

**Cordoba Ranch Community
Development District**

May 23, 2017

Agenda Package

Cordoba Ranch Community Development District

Severn Trent Services, Management Services Division

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

May 16, 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, May 23, 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
 - C. Engagement Letter Arbitrage Services
 - D. Report on the Number of Registered Voters (162)
3. Audience Comments on Agenda Items
4. Consideration of Resolution 2017-7 Approving the Fiscal Year 2018 Budget and Setting a Public Hearing
5. Hog Trapping Proposal
6. Aquagenix Report – May
7. Littoral Shelf Planting Proposal
8. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
9. Supervisor Requests
10. Adjournment

All supporting documentation is enclosed or will be distributed at the meeting. The budget will be provided under separate cover.

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.

Barry Karpay
Chairman

2B.

**Cordoba Ranch
Community Development District**

Financial Report

April 30, 2017

Prepared by



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

April 30, 2017

Balance Sheet
April 30, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 416,867	\$ -	\$ -	\$ -	\$ 416,867
Due From Other Funds	-	115,645	9,264	-	124,909
Investments:					
Construction Fund	-	-	-	2,223	2,223
Reserve Fund	-	-	383,760	-	383,760
Revenue Fund	-	-	571,342	-	571,342
Prepaid Items	2,718	-	-	-	2,718
Deposits	11,540	-	-	-	11,540
TOTAL ASSETS	\$ 431,125	\$ 115,645	\$ 964,366	\$ 2,223	\$ 1,513,359
<u>LIABILITIES</u>					
Accounts Payable	\$ 12,067	\$ -	\$ -	\$ -	\$ 12,067
Accrued Expenses	990	-	-	-	990
Sales Tax Payable	5	-	-	-	5
Due To Other Funds	124,909	-	-	-	124,909
TOTAL LIABILITIES	137,971	-	-	-	137,971
<u>FUND BALANCES</u>					
Nonspendable:					
Prepaid Items	2,718	-	-	-	2,718
Deposits	11,540	-	-	-	11,540
Restricted for:					
Debt Service	-	-	964,366	-	964,366
Capital Projects	-	-	-	2,223	2,223
Unassigned:	278,896	115,645	-	-	394,541
TOTAL FUND BALANCES	\$ 293,154	\$ 115,645	\$ 964,366	\$ 2,223	\$ 1,375,388
TOTAL LIABILITIES & FUND BALANCES	\$ 431,125	\$ 115,645	\$ 964,366	\$ 2,223	\$ 1,513,359

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

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%
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	-	-	488	488	0.00%
TOTAL REVENUES	474,397	474,397	399,037	(75,360)	84.11%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	-	-	1,000	(1,000)	0.00%
ProfServ-Administrative	4,500	2,625	-	2,625	0.00%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	5,000	5,000	-	5,000	0.00%
ProfServ-Engineering	7,500	4,375	5,126	(751)	68.35%
ProfServ-Financial Advisor	3,600	2,100	-	2,100	0.00%
ProfServ-Legal Services	12,000	7,000	3,703	3,297	30.86%
ProfServ-Mgmt Consulting Serv	20,721	12,082	13,741	(1,659)	66.31%
ProfServ-Special Assessment	5,000	2,918	2,917	1	58.34%
ProfServ-Trustee Fees	3,500	3,500	2,424	1,076	69.26%
Accounting Services	15,500	9,037	9,042	(5)	58.34%
Auditing Services	3,400	-	-	-	0.00%
Public Officials Insurance	2,200	2,200	1,850	350	84.09%
Legal Advertising	1,200	700	1,890	(1,190)	157.50%
Misc-Assessmnt Collection Cost	7,075	7,075	6,760	315	95.55%
Misc-Web Hosting	840	490	525	(35)	62.50%
Annual District Filing Fee	175	175	200	(25)	114.29%
Total Administration	92,711	59,277	49,178	10,099	53.04%
<u>Other Public Safety</u>					
Contracts-Security Camera	2,500	1,456	1,490	(34)	59.60%
Contracts-Security Services	10,000	5,831	5,920	(89)	59.20%
Communication - Telephone	1,650	1,087	1,087	-	65.88%
R&M-Gatehouse	4,800	2,800	-	2,800	0.00%
Total Other Public Safety	18,950	11,174	8,497	2,677	44.84%
<u>Electric Utility Services</u>					
Utility - General	8,700	5,075	4,213	862	48.43%
Electricity - Streetlighting	61,200	35,700	35,429	271	57.89%
Total Electric Utility Services	69,900	40,775	39,642	1,133	56.71%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

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	1,456	339	1,117	13.56%
R&M-Mitigation	16,300	9,506	5,950	3,556	36.50%
R&M Lake & Pond Bank	15,000	8,750	2,040	6,710	13.60%
Impr - Aquatic Plants	5,000	-	-	-	0.00%
Total Flood Control/Stormwater Mgmt	51,208	26,950	15,567	11,383	30.40%
<u>Field</u>					
ProfServ-Field Management	6,000	3,500	-	3,500	0.00%
Contracts-Landscape	109,450	63,840	67,080	(3,240)	61.29%
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	2,331	-	2,331	0.00%
R&M-Irrigation	12,000	7,000	7,252	(252)	60.43%
R&M-Pest Control	2,000	1,162	1,864	(702)	93.20%
R&M-Plant Replacement	15,000	15,000	12,028	2,972	80.19%
R&M-Well Maintenance	7,500	4,375	-	4,375	0.00%
R&M-Annals	19,000	11,081	14,018	(2,937)	73.78%
R&M-Mulch/Annals	23,100	13,475	-	13,475	0.00%
Holiday Lighting & Decorations	2,000	2,000	2,200	(200)	110.00%
Op Supplies - Fertilizer	7,800	4,550	-	4,550	0.00%
Total Field	212,228	132,692	107,934	24,758	50.86%
<u>Parks and Recreation - General</u>					
ProfServ-Wildlife Management Service	14,400	8,400	8,400		58.33%
Misc-Contingency	15,000	8,750	14,911	(6,161)	99.41%
Total Parks and Recreation - General	29,400	17,150	23,311	(6,161)	79.29%
TOTAL EXPENDITURES	474,397	288,018	244,129	43,889	51.46%
Excess (deficiency) of revenues Over (under) expenditures	-	186,379	154,908	(31,471)	0.00%
Net change in fund balance	\$ -	\$ 186,379	\$ 154,908	\$ (31,471)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)	138,246	138,242	138,246		
FUND BALANCE, ENDING	\$ 138,246	\$ 324,621	\$ 293,154		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

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%
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%
TOTAL REVENUES	50,000	50,000	45,518	(4,482)	91.04%
<u>EXPENDITURES</u>					
<u>Reserves</u>					
Capital Reserve	50,000	-	-	-	0.00%
Total Reserves	50,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	50,000	-	-	-	0.00%
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%
FUND BALANCE, BEGINNING (OCT 1, 2016)	70,127	70,127	70,127		
FUND BALANCE, ENDING	\$ 70,127	\$ 120,127	\$ 115,645		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

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	\$ -	\$ -	\$ 463	\$ 463	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%
TOTAL REVENUES	609,651	609,651	560,274	(49,377)	91.90%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessmnt Collection Cost	9,113	9,113	8,613	500	94.51%
Total Administration	9,113	9,113	8,613	500	94.51%
<u>Debt Service</u>					
Principal Debt Retirement	180,000	90,000	-	90,000	0.00%
Interest Expense	420,538	210,269	205,766	4,503	48.93%
Total Debt Service	600,538	300,269	205,766	94,503	34.26%
TOTAL EXPENDITURES	609,651	309,382	214,379	95,003	35.16%
Excess (deficiency) of revenues Over (under) expenditures	-	300,269	345,895	45,626	0.00%
Net change in fund balance	\$ -	\$ 300,269	\$ 345,895	\$ 45,626	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)	618,471	618,471	618,471		
FUND BALANCE, ENDING	\$ 618,471	\$ 918,740	\$ 964,366		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

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

Cordoba Ranch
Community Development District

Supporting Schedules

April 30, 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
				(1)	(2)		
Assessments Levied FY 2017				\$ 813,321	\$ 323,361	\$ 34,263	\$ 455,697
Allocation %				100%	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	-
TOTAL	\$ 706,411	\$ 29,692	\$ 14,417	\$ 800,372	\$ 318,215	\$ 33,715	\$ 448,442
% COLLECTED				98.4%	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 /	Collection	Amount	ALLOCATION BY FUND		
Received	Received	(Penalties) Amount	Cost	Gross	General Fund	Reserve	Debt Service Series 2006
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
April 30, 2017

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General fund	Jefferson Bank	N/A	\$ 416,867
Subtotal			<u>416,867</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2006 Reserve Account	US Bank	0.05%	\$ 383,760
Series 2006 Revenue Account	US Bank	0.05%	\$ 571,342
Series 2006 Construction Account	US Bank	0.05%	\$ 2,223
Subtotal			<u>957,325</u>
Total			<u><u>\$ 1,374,192</u></u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/01/2017 to 4/30/2017

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
JEFFERSON BANK - GF - (ACCT# XXXXX9280)									
Check	2106	04/03/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	18449	MARCH MGMT FEE	ProfServ-Mgmt Consulting Serv	001-531027-51301	\$1,958.33
Check	2106	04/03/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	18449	MARCH MGMT FEE	Misc-Contingency	001-549900-57201	\$65.50
Check	2106	04/03/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	18449	MARCH MGMT FEE	Postage and Freight	001-541006-51301	\$10.21
Check	2106	04/03/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	18449	MARCH MGMT FEE	Accounting Services	001-532001-51301	\$1,291.67
Check	2106	04/03/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES	18449	MARCH MGMT FEE	ProfServ-Special Assessment	001-531038-51301	\$416.67
Check	2107	04/03/17	Vendor	STRALEY ROBIN VERICKER	14217	THRU 3/15/17 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$726.00
Check	2108	04/06/17	Vendor	TAMPA ELECTRIC	32417	2/18-3/20 ELECTRIC SVC	Electricity - Streetlighting	001-543013-53100	\$5,879.43
Check	2109	04/06/17	Vendor	AQUAGENIX	1298091	APRIL AQUATICS SVC	Contracts-Aquatic Control	001-534067-53801	\$1,034.00
Check	2110	04/06/17	Vendor	VIVICON, INC	16893	APRIL GROUNDS MAINT	Contracts-Landscape	001-534050-53901	\$9,582.84
Check	2111	04/07/17	Vendor	FEDEX	5-751-43628	3/20/17 POSTAGE	Postage and Freight	001-541006-51301	\$78.90
Check	2112	04/13/17	Vendor	AQUAGENIX	1296124	MARCH AQUATICS SVC	Contracts-Aquatic Control	001-534067-53801	\$1,034.00
Check	2113	04/13/17	Vendor	VIVICON, INC	16908	FERTILIZE ORNAMENTALS 4/4/17	R&M-Irrigation	001-546041-53901	\$490.00
Check	2113	04/13/17	Vendor	VIVICON, INC	16913	TREAT PALMS W/OTC	R&M-Plant Replacement	001-546071-53901	\$275.00
Check	2114	04/13/17	Vendor	STANTEC CONSULTING SERVICES	1178101	THRU 3/17/17 ENGINEER SVC	ProfServ-Engineering	001-531013-51501	\$714.00
Check	2115	04/13/17	Vendor	FEDEX	5-759-29583	SERVICES THRU 3/24/17	Postage and Freight	001-541006-51301	\$17.74
Check	2116	04/13/17	Vendor	ENVERA SYSTEMS	658915	4/1-4/30 GATE ACCESS	Contracts-Security Services	001-534037-52901	\$1,223.00
Check	2117	04/13/17	Vendor	POPE'S WATER SYSTEMS, INC	56203	REPR IRRIGATION WELL	R&M-Irrigation	001-546041-53901	\$550.00
Check	2118	04/20/17	Vendor	FEDEX	5-766-74395	4/4/17 POSTAGE	Postage and Freight	001-541006-51301	\$15.29
Check	2119	04/20/17	Vendor	CORDOBA RANCH C/O US BANK	041317	TRFR ASSESSMENT RECPT 2015-16	Due From Other Funds	131000	\$64,336.61
Check	2120	04/25/17	Vendor	AQUAGENIX	1294828	REPR CUT WIRES in fountain	R&M-Fountain	001-546032-53801	\$99.00
Check	2121	04/25/17	Vendor	JERRY RICHARDSON	43117	APRIL HOG REMOVAL SVC	ProfServ-Wildlife Management Service	001-531074-53901	\$1,200.00
Check	2122	04/25/17	Vendor	VIVICON, INC	16923	REPR IRRIGATION	R&M-Irrigation	001-546041-53901	\$103.46
Check	2122	04/25/17	Vendor	VIVICON, INC	16676	TREAT PALMS W/ OTC	R&M-Plant Replacement	001-546071-53901	\$275.00
Check	2123	04/25/17	Vendor	ARMSTRONG ENVIRONMENTAL SVC	11777	MARCH WETLAND/MITIGATION MAINT	R&M-Mitigation	001-546100-53801	\$850.00
Check	2124	04/25/17	Vendor	IRRIGATION TECHNICAL SERVICES, INC	22285	REPR IRRIGATION	R&M-Irrigation	001-546041-53901	\$3,759.89
Check	2125	04/28/17	Vendor	ENVERA SYSTEMS	660011	5/1/17-5/31/17 GATE ACCESS	Contracts-Security Services	001-534037-52901	\$1,238.00
Account Total									\$97,224.54

Total Amount Paid	\$97,224.54
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund Fund - 001	32,887.93
Series 2006 Debt Service Fund Fund - 201	64,336.61
Total	97,224.54

2C.



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

2D.



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2017

Sandra H. Demarco
Severn Trent Management Services
210 N University Drive, Suite 702
Coral Springs 33071

Dear Sandra H. Demarco,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2017, listed below.

Community Development District	Number of Registered Electors
Cordoba Ranch	162

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2017**, 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 ccampbell@hcsoe.org.

Respectfully,

Chelsea Campbell
Candidate Services Liaison

RECEIVED
CORAL SPRINGS, FL
APR 24 2017

Fourth Order of Business

RESOLUTION 2017-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2018 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 2018; 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 2018 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 25, 2017
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 23rd day of May, 2017.

Barry Karpay
Chairman

Andrew P. Mendenhall
Secretary

Sixth Order of Business



05/10/2017

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 this month were taken on Tuesday, May 9th, 2017.

The ponds were treated on Friday May 5th 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 drought continues and some ponds are dry, but we are treating the pond bottoms in hopes that when they fill it will make things a bit easier for us.

I had the fountain tech out at the same time and the fountains were cleaned, lights were checked and Timers were also checked. The south fountain is deeper than I thought and should be ok, but the north Fountain has about 2' from the bottom of the intake to pond bottom. This will need to be monitored because it may need to be shut down soon to avoid motor issues. While onsite my tech also did the Littoral Shelf Maintenance. There are no issues except the shelves are exposed and very dry.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



Pond #100

Date: 5/12/17


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

What we did: Treated Exposed Shoreline.


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




Recommendations & Notes: Not much water left, but the hole is deeper than one would think. The fountain is Fine for the time being


Date: 5/12/17	Pond #110
<p>What we found: Pond is looking good. Big exposed shoreline with the Drought conditions</p> <p>What we did: Exposed Shoreline was treated.</p> <p>What to expect: Pond will continue to look good, but very low.</p>	
Notes: Fountain OK for now, but at some point it may need to be shut off. 2' to the bottom of the intake.	


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Date: 5/12/17	Pond #120
<p>What we found: Big exposed shoreline</p> <p>What we did: Treated Grasses on exposed shoreline (Spot Treat) Sprayed the Littoral Shelf</p> <p>What to Expect: Continued low water levels.</p>	
Recommendations & Notes: Planting the shelf	


Date: 5/12/17	Pond #125	
<p>What we found: Pond has some exposed Spike rush that was treated. Also another submersed weed that we are working on</p> <p>What we did: Went after the submersed growth with a Sonar AS treatment.</p> <p>What to Expect: Pond to look better when the rains come. Very low water level on Littoral Shelf.</p>		
Recommendations & Notes: At some point this could be a good pond for Triploid Grass Carp. They will help eat the submersed vegetation. Same as last month, but Carp would help this pond for sure.		


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Date: 5/12/17	Pond #126	
<p>What we found: Water levels are extremely low as can be seen.</p> <p>What we did: Treated exposed shoreline.</p> <p>What to expect Pond to stay low with the drought conditions.</p>		
Recommendations & Notes: No real issues except the low water level		


Date: 5/12/17	Pond #130	
<p>What we found: Pond is very shallow; it has a little Slender Spike rush in it and Algae.</p> <p>What we did: Treated the exposed areas and spot treated the Algae</p> <p>What to expect: Very slow clean up because the pond is so low that we have to be very careful with the herbicide we apply.</p>		
Recommendations & Notes: 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.		


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Date: 5/12/17	Pond #140	
<p>What we found: Had a little Submersed and Algae.</p> <p>What we will do: Treated the algae submersed and exposed Spike rush.</p> <p>What to expect: Algae will die off. You can see it is white in the picture.</p>		
Recommendations & Notes: This will be part of the planting quote.		


Date: 5/12/17	Pond #143A	
<p>What we found: Extremely Low water level</p> <p>What we did: Treated for exposed grasses. (Spot treatment)</p> <p>What to expect: Continue to be a puddle until the rainy season kicks in.</p>		
Recommendations & Notes: Need Rain Very Badly		


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Date: 5/12/17	Pond #143B	
<p>What we found: Very little water in this pond. Even less than last month.</p> <p>What we will do: We Spot treated the exposed bank.</p> <p>What to Expect: Will dry up very soon.</p>		
Recommendations & Notes: Will be part of the planting quote.		


Date: 5/12/17	Pond #146
<p>What we found: Very Low Water Level. Mitered End pipe cape needs repair. I will include picture at the end</p> <p>What we did: Spot treated exposed shoreline.</p> <p>What to expect: Continued low water levels without any rain.</p>	
<p>Recommendations & Notes: OK</p>	

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Date: 5/12/17	Pond #150
<p>What we found: Besides the very low water levels, this pond looks great.</p> <p>What we did: Spot treated exposed shoreline.</p> <p>What to Expect hopefully rain over the next couple of weeks</p>	
<p>Recommendations & Notes: Pool complete to the northwest.</p>	


Date: 5/12/17	Pond #170
<p>What we found: Pond in Very good shape.</p> <p>What we did: Spot treated exposed shoreline.</p> <p>What to expect: The pond to continue to look good.</p>	
<p>Recommendations & Notes: Pond to continue to look good.</p>	

Date: 5/12/17	Pond #180
<p>What we found: Some submersed on the Littoral shelf. Rest of pond looks good.</p> <p>What we did: Treated for it and spot treat shoreline grasses.</p> <p>What to expect: Submersed to die off slowly.</p>	


Date: 5/12/17	Pond #185
<p>What we found: Water levels are very low.</p> <p>What we did: Treated exposed shoreline .</p> <p>What to expect: Continued low water levels.</p>	
Recommendations & Notes: Would be part of the Planting quote.	


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Date: 5-12-17	Pond 190A
<p>What we found: Low water level. Littoral shelf partially exposed.</p> <p>What we did: Treated perimeter grasses and exposed Littoral Shelf.</p> <p>What to expect: Continued low water levels until the rainy season starts.</p>	
Recommendations & Notes: Planting the Littoral Shelf over the next few months.	


Date: 05/12/17	Pond # 190B	
What we found: Still looking very good.		
What we did: Spot treated exposed shoreline		
What to Expect should stay clean.		
Recommendations & Notes: Littoral Shelf planting over the next few months if approved.		


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Date: 5/12/17	Pond #200	
<p>What we found: Water levels very low. PA still visable</p> <p>What we did: Spot treated exposed shoreline.</p> <p>What to expect: We will not treat for the PA with the water levels this low because we do not want a fish kill.</p>		
Recommendations & Notes: Did not treat the Algae (PA) because of such low water levels		


Date: 5/12/17	Pond #210	
<p>What we found: Water level way down. Both Shelves are completely exposed.</p> <p>What we did: Treated all exposed Littoral Shelf and shoreline again like last month. We did not get a good kill on the Littoral shelf.</p> <p>What to expect: Growth on Littoral Shelf to die off.</p>		
Recommendations & Notes: Eventually plant both Littoral shelf ends of the pond. Plant it in the summer hopefully		


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Date: 5/12/17	Pond #220	
<p>What we found: Extremely low water level. (Pretty much the same as last month)</p> <p>What we did: Spot Treated exposed shoreline. Just a mud puddle in center</p> <p>What to expect: Continued low water levels.</p>		
Recommendations & Notes:		


Date: 5/12/17	Pond #230
<p>What we found: Pond itself is looking good. It has undermining under the cap on the pipe that is straight ahead in the picture.</p> <p>What we did: Inspected this one.</p> <p>What to expect: Extremely low water levels for the immediate future.</p>	
<p>Recommendations & Notes: Part of the Littoral Shelf Planting Quote. Consider fixing the undermining.</p>	


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Date: 5/12/17	Pond #240A
<p>What we found: Dry pond</p> <p>What we did: Treated exposed Pond bottom</p> <p>What to expect: More of the same</p>	
<p>Recommendations & Notes:</p>	


Date: 5/12/17	Pond #240 B	
<p>What we found: Pond Dry</p> <p>What we did: Sprayed exposed bottom.</p> <p>What to expect: Continued low water levels.</p>		
<p>Recommendations & Notes: Will keep an eye on the concrete cap minimal undermining to insure it does not crack. We can provide a proposal for this (same).</p>		


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Date: 5/12/17	Pond #260	
<p>What we found: Low water level. Submersed Looks better</p> <p>What we did: Treated exposed pond bottom.</p> <p>What to expect: Continue to look very good.</p>		
<p>Recommendations & Notes: Littoral Shelf will be part of the planting quote.</p>		


Date: 5/12/17	Pond #270A	
<p>What we found: Pretty much the same as last month.</p> <p>What we did: Treated exposed shoreline. Keep some Spatterdock to take up nutrients.</p> <p>What to expect: Should stay pretty clean.</p>		
Recommendations & Notes: None at this time.		


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Date: 5/12/17	Pond #270B	
<p>What we found: Very low water levels and almost dry.</p> <p>What we did: Treated exposed areas and shoreline</p> <p>What to expect: Continued low water levels</p>		
Recommendations & Notes: Part of the Planting Quote.		

Date: 5/12/17	Pond #280
<p>What we found: Pond still looks good.</p> <p>What we did: Treated exposed Grass.</p> <p>What to expect: Pond to continue to look really good.</p>	
<p>Recommendations & Notes: Northeast corner is part of the planting quote.</p>	

Date: 5/12/17	Pond #290
<p>What we found: Light Algae on west end</p> <p>What we did: Treated for it.</p> <p>What to expect: Have to be very careful with the very low water levels.</p>	
<p>Recommendations & Notes: Will require more plants on the northeast littoral shelf.</p>	

Date: 5/12/17	Pond #300
<p>What we found: Water level very low.</p> <p>What we did: Treated exposed shoreline.</p> <p>What to Expect continued low water level. Pond very tough too access with machine at this point with all the construction.</p>	
<p>Recommendations & Notes: Yellow Boom needs removed.</p>	

Date: 5/12/17	Pond #310
<p>What we found: The Littoral shelf is completely dry. And pond very low.</p> <p>What we did: Treated exposed Littoral Shelf.</p> <p>What to expect: This pond need a lot of rain before any planting occur.</p>	
<p>Recommendations & Notes: Part of planting quote. Needs water bad.</p>	

Date: 5/12/17

Pond #320

What we found: Water Levels very low

What we did: Treated exposed Shoreline

What to expect: Continued low water levels.



Recommendations & Notes: None

Date: 5/12/17

Pond #146

What we found: Mitered End Cap cracked.

What we did: Took Picture

What to expect: Get worse.



Recommendations & Notes: Repair while the water is down.

Seventh 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		
			Total	\$16,477.30

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