

**Cordoba Ranch Community  
Development District**

**February 27, 2018**

**Agenda Package**

## **Cordoba Ranch Community Development District**

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### **Inframark, Infrastructure Management Services**

210 North University Drive, Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

February 20, 2018

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 Tuesday, February 27, 2018 at **9:30 a.m. at the Cordoba Ranch Model Center, 2516 Cordoba Ranch Boulevard, Lutz, FL**. Following is the advance agenda for the meeting:

1. Call to Order/Roll Call
2. Approval of the Consent Agenda
  - A. January 23, 2018 Minutes
  - B. Financial Statements
3. Audience Comments
4. Aquagenix Report – February
5. Staff Reports
  - A. District Counsel
    - i. Consideration of Resolution 2018-1 Adopting the District Engineer's Certificate of Completion for the 2006 Project
  - B. District Engineer
  - C. District Manager
6. Supervisor Requests
7. Adjournment

All supporting documentation is enclosed or will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

*Andrew P. Mendenhall, PMP*

Andrew P. Mendenhall, PMP

District Manager

## **Second Order of Business**

**2A.**

**MINUTES OF MEETING  
CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Tuesday, January 23, 2018 at 9:30 a.m. in the Cordoba Ranch Model Center, 2516 Cordoba Ranch Boulevard, Lutz, Florida.

Present and constituting a quorum were:

Garth Noble	Vice Chairman
Kelly Evans	Assistant Secretary
F. Peter Williams	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Tracy Robin	District Counsel
Tonja Stewart	District Engineer (via telephone)

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Mendenhall called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. November 28, 2017 Minutes**
- B. Financial Statements**
- C. Original Continuation Certificate for Renewal of Maintenance Bond for SWFWMD**

Mr. Williams MOVED to approve the consent agenda and Mr. Noble seconded the motion.

- The annual cost was requested.
- The bond was \$1,480 which is approximately 2%.

On VOICE vote with all in favor the prior motion was approved.

**THIRD ORDER OF BUSINESS**

None

**Audience Comments on Agenda Items**

**FOURTH ORDER OF BUSINESS**

**Aquagenix Report - January**

- January Aquagenix report was included in the agenda package.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

- Mr. Robin is monitoring the legislative efforts in Tallahassee and will report back to the Board on any legislature affecting CDDs.

**B. District Engineer**

- Ms. Stewart commented on the SWFWMD bond and Certification of Completion for the 2006 project noting the need to follow up on what transpired.
- Pond inspection and plant installation.
- Driveway coverts and erosion repair options.

**C. District Manager**

- Discussion ensued with regard to a resident's concern with the lack of street lighting near her home. TECO will be contacted.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

- Comments were made on a transformer in the right-of-way; will have developer reach out to TECO on this; and freeze damage to landscaping.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Williams seconded by Mr. Noble with all in favor the meeting was adjourned.
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Garth Noble  
Vice Chairman

**2B.**

**Cordoba Ranch  
Community Development District**

*Financial Report*

*January 31, 2018*



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**Cordoba Ranch  
Community Development District**

**Financial Statements**

**(Unaudited)**

**January 31, 2018**

**Balance Sheet**  
January 31, 2018

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESERVE FUND</b>	<b>SERIES 2006 DEBT SERVICE FUND</b>	<b>SERIES 2006 CAPITAL PROJECTS FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 723,221	\$ -	\$ -	\$ -	\$ 723,221
Due From Other Funds	-	120,129	348,245	-	468,374
Investments:					
Money Market Account	200,553	-	-	-	200,553
Construction Fund	-	-	-	2,226	2,226
Reserve Fund	-	-	440,685	-	440,685
Revenue Fund	-	-	130,227	-	130,227
Deposits	11,540	-	-	-	11,540
<b>TOTAL ASSETS</b>	<b>\$ 935,314</b>	<b>\$ 120,129</b>	<b>\$ 919,157</b>	<b>\$ 2,226</b>	<b>\$ 1,976,826</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 1,105	\$ -	\$ -	\$ -	\$ 1,105
Accrued Expenses	16,621	-	-	-	16,621
Due To Other Funds	468,373	-	-	1	468,374
<b>TOTAL LIABILITIES</b>	<b>486,099</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>486,100</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Deposits	11,540	-	-	-	11,540
<b>Restricted for:</b>					
Debt Service	-	-	919,157	-	919,157
Capital Projects	-	-	-	2,225	2,225
<b>Unassigned:</b>	437,675	120,129	-	-	557,804
<b>TOTAL FUND BALANCES</b>	<b>\$ 449,215</b>	<b>\$ 120,129</b>	<b>\$ 919,157</b>	<b>\$ 2,225</b>	<b>\$ 1,490,726</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 935,314</b>	<b>\$ 120,129</b>	<b>\$ 919,157</b>	<b>\$ 2,226</b>	<b>\$ 1,976,826</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 539	\$ 539	0.00%
Interest - Tax Collector	-	-	102	102	0.00%
Special Assmnts- Tax Collector	357,623	348,423	376,516	28,093	105.28%
Special Assmnts- CDD Collected	135,125	131,648	67,563	(64,085)	50.00%
Special Assmnts- Discounts	(14,305)	(13,937)	(13,688)	249	95.69%
Gate Bar Code/Remotes	-	-	599	599	0.00%
<b>TOTAL REVENUES</b>	<b>478,443</b>	<b>466,134</b>	<b>431,631</b>	<b>(34,503)</b>	<b>90.22%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	2,400	800	200	600	8.33%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%
ProfServ-Engineering	7,500	2,500	2,048	452	27.31%
ProfServ-Legal Services	8,000	2,667	1,894	773	23.68%
ProfServ-Mgmt Consulting Serv	45,320	15,107	15,107	-	33.33%
ProfServ-Trustee Fees	3,500	3,500	3,233	267	92.37%
Auditing Services	3,423	-	-	-	0.00%
Postage and Freight	250	83	338	(255)	135.20%
Public Officials Insurance	2,035	2,035	2,035	-	100.00%
Printing and Binding	100	33	143	(110)	143.00%
Legal Advertising	3,500	1,167	-	1,167	0.00%
Misc-Assessmnt Collection Cost	7,152	6,968	6,581	387	92.02%
Maintenance Bond Renewal	-	-	1,480	(1,480)	0.00%
Misc-Web Hosting	900	300	300	-	33.33%
Annual District Filing Fee	175	175	200	(25)	114.29%
<b>Total Administration</b>	<b>89,755</b>	<b>40,335</b>	<b>38,559</b>	<b>1,776</b>	<b>42.96%</b>
<b><u>Other Public Safety</u></b>					
Contracts-Security Camera	2,500	833	833	-	33.32%
Contracts-Security Services	10,000	3,333	5,479	(2,146)	54.79%
Communication - Telephone	1,650	550	655	(105)	39.70%
R&M-Gatehouse	4,800	1,600	290	1,310	6.04%
<b>Total Other Public Safety</b>	<b>18,950</b>	<b>6,316</b>	<b>7,257</b>	<b>(941)</b>	<b>38.30%</b>
<b><u>Electric Utility Services</u></b>					
Utility - General	8,700	2,900	2,567	333	29.51%
Electricity - Streetlighting	61,200	20,400	21,138	(738)	34.54%
<b>Total Electric Utility Services</b>	<b>69,900</b>	<b>23,300</b>	<b>23,705</b>	<b>(405)</b>	<b>33.91%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Flood Control/Stormwater Mgmt</u></b>					
Contracts-Aquatic Control	12,408	4,136	4,136	-	33.33%
R&M-Fountain	2,500	833	-	833	0.00%
R&M-Mitigation	16,300	5,433	3,400	2,033	20.86%
R&M Lake & Pond Bank	15,000	5,000	915	4,085	6.10%
Impr - Aquatic Plants	5,000	1,667	-	1,667	0.00%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>51,208</b>	<b>17,069</b>	<b>8,451</b>	<b>8,618</b>	<b>16.50%</b>
<b><u>Field</u></b>					
Contracts-Landscape	114,994	38,331	38,331	-	33.33%
Insurance - Property	1,577	1,577	1,488	89	94.36%
Insurance - General Liability	2,264	2,264	2,264	-	100.00%
R&M-Entry Feature	4,000	1,333	-	1,333	0.00%
R&M-Irrigation	12,000	4,000	431	3,569	3.59%
R&M-Mulch	23,100	-	-	-	0.00%
R&M-Pest Control	3,200	1,067	659	408	20.59%
R&M-Plant Replacement	15,000	5,000	3,459	1,541	23.06%
R&M-Well Maintenance	7,500	2,500	-	2,500	0.00%
R&M-Annuals	19,000	6,333	4,673	1,660	24.59%
Misc-Contingency	-	-	144	(144)	0.00%
Holiday Lighting & Decorations	2,200	2,200	2,500	(300)	113.64%
Op Supplies - Fertilizer	7,800	2,600	1,582	1,018	20.28%
<b>Total Field</b>	<b>212,635</b>	<b>67,205</b>	<b>55,531</b>	<b>11,674</b>	<b>26.12%</b>
<b><u>Parks and Recreation - General</u></b>					
ProfServ-Wildlife Management Service	16,800	5,600	5,750	(150)	34.23%
Misc-Contingency	14,995	4,998	450	4,548	3.00%
<b>Total Parks and Recreation - General</b>	<b>31,795</b>	<b>10,598</b>	<b>6,200</b>	<b>4,398</b>	<b>19.50%</b>
<b><u>Reserves</u></b>					
Capital Reserve	50,000	50,000	-	50,000	0.00%
<b>Total Reserves</b>	<b>50,000</b>	<b>50,000</b>	<b>-</b>	<b>50,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>524,243</b>	<b>214,823</b>	<b>139,703</b>	<b>75,120</b>	<b>26.65%</b>
Excess (deficiency) of revenues Over (under) expenditures	(45,800)	251,311	291,928	40,617	-637.40%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(45,800)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(45,800)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (45,800)	\$ 251,311	\$ 291,928	\$ 40,617	-637.40%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>157,287</b>	<b>157,287</b>	<b>157,287</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 111,487</b>	<b>\$ 408,598</b>	<b>\$ 449,215</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>-</b>	<b>-</b>	<b>120,129</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,129</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 350	\$ 117	\$ 369	\$ 252	105.43%
Special Assmnts- Tax Collector	455,697	443,974	436,724	(7,250)	95.84%
Special Assmnts- CDD Collected	172,182	167,752	86,091	(81,661)	50.00%
Special Assmnts- Discounts	(18,228)	(17,759)	(17,442)	317	95.69%
<b>TOTAL REVENUES</b>	<b>610,001</b>	<b>594,084</b>	<b>505,742</b>	<b>(88,342)</b>	<b>82.91%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessmnt Collection Cost	9,114	8,880	8,386	494	92.01%
<b>Total Administration</b>	<b>9,114</b>	<b>8,880</b>	<b>8,386</b>	<b>494</b>	<b>92.01%</b>
<b>Debt Service</b>					
Principal Debt Retirement	205,000	-	-	-	0.00%
Interest Expense	395,299	194,805	200,494	(5,689)	50.72%
<b>Total Debt Service</b>	<b>600,299</b>	<b>194,805</b>	<b>200,494</b>	<b>(5,689)</b>	<b>33.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>609,413</b>	<b>203,685</b>	<b>208,880</b>	<b>(5,195)</b>	<b>34.28%</b>
Excess (deficiency) of revenues Over (under) expenditures	588	390,399	296,862	(93,537)	50486.73%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	588	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>588</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 588	\$ 390,399	\$ 296,862	\$ (93,537)	50486.73%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>622,295</b>	<b>622,295</b>	<b>622,295</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 622,883</b>	<b>\$ 1,012,694</b>	<b>\$ 919,157</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1	0.00%
Net change in fund balance	\$ -	\$ -	\$ 1	\$ 1	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>-</b>	<b>-</b>	<b>2,224</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,225</b>		



**Cordoba Ranch  
Community Development District**

Supporting Schedules

January 31, 2018

**Non-Ad Valorem Special Assessments - CDD Collected  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2018**

					<b>ALLOCATION BY FUND</b>	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Debt Service Series 2006 Fund
Assessments Levied FY 2018					(1)	
Allocation %						
12/05/17	\$ 86,091			\$ 86,091		\$ 86,091
12/21/17	67,563			67,563	67,563	
<b>TOTAL</b>	<b>\$ 153,654</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 153,654</b>	<b>\$ 67,563</b>	<b>\$ 86,091</b>
% COLLECTED					50.0%	50.0%
<b>TOTAL OUTSTANDING</b>					<b>\$ 67,563</b>	<b>\$ 86,091</b>

Note (1) - variance to budget due to portion of direct bill put on tax roll.

**Non-Ad Valorem Special Assessments - Hillsborough Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2018**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2006 Debt Service Fund
Assessments Levied FY 2018				\$ 813,321	\$ 357,624	\$ 455,697
Allocation %				100%	44%	56%
11/07/17	\$ 3,749	\$ 212	\$ 77	\$ 4,037	\$ 1,775	\$ 2,262
11/16/17	18,754	797	383	19,934	8,765	11,169
11/24/17	56,263	2,392	1,148	59,803	26,296	33,507
12/11/17	262,559	11,163	5,358	279,081	122,714	156,367
12/15/17	386,415	16,346	7,886	410,648	180,565	230,083
01/10/18	5,622	219	115	5,955	2,618.47	3,336.54
<b>TOTAL</b>	<b>\$ 733,362</b>	<b>\$ 31,129</b>	<b>\$ 14,967</b>	<b>\$ 779,458</b>	<b>\$ 342,734</b>	<b>\$ 436,724</b>
% COLLECTED				95.8%	95.8%	95.8%
TOTAL OUTSTANDING				\$ 33,863	\$ 14,890	\$ 18,973

**Cash & Investment Report**  
**January 31, 2018**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>OPERATING FUND</b>			
Checking General fund	Harbor Community Bank	N/A	\$ 723,221 1
Money Market Account	Bank United	N/A	\$ 200,553
		<b>Subtotal</b>	<u>923,774</u>
<b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>			
Series 2006 Construction Account	US Bank	0.05%	\$ 2,226
Series 2006 Reserve Account	US Bank	0.05%	\$ 440,685
Series 2006 Revenue Account	US Bank	0.05%	\$ 130,227
		<b>Subtotal</b>	<u>573,138</u>
		<b>Total</b>	<u><u>\$ 1,496,912</u></u>

Note (1) - Transferring \$345K to US Bank for Debt fund assessments and \$40K to the MMA in February.

CORDOBA RANCH  
Community Development District

**Payment Register by Fund**  
**For the Period from 01/01/2018 to 1/31/2018**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	2285	01/11/18	AQUAGENIX	4003071	1/18 AQUATIC SERVICE	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2286	01/11/18	FRONTIER	122217-5795	12/22-1/21/18 239-177-5795	Communication - Telephone	541003-52901	\$243.98
001	2287	01/11/18	STANTEC CONSULTING SERVICES	1295572	GENERAL CONSULTING PERIOD 12/8	ProfServ-Engineering	531013-51501	\$877.50
001	2288	01/11/18	ENVERA SYSTEMS	666114	JAN 2018 GATE ACCESS MONITORIN	Camera	534036-52901	\$208.00
001	2288	01/11/18	ENVERA SYSTEMS	666114	JAN 2018 GATE ACCESS MONITORIN	Gate Monitoring	534037-52901	\$1,115.00
001	2289	01/19/18	FEDEX	5-993-61052	POSTAGE 11/14/17	Postage and Freight	541006-51301	\$17.24
001	2290	01/19/18	BRIGHTVIEW LANDSCAPING	5555383	REMOVE PORTION OF TREE	R&M-Plant Replacement	546071-53901	\$900.00
001	2291	01/24/18	STATE WILDLIFE TRAPPER	1074	REMOVED HOGS AND PIGLETS	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2292	01/24/18	STRALEY ROBIN VERICKER	15308	QTER REPORT PD END 12/31/17	ProfServ-Legal Services	531023-51301	\$60.00
001	2293	01/24/18	V GLOBAL TECH	110118-VGT789-005-1	WEB HOSTING 1/18	Misc-Web Hosting	549915-51301	\$75.00
001	2294	01/24/18	ARMSTRONG ENVIRONMENTAL SVC	12115	DEC MITIGATION MAINT	R&M-Mitigation	546100-53801	\$850.00
001	2295	01/24/18	ENVERA SYSTEMS	INV00000952	EXTERNAL CAR MOUNT	Misc-Contingency	549900-53901	\$144.45
001	2296	01/24/18	ENVERA SYSTEMS	INV0000000973	AWID WINDSHIELD STICKER	Contracts-Security Services	534037-52901	\$1,080.00
001	2297	01/24/18	DEPARTMENT OF ECONOMIC OPPORTUNITY	70801A	ANNUAL FEE 2017- LATE FEE	Annual District Filing Fee	554007-51301	\$25.00
001	2298	01/25/18	INFRAMARK, LLC	27116	MANAGEMENT FEES FOR 1/18	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,776.67
001	2298	01/25/18	INFRAMARK, LLC	27116	MANAGEMENT FEES FOR 1/18	Printing and Binding	547001-51301	\$0.75
001	2298	01/25/18	INFRAMARK, LLC	27116	MANAGEMENT FEES FOR 1/18	Postage and Freight	541006-51301	\$13.80
001	2299	01/30/18	AQUAGENIX	4004394	35W LED LIGHT SETS	R&M Lake & Pond Bank	546185-53801	\$915.00
<b>Fund Total</b>								<b>\$12,736.39</b>

<b>Total Checks Paid</b>	<b>\$12,736.39</b>
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## **Fourth Order of Business**



**2/12/2018**

The following report is for February to illustrate what has changed from January and what to expect through February and the coming months. The photos were taken on Monday February 12, 2018.

The ponds were treated on Wednesday February 07, 2018 this month. Water levels are up a lot since the last report. Fountains are operating properly.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



## Pond #100

**Date:** 2/12/18

**What we found:** Pond overall looks good. The water levels are up since last visit.

**What we did:** Treated trace of grasses around the edge

**What to expect** Water level to drop



**Recommendations & Notes:** Plantings are doing ok.

**Date:** 2/12/18

## Pond #110

**What we found:** Pond is looking pretty good. Water level is up.


**What we did:** Spot Treated grasses


**What to expect:** Pond to continue to look good.





**Notes:** Plantings are looking ok.





<p><b>Date: 2/12/18</b></p>	<p><b>Pond #120</b></p>
<p><b>What we found:</b> Pond level is up from last visit.</p> <p><b>What we did:</b> Treated grasses.</p> <p><b>What to Expect:</b> Pond to continue to look good and plants to spread</p>	
<p><b>Recommendations &amp; Notes:</b> Plants are looking pretty good</p>	

<p><b>Date: 2/12/18</b></p>	<p><b>Pond #125</b></p>
<p><b>What we found:</b> Minor Algae around shoreline</p> <p><b>What we did:</b> Treated algae</p> <p><b>What to Expect:</b> Algae to die off.</p>	
<p><b>Recommendations &amp; Notes:</b> Plant the littoral Shelf soon</p>	


Date: 2/12/18	Pond #126
<p><b>What we found:</b> Pretty good shape. Trace of grass</p> <p><b>What we did:</b> Spot treat grasses</p> <p><b>What to expect:</b> Continue to look good.</p>	
<p><b>Recommendations &amp; Notes:</b> Plant the Littoral Shelf soon.</p>	


Date: 2/12/18	Pond #130
<p><b>What we found:</b> Pond level low</p> <p><b>What we did:</b> Sprayed Algae</p> <p><b>What to expect:</b> Pond to continue to look as good it is can</p>	
<p><b>Recommendations &amp; Notes:</b> Some Algae</p>	


Date: 2/12/18	Pond #140
<p><b>What we found:</b> Trace of grasses around edge. Pond level a little fuller than last visit.</p> <p><b>What we will do:</b> Treated the grasses</p> <p><b>What to expect:</b> Grass around the edge to die off.</p>	
<p><b>Recommendations &amp; Notes:</b> Plant the Littoral Shelf</p>	


Date: 2/12/18	Pond #143A
<p><b>What we found:</b> Water level up.</p> <p><b>What we did:</b> Inspect</p> <p><b>What to expect:</b> Pond looks great.</p>	
<p><b>Recommendations &amp; Notes:</b> None</p>	





Date: 2/12/18	<b>Pond #143B</b>	
<p><b>What we found:</b> Pond level is fuller than it has been</p> <p><b>What we Did:</b> Spot treated exposed shoreline.</p> <p><b>What to Expect:</b> Water level should remain up if we get any rain this week</p>		
<b>Recommendations &amp; Notes:</b> Not many Plants		

Date: 2/12/18	<b>Pond #146</b>	
<p><b>What we found:</b> Some Pretty clean</p> <p><b>What we did:</b> Spot treated Algae</p> <p><b>What to expect:</b> Pond to continue to look good</p>		
<b>Recommendations &amp; Notes:</b> Pond Level Normal. Very light on Plants		


<b>Date: 2/12/18</b>	<b>Pond #150</b>	
<p><b>What we found:</b> Some Algae along edge</p> <p><b>What we did:</b> Treated</p> <p><b>What to Expect:</b> Algae to burn off</p>		
<p><b>Recommendations &amp; Notes:</b> Grasses dying off as seen in picture</p>		


<b>Date: 2/12/18</b>	<b>Pond #170</b>	
<p><b>What we found:</b> Pond looks very good.</p> <p><b>What we did:</b> Inspected</p> <p><b>What to Expect:</b> Pond to continue to look good.</p>		
<p><b>Recommendations &amp; Notes:</b> A fountain down the line. ( Would look nice in this pond) Same as last month</p>		


Date: 2/12/18	Pond #180
<p><b>What we found:</b> Pretty Clean</p> <p><b>What we did:</b> Spot treated Algae</p> <p><b>What to expect:</b> Continue to look good</p>	
<p>Notes: Looks very good. Plant the littoral shelf this spring</p>	


Date: 2/12/18	Pond #185
<p><b>What we found:</b> Pond Looks good</p> <p><b>What we did:</b> Treated exposed shoreline for grass</p> <p><b>What to expect:</b> Grasses to die off</p>	
<p>Recommendations &amp; Notes: Plant the Littoral shelf in the spring</p>	




<b>Date: 2-12-18</b>	<b>Pond 190A</b>	
<p><b>What we found:</b> Pond is full and looks pretty good</p> <p><b>What we did:</b> Spot treated grasses</p> <p><b>What to expect:</b> Grasses to brown out.</p>		
<p><b>Recommendations &amp; Notes:</b> Pond to continue to look pretty good</p>		


<b>Date: 2/12/18</b>	<b>Pond # 190B</b>	
<p><b>What we found:</b> Pond looking good and water level is up.</p> <p><b>What we did:</b> Spot treated grass</p> <p><b>What to Expect:</b> Pond to continue to look good.</p>		
<p><b>Recommendations &amp; Notes:</b></p>		


<b>Date: 2/12/18</b>	<b>Pond #200</b>	
<b>What we found:</b> Light Algae <b>What we did:</b> Treated it <b>What to expect:</b> Algae to die off		
<b>Recommendations &amp; Notes:</b> Water level still down		


<b>Date: 2/12/18</b>	<b>Pond #210</b>	
<b>What we found:</b> Light Algae and Azolla on this pond. <b>What we did:</b> Treated the algae  <b>What to expect :</b> Azolla to die off. Will try and check on this pond in the next week.  (		
<b>Recommendations &amp; Notes:</b> Plant the Littoral Shelves in the spring		





<b>Date: 2/12/18</b>	<b>Pond #220</b>
<p><b>What we found:</b> Water level is up</p> <p><b>What we did:</b> Spot treated algae</p> <p><b>What to expect:</b> Continue to look good</p>	
<b>Recommendations &amp; Notes:</b>	

<b>Date: 2/12/18</b>	<b>Pond #230</b>
<p><b>What we found:</b> Water level up from last month</p> <p><b>What we did:</b> Touched up grasses</p> <p><b>What to expect:</b> Pond to continue to look good</p>	
<b>Recommendations &amp; Notes: OK</b>	


<b>Date:</b> 2/12/18	<b>Pond #240A</b>	
<b>What we found:</b> Water level up		
<b>What we did:</b> Spot treated grasses		
<b>What to expect:</b> Clean pond		
<b>Recommendations &amp; Notes:</b> Not much in the way of plants		


Date: 2/12/18	Pond #240 B	
<p>What we found: Water level back to normal</p> <p>What we did: Treated Algae</p> <p>What to expect: Pond to look good with water in it.</p>		
Recommendations & Notes:		


<b>Date: 2/12/18</b>	<b>Pond #260</b>	
<b>What we found:</b> Water level up  <b>What we did:</b> Spot treated Algae  <b>What to expect:</b> Clean pond		
<b>Recommendations &amp; Notes:</b>		


<b>Date: 2/12/18</b>	<b>Pond #270A</b>	
<b>What we found:</b> Trace of Algae <b>What we did:</b> Treated algae  <b>What to expect:</b> Pond to look good		
<b>Recommendations &amp; Notes:</b> Fountain down the line would look nice. Would need electric service.		



Date: 2/12/18	Pond #270B
<p><b>What we found:</b> Still Partially dry</p> <p><b>What we did:</b> Treated exposed grasses</p> <p><b>What to expect:</b> Grass to die off</p>	
<p><b>Recommendations &amp; Notes:</b></p>	

Date: 2/12/18	Pond #280
<p><b>What we found:</b> Pretty Clean</p> <p><b>What we did:</b> Spot treat algae</p> <p><b>What to expect:</b> Pond to continue to look good</p>	
<p><b>Recommendations &amp; Notes:</b></p>	

<b>Date: 2/12/19</b>	<b>Pond #290</b>	
<p><b>What we found:</b> Light Algae</p> <p><b>What we did:</b> Treated Algae</p> <p><b>What to expect:</b> Algae to die off</p>		
<b>Recommendations &amp; Notes:</b> Plant the Littoral Shelf in the future ( Same)		

<b>Date: 2/12/18</b>	<b>Pond #300</b>	
<p><b>What we found:</b> Water levels are up</p> <p><b>What we did:</b> Treated exposed shoreline.</p> <p><b>What to Expect:</b> Water levels should stay up.</p>		
<b>Recommendations &amp; Notes:</b>		

**Date: 2/12/18****Pond #310****What we found:** Full of water**What we did:** Spot treat algae**What to expect:** algae to die off**Recommendations & Notes:**

<b>Date: 2/12/18</b>	<b>Pond #320</b>
<b>What we found:</b> Gate was Open  <b>What we did:</b> Did Not treat  <b>What to Expect:</b> Tech was concerned because of camera and no trespassing sign and he did not go through gate.	
<b>Recommendations &amp; Notes:</b> Gate locked no access. STILL NO ACCESS	
<b>Recommendations &amp; Notes:</b>	

## **Fifth Order of Business**



**5Ai.**

## RESOLUTION 2018-1

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION FOR THE 2006 PROJECT; DECLARING THE 2006 PROJECT COMPLETE; FINALIZING THE SERIES 2006 ASSESSMENTS; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**WHEREAS**, the Cordoba Ranch Community Development District (the “**District**”) was established by Hillsborough County, Florida, to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including, but not limited to, roads, water management facilities, trenching of underground electrical facilities, entrance facilities, and landscaping and related improvements in common areas;

**WHEREAS**, the District duly authorized and issued its \$10,220,000 Special Assessment Revenue Bonds, Series 2006 (the “**Series 2006 Bonds**”) for the purpose of funding the acquisition and construction of the capital improvement program described in the Engineer’s Report dated May 19, 2006 (the “**2006 Project**”);

**WHEREAS**, in order to repay the Series 2006 Bonds, the District levied special assessments securing the Series 2006 Bonds (the “**Series 2006 Assessments**”);

**WHEREAS**, the 2006 Project specially benefits certain assessable lands in the District which are subject to the Series 2006 Assessments, and it is reasonable, proper, just and right to continue to assess the costs of the 2006 Project financed with the Series 2006 Bonds to the specially benefited properties;

**WHEREAS**, as set forth in the “**District Engineer’s Certificate of Completion**” attached as **Exhibit A**, the District Engineer has certified the 2006 Project complete;

**WHEREAS**, in reliance upon the District Engineer’s Certificate of Completion, and to be effective as of the date of this Resolution, the Board of Supervisors of the District (the “**Board**”) desires to certify the 2006 Project complete;

**WHEREAS**, Section 170.08 Florida Statutes requires that upon completion of the 2006 Project, the District is to credit each of the Series 2006 Assessments the difference, if any, between the amount assessed and the actual cost of the improvements; and

**WHEREAS**, based on the Engineer’s Certification of Completion, the actual cost of construction of the 2006 Project is in line with cost estimates that were used to determine the benefits derived from the 2006 Project so no modification to the Series 2006 Assessments are necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**SECTION 1. RECITALS.** The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

**SECTION 2. GENERAL AUTHORITY.** This resolution is adopted pursuant to provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

**SECTION 3. COMPLETION OF 2006 PROJECT AND FINALIZATION OF THE SERIES 2006 ASSESSMENTS.** Based on the District Engineer's Certificate of Completion, and the above findings incorporated herein, and to be effective as of the date of adoption of this Resolution and execution hereof by the Chair or Vice-Chair, the Board hereby adopts the District Engineer's Certificate of Completion and certifies the 2006 Project complete and determines that no modifications to the Series 2006 Assessments are necessary.

**SECTION 4. GENERAL AUTHORIZATION.** The District's Chair, Vice Chair, Secretary, Assistant Secretaries, District Manager, District Counsel, District Engineer, and District Bond Counsel, are hereby authorized, upon the adoption and execution of this Resolution to do all acts and things required of them to effect the transactions described herein, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the transactions. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption and execution as provided herein.

**PASSED AND ADOPTED** on the 27th day of February, 2018.

Attest:

**Cordoba Ranch  
Community Development District**

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

\_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

**Exhibit A** – District Engineer's Certificate of Completion for 2006 Project.

**[TO BE PLACED ON STANTEC'S LETTERHEAD]**

\_\_\_\_\_, 2018

Cordoba Ranch Community Development District  
c/o INFRAMARK, LLC  
2654 Cypress Ridge Blvd  
Suite 101  
Wesley Chapel, FL 33544  
Attn: Andrew P. Mendenhall, District Manager

**Re: Cordoba Ranch Community Development District  
Certificate of Completion for 2006 Project**

Dear Mr. Mendenhall:

As the District Engineer, we are providing this letter to update the Board of Supervisors of the Cordoba Ranch Community Development District on the status of the construction of the capital improvement program described in the Engineer's Report dated May 19, 2006 ("**2006 Project**"). A portion of the 2006 Project was funded with proceeds from the \$10,220,000 Special Assessment Revenue Bonds, Series 2006.

We have reviewed certain available documentation including, but not limited to, reports, invoices, certifications, agreements, plats, plans, conveyance documents, and other documents relating to the 2006 Project and information provided by the project developers within the District. Based on such documentation and information, it is our professional opinion that the 2006 Project is complete and the actual cost of construction of the 2006 Project is in line with the cost estimates of the 2006 Project. This letter serves as the Certificate of Completion for 2006 Project.

Sincerely,

**Stantec Consulting Services, Inc.**

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Tonja Stewart, P.E.  
District Engineer