back vegetation overgrowing railing along Cordoba Ranch Blvd.
14. Make sure to string trim drainage easements when there is water and unable to mow.
15. Cut back plant growth over sidewalk at entrance walkthrough gates.



Landscape

16



16. Cut back plant growth over sidewalks along Livingston frontage. (photo 16)

17. Cut back treat Ornamental Grasses for spider mites along Livingston frontage.

18. Prune Live Oaks and Laurel Oaks along Livingston frontage. (photo 18)

18

