

**Cordoba Ranch Community  
Development District**

**April 25, 2017**

**Agenda Package**

# **Cordoba Ranch Community Development District**

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## **Severn Trent Services, Management Services Division**

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

Telephone: (954) 753-5841 • Fax: (954) 345-1292

April 18, 2017

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 25, 2017 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. February 28, 2017 Minutes
  - B. Financial Statements – March 31, 2017
  - C. Engagement Letter Arbitrage Services
3. Audience Comments on Agenda Items
4. Hog Trapping Proposal
5. Aquagenix Report – April
6. Littoral Shelf Planting Proposal
7. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
8. Supervisor Requests
9. 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, February 28, 2017 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
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. January 24, 2017 Minutes**
- B. Financial Statements – January 31, 2017**

On MOTION by Mr. Williams seconded by Mr. Noble with all in favor the consent agenda was approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

- None

**FOURTH ORDER OF BUSINESS**

**Hog Trapping Proposal**

- Additional information regarding the 16% increase to the current contract was requested.

**FIFTH ORDER OF BUSINESS**

**Aquagenix Report – February**

- February Aquagenix reports were included in the agenda package.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

- Mr. Robin reviewed information on the SWFWMD bond renewal. It was recommended the bond be maintained unless an affirmative release from SWFMD could be obtained.
- Discussion ensued and the Board agreed to maintain the bond.

**B. District Engineer**

- The drainage maintenance proposal from Site Master was discussed.
- It was noted monitoring of the other areas will continue.

On MOTION by Mr. Williams seconded by Mr. Karpay with all in favor the proposal from Site Master in the amount of \$8,000 was approved.

**C. District Manager**

- Gate is operational.
- Residents are aware of the proper timing to address the issue of landscaping swales.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- Discussion ensued with regard to a pond owned by the CDD which is adjacent to a lot; and the possibility of a drainage easement allowing a portion of the pond to be part of the lot conveyed. The CDD could maintain easement for maintenance and operation of the pond.
- Plans of the lot and the home under construction, and any restrictions will be provided to District Counsel for review.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Williams seconded by Mr. Karpay with all in favor the meeting was adjourned.

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Barry Karpay  
Chairman

**2B.**

**Cordoba Ranch  
Community Development District**

*Financial Report*

*March 31, 2017*

**Prepared by**





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**Cordoba Ranch  
Community Development District**

**Financial Statements**

**(Unaudited)**

**March 31, 2017**

**Balance Sheet**  
March 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAPITAL PROJECTS FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 514,095	\$ -	\$ -	\$ -	\$ 514,095
Due From Other Funds	-	115,645	73,601	-	189,246
Investments:					
Construction Fund	-	-	-	2,223	2,223
Reserve Fund	-	-	383,711	-	383,711
Revenue Fund	-	-	506,940	-	506,940
Prepaid Items	1,480	-	-	-	1,480
Deposits	11,540	-	-	-	11,540
<b>TOTAL ASSETS</b>	<b>\$ 527,115</b>	<b>\$ 115,645</b>	<b>\$ 964,252</b>	<b>\$ 2,223</b>	<b>\$ 1,609,235</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 11,932	\$ -	\$ -	\$ -	\$ 11,932
Accrued Expenses	2,923	-	-	-	2,923
Sales Tax Payable	24	-	-	-	24
Due To Other Funds	189,246	-	-	-	189,246
<b>TOTAL LIABILITIES</b>	<b>204,125</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>204,125</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Prepaid Items	1,480	-	-	-	1,480
Deposits	11,540	-	-	-	11,540
<b>Restricted for:</b>					
Debt Service	-	-	964,252	-	964,252
Capital Projects	-	-	-	2,223	2,223
<b>Unassigned:</b>	<b>309,970</b>	<b>115,645</b>	<b>-</b>	<b>-</b>	<b>425,615</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 322,990</b>	<b>\$ 115,645</b>	<b>\$ 964,252</b>	<b>\$ 2,223</b>	<b>\$ 1,405,110</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 527,115</b>	<b>\$ 115,645</b>	<b>\$ 964,252</b>	<b>\$ 2,223</b>	<b>\$ 1,609,235</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2017

ACCOUNT DESCRIPTION	AMENDED 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%
Interest - Tax Collector	-	-	63	63	0.00%
Special Assmnts- Tax Collector	353,733	353,733	318,215	(35,518)	89.96%
Special Assmnts- CDD Collected	134,813	134,813	89,541	(45,272)	66.42%
Special Assmnts- Discounts	(14,149)	(14,149)	(13,944)	205	98.55%
Other Miscellaneous Revenues	-	-	4,674	4,674	0.00%
Gate Bar Code/Remotes	-	-	470	470	0.00%
<b>TOTAL REVENUES</b>	<b>474,397</b>	<b>474,397</b>	<b>399,019</b>	<b>(75,378)</b>	<b>84.11%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	-	-	1,000	(1,000)	0.00%
ProfServ-Administrative	4,500	2,250	-	2,250	0.00%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	5,000	5,000	-	5,000	0.00%
ProfServ-Engineering	7,500	3,750	4,412	(662)	58.83%
ProfServ-Financial Advisor	3,600	1,800	-	1,800	0.00%
ProfServ-Legal Services	12,000	6,000	3,613	2,387	30.11%
ProfServ-Mgmt Consulting Serv	20,721	10,356	11,782	(1,426)	56.86%
ProfServ-Special Assessment	5,000	2,501	2,500	1	50.00%
ProfServ-Trustee Fees	3,500	3,500	2,424	1,076	69.26%
Accounting Services	15,500	7,746	7,750	(4)	50.00%
Auditing Services	3,400	-	-	-	0.00%
Public Officials Insurance	2,200	2,200	1,850	350	84.09%
Legal Advertising	1,200	600	1,890	(1,290)	157.50%
Misc-Assessmnt Collection Cost	7,075	7,075	6,760	315	95.55%
Misc-Web Hosting	840	420	450	(30)	53.57%
Annual District Filing Fee	175	175	200	(25)	114.29%
<b>Total Administration</b>	<b>92,711</b>	<b>53,373</b>	<b>44,631</b>	<b>8,742</b>	<b>48.14%</b>
<b>Other Public Safety</b>					
Contracts-Security Camera	2,500	1,248	1,248	-	49.92%
Contracts-Security Services	10,000	4,998	6,060	(1,062)	60.60%
R&M-Gatehouse	4,800	2,400	-	2,400	0.00%
<b>Total Other Public Safety</b>	<b>17,300</b>	<b>8,646</b>	<b>7,308</b>	<b>1,338</b>	<b>42.24%</b>
<b>Electric Utility Services</b>					
Utility - General	8,700	4,350	952	3,398	10.94%
Electricity - Streetlighting	61,200	30,600	33,761	(3,161)	55.17%
<b>Total Electric Utility Services</b>	<b>69,900</b>	<b>34,950</b>	<b>34,713</b>	<b>237</b>	<b>49.66%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2017

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	6,204	6,204	-	50.00%
R&M-Fountain	2,500	1,248	240	1,008	9.60%
R&M-Mitigation	16,300	8,148	5,100	3,048	31.29%
R&M Lake & Pond Bank	15,000	7,500	2,040	5,460	13.60%
Impr - Aquatic Plants	5,000	-	-	-	0.00%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>51,208</b>	<b>23,100</b>	<b>13,584</b>	<b>9,516</b>	<b>26.53%</b>
<b><u>Field</u></b>					
ProfServ-Field Management	6,000	3,000	-	3,000	0.00%
ProfServ-Wildlife Management Service	14,400	7,200	7,200	-	50.00%
Contracts-Landscape	109,450	54,720	57,497	(2,777)	52.53%
Utility - Gatehouse	1,650	-	-	-	0.00%
Insurance - Property	1,656	1,656	1,434	222	86.59%
Insurance - General Liability	2,722	2,722	2,058	664	75.61%
R&M-Entry Feature	4,000	-	-	-	0.00%
R&M-Irrigation	12,000	6,000	2,836	3,164	23.63%
R&M-Pest Control	2,000	1,864	1,864	-	93.20%
R&M-Plant Replacement	15,000	15,000	10,544	4,456	70.29%
R&M-Well Maintenance	7,500	3,750	-	3,750	0.00%
R&M-Annals	19,000	14,018	14,018	-	73.78%
R&M-Mulch/Annals	23,100	-	-	-	0.00%
Holiday Lighting & Decorations	2,000	2,000	2,200	(200)	110.00%
Op Supplies - Fertilizer	7,800	-	-	-	0.00%
<b>Total Field</b>	<b>228,278</b>	<b>111,930</b>	<b>99,651</b>	<b>12,279</b>	<b>43.65%</b>
<b><u>Parks and Recreation - General</u></b>					
Misc-Contingency	15,000	7,500	14,385	(6,885)	95.90%
<b>Total Parks and Recreation - General</b>	<b>15,000</b>	<b>7,500</b>	<b>14,385</b>	<b>(6,885)</b>	<b>95.90%</b>
<b>TOTAL EXPENDITURES</b>	<b>474,397</b>	<b>239,499</b>	<b>214,272</b>	<b>25,227</b>	<b>45.17%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	234,898	184,747	(50,151)	0.00%
Net change in fund balance	\$ -	\$ 234,898	\$ 184,747	\$ (50,151)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>138,243</b>	<b>138,242</b>	<b>138,243</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 138,243</b>	<b>\$ 373,140</b>	<b>\$ 322,990</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2017

ACCOUNT DESCRIPTION	AMENDED 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	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	34,263	34,263	33,715	(548)	98.40%
Special Assmnts- CDD Collected	15,737	15,737	11,803	(3,934)	75.00%
<b>TOTAL REVENUES</b>	<b>50,000</b>	<b>50,000</b>	<b>45,518</b>	<b>(4,482)</b>	<b>91.04%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Reserves</u></b>					
Capital Reserve	50,000	-	-	-	0.00%
<b>Total Reserves</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	50,000	45,518	(4,482)	0.00%
Net change in fund balance	\$ -	\$ 50,000	\$ 45,518	\$ (4,482)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>70,127</b>	<b>70,127</b>	<b>70,127</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 70,127</b>	<b>\$ 120,127</b>	<b>\$ 115,645</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2017

ACCOUNT DESCRIPTION	AMENDED 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	\$ -	\$ -	\$ 349	\$ 349	0.00%
Special Assmnts- Tax Collector	455,697	455,697	448,442	(7,255)	98.41%
Special Assmnts- CDD Collected	172,182	172,182	129,137	(43,045)	75.00%
Special Assmnts- Discounts	(18,228)	(18,228)	(17,768)	460	97.48%
<b>TOTAL REVENUES</b>	<b>609,651</b>	<b>609,651</b>	<b>560,160</b>	<b>(49,491)</b>	<b>91.88%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessmnt Collection Cost	9,113	9,113	8,613	500	94.51%
<b>Total Administration</b>	<b>9,113</b>	<b>9,113</b>	<b>8,613</b>	<b>500</b>	<b>94.51%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	180,000	90,000	-	90,000	0.00%
Interest Expense	420,538	210,269	205,766	4,503	48.93%
<b>Total Debt Service</b>	<b>600,538</b>	<b>300,269</b>	<b>205,766</b>	<b>94,503</b>	<b>34.26%</b>
<b>TOTAL EXPENDITURES</b>	<b>609,651</b>	<b>309,382</b>	<b>214,379</b>	<b>95,003</b>	<b>35.16%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	300,269	345,781	45,512	0.00%
Net change in fund balance	\$ -	\$ 300,269	\$ 345,781	\$ 45,512	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>618,471</b>	<b>618,471</b>	<b>618,471</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 618,471</b>	<b>\$ 918,740</b>	<b>\$ 964,252</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2017

ACCOUNT DESCRIPTION	AMENDED 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	\$ -	\$ -	\$ 2	\$ 2	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	2	2	0.00%
Net change in fund balance	\$ -	\$ -	\$ 2	\$ 2	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>-</b>	<b>-</b>	<b>2,221</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,223</b>		



**Cordoba Ranch  
Community Development District**

Supporting Schedules

March 31, 2017

**Non-Ad Valorem Special Assessments - Hillborough Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2017**

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Amount Gross	General Fund	Reserve Fund	Series 2006 Debt Service
<b>Assessments Levied FY 2017</b>					(1)	(2)	
					\$ 323,361	\$ 34,263	\$ 455,697
Allocation %					44%		56%
11/03/16	\$ 1,866	\$ 106	\$ 38	\$ 2,010	\$ 884		\$ 1,126
11/15/17	26,256	1,116	536	27,908	12,271		15,637
11/23/17	18,754	797	383	19,934	8,765		11,169
12/07/16	221,300	9,409	4,516	235,225	103,430		131,795
12/15/16	465,144	19,735	9,493	494,372	217,379		276,993
01/06/17	12,309	388	251	12,949	5,694	-	7,255
02/06/17	7,658	159	156	7,974	3,506		4,468
3/31/17 (2)	-	-	-	-	(33,715)	33,715	-
<b>TOTAL</b>	<b>\$ 706,411</b>	<b>\$ 29,692</b>	<b>\$ 14,417</b>	<b>\$ 800,372</b>	<b>\$ 318,215</b>	<b>\$ 33,715</b>	<b>\$ 448,442</b>
% COLLECTED					98.4%	98.4%	98.4%
TOTAL OUTSTANDING				\$ 12,949	\$ 5,145	\$ 548	\$ 7,255

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

Note (2) - Portion of reverse fund adjusted from general fund .

**Non-Ad Valorem Special Assessments - CDD Collected  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2017**

Date	Net Amount	Discount / (Penalties) Amount	Collection	Amount	ALLOCATION BY FUND		
					General Fund	Reserve	Debt Service Series 2006
Received	Received		Cost	Gross			
Assessments Levied FY 2017				\$ 307,308	(1) \$ 119,389	15,737	\$ 172,182
Allocation %				100%	44%	0%	56%
11/21/16	\$ 67,563			\$ 67,563	\$ 67,563	\$ -	\$ -
11/29/16	86,091			86,091	-	-	86,091
02/08/17	43,046			43,046	-	-	43,046
02/08/17	33,781			33,781	33,781	-	-
3/31/17 (2)	-			-	(11,803)	11,803	-
TOTAL	\$ 230,481	\$ -	\$ -	\$ 230,481	\$ 89,541	\$ 11,803	\$ 129,137
% COLLECTED				75.0%	75.0%	75.0%	75.0%
TOTAL OUTSTANDING				\$ 76,827	\$ 29,848	\$ 3,934	\$ 43,045

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

Note (2) - Portion of reverse fund adjusted from general fund .

**Cash & Investment Report**  
**March 31, 2017**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>OPERATING FUND</b>			
Checking General fund	Jefferson Bank	N/A	\$ 514,095
		<b>Subtotal</b>	<u>514,095</u>
<b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>			
Series 2006 Reserve Account	US Bank	0.05%	\$ 383,711
Series 2006 Revenue Account	US Bank	0.05%	\$ 506,940
Series 2006 Construction Account	US Bank	0.05%	\$ 2,223
		<b>Subtotal</b>	<u>892,873</u>
		<b>Total</b>	<u><u>\$ 1,406,969</u></u>

# Cordoba Ranch Community Development District

Expenditure Report - General Fund Fund  
For the Period(s) from Oct 01, 2016 to Mar 31, 2017  
(Sorted by Department and Transaction Type)

Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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## DEPARTMENT NAME: LEGISLATIVE

Annual Budget	\$0
Mar-17 YTD Actual	\$400
% of Annual Budget	0.00%

### Account Name: P/R-Board of Supervisors

10/31/16	511001-51101	10042016	Vendor	F. Peter Williams	Board Meeting Pay 10/4/16	200.00
10/31/16	511001-51101	10252016	Vendor	F. Peter Williams	Board Meeting Pay 10/25/16	200.00
Vendor Total						400.00
Account Total: P/R-Board Of Supervisors						400.00

Legislative Department Total: 400.00

## DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Annual Budget	\$81,611
Mar-17 YTD Actual	\$40,618
% of Annual Budget	49.77%

### Account Name: P/R-Board of Supervisors

12/27/16	511001-51301	122716	Vendor	F. Peter Williams	Board Meeting 12/27/16	200.00
01/24/17	511001-51301	12417	Vendor	F. Peter Williams	Board Meeting 1/24/17	200.00
02/28/17	511001-51301	22817	Vendor	F. Peter Williams	Board Meeting 2/28/17	200.00
Vendor Total						600.00
Account Total: P/R-Board Of Supervisors						600.00

### Account Name: ProfServ-Engineering

10/31/16	531013-51301	1114700	Vendor	Stantec Consulting Services	Thru 10/14/16 Engineering Svc	2,529.50
11/29/16	531013-51301	1127995	Vendor	Stantec Consulting Services	Thru 11/11/16 Engineering Svc	570.00
02/28/17	531013-51301	1164706	Vendor	Stantec Consulting Services	Thru 2/17/17 Engineering Svc	1,312.00
Vendor Total						4,411.50
Account Total: Profserv-Engineering						4,411.50

### Account Name: ProfServ-Mgmt Consulting Serv

12/19/16	531027-51301	15626	Vendor	Severn Trent Environmental Services	Dec Mgmt Fee	3,666.67
12/31/16	531027-51301	15012	Vendor	Severn Trent Environmental Services	Nov Mgmt Fee	32.25
12/31/16	531027-51301	15012	Vendor	Severn Trent Environmental Services	Nov Mgmt Fee	3,666.67
12/31/16	531027-51301	15009	Vendor	Severn Trent Environmental Services	Oct Mgmt Fee	3,666.67
01/16/17	531027-51301	16454	Vendor	Severn Trent Environmental Services	Jan Mgmt Fees	1,958.33
02/28/17	531027-51301	17583	Vendor	Severn Trent Environmental Services	Feb Mgmt Fee	1,958.33
03/23/17	531027-51301	18449	Vendor	Severn Trent Environmental Services	March Mgmt Fee	1,958.33
Vendor Total						16,907.25
12/31/16	531027-51301	JE000060	Journal Entry		Reclass Assessment Fee & Acct Services	(5,125.02)
Journal Entries Total						(5,125.02)
Account Total: Profserv-Mgmt Consulting Serv						11,782.23

### Account Name: ProfServ-Special Assessment

01/16/17	531038-51301	16454	Vendor	Severn Trent Environmental Services	Jan Mgmt Fees	416.67
02/28/17	531038-51301	17583	Vendor	Severn Trent Environmental Services	Feb Mgmt Fee	416.67
03/23/17	531038-51301	18449	Vendor	Severn Trent Environmental Services	March Mgmt Fee	416.67
Vendor Total						1,250.01
12/31/16	531038-51301	JE000060	Journal Entry		Profserv-Special Assessment Oct - Dec	1,250.01
Account Total: Profserv-Special Assessment						2,500.02

# Cordoba Ranch Community Development District

Expenditure Report - General Fund Fund  
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(Sorted by Department and Transaction Type)

Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: ProfServ-Trustee Fees</b>						
10/01/16	531045-51301	JE000070	Journal Entry		9/30/2016 Trustee Administration Fee 07/01/16-06/30/17	2,424.38
<b>Account Total: Profserv-Trustee Fees</b>						<b>2,424.38</b>
<b>Account Name: Accounting Services</b>						
01/16/17	532001-51301	16454	Vendor	Severn Trent Environmental Services	Jan Mgmt Fees	1,291.67
02/28/17	532001-51301	17583	Vendor	Severn Trent Environmental Services	Feb Mgmt Fee	1,291.67
03/23/17	532001-51301	18449	Vendor	Severn Trent Environmental Services	March Mgmt Fee	1,291.67
<i>Vendor Total</i>						<i>3,875.01</i>
12/31/16	532001-51301	JE000060	Journal Entry		Accounting Services- Oct- Dec	3,875.01
<b>Account Total: Accounting Services</b>						<b>7,750.02</b>
<b>Account Name: Public Officials Insurance</b>						
10/01/16	545008-51301	JE000074	Journal Entry		General/Pol Liability Insurance Fy 16/17	1,850.00
<b>Account Total: Public Officials Insurance</b>						<b>1,850.00</b>
<b>Account Name: Legal Advertising</b>						
10/19/16	548002-51301	365569	Vendor	Times Publishing Company	Notice Of Fy 2017 Meeting Dates	367.50
11/09/16	548002-51301	367373	Vendor	Times Publishing Company	Notice Of Landowners, Board Mtg 11/1/16	1,168.00
12/01/16	548002-51301	358901.	Vendor	Times Publishing Company	Notice Of Special Mtg 9/23/16	354.40
<i>Vendor Total</i>						<i>1,889.90</i>
<b>Account Total: Legal Advertising</b>						<b>1,889.90</b>
<b>Account Name: Misc-Assessmnt Collection Cost</b>						
11/03/16	549070-51301	ASSESSMENT	Journal Entry		Assessment Hillsborough Tax Collect	16.75
11/15/16	549070-51301	ASSESSMENT	Journal Entry		Assessment Hillsborough Tax Collect	235.61
11/27/16	549070-51301	ASSESSMENT	Journal Entry		Assessment Hillsborough Tax Collect	168.29
12/07/16	549070-51301	JE000053	Journal Entry		Assessment Received 12/7/2016	1,985.87
12/15/16	549070-51301	JE000054	Journal Entry		Misc-Assessmnt Collection Cost	4,174.03
01/06/17	549070-51301	JE000068	Journal Entry		Assmnts Dist 1/6/2017	110.46
02/06/17	549070-51301	JE000079	Journal Entry		Hills Tax Collect Assesment	68.72
<i>Journal Entries Total</i>						<i>6,759.73</i>
<b>Account Total: Misc-Assessmnt Collection Cost</b>						<b>6,759.73</b>
<b>Account Name: Misc-Web Hosting</b>						
10/31/16	549915-51301	10-1416-2	Vendor	V Global Tech	Oct Website Mthly Maintenance	75.00
11/30/16	549915-51301	11-3016-2	Vendor	V Global Tech	Nov Website Maint	75.00
12/08/16	549915-51301	12-0816-2	Vendor	V Global Tech	Dec Website Maint	75.00
02/25/17	549915-51301	0225-17-03	Vendor	V Global Tech	Feb17 Website Maint	75.00
03/01/17	549915-51301	0130-17-03	Vendor	V Global Tech	Jan17 Website Maint	75.00
03/15/17	549915-51301	0315-17-03	Vendor	V Global Tech	March17 Website Maint	75.00
<i>Vendor Total</i>						<i>450.00</i>
<b>Account Total: Misc-Web Hosting</b>						<b>450.00</b>
<b>Account Name: Annual District Filing Fee</b>						
12/28/16	554007-51301	39227	Vendor	Department Of Economic Opportunity	Fy 2016/2017 Special District	175.00
01/30/17	554007-51301	39227LF	Vendor	Department Of Economic Opportunity	Fy 2016/2017 Late Fee	25.00
<i>Vendor Total</i>						<i>200.00</i>
<b>Account Total: Annual District Filing Fee</b>						<b>200.00</b>
<b>Financial And Administrative Department Total:</b>						<b>40,617.78</b>

# Cordoba Ranch Community Development District

Expenditure Report - General Fund Fund  
For the Period(s) from Oct 01, 2016 to Mar 31, 2017  
(Sorted by Department and Transaction Type)

Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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## DEPARTMENT NAME: LEGAL COUNSEL

Annual Budget	\$7,500
Mar-17 YTD Actual	\$3,613
% of Annual Budget	48.17%

### Account Name: ProfServ-Legal Services

02/01/17	531023-51401	13795	Vendor	Straley Robin Vericker	Thru 10/15/16 Gen Counsel	871.00
02/01/17	531023-51401	14007	Vendor	Straley Robin Vericker	Thru 12/15/16 Gen Counsel	50.00
02/01/17	531023-51401	13860	Vendor	Straley Robin Vericker	Thru 11/15/16 Gen Counsel	625.00
02/01/17	531023-51401	14101	Vendor	Straley Robin Vericker	Thru 1/15/17 Gen Counsel	195.00
02/22/17	531023-51401	14154	Vendor	Straley Robin Vericker	Thru 2/15/17 Gen Counsel	231.00
03/06/17	531023-51401	14188	Vendor	Straley Robin Vericker	Thru 2/15/17 Gen Counsel	915.00
03/21/17	531023-51401	14217	Vendor	Straley Robin Vericker	Thru 3/15/17 Gen Counsel	726.00
<i>Vendor Total</i>						<u>3,613.00</u>

**Account Total: Profserv-Legal Services** 3,613.00

**Legal Counsel Department Total:** 3,613.00

## DEPARTMENT NAME: OTHER PUBLIC SAFETY

Annual Budget	\$17,300
Mar-17 YTD Actual	\$7,308
% of Annual Budget	42.24%

### Account Name: Contracts-Security Camera

10/01/16	534036-52901	655288	Vendor	Envera Systems	11/1/16-11/30/16 Alarm Svc	90.00
01/31/17	534036-52901	ACCRUAL	Journal Entry		Alarmn Services 4 Months	500.00
03/31/17	534036-52901	JE000090	Journal Entry		Contracts-Security Camera Accrual	658.00
<i>Journal Entries Total</i>						<u>1,158.00</u>

**Account Total: Contracts-Security Camera** 1,248.00

### Account Name: Contracts-Security Services

10/28/16	534037-52901	655867	Vendor	Envera Systems	10/1/16-11/30/16 Addl Resident	20.00
12/01/16	534037-52901	655931	Vendor	Envera Systems	12/1/16-12/31/16 Alarm Svc	1,193.00
12/19/16	534037-52901	657516	Vendor	Envera Systems	12/1-1/31 Add Resident	30.00
01/01/17	534037-52901	656573	Vendor	Envera Systems	1/1/17-1/31/17 Gate Access	1,193.00
01/30/17	534037-52901	658196	Vendor	Envera Systems	1/1/17-2/28/17 Add Resident	30.00
02/01/17	534037-52901	657592	Vendor	Envera Systems	2/1-2/28 Gate Access	1,208.00
03/01/17	534037-52901	658269	Vendor	Envera Systems	3/1-3/31 Gate Access	1,223.00
03/14/17	534037-52901	659306	Vendor	Envera Systems	1/31/17 Addl Residents	45.00
<i>Vendor Total</i>						<u>4,942.00</u>
11/29/16	534037-52901	11122016	Vendor	Gary Harrison	11/12/16 Patrol	120.00
01/01/17	534037-52901	28140	Vendor	Hillsborough Cty Sheriffs Off	11/5-11/12 Admin/Mileage Fees	60.80
01/01/17	534037-52901	28484	Vendor	Hillsborough Cty Sheriffs Off	12/9-12/11 Admin/Mileage Fees	40.75
<i>Vendor Total</i>						<u>101.55</u>
02/14/17	534037-52901	021417	Vendor	Zuly Paradela	12/9/16 Patrol	120.00
10/31/16	534037-52901	JE000015	Journal Entry		10/14/16 Patrol	120.00
10/31/16	534037-52901	JE000030	Journal Entry		10/14/16-10/29/16 Admin/Mileage Fees	56.50
10/31/16	534037-52901	JE000030	Journal Entry		10/28/16 Patrol	120.00
10/31/16	534037-52901	JE000030	Journal Entry		10/29/16 Patrol	120.00
11/09/16	534037-52901	JE000035	Journal Entry		11/4/16 Patrol	120.00
12/13/16	534037-52901	JE000040	Journal Entry		12/11/16 Patrol	120.00
12/13/16	534037-52901	JE000057	Journal Entry		11/11/16 Patrol	120.00
<i>Journal Entries Total</i>						<u>776.50</u>

**Account Total: Contracts-Security Services** 6,060.05

**Other Public Safety Department Total:** 7,308.05

# Cordoba Ranch Community Development District

Expenditure Report - General Fund Fund  
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Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: ELECTRIC UTILITY SERVICES						
Annual Budget		\$69,900				
Mar-17 YTD Actual		\$34,713				
% of Annual Budget		49.66%				
Account Name: Utility - General						
11/29/16	543001-53100	112216-5795	Vendor	Frontier	11/22/16-12/21/16 #239-177-5795-050213-5	134.99
12/22/16	543001-53100	122216-5795	Vendor	Frontier	12/22-1/21 #239-177-5795	134.99
01/22/17	543001-53100	012217-5795	Vendor	Frontier	1/22-2/21 #239-177-5795	134.99
02/22/17	543001-53100	022217-5795	Vendor	Frontier	2/22-3/21 #239-177-5795	134.99
03/22/17	543001-53100	032217-5795	Vendor	Frontier	3/22-4/21 #239-177-5795	134.99
Vendor Total						674.95
03/31/17	543001-53100	JE000086	Journal Entry		Oct & Nov #239####-177-5795	276.98
Journal Entries Total						276.98
Account Total: Utility - General						951.93
Account Name: Electricity - Streetlighting						
10/31/16	543013-53100	112216-5050	Vendor	Tampa Electric	10/19/16-11/17/16 Acct# 1661-0625050 Electric	4,638.71
10/31/16	543013-53100	112216-1100	Vendor	Tampa Electric	10/20/16-11/17/16 Acct# 1661-0631100 Electric	26.90
10/31/16	543013-53100	112216-8770	Vendor	Tampa Electric	10/19/16-11/17/16 Acct# 1661-0648770 Electric	195.97
10/31/16	543013-53100	112216-3270	Vendor	Tampa Electric	10/20/16-11/18/16 Acct# 1661-0623270 Electric	650.56
12/22/16	543013-53100	122216	Vendor	Tampa Electric	11/18-12/20 Electric Svc	4,922.84
12/22/16	543013-53100	122216A	Vendor	Tampa Electric	11/18-12/20 Electric Svc	195.97
01/25/17	543013-53100	12517	Vendor	Tampa Electric	12/21-1/23 Electric Svc	5,903.92
02/23/17	543013-53100	022317	Vendor	Tampa Electric	1/20-2/17 Electric Svc	5,949.42
03/24/17	543013-53100	32417	Vendor	Tampa Electric	2/18-3/20 Electric Svc	5,879.43
Vendor Total						28,363.72
10/31/16	543013-53100	JE000013	Journal Entry		Rc 9/20/16-10/19/16 Electric	5,396.93
Journal Entries Total						5,396.93
Account Total: Electricity - Streetlighting						33,760.65
Electric Utility Services Department Total:						34,712.58

## DEPARTMENT NAME: FLOOD CONTROL/STORMWATER MGMT

Annual Budget	\$51,208
Mar-17 YTD Actual	\$13,584
% of Annual Budget	26.53%

<b>Account Name: Contracts-Aquatic Control</b>						
10/31/16	534067-53801	1284397	Vendor	Aquagenix	Oct Aquatics Svc	1,034.00
11/09/16	534067-53801	1286755	Vendor	Aquagenix	Nov Aquatics Svc	1,034.00
12/01/16	534067-53801	1289906	Vendor	Aquagenix	Dec Aquatics Svc	1,034.00
01/01/17	534067-53801	1291969	Vendor	Aquagenix	Jan Aquatics Svc	1,034.00
02/01/17	534067-53801	1293551	Vendor	Aquagenix	Feb Aquatics Svc	1,034.00
03/31/17	534067-53801	1296124	Vendor	Aquagenix	March Aquatics Svc	1,034.00
<b>Vendor Total</b>						<b>6,204.00</b>
<b>Account Total: Contracts-Aquatic Control</b>						<b>6,204.00</b>
<b>Account Name: R&amp;M-Fountain</b>						
11/09/16	546032-53801	1286757	Vendor	Aquagenix	Nov Qtlly Fountain Maint	240.00
<b>Account Total: R&amp;M-Fountain</b>						<b>240.00</b>
<b>Account Name: R&amp;M-Mitigation</b>						
11/01/16	546100-53801	11573	Vendor	Armstrong Environmental Svc	Oct Wetland/Mitigation Maint	850.00
01/01/17	546100-53801	11657	Vendor	Armstrong Environmental Svc	Dec Wetland/Mitigation	850.00
01/31/17	546100-53801	11693	Vendor	Armstrong Environmental Svc	Jan Wetland/Mitigation	850.00
02/28/17	546100-53801	11732	Vendor	Armstrong Environmental Svc	Feb Wetland/Mitigation	850.00
<b>Vendor Total</b>						<b>3,400.00</b>
01/01/17	546100-53801	ACCRUAL	Journal Entry		Dec Wetland Mitigation Maint	850.00
03/31/17	546100-53801	ACCRUAL	Journal Entry		March Wetland/Mitigation	850.00
<b>Journal Entries Total</b>						<b>1,700.00</b>
<b>Account Total: R&amp;M-Mitigation</b>						<b>5,100.00</b>



# Cordoba Ranch Community Development District

Expenditure Report - General Fund Fund  
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Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: R&amp;M Lake &amp; Pond Bank</b>						
11/09/16	546185-53801	1286760	Vendor	Aquagenix	Nov Qtrly Littoral Maint	900.00
02/01/17	546185-53801	1293552	Vendor	Aquagenix	Feb Qtrly Fountain Maint	240.00
02/01/17	546185-53801	1293554	Vendor	Aquagenix	Feb Qtrly Littoral Maint	900.00
<i>Vendor Total</i>						<u>2,040.00</u>
<b>Account Total: R&amp;M Lake &amp; Pond Bank</b>						<u>2,040.00</u>
<b>Flood Control/Stormwater Mgmt Department Total:</b>						<u>13,584.00</u>

## DEPARTMENT NAME: FIELD

Annual Budget	\$228,278
Mar-17 YTD Actual	\$99,651
% of Annual Budget	43.65%

<b>Account Name: ProfServ-Wildlife Management Service</b>						
01/15/17	531074-53901	13117	Vendor	Jerry Richardson	Jan Hog Removal Svc	1,200.00
10/31/16	531074-53901	JE000031	Journal Entry		Oct Hog Removal Svc	1,200.00
12/01/16	531074-53901	ACCRUAL	Journal Entry		Reverse Accrual	1,200.00
12/15/16	531074-53901	JE000044	Journal Entry		Dec Hog Removal Svc	1,200.00
02/28/17	531074-53901	JE000083	Journal Entry		Feb Hog Removal Svc	1,200.00
03/31/17	531074-53901	ACCRUAL	Journal Entry		Mar Hog Removal Svc	1,200.00
<i>Journal Entries Total</i>						<u>6,000.00</u>
<b>Account Total: Profserv-Wildlife Management Service</b>						<u>7,200.00</u>

<b>Account Name: Contracts-Landscape</b>						
11/01/16	534050-53901	16400	Vendor	Vivicon, Inc	Oct Grounds Maint	9,582.84
11/09/16	534050-53901	16478	Vendor	Vivicon, Inc	Nov Grounds Maint	9,582.84
01/01/17	534050-53901	16668	Vendor	Vivicon, Inc	Jan Grounds Maint	9,582.84
01/31/17	534050-53901	16563	Vendor	Vivicon, Inc	Dec Grounds Maint	9,582.84
02/01/17	534050-53901	16735	Vendor	Vivicon, Inc	Feb Grounds Maint	9,582.84
03/01/17	534050-53901	16807	Vendor	Vivicon, Inc	March Grounds Maint	9,582.84
<i>Vendor Total</i>						<u>57,497.04</u>
<b>Account Total: Contracts-Landscape</b>						<u>57,497.04</u>

<b>Account Name: Insurance - General Liability</b>						
10/01/16	545002-53901	JE000070	Journal Entry		9/30/2016 General/Pol Liability Insurance Fy 16/17	5,342.00
10/01/16	545002-53901	JE000074	Journal Entry		General/Pol Liability Insurance Fy 16/17	(3,284.00)
10/01/16	545002-53901	JE000075	Journal Entry		General/Pol Liability Insurance Fy 16/17	1,656.00
<i>Journal Entries Total</i>						<u>3,714.00</u>
<b>Account Total: Insurance - General Liability</b>						<u>3,714.00</u>

<b>Account Name: R&amp;M-Irrigation</b>						
03/17/17	546041-53901	56203	Vendor	Pope'S Water Systems, Inc	Repr Irrigation Well	550.00
10/31/16	546041-53901	16502	Vendor	Vivicon, Inc	Irrigation For New Flowers	130.32
11/29/16	546041-53901	16514	Vendor	Vivicon, Inc	Repr Decoder Zone 27	73.16
11/30/16	546041-53901	16539	Vendor	Vivicon, Inc	Repr Irrigation	486.24
12/12/16	546041-53901	16591	Vendor	Vivicon, Inc	Fertilize Ornamentals 12/8/16	490.00
01/16/17	546041-53901	16707	Vendor	Vivicon, Inc	Repr Irrigation	569.75
03/08/17	546041-53901	16827	Vendor	Vivicon, Inc	Treat Ornamentals 3/8/17	195.00
<i>Vendor Total</i>						<u>1,944.47</u>
12/02/16	546041-53901	JE000041	Journal Entry		Vivicon, Inc Irrigation Repairs	342.00
<b>Account Total: R&amp;M-Irrigation</b>						<u>2,836.47</u>

<b>Account Name: R&amp;M-Pest Control</b>						
10/31/16	546070-53901	16425	Vendor	Vivicon, Inc	Pest Control 10/5/16	269.00
01/20/17	546070-53901	16694	Vendor	Vivicon, Inc	Ant Treatment	1,595.00
<i>Vendor Total</i>						<u>1,864.00</u>
<b>Account Total: R&amp;M-Pest Control</b>						<u>1,864.00</u>

# Cordoba Ranch Community Development District

Expenditure Report - General Fund Fund  
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Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: R&amp;M-Plant Replacement</b>						
10/31/16	546071-53901	16430	Vendor	Vivicon, Inc	Stake Tree	70.00
11/01/16	546071-53901	16415	Vendor	Vivicon, Inc	Fertilize Turf 10/4/16	852.00
11/29/16	546071-53901	16519	Vendor	Vivicon, Inc	Install Landscaping	8,422.92
03/08/17	546071-53901	16825	Vendor	Vivicon, Inc	Fertilize Turf 3/8/17	852.00
03/08/17	546071-53901	16826	Vendor	Vivicon, Inc	Fertilize Palms 3/8/17	72.00
<i>Vendor Total</i>						<u>10,268.92</u>
10/06/16	546071-53901	JE000042	Journal Entry		Otc Palm Treatment- Vivicom Inc	275.00
<i>Journal Entries Total</i>						<u>275.00</u>
<b>Account Total: R&amp;M-Plant Replacement</b>						<b><u>10,543.92</u></b>
<b>Account Name: R&amp;M-Annuals</b>						
11/01/16	546140-53901	JE000089	Journal Entry		Install Flowers	4,672.50
12/15/16	546140-53901	JE000088	Journal Entry		Install Flowers	4,672.50
03/21/17	546140-53901	JE000087	Journal Entry		R/C Install Flowers	4,672.50
<i>Journal Entries Total</i>						<u>14,017.50</u>
<b>Account Total: R&amp;M-Annuals</b>						<b><u>14,017.50</u></b>
<b>Account Name: Holiday Lighting &amp; Decorations</b>						
11/14/16	549940-53901	2373	Vendor	Don Harrison Enterprises	Install Holiday Lts Gfci	200.00
12/13/16	549940-53901	1216CE	Vendor	Illuminations Holiday Lighting	Holiday Lights Final	2,000.00
<b>Account Total: Holiday Lighting &amp; Decorations</b>						<b><u>2,200.00</u></b>
<b>Field Department Total:</b>						<b><u>99,872.93</u></b>

## DEPARTMENT NAME: PARKS AND RECREATION - GENERAL

Annual Budget	\$15,000
Mar-17 YTD Actual	\$14,385
% of Annual Budget	95.90%

<b>Account Name: Misc-Contingency</b>						
11/11/16	549900-57201	161111-B	Vendor	Big Dog Fence, Inc	Fence Install Deposit	2,700.00
02/14/17	549900-57201	132528	Vendor	Big Dog Fence, Inc	Repr Knee Wall Cap Blocks	785.00
03/23/17	549900-57201	143428	Vendor	Big Dog Fence, Inc	Fence Install Final Payment	1,144.00
<i>Vendor Total</i>						<u>4,629.00</u>
11/21/16	549900-57201	2378	Vendor	Don Harrison Enterprises	Led Bulbs Main Entrance	139.60
01/01/17	549900-57201	INV000000147	Vendor	Envera Systems	50 Windshield Stickers	540.00
12/27/16	549900-57201	5-657-12039	Vendor	Fedex	12/20/16 Postage	71.98
10/31/16	549900-57201	2686	Vendor	Robert Saliva	Repr Entrance Gate	85.00
12/19/16	549900-57201	15626	Vendor	Severn Trent Environmental Services	Dec Mgmt Fee	11.63
12/19/16	549900-57201	15626	Vendor	Severn Trent Environmental Services	Dec Mgmt Fee	20.70
03/23/17	549900-57201	18449	Vendor	Severn Trent Environmental Services	March Mgmt Fee	65.50
<i>Vendor Total</i>						<u>97.83</u>
03/07/17	549900-57201	030717-4	Vendor	Site Masters Of Florida, Llc	Stormwater Maint-22 Areas	8,000.00
11/09/16	549900-57201	JE000036	Journal Entry		Repr Entrance Gate	85.00
11/29/16	549900-57201	JE000038	Journal Entry		11/15/16 Postage	54.20
01/16/17	549900-57201	JE000072	Journal Entry		Jan Mgmt Fees	136.85
01/24/17	549900-57201	JE000071	Journal Entry		Jan Postage	83.46
01/31/17	549900-57201	JE000069	Journal Entry		January Bank Adj	3.00
02/28/17	549900-57201	JE000080	Journal Entry		Reverse Deposit Dep00017	3.00
02/28/17	549900-57201	JE000081	Journal Entry		Feb Mgmt Fee	101.00
02/28/17	549900-57201	JE000082	Journal Entry		Feb Mgmt Fee	7.40
03/31/17	549900-57201	DEP00023	Bank Account		Jefferson Bank Fee	3.00
03/31/17	549900-57201	RC	Journal Entry		March Mgmt Fee	89.31
03/31/17	549900-57201	RC	Journal Entry		Certified Parcel Application	255.00
<i>Journal Entries Total</i>						<u>821.22</u>
<b>Account Total: Misc-Contingency</b>						<b><u>14,384.63</u></b>
<b>Parks And Recreation - General Department Total:</b>						<b><u>14,384.63</u></b>

**TOTAL EXPENDITURES & OTHER FINANCING USES: \$214,492.97**

**2C.**



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

March 2, 2017

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Cordoba Ranch Community Development District ("Client") for the following bond issues. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Cordoba Ranch Community Development District (Hillsborough County, Florida)  
\$10,220,000 Special Assessment Revenue Bonds, Series 2006

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for services listed above for the three annual bond years ended June 30, 2017, June 30, 2018, and June 30, 2019 is \$1,500, which is \$500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Cordoba Ranch Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

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

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

Title \_\_\_\_\_

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

## **Fifth Order of Business**



04/12/2017

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 this month were taken on Tuesday, April 11, 2017.

The ponds were treated on Tuesday April 4th this month. Water levels are down as far as they have ever been. We still have not had any rain to speak of. Overall, the ponds are still in good shape. There was a little Algae and some submersed that was showing with the really low water levels.

The water levels are as low as I have ever seen them and not much rain forecast for the next month.

We did provide a quote to plant the Littoral Shelves a couple weeks ago and hope that it will be approved in the coming months. Please keep an eye on the pond 100 fountain because of the low water levels. I checked the timers and lights and all appeared to be working and the timers were keeping proper time.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix





## Pond #100

**Date:** 4/11/17

**What we found:** Pond overall looks good. The water levels are very low.

**What we did:** Treated Exposed Shoreline. No Algae.

**What to expect** Water levels to stay extremely low during the drought like conditions.



**Recommendations & Notes:** Keep an eye on the decreasing pond level. If it continues to drop the fountain will need to be turned off. As of this point, it appears to be ok.

**Date:** 4/11/17

## Pond #110

**What we found:** Pond is looking good. Big exposed shoreline with the Drought conditions

**What we did:** Exposed Shoreline was treated.

**What to expect:** Pond will continue to look good, but very low.



**Notes:** Fountain OK for now, but at some point it may need to be shut off if we don't get rain soon.

Date: 4/11/17

## Pond #120

**What we found:** Big exposed shoreline

**What we did:** Treated Grasses on exposed shoreline ( Spot Treat)  
Sprayed the Littoral Shelf

**What to Expect:** Continued low water levels.



**Recommendations & Notes:** Planting the shelf

Date: 4/11/17

## Pond #125

**What we found:** Pond has some exposed Spike rush that was treated. Also another submersed weed that we are working on


**What we did:** Sprayed the exposed shoreline. Treated for minimal Algae.


**What to Expect:** Pond to look better when the rains come. Very low water level on Littoral Shelf.





**Recommendations & Notes:** At some point this could be a good pond for Triploid Grass Carp. They will help eat the submersed vegetation.




Date: 4/11/17	Pond #126
<p><b>What we found:</b> Water levels are extremely low as can be seen.</p> <p><b>What we did:</b> Treated exposed shoreline.</p> <p><b>What to expect</b> Pond to stay low with the drought conditions.</p>	
<p><b>Recommendations &amp; Notes:</b> No real issues except the low water level</p>	


Date: 4/11/17	Pond #130
<p><b>What we found:</b> Pond is very shallow; it has a little Slender Spike rush in it and Algae.</p> <p><b>What we did:</b> Treated the exposed areas and spot treated the Algae</p> <p><b>What to expect:</b> Algae will die off.</p>	
<p><b>Recommendations &amp; Notes:</b> This pond will be part of the future planting plans and would look much better with Pickerelweed or arrowhead throughout the southern ditch. This photo is facing south.</p>	

<b>Date:</b> 4/11/17	<b>Pond #140</b>	
<p><b>What we found:</b> Had a little Submersed and Algae.</p> <p><b>What we will do:</b> Treated the algae submersed and exposed Spike rush.</p> <p><b>What to expect:</b> Algae will die off.</p>		
<b>Recommendations &amp; Notes:</b> This will be part of the planting quote.		


<b>Date:</b> 4/11/17	<b>Pond #143A</b>	
<p><b>What we found:</b> Extremely Low water level</p> <p><b>What we did:</b> Treated for exposed grasses. ( Spot treatment)</p> <p><b>What to expect:</b> Continue to be a puddle until the rainy season kicks in.</p>		
<b>Recommendations &amp; Notes:</b> Need Rain Very Badly		




<b>Date: 4/11/17</b>	<b>Pond #143B</b>	
<p><b>What we found:</b> Very little water in this pond. Even less than last month.</p> <p><b>What we will do:</b> We Spot treated the exposed bank.</p> <p><b>What to Expect:</b> Will dry up very soon.</p>		
<b>Recommendations &amp; Notes:</b> Will be part of the planting quote.		


<b>Date: 4/11/17</b>	<b>Pond #146</b>	
<p><b>What we found:</b> Very Low Water Level</p> <p><b>What we did:</b> Spot treated exposed shoreline.</p> <p><b>What to expect:</b> Continued low water levels without any rain.</p>		
<b>Recommendations &amp; Notes:</b> OK		


They are building a pool to the north of the pond. Silt barrier is down allowing the pool builder into the backyard


Date: 4/11/17	Pond #150
<p><b>What we found:</b> Besides the very low water levels, this pond looks great.</p> <p><b>What we did:</b> Spot treated exposed shoreline.</p> <p><b>What to expect:</b> Hopefully rain over the next couple weeks.</p>	
Recommendations & Notes: Still working on the pool to the north of this pond.	


Date: 4/11/17	Pond #170
<p><b>What we found:</b> Pond in Very good shape.</p> <p><b>What we did:</b> Spot treated exposed shoreline.</p> <p><b>What to expect:</b> The pond to continue to look good.</p>	
Recommendations & Notes: Pond to continue to look good.	




<b>Date:</b> 4/11/17	<b>Pond #180</b>
<p><b>What we found:</b> some submersed on the Littoral shelf. Rest of pond looks good.</p> <p><b>What we did:</b> Treated for it and spot treat shoreline grasses.</p> <p><b>What to expect:</b> Submersed to die off slowly.</p>	


<b>Date:</b> 4/11/17	<b>Pond #185</b>
<p><b>What we found:</b> Water levels are very low. Trace of Spikerush</p> <p><b>What we did:</b> Treated exposed shoreline and Spikerush</p> <p><b>What to expect:</b> Continued low water levels.</p>	
<p><b>Recommendations &amp; Notes:</b> Would be part of the Planting quote.</p>	


<b>Date: 4-11-17</b>	<b>Pond 190A</b>	
<p><b>What we found:</b> Low water level. Littoral shelf partially exposed.</p> <p><b>What we did:</b> Treated perimeter grasses and exposed Littoral Shelf.</p> <p><b>What to expect:</b> Continued low water levels until the rainy season starts.</p>		
<p><b>Recommendations &amp; Notes:</b> Planting the Littoral Shelf over the next few months.</p>		


<b>Date: 04/11/17</b>	<b>Pond # 190B</b>	
<p><b>What we found:</b> Still looking great this month also.</p> <p><b>What we did:</b> Spot treated trace of Algae</p> <p><b>What to expect:</b> Should stay pretty clean.</p>		
<p><b>Recommendations &amp; Notes:</b> Littoral Shelf planting over the next few months if approved.</p>		




<b>Date:</b> 4/11/17	<b>Pond #200</b>
<p><b>What we found:</b> Water levels very low. PA is prevalent</p> <p><b>What we did:</b> Spot treated exposed shoreline.</p> <p><b>What to expect:</b> Continued issues with this pond until the rainy season begins.</p>	
<p><b>Recommendations &amp; Notes:</b> Did not treat the Algae ( PA) because of such low water levels</p>	


<b>Date:</b> 4/11/17	<b>Pond #210</b>
<p><b>What we found:</b> Water level way down. Both Shelves are completely exposed.</p> <p><b>What we did:</b> Treated all exposed Littoral Shelf and shoreline.</p> <p><b>What to expect:</b> Growth on Littoral Shelf to die off.</p>	
<p><b>Recommendations &amp; Notes:</b> Eventually plant both Littoral shelf ends of the pond. Plant it in the summer hopefully</p>	


Date: 4/11/17	Pond #220
<p><b>What we found:</b> Extremely low water level. ( Pretty much the same as last month)</p> <p><b>What we did:</b> Spot Treated exposed shoreline.</p> <p><b>What to expect:</b> Continued low water levels.</p>	
Recommendations & Notes:	


Date: 4/11/17	Pond #230
<p><b>What we found:</b> Pond itself is looking good. It has undermining under the cap on the pipe that is straight ahead in the picture.</p> <p><b>What we did:</b> Sprayed Exposed Shoreline.</p> <p><b>What to expect:</b> Extremely low water levels for the immediate future.</p>	
Recommendations & Notes: Part of the Littoral Shelf Planting Quote. Consider fixing the undermining.	




<b>Date:</b> 4/11/17	<b>Pond #240A</b>	
<p><b>What we found:</b> Dry pond</p> <p><b>What we did:</b> Treated exposed Pond bottom</p> <p><b>What to expect:</b> More of the same</p>		
<b>Recommendations &amp; Notes:</b>		


<b>Date:</b> 4/11/17	<b>Pond #240 B</b>	
<p><b>What we found:</b> Pond Dry</p> <p><b>What we did:</b> Sprayed exposed bottom.</p> <p><b>What to expect:</b> Continued low water levels.</p>		
<b>Recommendations &amp; Notes:</b> Will keep an eye on the concrete cap minimal undermining to insure it does not crack. We can provide a proposal for this (same).		


<b>Date:</b> 4/11/17	<b>Pond #260</b>
<p><b>What we found:</b> Low water level. Submersed Looks better</p> <p><b>What we did:</b> Treated exposed pond bottom.</p> <p><b>What to expect:</b> Continue to look very good.</p>	
<p><b>Recommendations &amp; Notes:</b> Littoral Shelf will be part of the planting quote.</p>	


<b>Date:</b> 4/11/17	<b>Pond #270A</b>
<p><b>What we found:</b> Pretty much the same as last month.</p> <p><b>What we did:</b> Treated exposed shoreline. Keep some Spatterdock to take up nutrients.</p> <p><b>What to expect:</b> Should stay pretty clean.</p>	
<p><b>Recommendations &amp; Notes:</b> None at this time.</p>	




<b>Date:</b> 4/11/17	<b>Pond #270B</b>
<p><b>What we found:</b> Very low water levels and almost dry.</p> <p><b>What we did:</b> Treated exposed areas and shoreline</p> <p><b>What to expect:</b> Continued low water levels</p>	
<b>Recommendations &amp; Notes:</b> Part of the Planting Quote.	


<b>Date:</b> 4/11/17	<b>Pond #280</b>
<p><b>What we found:</b> Pond still looks good.</p> <p><b>What we did:</b> Treated for trace of Algae</p> <p><b>What to expect:</b> Pond to continue to look really good.</p>	
<b>Recommendations &amp; Notes:</b> Northeast corner is part of the planting quote.	

<b>Date:</b> 4/11/17	<b>Pond #290</b>
<p><b>What we found:</b> Light Algae on west end</p> <p><b>What we did:</b> Treated for it.</p> <p><b>What to expect:</b> Algae to drop off</p>	
<p><b>Recommendations &amp; Notes:</b> Will require more plants on the northeast littoral shelf.</p>	

<b>Date:</b> 4/11/17	<b>Pond #300</b>
<p><b>What we found:</b> Water level very low.</p> <p><b>What we did:</b> Inspected this one</p> <p><b>What to expect:</b> Continued low water level. Pond very tough too access with machine at this point with all the construction.</p>	
<p><b>Recommendations &amp; Notes:</b> Yellow Boom need removed.</p>	



Date: 4/11/17	Pond #310
<p><b>What we found:</b> The Littoral shelf is completely dry. And pond very low.</p> <p><b>What we did:</b> Treated exposed Littoral Shelf.</p> <p><b>What to expect:</b> This pond need a lot of rain before any planting occur.</p>	
<p><b>Recommendations &amp; Notes:</b> Part of planting quote. Needs water bad.</p>	

Date: 4/11/17	Pond #320
<p><b>What we found:</b> Water Levels very very low</p> <p><b>What we did:</b> Treated exposed Shoreline</p> <p><b>What to expect:</b> Continued low water levels.</p>	
<p><b>Recommendations &amp; Notes:</b> None</p>	

## **Sixth Order of Business**





# Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

## Special Service Agreement

### Cordoba Ranch CDD

c/o Severn Trent - North America  
2654 Cypress Ridge Blvd., #102  
Wesley Chapel, FL 33544

Contact: Andy Mendenhall Phone: (813) 991-1116

Proposal ID	Date	Terms
93396	3/22/2017	50% Deposit Due Before Work Begins

### We are pleased to quote special pricing as follows

Supply, delivery and installation of Florida beneficial Pickerelweed (*Pontederia cordata*) (this is based on best survival chance. We can include duck potato but feel Pickerelweed is a better option) for the pond perimeters and littoral shelves within the development. Perimeter plantings would be done on 36" spacing and littorals would be done on 36" centers. Plants will be approximately 18-24" high.

Quantity	Description	Taxable	Unit Price	Extended Price
6843	Pickerel weed for pond perimeters (based on 20,527 LF with 3 ft spacing)	No	\$0.70	\$4,790.10
16696	Pickerel weed for littoral shelves (based on 160,270 sq. ft on plans dated 3-21-17) on 3' centers	No	\$0.70	\$11,687.20
	NOTE - CDD must furnish a current tax exempt certificate	No		
			<b>Total</b>	<b>\$16,477.30</b>

This offer is good for twenty one (21) days from date of quote. Sales Tax Not Included.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

AQUAGENIX  
STEVE COOK

PRINT NAME  
3-22-17

DATE

CUSTOMER

PRINT NAME

DATE

#### BRANCH OFFICE

6203 Johns Road, Suites 7 & 8 . Tampa FL 33634-4441 USA | T +1 813 627 8710 | F +1 813 627 8630

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