

**Cordoba Ranch Community  
Development District**

**August 28, 2018**

**Agenda Package**

## **Cordoba Ranch Community Development District**

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### **Inframark, Infrastructure Management Services**

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

August 21, 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, August 28, 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. Organizational Matters
  - A. Appointment of New Supervisor
  - B. Resolution 2018-7 Designating Officers
3. Approval of the Consent Agenda
  - A. July 24, 2018 Minutes
  - B. Financial Statements
4. Aquagenix Report - August
5. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
6. Representative from Down to Earth
7. Audience Comments
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**

**2B.**

# **RESOLUTION 2018-7**

## **A RESOLUTION DESIGNATING OFFICERS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Cordoba Ranch Community Development District at a regular business meeting desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Andrew Mendenhall</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Robert Koncar</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 28th DAY OF AUGUST 2018.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

## **Third Order of Business**

**3A.**

**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, July 24, 2018 at 9:30 a.m. in the Cordoba Ranch Model Center, 2516 Cordoba Ranch Boulevard, Lutz, Florida.

Present and constituting a quorum were:

Kelly Evans	Chairperson
F. Peter Williams	Vice Chairman
Parker Hirons	Assistant Secretary
Charlie Peterson	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**

**Organizational Matters**

**A. Appointment of New Supervisor**

On MOTION by Ms. Evans seconded by Mr. Hirons with all in favor Mr. Charlie Peterson was appointed to Seat 4 of the Cordoba Ranch Board of Supervisors.
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*Mr. Mendenhall, a Notary of the State of Florida, administered the Oath of Office to Mr. Charlie Peterson.*



**B. Resolution 2018-4 Designating Officers**

On MOTION by Ms. Evans seconded by Mr. Hirons with all in favor Resolution 2018-4 designating Kelly Evans Chairperson; Peter Williams Vice Chairman; Andrew Mendenhall Secretary; Stephen Bloom Treasurer; Robert Koncar Assistant Treasurer; and Parker Hirons and Charlie Peterson Assistant Secretaries was adopted.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. May 22, 2018 Minutes**
- B. Financial Statements**
- C. Fiscal Year 2017 Audit**

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

- The Fiscal Year 2017 audit was filed prior to June 30, 2018.

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

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Resolution  
2018-5 Adopting the Budget for Fiscal  
Year 2019 and Resolution 2018-6 Levy of  
Non-Ad Valorem Assessments**

On MOTION by Mr. Williams seconded by Mr. Hirons with all in favor the budget public hearing was opened.

- The budget process and timing was reviewed. There is no increase in assessments.
- Questions and comments from the audience were addressed.

On MOTION by Mr. Hirons seconded by Mr. Williams with all in favor the budget public hearing was closed.

On MOTION by Mr. Williams seconded by Ms. Evans with all in favor Resolution 2018-5 relating to the annual appropriations of the District and adopting the budget for the fiscal year beginning October 1, 2018; and ending September 30, 2019, and referencing the operations and maintenance special assessments to be levied by the District for fiscal year 2018/2019 was adopted.

On MOTION by Mr. Hirons seconded by Ms. Evans with all in favor Resolution 2018-6 levying and imposing special assessments; providing for collection and enforcement of special assessments; adopting and certifying an assessment roll; providing for amendment of the assessment roll; providing a severability clause; and providing an effective date was adopted.

#### **FIFTH ORDER OF BUSINESS**

#### **Audience Comments**

- Rick Gibbons commented on streetlights; security gate access control; speed limit and street signage; installation of sound barriers; landscaping and general maintenance issues.
- District Counsel commented on road ownership.
- Michelle commented on the dog park gate; landscaping planting and maintenance;
- Laura Hall commented on drainage issue passed the bridge.

#### **SIXTH ORDER OF BUSINESS**

#### **Aquagenix Report - July**

- July Aquagenix report was included in the agenda package.

#### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel**

Mr. Robin addressed the following:

- He congratulated Mr. Peterson on joining the Board and reviewed Florida Statute including the required filing of Form F1; the Sunshine Law; and public record requests.
- He commented on ADA compliance and the District website. Cordoba Ranch did not get mentioned in any pending lawsuits. Inframark is reviewing the status of the website and certain basic accessibility levels.
- He noted Vivicon, Inc. has been sold to SSS Down to Earth Opco, LLC effective July 31, 2018. Vivicon has requested clients sign a consent acknowledging the sale. There was no objection from the Board. It was requested the new owner attend a future Board meeting.

**B. District Engineer**

- Ms. Stewart reported on the pond levels and plant installation, noting there is a 15% survival rate due to storms but she remains optimistic. She will obtain proposals to continue the aquatic planting program.

**C. District Manager**

**i. Fiscal Year 2019 Proposed Meeting Schedule**

- The proposed fiscal year 2019 meeting schedule was reviewed.

On MOTION by Ms. Evans seconded by Mr. Williams with all in favor the fiscal year 2019 meeting schedule was approved as presented.

**ii. Landowner Meeting Information, Proxy, Ballot and Sample Agenda**

- Information regarding the landowner election was included in the agenda package.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

- None

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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Kelly Evans  
Chairperson

**3B.**

**Cordoba Ranch  
Community Development District**

*Financial Report*

*July 31, 2018*

**Prepared by:**



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**Cordoba Ranch  
Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2018**

## Balance Sheet

July 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 58,247	\$ -	\$ -	\$ -	\$ 58,247
Due From Other Funds	-	120,129	-	2,224	122,353
Investments:					
Money Market Account	392,124	-	-	-	392,124
Prepayment Account	-	-	2,228	-	2,228
Reserve Fund	-	-	441,183	-	441,183
Revenue Fund	-	-	175,538	-	175,538
Prepaid Items	2,424	-	-	-	2,424
Deposits	11,540	-	-	-	11,540
<b>TOTAL ASSETS</b>	<b>\$ 464,335</b>	<b>\$ 120,129</b>	<b>\$ 618,949</b>	<b>\$ 2,224</b>	<b>\$ 1,205,637</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 18,506	\$ -	\$ -	\$ -	\$ 18,506
Accrued Expenses	1,000	-	-	-	1,000
Due To Other Funds	122,353	-	-	-	122,353
<b>TOTAL LIABILITIES</b>	<b>141,859</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>141,859</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	2,424	-	-	-	2,424
Deposits	11,540	-	-	-	11,540
<b>Restricted for:</b>					
Debt Service	-	-	618,949	-	618,949
Capital Projects	-	-	-	2,224	2,224
<b>Unassigned:</b>	<b>308,512</b>	<b>120,129</b>	<b>-</b>	<b>-</b>	<b>428,641</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 322,476</b>	<b>\$ 120,129</b>	<b>\$ 618,949</b>	<b>\$ 2,224</b>	<b>\$ 1,063,778</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 464,335</b>	<b>\$ 120,129</b>	<b>\$ 618,949</b>	<b>\$ 2,224</b>	<b>\$ 1,205,637</b>



## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 2,113	\$ 2,113	0.00%
Interest - Tax Collector	-	-	341	341	0.00%
Special Assmnts- Tax Collector	357,623	357,623	357,624	1	100.00%
Special Assmnts- CDD Collected	135,125	135,125	135,126	1	100.00%
Special Assmnts- Discounts	(14,305)	(14,305)	(13,863)	442	96.91%
Gate Bar Code/Remotes	-	-	965	965	0.00%
<b>TOTAL REVENUES</b>	<b>478,443</b>	<b>478,443</b>	<b>482,306</b>	<b>3,863</b>	<b>100.81%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	2,400	2,000	1,000	1,000	41.67%
ProfServ-Arbitrage Rebate	500	500	-	500	0.00%
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%
ProfServ-Engineering	7,500	6,250	2,473	3,777	32.97%
ProfServ-Legal Services	8,000	6,667	4,526	2,141	56.58%
ProfServ-Mgmt Consulting Serv	45,320	37,767	37,767	-	83.33%
ProfServ-Trustee Fees	3,500	3,500	4,041	(541)	115.46%
Auditing Services	3,423	3,423	3,500	(77)	102.25%
Postage and Freight	250	208	800	(592)	320.00%
Public Officials Insurance	2,035	2,035	2,035	-	100.00%
Printing and Binding	100	83	588	(505)	588.00%
Legal Advertising	3,500	2,917	593	2,324	16.94%
Misc-Assessmnt Collection Cost	7,152	7,152	6,877	275	96.15%
Misc-Web Hosting	900	750	750	-	83.33%
Annual District Filing Fee	175	175	200	(25)	114.29%
<b>Total Administration</b>	<b>89,755</b>	<b>78,427</b>	<b>70,150</b>	<b>8,277</b>	<b>78.16%</b>
<b>Other Public Safety</b>					
Contracts-Security Camera	2,500	2,083	2,083	-	83.32%
Contracts-Security Services	10,000	8,333	12,592	(4,259)	125.92%
Communication - Telephone	1,650	1,375	1,479	(104)	89.64%
R&M-Gatehouse	4,800	4,000	290	3,710	6.04%
<b>Total Other Public Safety</b>	<b>18,950</b>	<b>15,791</b>	<b>16,444</b>	<b>(653)</b>	<b>86.78%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Electric Utility Services</u></b>					
Utility - General	8,700	7,250	6,401	849	73.57%
Electricity - Streetlighting	61,200	51,000	52,597	(1,597)	85.94%
<b>Total Electric Utility Services</b>	<b>69,900</b>	<b>58,250</b>	<b>58,998</b>	<b>(748)</b>	<b>84.40%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
Contracts-Aquatic Control	12,408	10,340	10,340	-	83.33%
R&M-Fountain	2,500	2,083	720	1,363	28.80%
R&M-Mitigation	16,300	13,583	9,980	3,603	61.23%
R&M Lake & Pond Bank	15,000	12,500	4,594	7,906	30.63%
Impr - Aquatic Plants	5,000	4,167	-	4,167	0.00%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>51,208</b>	<b>42,673</b>	<b>25,634</b>	<b>17,039</b>	<b>50.06%</b>
<b><u>Field</u></b>					
Contracts-Landscape	114,994	95,828	95,828	-	83.33%
Insurance - Property	1,577	1,577	1,488	89	94.36%
Insurance - General Liability	2,264	2,264	2,264	-	100.00%
R&M-Entry Feature	4,000	3,333	-	3,333	0.00%
R&M-Irrigation	12,000	10,000	1,543	8,457	12.86%
R&M-Mulch	23,100	23,100	-	23,100	0.00%
R&M-Pest Control	3,200	2,667	3,979	(1,312)	124.34%
R&M-Plant Replacement	15,000	12,500	8,681	3,819	57.87%
R&M-Well Maintenance	7,500	6,250	-	6,250	0.00%
R&M-Annals	19,000	15,833	9,345	6,488	49.18%
Holiday Lighting & Decorations	2,200	2,200	2,500	(300)	113.64%
Op Supplies - Fertilizer	7,800	6,500	5,168	1,332	66.26%
<b>Total Field</b>	<b>212,635</b>	<b>182,052</b>	<b>130,796</b>	<b>51,256</b>	<b>61.51%</b>
<b><u>Parks and Recreation - General</u></b>					
ProfServ-Wildlife Management Service	16,800	14,000	14,150	(150)	84.23%
Misc-Contingency	14,995	12,496	945	11,551	6.30%
<b>Total Parks and Recreation - General</b>	<b>31,795</b>	<b>26,496</b>	<b>15,095</b>	<b>11,401</b>	<b>47.48%</b>
<b><u>Reserves</u></b>					
Capital Reserve	50,000	50,000	-	50,000	0.00%
<b>Total Reserves</b>	<b>50,000</b>	<b>50,000</b>	<b>-</b>	<b>50,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>524,243</b>	<b>453,689</b>	<b>317,117</b>	<b>136,572</b>	<b>60.49%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	(45,800)	24,754	165,189	140,435	-360.67%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(45,800)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(45,800)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (45,800)	\$ 24,754	\$ 165,189	\$ 140,435	-360.67%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>157,287</b>	<b>157,287</b>	<b>157,287</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 111,487</b>	<b>\$ 182,041</b>	<b>\$ 322,476</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</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	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>-</b>	<b>-</b>	<b>120,129</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,129</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 350	\$ 292	\$ 1,190	\$ 898	340.00%
Special Assmnts- Tax Collector	455,697	455,697	455,698	1	100.00%
Special Assmnts- CDD Collected	172,182	172,182	172,182	-	100.00%
Special Assmnts- Discounts	(18,228)	(18,228)	(17,665)	563	96.91%
<b>TOTAL REVENUES</b>	<b>610,001</b>	<b>609,943</b>	<b>611,405</b>	<b>1,462</b>	<b>100.23%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessmnt Collection Cost	9,114	9,114	8,763	351	96.15%
<b>Total Administration</b>	<b>9,114</b>	<b>9,114</b>	<b>8,763</b>	<b>351</b>	<b>96.15%</b>
<b>Debt Service</b>					
Principal Debt Retirement	205,000	205,000	205,000	-	100.00%
Interest Expense	395,299	395,299	400,988	(5,689)	101.44%
<b>Total Debt Service</b>	<b>600,299</b>	<b>600,299</b>	<b>605,988</b>	<b>(5,689)</b>	<b>100.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>609,413</b>	<b>609,413</b>	<b>614,751</b>	<b>(5,338)</b>	<b>100.88%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	588	530	(3,346)	(3,876)	-569.05%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	588	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>588</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 588	\$ 530	\$ (3,346)	\$ (3,876)	-569.05%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>622,295</b>	<b>622,295</b>	<b>622,295</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 622,883</b>	<b>\$ 622,825</b>	<b>\$ 618,949</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
<b>TOTAL REVENUES</b>	-	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	-	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	-	-	2,224		
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,224</u>		

**Cordoba Ranch  
Community Development District**

Supporting Schedules

July 31, 2018

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Debt Service Series 2006 Fund
Assessments Levied FY 2018					(1)	
Allocation %				\$ 307,308	\$ 135,126	\$ 172,182
				100%	44%	56%
12/05/17	\$ 86,091	-	-	\$ 86,091		\$ 86,091
12/21/17	67,563	-	-	67,563	67,563	
01/24/18	33,781	-	-	33,781	33,781	
04/19/18	86,091	-	-	86,091		86,091
04/19/18	33,781	-	-	33,781	33,781	
TOTAL	\$ 307,308	\$ -	\$ -	\$ 307,308	\$ 135,126	\$ 172,182
% COLLECTED					100.0%	100.0%
TOTAL OUTSTANDING					\$0	\$0

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



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

					<b>ALLOCATION BY FUND</b>	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2006 Debt Service Fund
Assessments Levied FY 2018				\$ 813,321	\$ 357,624	\$ 455,697
Allocation %				100%	44%	56%
11/07/17	\$ 3,749	\$ 212	\$ 77	\$ 4,037	\$ 1,775	\$ 2,262
11/16/17	18,754	797	383	19,934	8,765	11,169
11/24/17	56,263	2,392	1,148	59,803	26,296	33,507
12/11/17	262,559	11,163	5,358	279,081	122,714	156,367
12/15/17	386,415	16,346	7,886	410,648	180,565	230,083
01/10/18	5,622	219	115	5,955	2,618	3,337
02/08/18	19,145	399	391	19,934	8,765	11,169
04/06/18	5,836	-	119	5,955	2,618	3,337
06/15/18	7,809	-	164	7,974	3,506	4,468
<b>TOTAL</b>	<b>\$ 766,153</b>	<b>\$ 31,528</b>	<b>\$ 15,641</b>	<b>\$ 813,321</b>	<b>\$ 357,624</b>	<b>\$ 455,698</b>
% COLLECTED				100.0%	100.0%	100.0%
TOTAL OUTSTANDING				\$ 0	\$ 0	\$ 0

**Cash & Investment Report**  
**July 31, 2018**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>OPERATING FUND</b>			
Checking General fund	Centerstate Bank	N/A	\$ 58,247
Money Market Account	Bank United	1.00%	\$ 392,124
		<b>Subtotal</b>	<u>450,371</u>
<b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>			
Series 2006 Construction Account	US Bank	0.05%	\$ 2,228
Series 2006 Reserve Account	US Bank	0.05%	\$ 441,183
Series 2006 Revenue Account	US Bank	0.05%	\$ 175,538
		<b>Subtotal</b>	<u>618,949</u>
		<b>Total</b>	<u><u>\$ 1,069,320</u></u>

**CORDOBA RANCH**  
**Community Development District**

Payment Register by Fund  
For the Period from 07/1/2018 to 07/31/2018  
(Sorted by Check / ACH No.)

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

001	2391	07/05/18	AQUAGENIX	4024213	JULY AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2392	07/05/18	VIVICON, INC	18020	FERTILIZE TURF	Op Supplies - Fertilizer	552005-53901	\$852.00
001	2393	07/05/18	VIVICON, INC	18043	JULY GROUNDS MAINTENANCE	Contracts-Landscape	534050-53901	\$9,582.84
001	2394	07/05/18	FRONTIER	062218-2135	6/22-7/21/18 #2391775795050213	Communication - Telephone	541003-52901	\$136.98
001	2395	07/05/18	STRALEY ROBIN VERICKER	15587	2/27 GEN COUNSEL MEETING	ProfServ-Legal Services	531023-51301	\$165.00
001	2395	07/05/18	STRALEY ROBIN VERICKER	15691	LEGAL SRVS THRU APRIL 15,2018	ProfServ-Legal Services	531023-51301	\$616.20
001	2395	07/05/18	STRALEY ROBIN VERICKER	15829	LEGAL SRVCS THRU JUNE 18	ProfServ-Legal Services	531023-51301	\$706.00
001	2396	07/05/18	V GLOBAL TECH	1075	WEBSITE HOSTING 7/18	Misc-Web Hosting	549915-51301	\$75.00
001	2397	07/05/18	ENVERA SYSTEMS	670660	GATE ACCESS MONITORING 7/1-31	Contracts-Security Services	534037-52901	\$1,184.67
001	2397	07/05/18	ENVERA SYSTEMS	670660	GATE ACCESS MONITORING 7/1-31	Contracts-Security Camera	534036-52901	\$208.33
001	2398	07/05/18	POPE'S WATER SYSTEMS, INC	60475	IRR- PRESSURE SWITCH AND GAUGE	R&M-Irrigation	546041-53901	\$125.00
001	2399	07/12/18	FEDEX	6-233-31091	JUNE POSTAGE	Postage and Freight	541006-51301	\$22.92
001	2400	07/12/18	ARMSTRONG ENVIRONMENTAL SVC	12312	MITIGATION TREATMENT 6/29/18	R&M-Mitigation	546100-53801	\$850.00
001	2401	07/17/18	VIVICON, INC	18058	JULY CHINCH BUGS TREATMENT	R&M-Pest Control	546070-53901	\$995.00
001	2402	07/17/18	VIVICON, INC	18059	JULY FERTILIZATION TREATMENT	Op Supplies - Fertilizer	552005-53901	\$624.00
001	2403	07/19/18	STATE WILDLIFE TRAPPER	1127	JULY HOG REMOVAL	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2404	07/19/18	TIMES PUBLISHING COMPANY	647213	2018-2019 BUDGET MEETING	147671	548002-51301	\$216.60
001	2404	07/19/18	TIMES PUBLISHING COMPANY	070618-7671	2018-2019 BUDGET HEARING	Legal Advertising	548002-51301	\$376.00
001	2405	07/19/18	VIVICON, INC	18074	JULY IRR REPR	R&M-Irrigation	546041-53901	\$88.90
001	DD01310	07/13/18	TAMPA ELECTRIC	062218 ACH	SERVICE PRD 5/18-6/19/18	Utility - General	543001-53100	\$582.95
001	DD01310	07/13/18	TAMPA ELECTRIC	062218 ACH	SERVICE PRD 5/18-6/19/18	Electricity - Streetlighting	543013-53100	\$5,294.40

**Fund Total** **\$25,136.79**

**SERIES 2006 DEBT SERVICE FUND - 201**

201	2406	07/24/18	CORDOBA RANCH C/O US BANK	071318-9280	XFER OF FY18 ASSESSMENT RCPTS	Due From Other Funds	131000	\$4,375.59
<b>Fund Total</b>								<b>\$4,375.59</b>

**Total Checks Paid** **\$29,512.38**

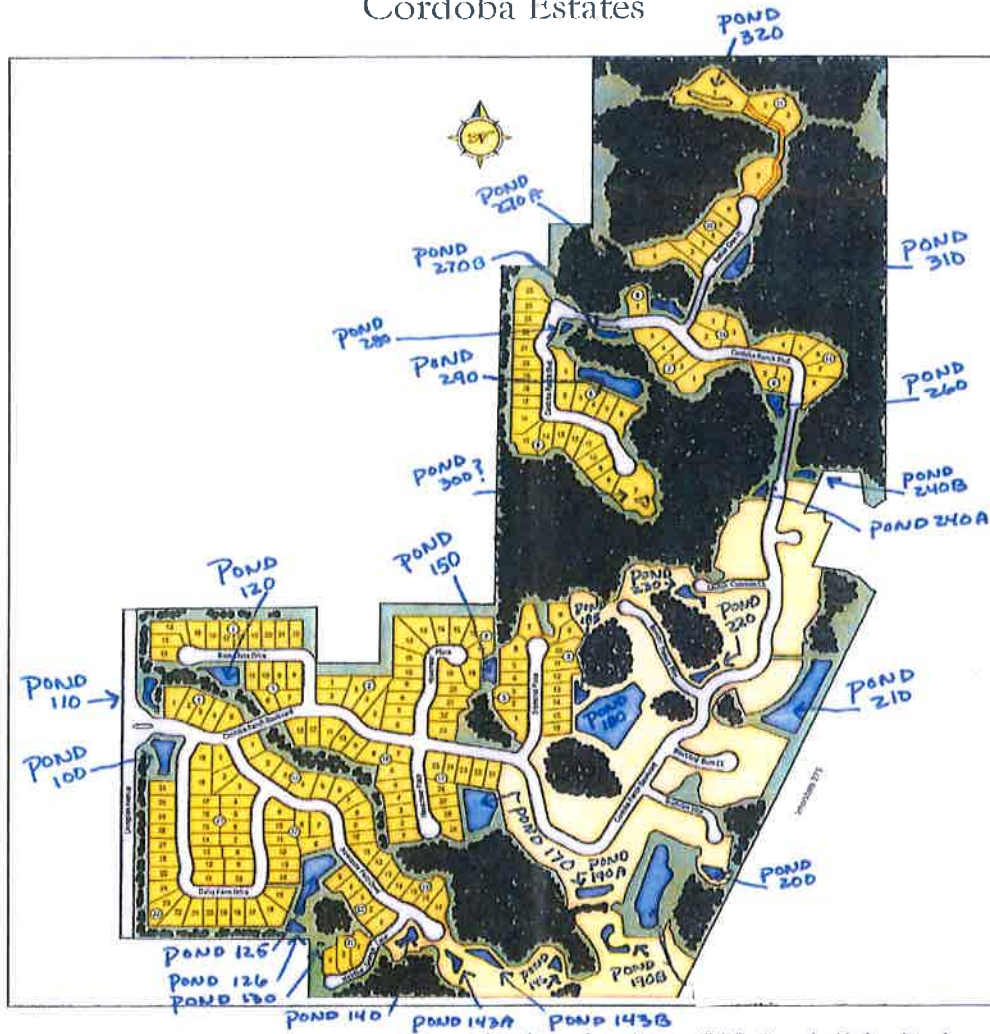
## **Fourth Order of Business**

# Cordoba Ranch Lake Management Report



STANDARD PACIFIC HOMES

Cordoba Estates



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



**8/15/2018**

The following report is for August to illustrate what has changed from July and what to expect through August and the coming months. The photos were taken on Tuesday, August 14.

The ponds were treated on Monday 8-13-18. I checked both fountain timers and the lights while onsite.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



## Pond #100

**Date:** 8/13/18

**What we found:** Water level is still up. Trace of Algae and Grasses

**What we did:** Treated algae and shoreline grasses.

**What to expect** Pond to continue to look good.



**Recommendations & Notes:** Checked the Fountain Timer and Lights. All working properly.

**Date:** 8/13/18

## Pond #110

**What we found:** Trace of Algae and Grasses

**What we did:** Treated the Algae and Grasses.

**What to expect:** Algae is dying off and grasses are already turning since Monday



**Notes:** Reset the breakers and adjusted the timers and checked the lights



**Date: 8/13/18**

## **Pond #120**

**What we found:** Trace of Shoreline Grasses and Algae.

**What we did:** Treated shoreline grasses and Algae.

**What to Expect:** Grasses to die off and Algae.



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

**Date: 8/13/18**

## **Pond #125**

**What we found:** Trace of Algae and Grasses.


**What we did:** Treated Algae and the grasses


**What to Expect:** Everything is dying off.





**Recommendations & Notes:** Plant the littoral Shelf in front of outfall Structure.




<b>Date: 8/13/18</b>	<b>Pond #126</b>	
<p><b>What we found:</b> 25% Algae</p> <p><b>What we did:</b> Treated it</p> <p><b>What to expect</b> Algae is dying off.</p>		
<p><b>Recommendations &amp; Notes:</b> Plant the Littoral Shelf soon.</p>		


<b>Date: 8/13/18</b>	<b>Pond #130</b>	
<p><b>What we found:</b> Pond level still low. Light algae, grasses and exposed Spikerush.</p> <p><b>What we did:</b> Sprayed All the above</p> <p><b>What to expect:</b> Pond level to continue to be low.</p>		
<p><b>Recommendations &amp; Notes:</b> This pond also has some Rill Erosion especially around the east bank closer to the house shown in the picture.</p>		


<b>Date: 8/13/18</b>	<b>Pond #140</b>
<b>What we found:</b> Trace of algae <b>What we did:</b> Treated the Algae <b>What to expect:</b> Algae will drop off.	
<b>Recommendations &amp; Notes:</b> Plant the Littoral Shelf	


<b>Date: 8/13/18</b>	<b>Pond #143A</b>
<b>What we found:</b> Trace of Algae <b>What we did:</b> Treated algae <b>What to expect:</b> Pond to continue to look good.	
<b>Recommendations &amp; Notes:</b>	




Date: 8/13/18	<b>Pond #143B</b>	
<p><b>What we found:</b> Trace of Algae.</p> <p><b>What we Did:</b> Treated it.</p> <p><b>What to Expect:</b> Algae to die off.</p>		
Recommendations & Notes:		


Date: 8/13/18	<b>Pond #146</b>	
<p><b>What we found:</b> Light Algae and some Grasses.</p> <p><b>What we did:</b> Treated Algae and grasses.</p> <p><b>What to expect:</b> Algae Will drop</p>		
Recommendations & Notes: Plant the littoral shelf.		


Date: 8/13/18	Pond #150
<p><b>What we found:</b> Algae and Grasses.</p> <p><b>What we did:</b> Treated for the Algae and grass.</p> <p><b>What to Expect:</b> Algae and grass to die off</p>	
<p><b>Recommendations &amp; Notes:</b> Blue Dye for this pond would help going through the Summer.</p>	


Date: 8/13/18	Pond #170
<p><b>What we found:</b> Trace of grasses.</p> <p><b>What we did:</b> Treated for the Grasses.</p> <p><b>What to Expect:</b> Pond always looks pretty good.</p>	
<p><b>Recommendations &amp; Notes:</b> A fountain would look great in this pond.</p>	




Date: 8/13/18	Pond #180
<p><b>What we found:</b> Has some Algae, Submersed and some grasses.</p> <p><b>What we did:</b> Treated for all three. They are dying off.</p> <p><b>What to expect:</b> Grasses to die and Algae to drop off.</p>	
<p><b>Notes:</b> <u>This is a nutrient loading pond. Planting the littoral shelf and Blue Dye would help. Grass Carp would also help this pond going forward.</u></p>	


Date: 8/13/18	Pond #185
<p><b>What we found:</b> Has Some dark algae and some submersed.</p> <p><b>What we did:</b> It looks like he missed this pond. We will get it cleaned up.</p> <p><b>What to expect:</b> Algae and grasses to die off. I will get with the tech to insure this pond gets treated and not missed.</p>	
<p><b>Recommendations &amp; Notes:</b> Plant the Littoral shelf. Blue Dye would also help this pond. It is very shallow. Grass Carp would also help.</p>	

Date: 8-13-18	Pond 190A
<p><b>What we found:</b> Light Shoreline grasses.</p> <p><b>What we did:</b> Treated grasses.</p> <p><b>What to expect:</b> Grasses to die off.</p>	
<p><b>Recommendations &amp; Notes:</b> <u>The Erosion issue is still an issue. See past reports. I know this pond is not in the normal traffic area, but with all the excavation going on and then building it should be repaired.</u></p>	

Date: 8/13/18	Pond # 190B
<p><b>What we found:</b> Some Algae</p> <p><b>What we did:</b> Treated it</p> <p><b>What to Expect:</b> Algae to die off.</p>	
<p><b>Recommendations &amp; Notes:</b> <u>This is a nice pond. Could benefit from Blue Dye</u></p>	



<b>Date:</b> 8/13/18	<b>Pond #200</b>
<p><b>What we found:</b> Trace of exposed grasses</p> <p><b>What we did:</b> Treated it</p> <p><b>What to expect:</b> Grasses to die off</p>	
<p><b>Recommendations &amp; Notes:</b> This pond is set back, but building is soon to begin. I would plant the Littoral shelf</p>	

<b>Date:</b> 8/13/18	<b>Pond #210</b>
<p><b>What we found:</b> Algae and some submersed.</p> <p><b>What we did:</b> Treated the algae, submersed and grasses.</p> <p><b>What to expect :</b> You can see in the picture that the algae has been sprayed. It should drop out.</p>	
<p><b>Recommendations &amp; Notes:</b> Plant the Littoral Shelves on both end of the pond. Grass Carp are a good idea because of the Slender Spikerush in the pond and possibly Blue Dye also. This pond is always a challenge for us because of its size and two littoral shelves on both ends.</p>	

**Date:** 8/13/18

## **Pond #220**

**What we found:** Trace of Algae.

**What we did:** Treated the Algae

**What to expect:** To continue to look pretty good.



**Recommendations & Notes:** Plant the shelf in front of the outfall structure.

**Date:** 8/13/18

## **Pond #230**

**What we found:** Water level is up and grasses are growing on the east and west ends.


**What we did:** Treated the grasses.


**What to expect:** Grasses to die off.



**Recommendations & Notes:** Plant the Littoral shelf in front and around the outfall Structure



<b>Date: 8/13/18</b>	<b>Pond #240A</b>	
<p><b>What we found:</b> Exposed Grasses around the edge.</p> <p><b>What we did:</b> Treated the grasses</p> <p><b>What to expect:</b> Grasses to die off.</p>		
<b>Recommendations &amp; Notes:</b> Plants and Blue Dye		

<b>Date: 8/13/18</b>	<b>Pond #240 B</b>	
<p><b>What we found:</b> Trace of Algae and grasses</p> <p><b>What we did:</b> Treated grasses and trace of algae.</p> <p><b>What to expect:</b> Both to die off.</p>		
<b>Recommendations &amp; Notes:</b> Plant around the Outfall.		

**Date:** 8/13/18

## Pond #260

**What we found:** Trace of Algae and shoreline grasses.

**What we did:** Treated the Algae and grasses.

**What to expect:** Pond should look very good.



**Recommendations & Notes:**

**Date:** 8/13/18

## Pond #270A

**What we found:** Light algae and trace of grasses.


**What we did:** Treated for algae and some of the Spatterdock.


**What to expect:** Pond continue to look pretty decent.





**Recommendations & Notes:** Grass Carp and Blue Dye. Plants around the outfall.



<b>Date: 8/13/18</b>	<b>Pond #270B</b>	
<p><b>What we found:</b> Grass and algae</p> <p><b>What we did:</b> Treated the grasses</p> <p><b>What to expect:</b> Grasses to die off.</p>		
<p><b>Recommendations &amp; Notes:</b> Could use plants</p>		

<b>Date: 8/13/18</b>	<b>Pond #280</b>	
<p><b>What we found:</b> Light Algae and trace of grasses.</p> <p><b>What we did:</b> Treated it.</p> <p><b>What to expect:</b> Pond still looks pretty good.</p>		
<p><b>Recommendations &amp; Notes:</b> Blue Dye would help the algae issue.</p>		

<b>Date: 8/13/18</b>	<b>Pond #290</b>	
<p><b>What we found:</b> Some algae, grasses and Spikerush.</p> <p><b>What we did:</b> Treated for the Algae and grasses</p> <p><b>What to Expect:</b> Algae and grasses will die off.</p>		
<p><b>Recommendations &amp; Notes:</b> Could use more plants.</p>		

<b>Date: 8/13/18</b>	<b>Pond #300</b>	
<p><b>What we found:</b> Trace of Algae and Grasses.</p> <p><b>What we did:</b> Treated both</p> <p><b>What to Expect:</b> Pond to continue to look great.</p>		
<p><b>Recommendations &amp; Notes:</b> Possible Blue Dye and plants. No plants at all.</p>		

**Date: 8/13/18**

**Pond #310**

**What we found:** Some Algae and trace of grasses.

**What we did:** Treat both.

**What to expect:** Algae will die off



**Recommendations & Notes:** Plant littoral shelf soon.



Date: 8/13/2018

**Pond 190 A Erosion Issue****What we found: Rill Erosion Issue****What we did: Took Pictures**

**What to Expect: This needs to get fixed before someone gets hurt in it. The pictures do not really show how bad it is. It starts at the red flags and continues all the way to the water.**



**Recommendations & Notes: Fill and put erosion fabric down. Sod. If not it will happen again.**

Date: 8/13/2018

**POND 190A Erosion Issue****What we found: 2<sup>nd</sup> Picture****What we did:****What to Expect**

**Recommendations & Notes:**