

**Cordoba Ranch Community
Development District**

January 23, 2018

Agenda Package

Cordoba Ranch Community Development District

Inframark, Infrastructure Management Services

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January 16, 2018

Board of Supervisors

Cordoba Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District will be held Tuesday, January 23, 2018 at **9:30 a.m. at the Cordoba Ranch Model Center, 2516 Cordoba Ranch Boulevard, Lutz, FL**. Following is the advance agenda for the meeting:

1. Call to Order/Roll Call
2. Approval of the Consent Agenda
 - A. November 28, 2017 Minutes
 - B. Financial Statements
 - C. Original Continuation Certificate for Renewal of Maintenance Bond for SWFWMD
3. Audience Comments
4. Aquagenix Report – January
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
6. Supervisor Requests
7. Adjournment

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

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

Sincerely,

Andrew P. Mendenhall, PMP

Andrew P. Mendenhall, PMP

District Manager

Second Order of Business

2A.

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

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Tuesday, November 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:

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)
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Consent Agenda

- A. August 22, 2017 Minutes**
- B. Financial Statements**
- C. Grau Engagement Letter-FY 2017 Audit**

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

- Discussion ensued and it was noted the audit committee process for the fiscal year 2018 audit will begin in the spring.

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Sheldon Ramkissoo commented builder related questions.

FOURTH ORDER OF BUSINESS

Aquagenix Report

- November Aquagenix report was reviewed.
- Ms. Stewart gave an update on aquatic plantings.
- She will perform an inspection through the Spring as water levels decline and report back to the Board on erosion protection and water quality improvement.
- Wash out of driveways will also be monitored.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- Mr. Robin commented on erosion in the driveways.

B. District Engineer

- Options for a solution for the edge of pavement issue will be researched.

The record will reflect Ms. Stewart left the meeting.

C. District Manager – Questions for CDD from HOA Meeting

- Discussion ensued with regard to issues relating to the Questions for CDD from HOA Meeting.

SIXTH ORDER OF BUSINESS

None

Supervisors' Requests

SEVENTH ORDER OF BUSINESS

Adjournment

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

Garth Noble
Vice Chairman

2B.

**Cordoba Ranch
Community Development District**

*Financial Report
December 31, 2017*

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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

December 31, 2017

Balance Sheet
December 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 696,361	\$ -	\$ -	\$ -	\$ 696,361
Due From Other Funds	-	120,129	345,095	-	465,224
Investments:					
Money Market Account	200,402	-	-	-	200,402
Construction Fund	-	-	-	2,226	2,226
Reserve Fund	-	-	440,609	-	440,609
Revenue Fund	-	-	130,227	-	130,227
Deposits	11,540	-	-	-	11,540
TOTAL ASSETS	\$ 908,303	\$ 120,129	\$ 915,931	\$ 2,226	\$ 1,946,589
<u>LIABILITIES</u>					
Accounts Payable	\$ 1,121	\$ -	\$ -	\$ -	\$ 1,121
Accrued Expenses	1,959	-	-	-	1,959
Due To Other Funds	465,223	-	-	1	465,224
TOTAL LIABILITIES	468,303	-	-	1	468,304
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	11,540	-	-	-	11,540
Restricted for:					
Debt Service	-	-	915,931	-	915,931
Capital Projects	-	-	-	2,225	2,225
Unassigned:	428,460	120,129	-	-	548,589
TOTAL FUND BALANCES	\$ 440,000	\$ 120,129	\$ 915,931	\$ 2,225	\$ 1,478,285
TOTAL LIABILITIES & FUND BALANCES	\$ 908,303	\$ 120,129	\$ 915,931	\$ 2,226	\$ 1,946,589

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 390	\$ 390	0.00%
Special Assmnts- Tax Collector	357,623	342,729	340,116	(2,613)	95.10%
Special Assmnts- CDD Collected	135,125	129,497	67,563	(61,934)	50.00%
Special Assmnts- Discounts	(14,305)	(13,709)	(13,592)	117	95.02%
Gate Bar Code/Remotes	-	-	507	507	0.00%
TOTAL REVENUES	478,443	458,517	394,984	(63,533)	82.56%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	2,400	600	200	400	8.33%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%
ProfServ-Engineering	7,500	1,875	2,048	(173)	27.31%
ProfServ-Legal Services	8,000	2,000	1,834	166	22.93%
ProfServ-Mgmt Consulting Serv	45,320	11,330	11,330	-	25.00%
ProfServ-Trustee Fees	3,500	3,500	3,233	267	92.37%
Auditing Services	3,423	-	-	-	0.00%
Postage and Freight	250	63	190	(127)	76.00%
Public Officials Insurance	2,035	2,035	2,035	-	100.00%
Printing and Binding	100	25	142	(117)	142.00%
Legal Advertising	3,500	875	-	875	0.00%
Misc-Assessmnt Collection Cost	7,152	6,854	6,530	324	91.30%
Maintenance Bond Renewal	-	-	1,480	(1,480)	0.00%
Misc-Web Hosting	900	225	225	-	25.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	89,755	34,557	34,422	135	38.35%
<u>Other Public Safety</u>					
Contracts-Security Camera	2,500	625	624	1	24.96%
Contracts-Security Services	10,000	2,500	3,285	(785)	32.85%
Communication - Telephone	1,650	413	518	(105)	31.39%
R&M-Gatehouse	4,800	1,200	290	910	6.04%
Total Other Public Safety	18,950	4,738	4,717	21	24.89%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>Electric Utility Services</u>					
Utility - General	8,700	2,175	1,922	253	22.09%
Electricity - Streetlighting	61,200	15,300	15,853	(553)	25.90%
Total Electric Utility Services	69,900	17,475	17,775	(300)	25.43%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	12,408	3,102	3,102	-	25.00%
R&M-Fountain	2,500	625	-	625	0.00%
R&M-Mitigation	16,300	4,075	2,550	1,525	15.64%
R&M Lake & Pond Bank	15,000	3,750	-	3,750	0.00%
Impr - Aquatic Plants	5,000	1,250	-	1,250	0.00%
Total Flood Control/Stormwater Mgmt	51,208	12,802	5,652	7,150	11.04%
<u>Field</u>					
Contracts-Landscape	114,994	28,749	28,749	-	25.00%
Insurance - Property	1,577	1,577	1,488	89	94.36%
Insurance - General Liability	2,264	2,264	2,264	-	100.00%
R&M-Entry Feature	4,000	1,000	-	1,000	0.00%
R&M-Irrigation	12,000	3,000	431	2,569	3.59%
R&M-Mulch	23,100	-	-	-	0.00%
R&M-Pest Control	3,200	800	659	141	20.59%
R&M-Plant Replacement	15,000	3,750	2,559	1,191	17.06%
R&M-Well Maintenance	7,500	1,875	-	1,875	0.00%
R&M-Annals	19,000	4,750	4,673	77	24.59%
Holiday Lighting & Decorations	2,200	2,200	2,500	(300)	113.64%
Op Supplies - Fertilizer	7,800	1,950	1,582	368	20.28%
Total Field	212,635	51,915	44,905	7,010	21.12%
<u>Parks and Recreation - General</u>					
ProfServ-Wildlife Management Service	16,800	4,200	4,350	(150)	25.89%
Misc-Contingency	14,995	3,749	450	3,299	3.00%
Total Parks and Recreation - General	31,795	7,949	4,800	3,149	15.10%
<u>Reserves</u>					
Capital Reserve	50,000	50,000	-	50,000	0.00%
Total Reserves	50,000	50,000	-	50,000	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
TOTAL EXPENDITURES & RESERVES	524,243	179,436	112,271	67,165	21.42%
Excess (deficiency) of revenues					
Over (under) expenditures	(45,800)	279,081	282,713	3,632	-617.28%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(45,800)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(45,800)	-	-	-	0.00%
Net change in fund balance	\$ (45,800)	\$ 279,081	\$ 282,713	\$ 3,632	-617.28%
FUND BALANCE, BEGINNING (OCT 1, 2017)	157,287	157,287	157,287		
FUND BALANCE, ENDING	\$ 111,487	\$ 436,368	\$ 440,000		

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

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>					
Interest - Investments	\$ 350	\$ 87	\$ 291	\$ 204	83.14%
Special Assmnts- Tax Collector	455,697	436,719	433,388	(3,331)	95.10%
Special Assmnts- CDD Collected	172,182	165,011	86,091	(78,920)	50.00%
Special Assmnts- Discounts	(18,228)	(17,469)	(17,319)	150	95.01%
TOTAL REVENUES	610,001	584,348	502,451	(81,897)	82.37%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessmnt Collection Cost	9,114	8,735	8,321	414	91.30%
Total Administration	9,114	8,735	8,321	414	91.30%
<u>Debt Service</u>					
Principal Debt Retirement	205,000	-	-	-	0.00%
Interest Expense	395,299	194,805	200,494	(5,689)	50.72%
Total Debt Service	600,299	194,805	200,494	(5,689)	33.40%
TOTAL EXPENDITURES	609,413	203,540	208,815	(5,275)	34.26%
Excess (deficiency) of revenues Over (under) expenditures	588	380,808	293,636	(87,172)	49938.10%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	588	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	588	-	-	-	0.00%
Net change in fund balance	\$ 588	\$ 380,808	\$ 293,636	\$ (87,172)	49938.10%
FUND BALANCE, BEGINNING (OCT 1, 2017)	622,295	622,295	622,295		
FUND BALANCE, ENDING	\$ 622,883	\$ 1,003,103	\$ 915,931		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	-	1	1	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	1	1	0.00%
Net change in fund balance	\$ -	\$ -	\$ 1	\$ 1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)	-	-	2,224		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,225		

**Cordoba Ranch
Community Development District**

Supporting Schedules

December 31, 2017

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2006 Debt Service Fund
Assessments Levied FY 2018				\$ 813,321	\$ 357,624	\$ 455,697
Allocation %				100%	44%	56%
11/07/17	\$ 3,749	\$ 212	\$ 77	\$ 4,037	\$ 1,775	\$ 2,262
11/16/17	18,754	797	383	19,934	8,765	11,169
11/24/17	56,263	2,392	1,148	59,803	26,296	33,507
12/11/17	262,559	11,163	5,358	279,081	122,714	156,367
12/15/17	386,415	16,346	7,886	410,648	180,565	230,083
TOTAL	\$ 727,741	\$ 30,911	\$ 14,852	\$ 773,503	\$ 340,116	\$ 433,388
% COLLECTED				95.1%	95.1%	95.1%
TOTAL OUTSTANDING				\$ 39,818	\$ 17,508	\$ 22,309

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

Date	Net Amount	Discount / (Penalties) Amount	Collection Cost	Amount Gross	ALLOCATION BY FUND		
					General Fund	Debt Service Series 2006 Fund	
Received	Received						
Assessments Levied FY 2018					\$ 307,308	(1) \$ 135,126	\$ 172,182
Allocation %					100%	44%	56%
12/05/17	\$ 86,091			\$ 86,091		\$ 86,091	
12/21/17	67,563			67,563	67,563		
TOTAL	\$ 153,654	\$ -	\$ -	\$ 153,654	\$ 67,563	\$ 86,091	
% COLLECTED					50.0%	50.0%	50.0%
TOTAL OUTSTANDING				\$ 153,654	\$ 67,563	\$ 86,091	

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

Cash & Investment Report
December 31, 2017

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General fund	Harbor Community Bank	N/A	\$ 696,361
Money Market Account	Bank United	0.78%	\$ 200,402
		Subtotal	<u>896,763</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2006 Construction Fund	US Bank	0.05%	\$ 2,226
Series 2006 Reserve Fund	US Bank	0.05%	\$ 440,609
Series 2006 Revenue Fund	US Bank	0.05%	\$ 130,227
		Subtotal	<u>573,062</u>
		Total	<u><u>\$ 1,469,825</u></u>

CORDOBA RANCH
Community Development District

Payment Register by Fund
For the Period from 12/1/2017 to 12/31/2017
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2252	12/07/17	INFRAMARK, LLC	25441	NOV 2017 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,776.67
001	2252	12/07/17	INFRAMARK, LLC	25441	NOV 2017 MGMT FEES	Printing and Binding	547001-51301	\$47.55
001	2252	12/07/17	INFRAMARK, LLC	25441	NOV 2017 MGMT FEES	Postage and Freight	541006-51301	\$4.60
001	2253	12/07/17	TAMPA ELECTRIC	11/21/2017	SERVICE FOR 10/21-11/17/17	Utility - General	543001-53100	\$613.47
001	2253	12/07/17	TAMPA ELECTRIC	11/21/2017	SERVICE FOR 10/21-11/17/17	Electricity - Streetlighting	543013-53100	\$5,284.48
001	2253	12/07/17	TAMPA ELECTRIC	11/21/2017	SERVICE FOR 10/21-11/17/17	Utility - General	543001-53100	(\$9.00)
001	2253	12/07/17	TAMPA ELECTRIC	11/21/2017	SERVICE FOR 10/21-11/17/17	Utility - General	543001-53100	(\$0.23)
001	2254	12/07/17	AQUAGENIX	1312703	PKEREL WEED PND PERIMETER	Impr - Aquatic Plants	563029-53801	\$5,132.25
001	2255	12/07/17	STATE WILDLIFE TRAPPER	1063	NOV HOG REMOVAL	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2255	12/07/17	STATE WILDLIFE TRAPPER	1068	DEAD DEER DISPOSAL	ProfServ-Wildlife Management Service	531074-57201	\$150.00
001	2256	12/07/17	VIVICON, INC	17477	INSTALL OF PINE TREE	R&M-Plant Replacement	546071-53901	\$358.95
001	2256	12/07/17	VIVICON, INC	17507	REPAIR DRIP LINE	R&M-Irrigation	546041-53901	\$59.50
001	2256	12/07/17	VIVICON, INC	17497	FUNGICIDE/INSECT TREATMENT	R&M-Pest Control	546070-53901	\$390.00
001	2256	12/07/17	VIVICON, INC	17509	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$90.03
001	2256	12/07/17	VIVICON, INC	17519	NOV FERTILIZE ORNAMENTAL	Op Supplies - Fertilizer	552005-53901	\$490.00
001	2257	12/07/17	STRALEY ROBIN VERICKER	15162	GENERAL COUNSEL THRU 11/15/17	ProfServ-Legal Services	531023-51301	\$75.00
001	2258	12/07/17	STANTEC CONSULTING SERVICES	1279975	ENG'G SVC THRU 11/10/2017	ProfServ-Engineering	531013-51501	\$884.00
001	2259	12/07/17	F. PETER WILLIAMS	112817	BOARD MEETING 11/28/17	P/R-Board of Supervisors	511001-51101	\$200.00
001	2260	12/07/17	FEDEX	5-941-43923	POSTAGE SEP 2017	Postage and Freight	541006-51301	\$81.18
001	2261	12/07/17	ARMSTRONG ENVIRONMENTAL SVC	12048	OCT WETLAND/MIT MAINT	R&M-Mitigation	546100-53801	\$850.00
001	2262	12/07/17	ENVERA SYSTEMS	664679	NOV GATE ACCESS MONITORING	Contracts-Security Services	534037-52901	\$1,298.00
001	2262	12/07/17	ENVERA SYSTEMS	665397	Add'l Residence a/o 09/30/17	Contracts-Security Services	534037-52901	\$40.00
001	2263	12/07/17	DEPARTMENT OF ECONOMIC OPPORTUNITY	70801	2017/2018 DISTRICT FILING FEES	Annual District Filing Fee	554007-51301	\$175.00
001	2265	12/07/17	FRONTIER	02135-112217	239-177-5795 11/22-12/21/17	Communication - Telephone	541003-52901	\$136.98
001	2266	12/08/17	FEDEX	6-007-70938	SERVICE FOR 11/20/17	Postage and Freight	541006-51301	\$36.45
001	2267	12/11/17	VIVICON, INC	17548	12/17 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$9,582.84
001	2268	12/11/17	V GLOBAL TECH	1101-17-03	WEBSITE HOSTING 11/17	Misc-Web Hosting	549915-51301	\$75.00
001	2269	12/11/17	ENVERA SYSTEMS	666022	ALARM MONITORING 11/1-12/31/17	Contracts-Security Services	534037-52901	\$10.00
001	2270	12/11/17	CORDOBA RANCH CDD	RANCH-120617	XFER FUNDS TO US BANK	Due From Other Funds	131000	\$86,091.04
001	2271	12/15/17	AQUAGENIX	4000972	DEC AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2272	12/15/17	FEDEX	6-015-03753	NOV POSTAGE	Postage and Freight	541006-51301	\$32.04
001	2273	12/15/17	STAHL & ASSOCIATES INSURANCE	120517	MAINTENANCE BOND RENEWAL	Maintenance Bond Renewal	549156-51301	\$1,480.00
001	2274	12/15/17	JAYMAN ENTERPRISES, LLC	292	BUSH HOG SERVICE	Misc-Contingency	549900-57201	\$450.00
001	2275	12/20/17	STATE WILDLIFE TRAPPER	1070	REMOVED 100 HOGS 62 PIGLETS	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2276	12/20/17	FEDEX	6-021-53286	DEC POSTAGE	Postage and Freight	541006-51301	\$18.04
001	2277	12/20/17	ILLUMINATIONS HOLDIAY LIGHTING	03181217	CHRISTMAS LIGHTING CORDOBA EST	Holiday Lighting & Decorations	549940-53901	\$1,250.00
001	2278	12/27/17	INFRAMARK, LLC	26182	MANAGEMENT SERVICE FOR 12/17	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,776.67
001	2278	12/27/17	INFRAMARK, LLC	26182	MANAGEMENT SERVICE FOR 12/17	Printing and Binding	547001-51301	\$94.70
001	2278	12/27/17	INFRAMARK, LLC	26182	MANAGEMENT SERVICE FOR 12/17	Postage and Freight	541006-51301	\$3.22
001	2278	12/27/17	INFRAMARK, LLC	26182	MANAGEMENT SERVICE FOR 12/17	ProfServ-Dissemination Agent	531012-51301	\$5,000.00
001	2280	12/29/17	TAMPA ELECTRIC	122117	SERVICE FOR 11/18-12/18/17	Utility - General	543001-53100	\$677.42
001	2280	12/29/17	TAMPA ELECTRIC	122117	SERVICE FOR 11/18-12/18/17	Electricity - Streetlighting	543013-53100	\$5,284.48

CORDOBA RANCH
Community Development District

Payment Register by Fund
For the Period from 12/1/2017 to 12/31/2017
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	2281	12/29/17	VIVICON, INC	17589	TREAT WEEDS ST AUG TURF 11/22	CORDOBA RANCH	546070-53901	\$269.00
001	2282	12/29/17	STRALEY ROBIN VERICKER	15287	GENERAL SERVICE THRU 12/15/17	ProfServ-Legal Services	531023-51301	\$1,119.00
001	2283	12/29/17	ARMSTRONG ENVIRONMENTAL SVC	12082	MITIGATION MAINT 11/30/17	R&M-Mitigation	546100-53801	\$850.00
001	2284	12/29/17	ENVERA SYSTEMS	665501	DEC GATE MONITORING/	Contracts-Security Services	534037-52901	\$1,110.00
001	2284	12/29/17	ENVERA SYSTEMS	665501	DEC GATE MONITORING/	Contracts-Security Camera	534036-52901	\$208.00
001	2284	12/29/17	ENVERA SYSTEMS	16288	GATE REPAIR 11/27/17	R&M-Gatehouse	546035-52901	\$290.00
Fund Total								\$141,670.33

SERIES 2006 DEBT SERVICE FUND - 201

201	2279	12/27/17	CORDOBA RANCH C/O US BANK	071017-A	TRANSFER OF ASSESSMENT RECEIPT	Due From Other Funds	131000	\$44,131.90
Fund Total								\$44,131.90

Total Checks Paid	\$185,802.23
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2C.



January 3, 2018

Mr. Andy Mendenhall
Cordoba Ranch CDD
C/o Inframark Infrastructure Management Services
210 North University Drive, Suite #702
Coral Springs, FL 33071

Re: Maintenance Bond #41296587
03/10/2018 - 03/10/2019

Dear Andy:

Please find enclosed the Original Continuation Certificate for the renewal of the above Bond for Southwest Florida Water Management District (SWFWMD) for the period 3/10/18-19. Kindly have this signed and witnessed by the CDD and forwarded to SWFWMD.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
Stahl & Associates Insurance, Inc.



STEFANIE R. HOTUNG
Commercial & Marketing Manager

/srh

Encl.

Received
Coral Springs, FL
JAN 08 2018
INFRAMARK

ORIGINAL
ORIGINAL

Bond No. 41296587

CONTINUATION CERTIFICATE

Cordoba Ranch Community Development District, as Principal, and the Platte River Insurance Company, as Surety, in a certain Bond No. 41296587, in favor of the Southwest Florida Water Management District, in the penalty of **Seventy Four Thousand and NO/100 Dollars (\$74,000.00)**, do hereby continue said bond in force for the further term of one year beginning on March 10, 2018.

PROVIDED, however, that said bond, as continued hereby, shall be subject to all its terms and conditions, except as herein modified, and that the liability of the said Platte River Insurance Company under said bond and any and all continuations thereof shall in no event exceed in the aggregate the above named penalty, and that this certificate shall not be valid unless signed by said Principal.

Signed, sealed and dated this 27th day of December, **2017**.

Witness:

(Seal
Cordoba Ranch Community Development District.

 Name and Title

Platte River Insurance Company

By: 
Susan A. Sallada, Attorney-in-Fact

10200/sts/7.02

REC'D JAN 02 2018

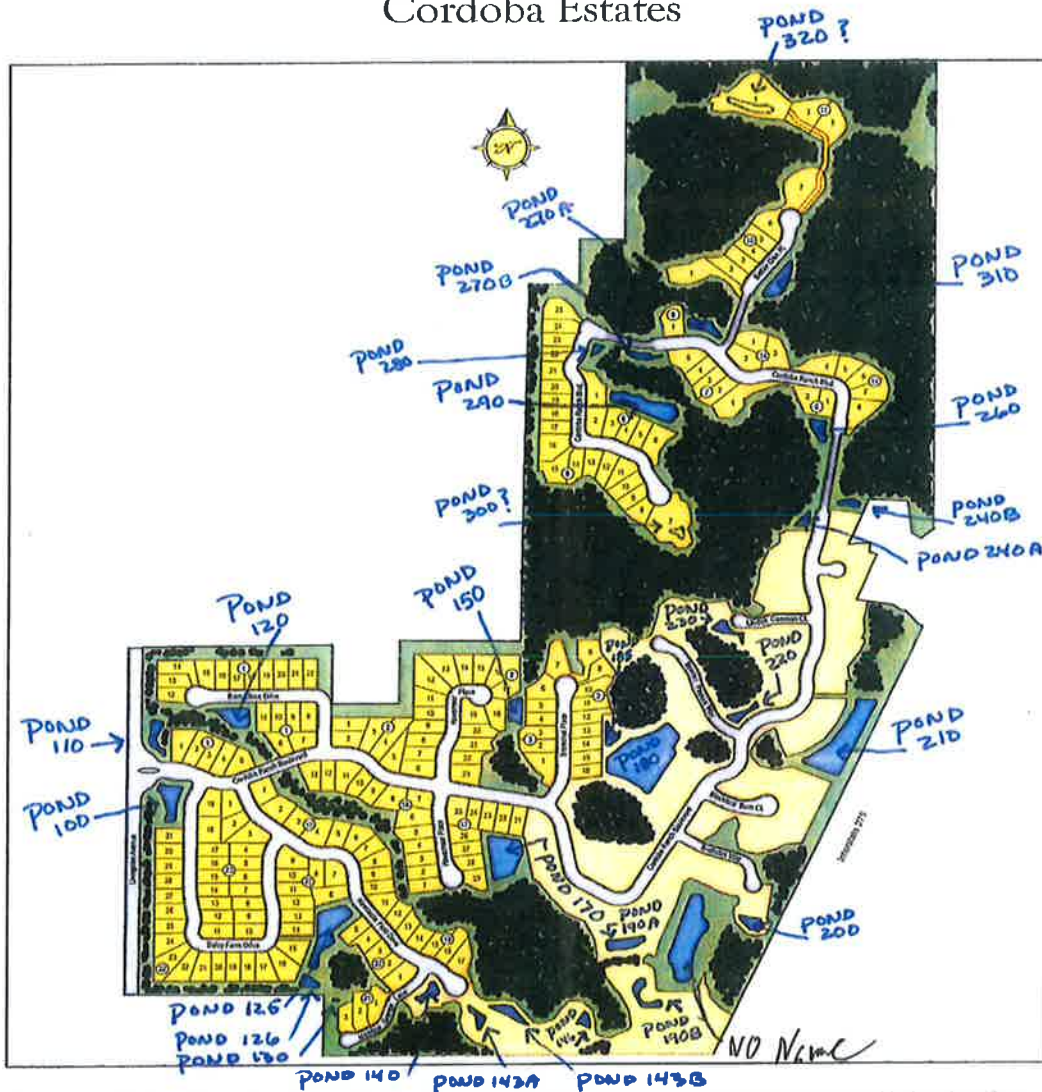
Fourth Order of Business

Cordoba Ranch Lake Management Report



STANDARD PACIFIC HOMES

Cordoba Estates



Map is not to scale. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of usable area. Depictions of homes or other features are artist conceptions.



1/13/2018

The following report is for January to illustrate what has changed from December and what to expect through January and the coming months. The photos were taken on Wednesday, January 11, 2018.

The ponds were treated on Tuesday January 09, 2017 this month. Water levels are still down Overall, the ponds are in good shape. Overall things are in pretty good shape during the winter.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



Pond #100

Date: 1/09/18

What we found: Pond overall looks good. The water levels are average for this time of year

What we did: Treated trace of grasses around the edge

What to expect Average water levels



Recommendations & Notes: Plantings are doing ok.

Date: 1/09/18

Pond #110

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

What we did: Treated grasses

What to expect: Pond to continue to look good.

New light set was installed and is working fine.



Notes: Plantings are looking ok.

Date: 1/09/18

Pond #120

What we found: Pond level is average for this time of year
What we did: Treated grasses.

What to Expect: Pond to look decent



Recommendations & Notes: Plants are looking pretty good

Date: 1/09/18


Pond #125


What we found: Pond looking better and no algae
What we did: Treated grass around edge


What to Expect: Pond to look decent





Recommendations & Notes: Plant the littoral Shelf in the spring....


Date: 1/09/18	Pond #126	
What we found: Light grass What we did: Spot treat grasses What to expect look decent		
Recommendations & Notes: Plant the Littoral Shelf when they have the Budget. Plants will take up Nutrients.		


Date: 1/09/18	Pond #130	
What we found: Pond level low What we did: Treated exposed grasses What to expect: Pond to continue to look as good it is can		
Recommendations & Notes: Traces of algae and lots of sediment built up.		


Date: 1/09/18	Pond #140
<p>What we found: Trace of grasses around edge. Pond level a little low</p> <p>What we will do: Treated the grasses</p> <p>What to expect: Water level to remain around the same and grasses to die off.</p>	
<p>Recommendations & Notes: Plant the Littoral Shelf</p>	


Date: 1/09/18	Pond #143A
<p>What we found: Average water levels</p> <p>What we did: Spot Treated algae and exposed grasses.</p> <p>What to expect: Algae dying off and exposed grasses to die.</p>	
<p>Recommendations & Notes: None</p>	


Date: 1/09/18	Pond #143B	
<p>What we found: Pond level is still very low.</p> <p>What we Did: Spot treated exposed shoreline.</p> <p>What to Expect: Water level to remain low.</p>		
Recommendations & Notes: Not many Plants		


Date: 1/09/18	Pond #146	
<p>What we found: Some Pretty clean</p> <p>What we did: Treated exposed shoreline for grasses</p> <p>What to expect: Water levels to remain low.</p>		
Recommendations & Notes: Pond Level low		


Date: 1/09/18	Pond #150	
<p>What we found: Some Algae and some grasses</p> <p>What we did: Treated Algae and grasses</p> <p>What to Expect: Algae and grasses to die off</p>		
<p>Recommendations & Notes: Grasses dying off as seen in picture</p>		


Date: 1/09/18	Pond #170	
<p>What we found: Pond still looks very good.</p> <p>What we did: Treat shoreline grasses</p> <p>What to Expect: Pond to continue to look good.</p>		
<p>Recommendations & Notes: A fountain down the line. (Would look nice in this pond)</p>		


Date: 1/09/18	Pond #180
<p>What we found: Some Algae and trace of grasses</p> <p>What we did: Treated algae and grasses</p> <p>What to expect: algae and grasses to die off</p>	
Notes: Looks very good	


Date: 1/09/18	Pond #185
<p>What we found: Pond Looks good and frost has really changed the landscape</p> <p>What we did: Treated exposed shoreline</p> <p>What to expect: Pond to continue to look good.</p>	
Recommendations & Notes: Plant the Littoral shelf in the spring	


Date: 1-09-18	Pond 190A	
<p>What we found: Trace of grass</p> <p>What we did: Treated exposed shoreline and exposed Littoral Shelf</p> <p>What to expect: Grasses to brown out.</p>		
Recommendations & Notes: Pond to continue to look pretty good		


Date: 1/09/18	Pond # 190B	
<p>What we found: Pond looking very good. Water level is low</p> <p>What we did: Spot treated grass</p> <p>What to Expect: Pond to continue to look good.</p>		
Recommendations & Notes:		


Date: 1/09/18	Pond #200
<p>What we found: Pond was very clean and very low</p> <p>What we did: Spot treated shoreline</p> <p>What to expect: Pond to continue to look decent</p>	
<p>Recommendations & Notes: Water level still down</p>	


Date: 1/09/18	Pond #210
<p>What we found: Light Algae and water levels still low</p> <p>What we did: Treated the algae</p> <p>What to expect: Pond to continue to look better</p> <p>(</p>	
<p>Recommendations & Notes: Plant the Littoral Shelves in the spring</p>	


Date: 1/09/18	Pond #220
<p>What we found: Water level is down and pond is clean</p> <p>What we did: Treated exposed Shoreline</p> <p>What to expect: Continue to look good</p>	
Recommendations & Notes:	


Date: 1/09/18	Pond #230
<p>What we found: Water level low</p> <p>What we did: Treated exposed shoreline</p> <p>What to expect: Pond level to stay low over the winter months</p>	
Recommendations & Notes: OK	


Date: 1/09/18	Pond #240A	
<p>What we found: Water level down</p> <p>What we did: Spot treated grasses</p> <p>What to expect: Clean pond</p>		
<p>Recommendations & Notes: Not much in the way of plants</p>		


Date: 1/09/18	Pond #240 B	
<p>What we found: Really low water level</p> <p>What we did: Treated exposed shoreline</p> <p>What to expect: Low water level to continue</p>		
<p>Recommendations & Notes:</p>		


Date: 1/09/18	Pond #260	
What we found: Trace of algae What we did: Treated the algae What to expect: Algae dying off		
Recommendations & Notes:		

Date: 1/09/18	Pond #270A	
What we found: Trace of algae What we did: Treated algae What to expect: Pond to look good		
Recommendations & Notes: Fountain down the line would look nice. Would need electric service.		

Date: 1/09/18	Pond #270B	
<p>What we found: Lower water levels.</p> <p>What we did: Treated exposed shoreline</p> <p>What to expect: Grass to die off</p>		
Recommendations & Notes:		

Date: 1/09/18	Pond #280	
<p>What we found: Pretty Clean</p> <p>What we did: Treated Exposed shoreline</p> <p>What to expect: Pond to continue to look good</p>		
Recommendations & Notes:		

Date: 1/09/19	Pond #290	
<p>What we found: Light Algae</p> <p>What we did: Treated Algae</p> <p>What to expect: Algae to die off</p>		
<p>Recommendations & Notes: Plant the Littoral Shelf in the future (Same)</p>		

Date: 1/09/18	Pond #300	
<p>What we found: Frost has hit the area pretty hard</p> <p>What we did: Treated exposed shoreline.</p> <p>What to Expect: Look decent</p>		
<p>Recommendations & Notes:</p>		

Date: 1/09/18

Pond #310

What we found: Almost dry (Same as last month)

What we did: Treated exposed pond bottom

What to expect: Low water levels to continue.



Recommendations & Notes:

Date: 1/09/18	Pond #320
What we found: Gate locked and we can't get to. What we did: Can't get to What to Expect: Hopefully we will have access again	
Recommendations & Notes: Gate locked no access. STILL NO ACCESS	
Recommendations & Notes:	