

**Cordoba Ranch Community
Development District**

May 22, 2018

Agenda Package

Cordoba Ranch Community Development District

Inframark, Infrastructure Management Services

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

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

May 15, 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, May 22, 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
 - C. Number of Registered Voters
3. Audience Comments
4. Aquagenix Report
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Consideration of Resolution 2018-3 Approving the Fiscal Year 2019 Proposed Budget and Setting the Public Hearing
 - ii. Consideration of Additional Security Proposal
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

April 30, 2018

Prepared by:



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

April 30, 2018

Balance Sheet

April 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 173,729	\$ -	\$ -	\$ -	\$ 173,729
Due From Other Funds	-	120,129	3,270	2,224	125,623
Investments:					
Money Market Account	391,142	-	-	-	391,142
Prepayment Account	-	-	2,227	-	2,227
Reserve Fund	-	-	440,905	-	440,905
Revenue Fund	-	-	573,226	-	573,226
Prepaid Items	1,388	-	-	-	1,388
Deposits	11,540	-	-	-	11,540
TOTAL ASSETS	\$ 577,799	\$ 120,129	\$ 1,019,628	\$ 2,224	\$ 1,719,780
<u>LIABILITIES</u>					
Accounts Payable	\$ 33,341	\$ -	\$ -	\$ -	\$ 33,341
Accrued Expenses	11,018	-	-	-	11,018
Due To Other Funds	125,623	-	-	-	125,623
TOTAL LIABILITIES	169,982	-	-	-	169,982
<u>FUND BALANCES</u>					
Nonspendable:					
Prepaid Items	1,388	-	-	-	1,388
Deposits	11,540	-	-	-	11,540
Restricted for:					
Debt Service	-	-	1,019,628	-	1,019,628
Capital Projects	-	-	-	2,224	2,224
Unassigned:	394,889	120,129	-	-	515,018
TOTAL FUND BALANCES	\$ 407,817	\$ 120,129	\$ 1,019,628	\$ 2,224	\$ 1,549,798
TOTAL LIABILITIES & FUND BALANCES	\$ 577,799	\$ 120,129	\$ 1,019,628	\$ 2,224	\$ 1,719,780

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 1,130	\$ 1,130	0.00%
Interest - Tax Collector	-	-	102	102	0.00%
Special Assmnts- Tax Collector	357,623	351,929	354,118	2,189	99.02%
Special Assmnts- CDD Collected	135,125	132,973	135,126	2,153	100.00%
Special Assmnts- Discounts	(14,305)	(14,077)	(13,863)	214	96.91%
Gate Bar Code/Remotes	-	-	830	830	0.00%
TOTAL REVENUES	478,443	470,825	477,443	6,618	99.79%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	2,400	1,400	800	600	33.33%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%
ProfServ-Engineering	7,500	4,375	2,473	1,902	32.97%
ProfServ-Legal Services	8,000	4,667	2,670	1,997	33.38%
ProfServ-Mgmt Consulting Serv	45,320	26,437	26,437	-	58.33%
ProfServ-Trustee Fees	3,500	3,500	3,233	267	92.37%
Auditing Services	3,423	-	500	(500)	14.61%
Postage and Freight	250	146	542	(396)	216.80%
Public Officials Insurance	2,035	2,035	2,035	-	100.00%
Printing and Binding	100	58	373	(315)	373.00%
Legal Advertising	3,500	2,042	-	2,042	0.00%
Misc-Assessmnt Collection Cost	7,152	7,038	6,805	233	95.15%
Misc-Web Hosting	900	525	525	-	58.33%
Annual District Filing Fee	175	175	200	(25)	114.29%
Total Administration	89,755	57,398	51,593	5,805	57.48%
Other Public Safety					
Contracts-Security Camera	2,500	1,458	1,458	-	58.32%
Contracts-Security Services	10,000	5,833	8,993	(3,160)	89.93%
Communication - Telephone	1,650	963	1,066	(103)	64.61%
R&M-Gatehouse	4,800	2,800	290	2,510	6.04%
Total Other Public Safety	18,950	11,054	11,807	(753)	62.31%
Electric Utility Services					
Utility - General	8,700	5,075	4,586	489	52.71%
Electricity - Streetlighting	61,200	35,700	36,713	(1,013)	59.99%
Total Electric Utility Services	69,900	40,775	41,299	(524)	59.08%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	12,408	7,238	7,238	-	58.33%
R&M-Fountain	2,500	1,458	480	978	19.20%
R&M-Mitigation	16,300	9,508	7,430	2,078	45.58%
R&M Lake & Pond Bank	15,000	8,750	3,694	5,056	24.63%
Impr - Aquatic Plants	5,000	2,917	-	2,917	0.00%
Total Flood Control/Stormwater Mgmt	51,208	29,871	18,842	11,029	36.80%
<u>Field</u>					
Contracts-Landscape	114,994	67,080	67,080	-	58.33%
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	2,333	-	2,333	0.00%
R&M-Irrigation	12,000	7,000	921	6,079	7.68%
R&M-Mulch	23,100	-	-	-	0.00%
R&M-Pest Control	3,200	1,867	2,689	(822)	84.03%
R&M-Plant Replacement	15,000	8,750	3,734	5,016	24.89%
R&M-Well Maintenance	7,500	4,375	-	4,375	0.00%
R&M-Annals	19,000	11,083	9,345	1,738	49.18%
Holiday Lighting & Decorations	2,200	2,200	2,500	(300)	113.64%
Op Supplies - Fertilizer	7,800	4,550	2,506	2,044	32.13%
Total Field	212,635	113,079	92,527	20,552	43.51%
<u>Parks and Recreation - General</u>					
ProfServ-Wildlife Management Service	16,800	9,800	9,950	(150)	59.23%
Misc-Contingency	14,995	8,747	895	7,852	5.97%
Total Parks and Recreation - General	31,795	18,547	10,845	7,702	34.11%
<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	320,724	226,913	93,811	43.28%
Excess (deficiency) of revenues Over (under) expenditures	(45,800)	150,101	250,530	100,429	-547.01%
<u>OTHER FINANCING SOURCES (USES)</u>					
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)	\$ 150,101	\$ 250,530	\$ 100,429	-547.01%
FUND BALANCE, BEGINNING (OCT 1, 2017)	157,287	157,287	157,287		
FUND BALANCE, ENDING	\$ 111,487	\$ 307,388	\$ 407,817		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 April 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 350	\$ 204	\$ 751	\$ 547	214.57%
Special Assmnts- Tax Collector	455,697	448,441	451,230	2,789	99.02%
Special Assmnts- CDD Collected	172,182	169,440	172,182	2,742	100.00%
Special Assmnts- Discounts	(18,228)	(17,938)	(17,665)	273	96.91%
TOTAL REVENUES	610,001	600,147	606,498	6,351	99.43%
EXPENDITURES					
Administration					
Misc-Assessmnt Collection Cost	9,114	8,969	8,671	298	95.14%
Total Administration	9,114	8,969	8,671	298	95.14%
Debt Service					
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	209,165	(5,391)	34.32%
Excess (deficiency) of revenues Over (under) expenditures	588	396,373	397,333	960	67573.64%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	588	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	588	-	-	-	0.00%
Net change in fund balance	\$ 588	\$ 396,373	\$ 397,333	\$ 960	67573.64%
FUND BALANCE, BEGINNING (OCT 1, 2017)	622,295	622,295	622,295		
FUND BALANCE, ENDING	\$ 622,883	\$ 1,018,668	\$ 1,019,628		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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

April 30, 2018

**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	\$ 135,126	\$ 172,182
12/21/17	67,563			67,563	44%	56%
01/24/18	33,781			33,781		
04/19/18	86,091			86,091	67,563	
04/19/18	33,781			33,781	33,781	\$ 86,091
TOTAL	\$ 307,308	\$ -	\$ -	\$ 307,308	\$ 135,126	\$ 172,182
% COLLECTED					100.0%	100.0%
TOTAL OUTSTANDING					(\$0)	(\$0)

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	3,337
02/08/18	19,145	399	391	19,934	8,765	11,169
04/06/18	5,836	-	119	5,955	2,618	3,337
TOTAL	\$ 758,343	\$ 31,528	\$ 15,476	\$ 805,348	\$ 354,118	\$ 451,230
% COLLECTED				99.0%	99.0%	99.0%
TOTAL OUTSTANDING				\$ 7,973	\$ 3,506	\$ 4,467

Cash & Investment Report
April 30, 2018

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General fund	Centerstate Bank	N/A	\$ 173,729 1
Money Market Account	Bank United	N/A	\$ 391,142
Subtotal			<u>564,871</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%	\$ 440,905
Series 2006 Revenue Account	US Bank	0.05%	\$ 573,226
Subtotal			<u>1,016,358</u>
Total			<u><u>\$ 1,581,229</u></u>

Note (1) - Transferring \$120K to US Bank for Debt fund assessments.

CORDOBA RANCH
Community Development District

Payment Register by Fund
For the Period from 4/1/2018 to 4/30/2018
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	2333	04/03/18	FEDEX	6-131-29112	POSTAGE AND FREIGHT	Postage and Freight	541006-51301	\$86.01
001	2334	04/03/18	ENVERA SYSTEMS	668322	ALARM MONITORING SRVC APRIL 18	Contracts-Security Services	534037-52901	\$1,159.67
001	2334	04/03/18	ENVERA SYSTEMS	668322	ALARM MONITORING SRVC APRIL 18	Contracts-Security Camera	534036-52901	\$208.33
001	2335	04/03/18	FRONTIER	032218-02135	03/22-04/21/18 239-177-5795	Communication - Telephone	541003-52901	\$136.98
001	2336	04/03/18	F. PETER WILLIAMS	032718	MEETING 03/27/18	P/R-Board of Supervisors	511001-51101	\$200.00
001	2337	04/05/18	AQUAGENIX	4010051	AQUATICS SERVICE APRIL 18	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2338	04/09/18	ENVERA SYSTEMS	669301	ALARM MONITORING SERVICES	Contracts-Security Services	534037-52901	\$1,164.67
001	2338	04/09/18	ENVERA SYSTEMS	669301	ALARM MONITORING SERVICES	Contracts-Security Camera	534036-52901	\$208.33
001	2339	04/10/18	ARMSTRONG ENVIRONMENTAL SVC	12216	WETLAND/MIT MAIN 03/29/18	R&M-Mitigation	546100-53801	\$850.00
001	2341	04/17/18	INFRAMARK, LLC	29509	4/18 MANAGEMENT FEES	Postage and Freight	541006-51301	\$9.40
001	2341	04/17/18	INFRAMARK, LLC	29509	4/18 MANAGEMENT FEES	Printing and Binding	547001-51301	\$81.70
001	2341	04/17/18	INFRAMARK, LLC	29509	4/18 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,776.67
001	2343	04/20/18	STATE WILDLIFE TRAPPER	1105	MONTHLY HOG REMOVAL	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2344	04/20/18	CORDOBA RANCH CDD	040618	DEP FUNDS TO MMA	Due From Other Funds	131000	\$150,000.00
001	2345	04/23/18	ENVERA SYSTEMS	669857	ALARM MONITORING SERVICES	Contracts-Security Services	534037-52901	\$20.00
001	2346	04/25/18	FEDEX	6-146-15048	POSTAGE SERVICE 04/02/18	Postage and Freight	541006-51301	\$16.39
001	2348	04/30/18	ENVERA SYSTEMS	666953	ALARM SRVC 12/1/17-01/31/18	ADDED RESIDENT	534037-52901	\$20.00
001	DD01307	04/05/18	TAMPA ELECTRIC	032318	ELECTRICITY 02/21-03/22/18	Utility - General	543001-53100	\$612.76
001	DD01307	04/05/18	TAMPA ELECTRIC	032318	ELECTRICITY 02/21-03/22/18	Electricity - Streetlighting	543013-53100	\$5,294.40
Fund Total								\$166,279.31

SERIES 2006 DEBT SERVICE FUND - 201

201	2340	04/12/18	CORDOBA RANCH C/O US BANK	040618	TRANS OF ASSESS 2017-18	Due From Other Funds	131000	\$11,651.46
201	2347	04/25/18	CORDOBA RANCH C/O US BANK	042318-9280	TRANS TO US BANK SERIES 2006	Due From Other Funds	131000	\$86,091.04
Fund Total								\$97,742.50

Total Checks Paid	\$264,021.81
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2C.



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2018

Tracy Robin
1510 West Cleveland Street
Tampa, FL 33606

Dear Tracy Robin,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2018, listed below.

Community Development District	Number of Registered Electors
Cordoba Ranch CDD	202

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2018**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsae.org.

Respectfully,

Enjoli White
Candidate Services Liaison

APR 25 2018

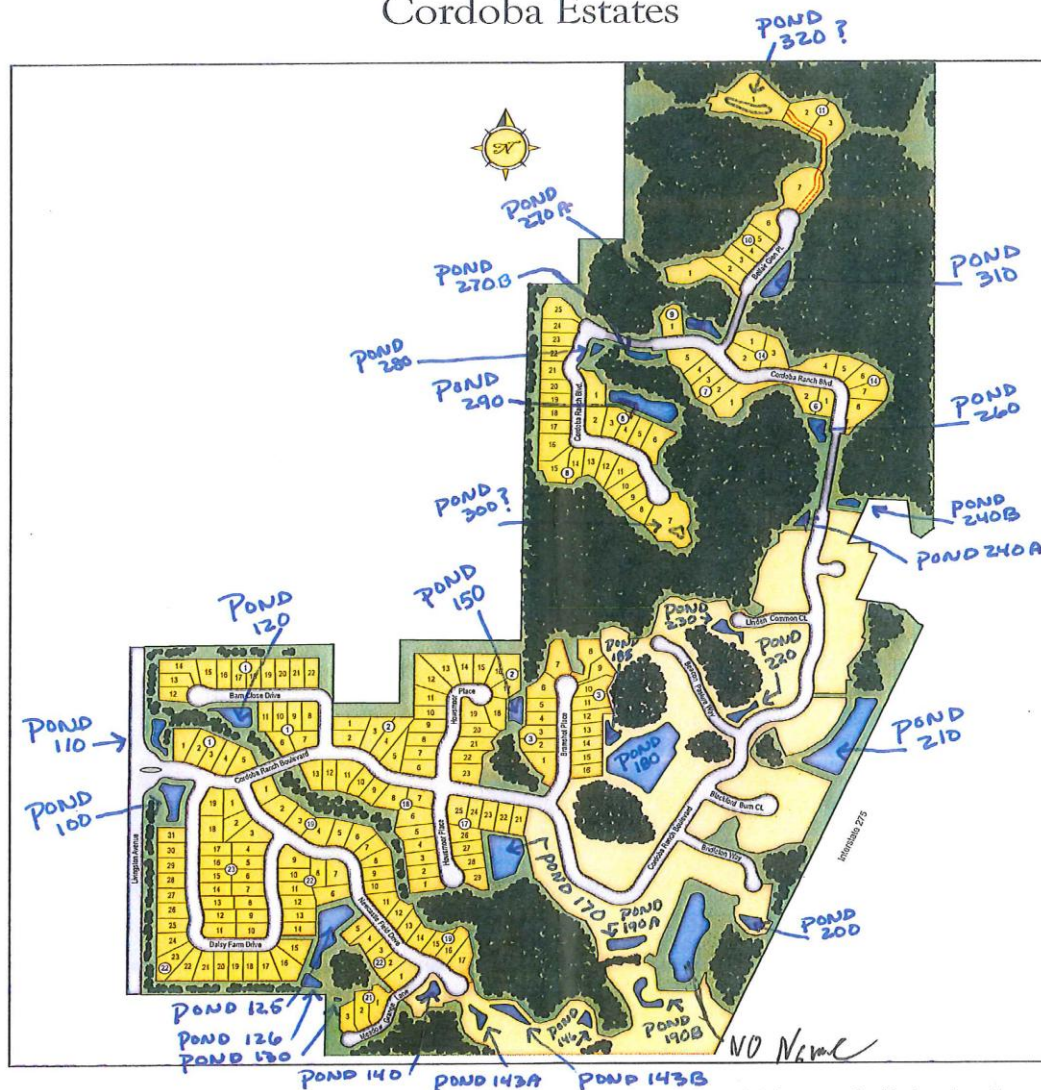
Fourth Order of Business

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.



5/14/2018

The following report is for May to illustrate what has changed from April and what to expect through May and the coming months. The photos were taken on Friday 5-11-18.

The ponds were treated on Thursday 5-3-18 this month. I checked both fountain timers and the lights while onsite. The Ponds are extremely low. We will monitor them to see if they will need to be shut off.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



Pond #100

Date: 5/14/18

What we found: Water level is very low. Hopefully with this week's rain that will help the situation.

What we did: Treated grasses

What to expect Hopefully enough rain that we will not need to shut off the fountains.



Recommendations & Notes: Possibly shut down fountain.

Date: 5/14/18

Pond #110

What we found: Trace of Algae

What we did: Spot treated the algae

What to expect: Algae died off and rain will knock it down.



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

Date: 5/14/18

Pond #120

What we found: Trace of Shoreline Grasses.

What we did: Treated exposed shoreline.

What to Expect: Grasses to die off.



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

Date: 5/14/18

Pond #125


What we found: Trace of Algae and Submersed Vegetation.


What we did: Treated Algae and submersed.


What to Expect: Pond to continue to look good.





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


Date: 5/14/18	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>		
Recommendations & Notes: Plant the Littoral Shelf soon.		


Date: 5/14/18	Pond #130	
<p>What we found: Pond level very low.</p> <p>What we did: Sprayed exposed shoreline.</p> <p>What to expect: Pond level to continue to be low.</p>		
Recommendations & Notes:		


Date: 5/14/18	Pond #140	
What we found: Algae What we will do: Treated the Algae What to expect: Algae should get beating down with this weeks rain		
Recommendations & Notes: Plant the Littoral Shelf		


Date: 5/14/18	Pond #143A	
What we found: Water level way down. What we did: Treated exposed shoreline. What to expect: Hopefully the pond will fill with this weeks rain.		
Recommendations & Notes:		


Date: 5/14/18	Pond #143B	
<p>What we found: Pond level is very low.</p> <p>What we Did: Spot treated exposed shoreline.</p> <p>What to Expect: Low pond unless we get a lot of rain this week.</p>		
Recommendations & Notes:		


Date: 5/14/18	Pond #146	
<p>What we found: Trace of exposed shoreline growth.</p> <p>What we did: Treated exposed shoreline.</p> <p>What to expect: Pond level to continue to be low.</p>		
Recommendations & Notes: Plant the littoral shelf.		


Date: 5/14/18	Pond #150
<p>What we found: Trace of Algae and Grasses.</p> <p>What we did: Treated for the Algae and grass.</p> <p>What to Expect: Algae and grass to die off</p>	
<p>Recommendations & Notes: Blue Dye for this pond would help going through the Summer.</p>	


Date: 5/14/18	Pond #170
<p>What we found: Pond in good shape.</p> <p>What we did: Sprayed around the edge for trace of grasses.</p> <p>What to Expect: Pond to continue to look good.</p>	
<p>Recommendations & Notes: A fountain would look great in this pond.</p>	


Date: 5/14/18	Pond #180
<p>What we found: Some algae and submersed vegetation mainly on littoral shelf.</p> <p>What we did: Treated Algae and 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 help this pond going forward.</p>	


Date: 5/14/18	Pond #185
<p>What we found: Has a little submersed and some 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. Blue Dye would also help this pond. It is very shallow. Grass Carp would also help.</p>	


Date: 5-14-18	Pond 190A
<p>What we found: Light Shoreline Growth.</p> <p>What we did: Treated Shoreline.</p> <p>What to expect: Pond to look a lot better with this weeks rain.</p>	
<p>Recommendations & Notes: There is a bad blow out where the red flags are that needs to be fixed before someone Gets hurt. It is bad and getting worse. We can provide a quote to repair. (See Pictures at bottom of this report.)</p>	


Date: 5/14/18	Pond # 190B
<p>What we found: Trace of Algae and Shoreline growth</p> <p>What we did: Spot treated for Algae and grasses</p> <p>What to Expect: Pond to continue to look very good.</p>	
<p>Recommendations & Notes: This is a nice pond. Could benefit from Blue Dye and more plants.</p>	


Date: 5/14/18	Pond #200
<p>What we found: Trace of shoreline grasses</p> <p>What we did: Treated it</p> <p>What to expect: Grasses to die off</p>	
Recommendations & Notes: Water level still down. No Plants on this pond.	


Date: 5/14/18	Pond #210
<p>What we found: Exposed littoral Shelves.</p> <p>What we did: Treated the shelves, but tech is trying to be careful of the plantings that were done last year.</p> <p>What to expect : Hopefully the pond will fill with this weeks rains. Extremely low this week.</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. This pond is always a challenge for us because of its size and two littoral shelves on both ends.	


Date: 5/14/18	Pond #220
<p>What we found: Just a puddle of water at this point.</p> <p>What we did: Spot treated exposed</p> <p>What to expect: Water levels to hopefully increase with the rain over the weekend.</p>	
Recommendations & Notes:	


Date: 5/14/18	Pond #230
<p>What we found: Water level is down. No plants.</p> <p>What we did: Touched up shoreline.</p> <p>What to expect: Pond level hopefully increase with the weeks rain.</p>	
Recommendations & Notes:	


Date: 5/14/18	Pond #240A	
<p>What we found: Low water levels</p> <p>What we did: Spot treated Shoreline.</p> <p>What to expect: Water levels to increase with this weeks rain.</p>		
Recommendations & Notes: Plants and Blue Dye		


Date: 5/14/18	Pond #240 B	
<p>What we found: Pond Dry.</p> <p>What we did: Treated exposed Shoreline.</p> <p>What to expect: Rain this week to fill to some degree.</p>		
Recommendations & Notes:		


Date: 5/14/18	Pond #260
<p>What we found: Water level low. Trace of Algae and shoreline grasses.</p> <p>What we did: Treated the Algae and exposed shoreline.</p> <p>What to expect: Pond to look better with this weeks rains.</p>	
Recommendations & Notes:	

Date: 5/14/18	Pond #270A
<p>What we found: Spatterdock needing thinned out a little.</p> <p>What we did: Treated for shoreline growth. I spoke to the tech about thinning them out.</p> <p>What to expect: Pond continue to look pretty decent.</p>	
Recommendations & Notes: Grass Carp and Blue Dye.	

Date: 5/14/18	Pond #270B
What we found: Pretty Much Dry. What we did: Treated exposed grasses. What to expect: Grasses to die off.	
Recommendations & Notes: Could use plants	

Date: 5/14/18	Pond #280
What we found: Trace of Algae What we did: Treated it. What to expect: Pond still looks pretty good.	
Recommendations & Notes: Blue Dye	

Date: 5/14/18	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: Treatment seems to be pretty effective. This week's rains should help a lot.</p>		
Recommendations & Notes: Could use more plants.		

Date: 5/14/18	Pond #300	
<p>What we found: Water level is very low.</p> <p>What we did: Treated for trace of Algae.</p> <p>What to Expect: Hopefully water level to come up with this weeks rains.</p>		
Recommendations & Notes: Possible Blue Dye and plants. No plants at all.		

Date: 5/14/18

Pond #310

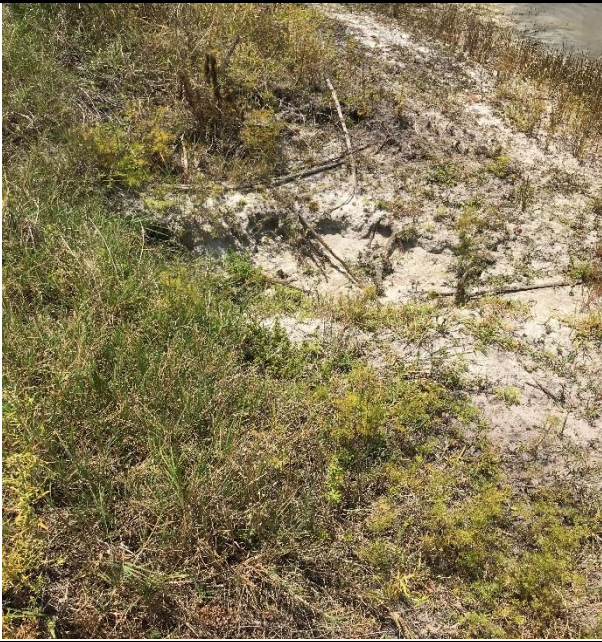

What we found: Grasses on Littoral Shelf dying off.

What we did: Treat the exposed littoral Shelf and the exposed shoreline.

What to expect: Water level to hopefully increase with this weeks rains.



Recommendations & Notes: Plant littoral shelf this summer.

Date: 5/14/2018	Pond 190 A Erosion Issue	
<p>What we found: Rill Erosion Issue</p> <p>What we did: Took Pictures</p> <p>What to Expect: This needs to get fixed before someone gets hurt in it. The pictures do not really show how bad it is. It starts at the red flags and continues all the way to the water.</p>		
Recommendations & Notes: Fill and sod. If not it will happen again.		
Date: 5/14/2018	POND 190A Erosion Issue	
<p>What we found:</p> <p>What we did:</p> <p>What to Expect</p>		
Recommendations & Notes:		

Fifth Order of Business

5Ci.

**THIS DOCUMENT
WILL BE
PROVIDED
UNDER
SEPARATE
COVER**

RESOLUTION 2018-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2019; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The budget proposed by the District Manager for Fiscal Year 2019 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: July 24, 2018

Hour: 9:30 a.m.

Place: Cordoba Ranch Model Center
2516 Cordoba Ranch Boulevard
Lutz, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 22nd day of May, 2018.

Kelly Evans
Chairperson

Andrew P. Mendenhall
Secretary

5Cii.

Phone No. 813-390-9578

Name: _____

Phone: _____ **Date:** 5-3-18

Street: _____

City: Tampa

State: **Zip:**

I propose to furnish all materials and perform all labor necessary to complete the following:

To ensure the safety of your community our observation agents ...

Will be on the premises 4 hours a day, 5 days a week, at random times to eliminate routines for security purpose. All agents will wear shirts identifying them of their purpose within your community.

Will strive to have a personal business relationship with the people of your community. This connection helps us to provide better security and make everyone feel safer.

Will drive around the community and walk the streets of the community to make sure that everyone is safe and secure. We keep our eyes open for suspicious behavior i.e., trespassing, illegal fishing and dumping, and vandalism.

We shall also install GPS cameras to monitor remote areas 24 hours a day, 7 days a week; around ponds to help with illegal fishing and unincorporated areas to help eliminate illegal dumping.

We will ensure the streets are safe to drive on, but we are also ensuring that all of the residents are safe and secure. We make sure to check on every home with suspicious activity; emphasis on new construction, open lots where dumping can occur and we also check on homeowners who have their garages/front doors open.

All suspicious activity will be reported to the Hillsborough County Sheriff's Office along with notification to District management.

Itemization of costs based on a 4-week month:

Cost per hour \$30.00

Cost per day \$120.00 (30 X 4)

Cost per week = \$600.00 (120 X 5)

Cost per month = \$2,400.00 (600 X 4) (25 hours week/100 hours month)

Cost per year = \$28,800 (2400 x 12)

Potential costs of service per year if there are 150 homeowners:

\$28,800.00 divided by 150 = \$192 year per resident.

\$192 divided by 12 = \$ 16.00 month per resident

Authorized

Signature _____

ACCEPTANCE

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

Jerry Richardson

Signature _____

5-3-18

Date _____