

**Cordoba Ranch Community
Development District**

April 24, 2018

Agenda Package

Cordoba Ranch Community Development District

Inframark, Infrastructure Management Services

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

April 17, 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, April 24, 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. March 27, 2018 Minutes
 - B. Financial Statements
3. Audience Comments
4. Aquagenix Report - April
5. Staff Reports
 - A. District Counsel
 - 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, March 27, 2018 at 9:30 a.m. in the Cordoba Ranch Model Center, 2516 Cordoba Ranch Boulevard, Lutz, Florida.

Present and constituting a quorum were:

Barry Karpay	Chairman, resigned
Garth Noble	Vice Chairman, resigned
Kelly Evans	Chairperson
F. Peter Williams	Vice Chairman
Brady Lafere	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Tracy Robin	District Counsel (via telephone)
Residents	

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. February 27, 2018 Minutes**
- B. Financial Statements**

On MOTION by Mr. Williams seconded by Ms. Evans with all in favor the consent agenda was approved.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Acceptance of Resignations**
- B. Appointment of New Supervisors to Fill Vacant Seats**

On MOTION by Mr. Williams seconded by Mr. Karpay with all in favor the resignation of Garth Noble was accepted.

The record will reflect Mr. Noble left the meeting.

On MOTION by Ms. Evans seconded by Mr. Williams with all in favor Brady Lafere was appointed to Seat #4.

- Mr. Lafere will waive compensation.

Mr. Mendenhall, being a Notary of the State of Florida, administered the Oath of Office to Mr. Lafere.

On MOTION by Ms. Evans seconded by Mr. Williams with all in favor the resignation of Barry Karpay was accepted.

The record will reflect Mr. Karpay left the meeting.

On MOTION by Ms. Evans seconded by Mr. Williams with all in favor Parker Hirons was appointed to Seat #5.

- Mr. Hirons was not in attendance and will be sworn in at a future date.

C. Resolution 2018-2 Designating Officers

On MOTION by Mr. Lafere seconded by Mr. Williams with all in favor Resolution 2018-2 designating Kelly Evans Chairperson; Peter Williams Vice Chairman; Andrew Mendenhall Secretary; Stephen Bloom Treasurer; Robert Koncar Assistant Treasurer; and Brady Lafere and Parker Hirons Assistant Secretaries was adopted.

FOURTH ORDER OF BUSINESS

Audience Comments

- A resident requested information on the CDD; and commented on landscape maintenance.
- A resident voiced concern with regard to non-residents trespassing and using facilities. Sheriff patrols and installing signage was addressed.

FIFTH ORDER OF BUSINESS

Aquagenix Report - March

- March Aquagenix report was included in the agenda package.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- Mr. Robin is monitoring the legislative efforts in Tallahassee and to date there is no impact on the District. He will continue monitoring this and report back on any legislature affecting CDDs.

B. District Engineer

None

C. District Manager

- Reported on resident concerns and questions.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

- Information on pay-off of the bond per lot was requested.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Evans seconded by Mr. Williams with all in favor the meeting was adjourned.
--

Kelly Evans
Chairperson

2B.

**Cordoba Ranch
Community Development District**

Financial Report

March 31, 2018

Prepared by:



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

March 31, 2018

Balance Sheet
March 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 311,986	\$ -	\$ -	\$ -	\$ 311,986
Due From Other Funds	-	120,129	11,652	2,224	134,005
Investments:					
Money Market Account	240,925	-	-	-	240,925
Prepayment Account	-	-	2,227	-	2,227
Reserve Fund	-	-	440,830	-	440,830
Revenue Fund	-	-	475,392	-	475,392
Deposits	11,540	-	-	-	11,540
TOTAL ASSETS	\$ 564,451	\$ 120,129	\$ 930,101	\$ 2,224	\$ 1,616,905
<u>LIABILITIES</u>					
Accounts Payable	\$ 6,130	\$ -	\$ -	\$ -	\$ 6,130
Accrued Expenses	19,241	-	-	-	19,241
Due To Other Funds	134,005	-	-	-	134,005
TOTAL LIABILITIES	159,376	-	-	-	159,376
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	11,540	-	-	-	11,540
Restricted for:					
Debt Service	-	-	930,101	-	930,101
Capital Projects	-	-	-	2,224	2,224
Unassigned:	393,535	120,129	-	-	513,664
TOTAL FUND BALANCES	\$ 405,075	\$ 120,129	\$ 930,101	\$ 2,224	\$ 1,457,529
TOTAL LIABILITIES & FUND BALANCES	\$ 564,451	\$ 120,129	\$ 930,101	\$ 2,224	\$ 1,616,905

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 913	\$ 913	0.00%
Interest - Tax Collector	-	-	102	102	0.00%
Special Assmnts- Tax Collector	357,623	351,929	351,499	(430)	98.29%
Special Assmnts- CDD Collected	135,125	132,973	101,344	(31,629)	75.00%
Special Assmnts- Discounts	(14,305)	(14,077)	(13,863)	214	96.91%
Gate Bar Code/Remotes	-	-	774	774	0.00%
TOTAL REVENUES	478,443	470,825	440,769	(30,056)	92.13%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	2,400	1,200	600	600	25.00%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%
ProfServ-Engineering	7,500	3,750	2,218	1,532	29.57%
ProfServ-Legal Services	8,000	4,000	2,670	1,330	33.38%
ProfServ-Mgmt Consulting Serv	45,320	22,660	22,660	-	50.00%
ProfServ-Trustee Fees	3,500	3,500	3,233	267	92.37%
Auditing Services	3,423	-	500	(500)	14.61%
Postage and Freight	250	125	517	(392)	206.80%
Public Officials Insurance	2,035	2,035	2,035	-	100.00%
Printing and Binding	100	50	291	(241)	291.00%
Legal Advertising	3,500	1,750	-	1,750	0.00%
Misc-Assessmnt Collection Cost	7,152	7,038	6,753	285	94.42%
Misc-Web Hosting	900	450	450	-	50.00%
Annual District Filing Fee	175	175	200	(25)	114.29%
Total Administration	89,755	51,733	47,127	4,606	52.51%
<u>Other Public Safety</u>					
Contracts-Security Camera	2,500	1,250	1,250	-	50.00%
Contracts-Security Services	10,000	5,000	7,808	(2,808)	78.08%
Communication - Telephone	1,650	825	929	(104)	56.30%
R&M-Gatehouse	4,800	2,400	290	2,110	6.04%
Total Other Public Safety	18,950	9,475	10,277	(802)	54.23%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>Electric Utility Services</u>					
Utility - General	8,700	4,350	3,882	468	44.62%
Electricity - Streetlighting	61,200	30,600	31,419	(819)	51.34%
Total Electric Utility Services	69,900	34,950	35,301	(351)	50.50%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	12,408	6,204	6,204	-	50.00%
R&M-Fountain	2,500	1,250	480	770	19.20%
R&M-Mitigation	16,300	8,150	5,730	2,420	35.15%
R&M Lake & Pond Bank	15,000	7,500	3,694	3,806	24.63%
Impr - Aquatic Plants	5,000	2,500	-	2,500	0.00%
Total Flood Control/Stormwater Mgmt	51,208	25,604	16,108	9,496	31.46%
<u>Field</u>					
Contracts-Landscape	114,994	57,497	57,497	-	50.00%
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	2,000	-	2,000	0.00%
R&M-Irrigation	12,000	6,000	827	5,173	6.89%
R&M-Mulch	23,100	-	-	-	0.00%
R&M-Pest Control	3,200	1,600	659	941	20.59%
R&M-Plant Replacement	15,000	7,500	3,459	4,041	23.06%
R&M-Well Maintenance	7,500	3,750	-	3,750	0.00%
R&M-Annuals	19,000	9,500	4,673	4,827	24.59%
Holiday Lighting & Decorations	2,200	2,200	2,500	(300)	113.64%
Op Supplies - Fertilizer	7,800	3,900	1,582	2,318	20.28%
Total Field	212,635	97,788	74,949	22,839	35.25%
<u>Parks and Recreation - General</u>					
ProfServ-Wildlife Management Service	16,800	8,400	8,550	(150)	50.89%
Misc-Contingency	14,995	7,498	669	6,829	4.46%
Total Parks and Recreation - General	31,795	15,898	9,219	6,679	29.00%
<u>Reserves</u>					
Capital Reserve	50,000	50,000	-	50,000	0.00%
Total Reserves	50,000	50,000	-	50,000	0.00%
TOTAL EXPENDITURES & RESERVES	524,243	285,448	192,981	92,467	36.81%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
Excess (deficiency) of revenues					
Over (under) expenditures	(45,800)	185,377	247,788	62,411	-541.02%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(45,800)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(45,800)	-	-	-	0.00%
Net change in fund balance	\$ (45,800)	\$ 185,377	\$ 247,788	\$ 62,411	-541.02%
FUND BALANCE, BEGINNING (OCT 1, 2017)	157,287	157,287	157,287		
FUND BALANCE, ENDING	\$ 111,487	\$ 342,664	\$ 405,075		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	-	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)	-	-	120,129		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 120,129		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>					
Interest - Investments	\$ 350	\$ 175	\$ 586	\$ 411	167.43%
Special Assmnts- Tax Collector	455,697	448,441	447,893	(548)	98.29%
Special Assmnts- CDD Collected	172,182	169,440	86,091	(83,349)	50.00%
Special Assmnts- Discounts	(18,228)	(17,938)	(17,665)	273	96.91%
TOTAL REVENUES	610,001	600,118	516,905	(83,213)	84.74%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessmnt Collection Cost	9,114	8,969	8,605	364	94.42%
Total Administration	9,114	8,969	8,605	364	94.42%
<u>Debt Service</u>					
Principal Debt Retirement	205,000	-	-	-	0.00%
Interest Expense	395,299	194,805	200,494	(5,689)	50.72%
Total Debt Service	600,299	194,805	200,494	(5,689)	33.40%
TOTAL EXPENDITURES	609,413	203,774	209,099	(5,325)	34.31%
Excess (deficiency) of revenues					
Over (under) expenditures	588	396,344	307,806	(88,538)	52347.96%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	588	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	588	-	-	-	0.00%
Net change in fund balance	\$ 588	\$ 396,344	\$ 307,806	\$ (88,538)	52347.96%
FUND BALANCE, BEGINNING (OCT 1, 2017)	622,295	622,295	622,295		
FUND BALANCE, ENDING	\$ 622,883	\$ 1,018,639	\$ 930,101		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	-	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)	-	-	2,224		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,224		

**Cordoba Ranch
Community Development District**

Supporting Schedules

March 31, 2018

**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	Reserve Fund	Series 2006 Debt Service Fund
Assessments Levied FY 2018				\$ 813,321	\$ 357,624	\$ -	\$ 455,697
Allocation %				100%	44%	0%	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	-	3,337
02/08/18	19,145	399	391	19,934	8,765	-	11,169
TOTAL	\$ 752,507	\$ 31,528	\$ 15,357	\$ 799,393	\$ 351,499	\$ -	\$ 447,893
% COLLECTED				98.3%	98.3%	0%	98.3%
TOTAL OUTSTANDING				\$ 13,928	\$ 6,124	\$ -	\$ 7,804

**Non-Ad Valorem Special Assessments - CDD Collected
(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	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	
01/24/18	33,781			33,781	33,781	
TOTAL	\$ 187,435	\$ -	\$ -	\$ 187,435	\$ 101,344	\$ 86,091
% COLLECTED					61.0%	50.0%
TOTAL OUTSTANDING					\$ 33,781	\$ 86,091

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

Cash & Investment Report
March 31, 2018

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General fund	Harbor Community Bank	N/A	\$ 311,986 1
Money Market Account	Bank United	N/A	\$ 240,925
		Subtotal	<u>552,912</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2006 Construction Account	US Bank	0.05%	\$ 2,227
Series 2006 Reserve Account	US Bank	0.05%	\$ 440,830
Series 2006 Revenue Account	US Bank	0.05%	\$ 475,392
		Subtotal	<u>918,448</u>
		Total	<u><u>\$ 1,471,360</u></u>

Note (1) - Transferring \$12K to US Bank for Debt fund assessments and \$110K to the MMA.

CORDOBA RANCH
Community Development District

Payment Register by Fund
For the Period from 03/01/2018 to 03/31/2018
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2313	03/07/18	INFRAMARK, LLC	27952	Management Fees February 2018	Postage	541006-51301	\$0.47
001	2313	03/07/18	INFRAMARK, LLC	27952	Management Fees February 2018	Administrative Fees	531027-51301	\$3,776.67
001	2313	03/07/18	INFRAMARK, LLC	27952	Management Fees February 2018	Copies	547001-51301	\$71.30
001	2314	03/07/18	AQUAGENIX	4005250	AQUATICS SERVICE FEBRUARY 18	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2315	03/07/18	AQUAGENIX	4007741	MARCH AQUATIC SERVICE	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2316	03/07/18	FRONTIER	022218-02135	02/22-03/21/18 239-177-5795	Communication - Telephone	541003-52901	\$136.98
001	2317	03/07/18	STRALEY ROBIN VERICKER	15407	LEGAL SERVICES THRU JANUARY 18	ProfServ-Legal Services	531023-51301	\$776.00
001	2318	03/07/18	F. PETER WILLIAMS	022818	BOARD MEETING FEB 18	P/R-Board of Supervisors	511001-51101	\$200.00
001	2319	03/07/18	V GLOBAL TECH	1010	WEB HOSTING 02/19/18	Misc-Web Hosting	549915-51301	\$75.00
001	2320	03/07/18	FEDEX	6-101-07738	POSTAGE & FREIGHT 02/27/18	Postage and Freight	541006-51301	\$86.19
001	2321	03/07/18	ENVERA SYSTEMS	668223	ALARM MONITORING - ADD'L RESID	Contracts-Security Services	534037-52901	\$70.00
001	2322	03/07/18	JAYMAN ENTERPRISES, LLC	352	POTHOLE REPAIR FOR SUBDIVISION	Misc-Contingency	549900-53901	\$75.00
001	2323	03/14/18	AQUAGENIX	4000183	35W LED LIGHTS W/DAISY CHAIN	R&M Lake & Pond Bank	546185-53801	\$979.00
001	2324	03/14/18	V GLOBAL TECH	1020	MARCH 18 WEBSITE MAINTENANCE	Misc-Web Hosting	549915-51301	\$75.00
001	2325	03/15/18	STATE WILDLIFE TRAPPER	1081	HOG & PIGLETS REMOVAL FEB 18	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2326	03/15/18	STANTEC CONSULTING SERVICES	1322713	2018 FY GENERAL CONSULTING	ProfServ-Engineering	531013-51501	\$170.00
001	2327	03/15/18	ARMSTRONG ENVIRONMENTAL SVC	12184	FEB 18 MITIGATION TREATMENTS	R&M-Mitigation	546100-53801	\$850.00
001	2328	03/19/18	STATE WILDLIFE TRAPPER	1089	HOG & PIGLETS REMOVAL MAR 18	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2329	03/22/18	ENVERA SYSTEMS	667036	FEBRUARY 18 ALARM MONITORING	Contracts-Security Services	534037-52901	\$1,124.67
001	2329	03/22/18	ENVERA SYSTEMS	667036	FEBRUARY 18 ALARM MONITORING	Contracts-Security Camera	534036-52901	\$208.33
001	2329	03/22/18	ENVERA SYSTEMS	667690	MAR 18 GATE ACCESS MONITORING	Contracts-Security Services	534037-52901	\$1,124.67
001	2329	03/22/18	ENVERA SYSTEMS	667690	MAR 18 GATE ACCESS MONITORING	Contracts-Security Camera	534036-52901	\$208.33
001	2330	03/26/18	INFRAMARK, LLC	28819	MARCH 18 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,776.67
001	2330	03/26/18	INFRAMARK, LLC	28819	MARCH 18 MANAGEMENT FEES	Printing and Binding	547001-51301	\$76.90
001	2330	03/26/18	INFRAMARK, LLC	28819	MARCH 18 MANAGEMENT FEES	Postage and Freight	541006-51301	\$5.76
001	2331	03/26/18	ENVERA SYSTEMS	669190	ALARM MONITORING SERVICES	Contracts-Security Services	534037-52901	\$10.00
001	2332	03/30/18	GRAU & ASSOCIATES	16392	AUDIT FYE 9/30/17	Auditing Services	532002-51301	\$500.00
001	DD01306	03/15/18	TAMPA ELECTRIC	022218	Electricity 01/19-02/20/18	Utility - General	543001-53100	\$718.17
001	DD01306	03/15/18	TAMPA ELECTRIC	022218	Electricity 01/19-02/20/18	Electricity - Streetlighting	543013-53100	\$5,294.40
Fund Total								\$25,257.51

Total Checks Paid	\$25,257.51
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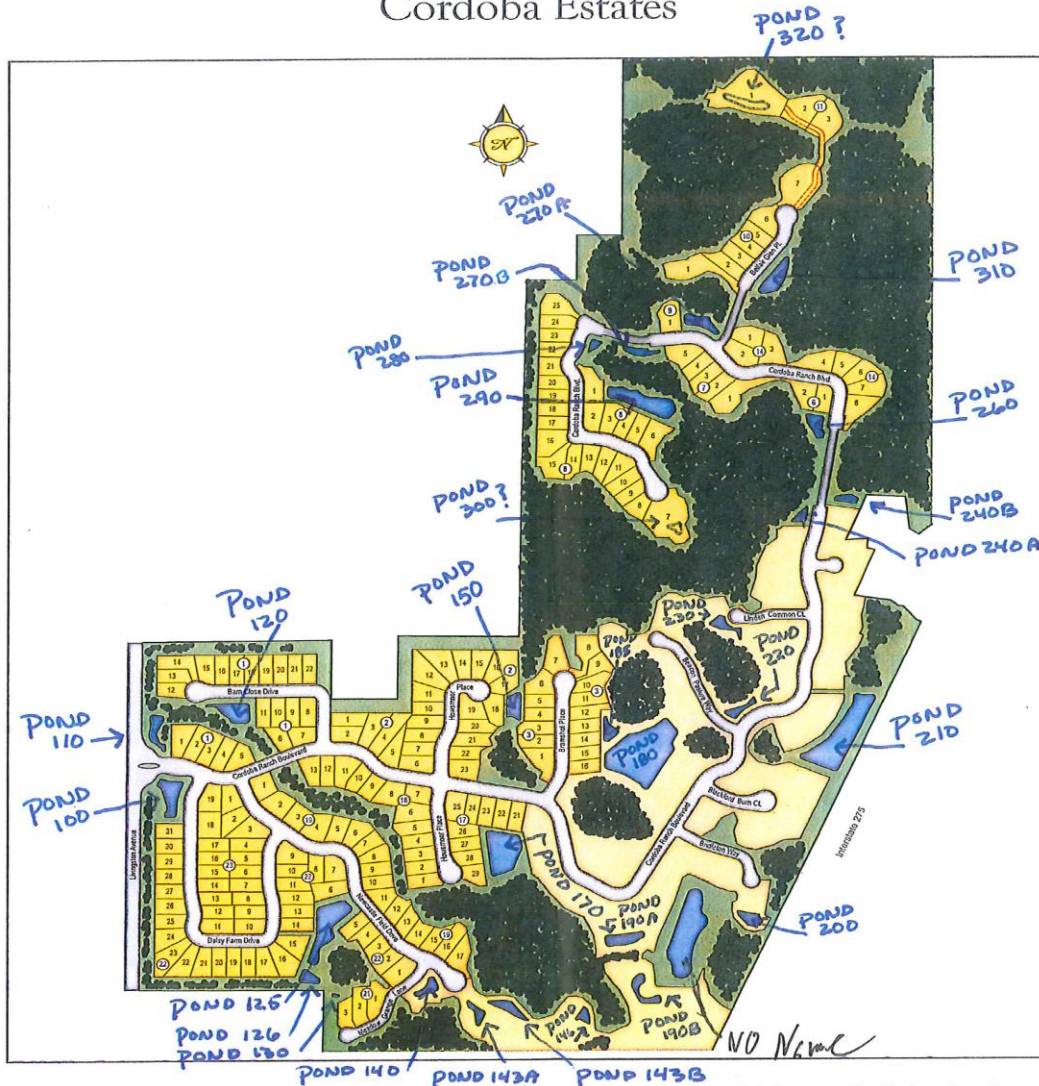
Fourth Order of Business

Cordoba Ranch Lake Management Report



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.



413/2018

The following report is for April to illustrate what has changed from March and what to expect through April and the coming months. The photos were taken on Friday 4-13-18.

The ponds were treated on Wednesday 4-4-18 this month. I checked both fountain timers and the lights while onsite.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



Pond #100

Date: 4/13/18

What we found: Water level is still low even with the rain over the last few days

What we did: Treated light Algae

What to expect Water level to more than likely remain low for this month.



Recommendations & Notes:

Date: 4/13/18

Pond #110

What we found: Trace of Algae

What we did: Spot treated the algae

What to expect: Algae died off.



Notes: Checked the timer on fountain and the lights. Both are working fine.

Date: 4/13/18

Pond #120

What we found: Plants are doing pretty well.

What we did: Treated exposed shoreline.

What to Expect: Water levels to continue to stay low.



Recommendations & Notes: plant the Littoral Shelf in the near future

Date: 4/13/18

Pond #125


What we found: Pond is looking better.


What we did: Treated Algae


What to Expect: Pond to continue to look good.





Recommendations & Notes: Plantings are only about 30% around this pond.


Date: 4/13/18	Pond #126	
<p>What we found: Trace of Algae</p> <p>What we did: Spot treat Algae</p> <p>What to expect Continue to look good.</p>		
<p>Recommendations & Notes: Plant the Littoral Shelf soon.</p>		


Date: 4/13/18	Pond #130	
<p>What we found: Pond level low</p> <p>What we did: Sprayed Algae</p> <p>What to expect: Pond level to continue to be low.</p>		
<p>Recommendations & Notes:</p>		


Date: 4/13/18	Pond #140	
<p>What we found: Algae</p> <p>What we will do: Treated the Algae</p> <p>What to expect: Algae should have died off. Will need to get the tech to stop back out to retreat.</p>		
Recommendations & Notes: Plant the Littoral Shelf		


Date: 4/13/18	Pond #143A	
<p>What we found: Water level down. Trace of Algae.</p> <p>What we did: Treated Algae</p> <p>What to expect: Algae to die off.</p>		
Recommendations & Notes:		


Date: 4/13/18	Pond #143B	
<p>What we found: Pond level is low again.</p> <p>What we Did: Spot treated exposed shoreline.</p> <p>What to Expect: Pond level to remain low during this month.</p>		
Recommendations & Notes:		


Date: 4/13/18	Pond #146	
<p>What we found: Some Trace of Algae. Water level low.</p> <p>What we did: Treated Algae and exposed shoreline</p> <p>What to expect: Pond level to continue to be low.</p>		
Recommendations & Notes: Plant the littoral shelf.		


Date: 4/13/18	Pond #150
<p>What we found: Some Algae and grasses.</p> <p>What we did: Treated for the Algae.</p> <p>What to Expect: Algae to die off</p>	
<p>Recommendations & Notes: Blue Dye for this pond would help going through the Spring and Summer</p>	


Date: 4/13/18	Pond #170
<p>What we found: Pond in good shape.</p> <p>What we did: Sprayed around the edge for trace of Algae</p> <p>What to Expect: Pond to continue to look good.</p>	
<p>Recommendations & Notes: A fountain down the line. (Would look nice in this pond) Same as last month</p>	


Date: 4/13/18	Pond #180
<p>What we found: Some algae. Submersed vegetation growing quickly.</p> <p>What we did: Treated Algae. On the next visit, we will address the submersed.</p> <p>What to expect: Algae to die off.</p>	
<p>Notes: This is a nutrient loading pond. Planting the littoral shelf and Blue Dye would help. Grass Carp would also be A help in many of these ponds going forward. (Same)</p>	

Date: 4/13/18	Pond #185
<p>What we found: Has a little submersed and trace of Algae.</p> <p>What we did: Treated the Algae and submersed.</p> <p>What to expect: Submersed and Algae to die off.</p>	
<p>Recommendations & Notes: Plant the Littoral shelf in the spring. Blue Dye would also help this pond. It is very shallow. Grass Carp would also help.</p>	

Date: 4-13-18	Pond 190A
<p>What we found: Touch of Algae</p> <p>What we did: Treated Algae</p> <p>What to expect: Water levels to remain low through April.</p>	
<p>Recommendations & Notes: Blue Dye and Grass Carp in this pond also would be a good idea. (Same)</p>	

Date: 4/13/18	Pond # 190B
<p>What we found: Pretty clean.</p> <p>What we did: Spot treated for Algae.</p> <p>What to Expect: Algae to die off</p>	
<p>Recommendations & Notes: This is a nice pond. Could benefit from Grass Carp and Blue Dye and more plants.</p>	

Date: 4/13/18	Pond #200
<p>What we found: Trace of grasses</p> <p>What we did: Treated it</p> <p>What to expect: Grasses to die off</p>	
<p>Recommendations & Notes: Water level still down. No Plants on this pond.</p>	

Date: 4/13/18	Pond #210
<p>What we found: Algae and SSR</p> <p>What we did: Treated the algae. The grasses need treated. I will send the tech back in to get caught up on the grasses.</p> <p>What to expect :When it is treated the Algae will die off and the submersed very slowly.</p>	
<p>Recommendations & Notes: Plant the Littoral Shelves on both end of the pond. Grass Carp are a good idea because of the Slender Spikerush in the pond and possibly Blue Dye also.</p>	

Date: 4/13/18

Pond #220

What we found: Pretty Clean and Water level is still down.

What we did: Treated for trace of Algae.

What to expect: Water levels to hopefully increase with the rain over the weekend.



Recommendations & Notes: Plant the pond. There are no plants on this pond at all.

Date: 4/13/18

Pond #230


What we found: Water level is down. No plants.


What we did: Touched up shoreline.


What to expect: Pond level hopefully increase with the weekend rain.





Recommendations & Notes: OK


Date: 4/13/18	Pond #240A	
<p>What we found: Trace of algae.</p> <p>What we did: Treated</p> <p>What to expect: Algae did die off and hopefully the pond has filled a bit with the weekend rains.</p>		
Recommendations & Notes: Plants and Blue Dye		


Date: 4/13/18	Pond #240 B	
<p>What we found: Water level low</p> <p>What we did: Treated Algae</p> <p>What to expect: Hopefully water level has increased with Sunday's rain.</p>		
Recommendations & Notes: Could benefit from Blue dye. Does get algae and is along the road.		


Date: 4/13/18	Pond #260
<p>What we found: Water level still down. Trace of algae.</p> <p>What we did: He treated for the Algae.</p> <p>What to expect: Algae has died off.</p>	
Recommendations & Notes:	

Date: 4/13/18	Pond #270A
<p>What we found: Some algae and a little Spatterdock</p> <p>What we did: Treated for light algae.</p> <p>What to expect: Algae died off.</p>	
Recommendations & Notes: Grass Carp and Blue Dye.	

Date: 4/13/18	Pond #270B	
<p>What we found: Partially Dry.</p> <p>What we did: Treated for trace of algae.</p> <p>What to expect: Hopefully pond filled up with Sunday's rain.</p>		
Recommendations & Notes: Could use plants		

Date: 4/13/18	Pond #280	
<p>What we found: Trace of Algae</p> <p>What we did: Treated it.</p> <p>What to expect: Pond we looking pretty good.</p>		
Recommendations & Notes: Blue Dye		

Date: 4/13/18	Pond #290	
<p>What we found: Some algae and Slender Spikerush</p> <p>What we did: He treated for Algae and submersed.</p> <p>What to Expect: both algae and submersed will die off.</p>		
Recommendations & Notes: Could use more plants.		

Date: 4/13/18	Pond #300	
<p>What we found: Water level was low.</p> <p>What we did: Treated for trace of Algae.</p> <p>What to Expect: Hopefully water level has come up with Sunday's rain.</p>		
Recommendations & Notes: Possible Blue Dye and plants. No plants at all.		

Date: 4/13/18**Pond #310****What we found:** Trace of Algae.**What we did:** Treat for it.**What to expect:** Water levels to probably remain low, but Sunday's rain may have brought them up a little.**Recommendations & Notes:** Plant littoral shelf area

Date:	Pond #320
<p>What we found:</p> <p>What we did:</p> <p>What to Expect:</p>	
Recommendations & Notes:	
Recommendations & Notes:	