

**Cordoba Ranch Community
Development District**

August 27, 2019

Agenda Package

Cordoba Ranch Community Development District

Agenda Page 2

Inframark, Infrastructure Management Services

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August 20, 2019

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 on Tuesday, August 27, 2019 at 9:30 a.m. **at the Cordoba Ranch Model Center, 2516 Cordoba Ranch Boulevard, Lutz, FL.** The following is the advance agenda for the meeting:

1. Call to Order/Roll Call
2. Approval of the Consent Agenda
 - A. June 25, 2019 Meeting Minutes
 - B. Financial Statements
 - C. Fiscal Year 2020 Proposed Meeting Schedule
3. Public Hearing to Adopt the Fiscal Year 2020 Budget
 - A. Resolution 2019-4 Adopting the Fiscal Year 2020 Budget
 - B. Resolution 2019-5 Levying Special Assessments
4. Aquagenix Report - August
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
6. Audience Comments
7. Supervisor Requests
8. 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, June 25, 2019 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
Pete Williams
Lori Campagna
Charlie Peterson

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andy Mendenhall
Tonja Stewart

District Manager
District Engineer (via telephone)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

SECOND ORDER OF BUSINESS

Approval of the Consent Agenda

- A. May 28, 2019 Meeting Minutes**
- B. Financial Statements**

On MOTION by Mr. Williams seconded by Ms. Evans with all in favor the consent agenda was approved.

THIRD ORDER OF BUSINESS

Aquagenix Report - June

- The Aquagenix report was reviewed.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- None

C. District Manager

- None

FIFTH ORDER OF BUSINESS

Audience Comments

- None

SIXTH ORDER OF BUSINESS

Supervisor Requests

- Ms. Evans inquired on the status of the island curb painting; line of sight landscape trimming; and general landscape maintenance.
- *The record will reflect Ms. Stewart joined the meeting via telephone.*

FOURTH ORDER OF BUSINESS

Staff Reports (continued)

B. District Engineer

- Ms. Stewart commented on the multi-purpose path noting the bike path arrow signage erroneously goes to the road and not the path. The arrows can be switched.
- Drainage cleanup was well done.

SEVENTH ORDER OF BUSINESS

Adjournment

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

Kelly Evans
Chairperson

2B.

**Cordoba Ranch
Community Development District**

Financial Report

July 31, 2019

Prepared by:



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**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

July 31, 2019

Balance Sheet

July 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 138,741	\$ -	\$ 138,741
Due From Other Funds	-	5,401	5,401
Investments:			
Money Market Account	391,875	-	391,875
Prepayment Account	-	1,940	1,940
Reserve Fund	-	234,267	234,267
Revenue Fund	-	184,048	184,048
Prepaid Items	1,503	-	1,503
Deposits	11,540	-	11,540
TOTAL ASSETS	\$ 543,659	\$ 425,656	\$ 969,315
<u>LIABILITIES</u>			
Accounts Payable	\$ 5,953	\$ -	\$ 5,953
Due To Other Funds	5,401	-	5,401
TOTAL LIABILITIES	11,354	-	11,354
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	1,503	-	1,503
Deposits	11,540	-	11,540
Restricted for:			
Debt Service	-	425,656	425,656
Assigned to:			
Operating Reserves	44,040	-	44,040
Reserves - Capital Projects	170,127	-	170,127
Unassigned:	305,095	-	305,095
TOTAL FUND BALANCES	\$ 532,305	\$ 425,656	\$ 957,961
TOTAL LIABILITIES & FUND BALANCES	\$ 543,659	\$ 425,656	\$ 969,315

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 6,035	\$ 6,035	0.00%
Interest - Tax Collector	-	-	181	181	0.00%
Special Assmnts- Tax Collector	357,623	357,623	357,570	(53)	99.99%
Special Assmnts- CDD Collected	135,125	135,125	135,125	-	100.00%
Special Assmnts- Discounts	(14,305)	(14,305)	(13,329)	976	93.18%
Gate Bar Code/Remotes	-	-	663	663	0.00%
TOTAL REVENUES	478,443	478,443	486,245	7,802	101.63%
EXPENDITURES					
Administration					
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	6,160	90	82.13%
ProfServ-Legal Services	7,000	5,833	2,353	3,480	33.61%
ProfServ-Mgmt Consulting Serv	46,500	38,750	38,750	-	83.33%
ProfServ-Trustee Fees	3,500	3,500	2,424	1,076	69.26%
Auditing Services	3,500	3,500	1,000	2,500	28.57%
Postage and Freight	1,000	833	576	257	57.60%
Public Officials Insurance	2,239	2,239	1,850	389	82.63%
Printing and Binding	600	500	598	(98)	99.67%
Legal Advertising	3,500	2,917	988	1,929	28.23%
Misc-Assessmnt Collection Cost	7,152	5,960	6,885	(925)	96.27%
Misc-Web Hosting	900	750	750	-	83.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	91,466	78,707	68,509	10,198	74.90%
Other Public Safety					
Contracts-Security Camera	2,500	2,083	2,083	-	83.32%
Contracts-Security Services	13,608	11,340	11,922	(582)	87.61%
Communication - Telephone	1,644	1,370	1,398	(28)	85.04%
R&M-Gatehouse	600	500	-	500	0.00%
Total Other Public Safety	18,352	15,293	15,403	(110)	83.93%
Electric Utility Services					
Utility - General	7,800	6,500	6,089	411	78.06%
Electricity - Streetlighting	63,528	52,940	52,460	480	82.58%
Total Electric Utility Services	71,328	59,440	58,549	891	82.08%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	12,408	10,340	13,331	(2,991)	107.44%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Fountain	1,000	833	250	583	25.00%
R&M-Mitigation	11,460	9,550	7,650	1,900	66.75%
R&M Lake & Pond Bank	6,675	5,563	2,528	3,035	37.87%
Impr - Aquatic Plants	5,000	4,167	5,022	(855)	100.44%
Total Flood Control/Stormwater Mgmt	36,543	30,453	28,781	1,672	78.76%
Field					
Contracts-Landscape	114,994	95,828	95,828	-	83.33%
Insurance - Property	1,735	1,735	1,242	493	71.59%
Insurance - General Liability	2,490	2,490	2,250	240	90.36%
R&M-Entry Feature	200	200	-	200	0.00%
R&M-Irrigation	9,000	7,500	6,014	1,486	66.82%
R&M-Mulch	23,100	19,250	14,700	4,550	63.64%
R&M-Pest Control	3,200	2,667	2,649	18	82.78%
R&M-Plant Replacement	15,000	12,500	-	12,500	0.00%
R&M-Well Maintenance	5,000	4,167	-	4,167	0.00%
R&M-Annals	19,000	15,833	9,345	6,488	49.18%
Holiday Lighting & Decorations	2,500	2,500	2,500	-	100.00%
Op Supplies - Fertilizer	7,800	6,500	2,888	3,612	37.03%
Total Field	204,019	171,170	137,416	33,754	67.35%
Parks and Recreation - General					
ProfServ-Wildlife Management Service	16,800	14,000	16,340	(2,340)	97.26%
Misc-Contingency	14,995	12,496	14,957	(2,461)	99.75%
Total Parks and Recreation - General	31,795	26,496	31,297	(4,801)	98.43%
Reserves					
Capital Reserve	24,940	24,940	-	24,940	0.00%
Total Reserves	24,940	24,940	-	24,940	0.00%
TOTAL EXPENDITURES & RESERVES	478,443	406,499	339,955	66,544	71.05%
Excess (deficiency) of revenues					
Over (under) expenditures	-	71,944	146,290	74,346	0.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	120,129	120,129	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	120,129	120,129	0.00%
Net change in fund balance	\$ -	\$ 71,944	\$ 266,419	\$ 194,475	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)	265,886	265,886	265,886		
FUND BALANCE, ENDING	\$ 265,886	\$ 337,830	\$ 532,305		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 350	\$ 292	\$ 1,170	\$ 878	334.29%
Special Assmnts- Tax Collector	455,697	455,697	455,630	(67)	99.99%
Special Assmnts- CDD Collected	172,182	172,182	172,182	-	100.00%
Special Assmnts- Discounts	(18,228)	(18,228)	(16,984)	1,244	93.18%
TOTAL REVENUES	610,001	609,943	611,998	2,055	100.33%
EXPENDITURES					
Administration					
Misc-Assessmnt Collection Cost	9,114	9,114	8,773	341	96.26%
Total Administration	9,114	9,114	8,773	341	96.26%
Debt Service					
Principal Debt Retirement	215,000	215,000	215,000	-	100.00%
Principal Prepayments	-	-	200,000	(200,000)	0.00%
Interest Expense	389,610	389,610	384,060	5,550	98.58%
Total Debt Service	604,610	604,610	799,060	(194,450)	132.16%
TOTAL EXPENDITURES	613,724	613,724	807,833	(194,109)	131.63%
Excess (deficiency) of revenues Over (under) expenditures	(3,723)	(3,781)	(195,835)	(192,054)	n/a
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(3,723)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(3,723)	-	-	-	0.00%
Net change in fund balance	\$ (3,723)	\$ (3,781)	\$ (195,835)	\$ (192,054)	n/a
FUND BALANCE, BEGINNING (OCT 1, 2018)	621,491	621,491	621,491		
FUND BALANCE, ENDING	\$ 617,768	\$ 617,710	\$ 425,656		

**Cordoba Ranch
Community Development District**

Supporting Schedules

July 31, 2019

**Non-Ad Valorem Special Assessments - CDD Collected
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019**

			ALLOCATION BY FUND	
Date Received	Net Amount Received	Gross Amount	General Fund	Debt Service Series 2006 Fund
Assessments Levied FY 2019		\$ 307,307	\$ 135,125	\$ 172,182
Allocation %		100%	44%	56%
11/21/18	\$ 86,091	\$ 86,091		\$ 86,091
11/21/18	67,563	67,563	67,563	
01/29/19	43,046	43,046		43,046
01/29/19	33,781	33,781	33,781	
04/23/19	43,046	43,046		43,046
04/23/19	33,781	33,781	33,781	
TOTAL	\$ 307,307	\$ 307,307	\$ 135,125	\$ 172,182
% COLLECTED		100%	100%	100%
TOTAL OUTSTANDING		-	-	-

**Non-Ad Valorem Special Assessments - Hillsborough Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019**

					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 2019				\$ 813,320	\$ 357,623	\$ 455,697
Allocation %				100%	44%	56%
11/07/18	5,021	182	102	5,305	2,333	2,973
11/16/18	22,505	957	459	23,921	10,518	13,403
11/26/18	48,761	2,073	995	51,829	22,790	29,040
12/07/18	611,387	25,994	12,477	649,858	285,747	364,111
01/07/19	37,953	1,185	775	39,913	17,550	22,363
02/06/19	11,487	239	234	11,961	5,259	6,701
03/07/19	11,604	-	237	11,841	5,207	6,634
04/08/19	7,840	-	160	8,000	3,518	4,482
05/07/19	1,032	(31)	21	1,022	450	573
06/14/19	9,640	(286)	197	9,550	4,199	5,351
TOTAL	\$ 767,229	\$ 30,313	\$ 15,658	\$ 813,200	\$ 357,570	\$ 455,630
% COLLECTED				99.99%	99.99%	99.99%
TOTAL OUTSTANDING				\$ 120	\$ 53	\$ 67

Cash & Investment Report
July 31, 2019

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General fund	Centerstate Bank	N/A	\$ 138,741
Money Market Account	Bank United	1.75%	\$ 391,875
		Subtotal	<u>530,616</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2006 Prepayment Account	US Bank	0.03%	\$ 1,940
Series 2006 Reserve Account	US Bank	0.03%	\$ 234,267
Series 2006 Revenue Account	US Bank	0.03%	\$ 184,048
		Subtotal	<u>420,255</u>
		Total	<u><u>\$ 950,871</u></u>

CORDOBA RANCH
Community Development District

Payment Register by Fund
For the Period from 7/1/2019 to 7/31/2019
(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	2571	07/03/19	STATE WILDLIFE TRAPPER	1238	JUNE HOG REMOVAL SRV	ProfServ-Wildlife Management Service	531074-57201	\$1,585.00
001	2572	07/03/19	F. PETER WILLIAMS	062519	6/25/19 BRD MTG ATTENDED	P/R-Board of Supervisors	511001-51101	\$200.00
001	2573	07/09/19	STRALEY ROBIN VERICKER	17232	GEN COUNSEL THRU 6/15/19	ProfServ-Legal Services	531023-51301	\$325.00
001	2574	07/09/19	V GLOBAL TECH	1305	WEB MAINT	Misc-Web Hosting	549915-51301	\$75.00
001	2575	07/09/19	FEDEX	6-593-40538	JUNE POSTAGE4	Postage and Freight	541006-51301	\$90.70
001	2576	07/09/19	ENVERA SYSTEMS	681503	AUG GATE MONITORING/RESIDENTS ADDED	Contracts-Security Services	534037-52901	\$1,503.00
001	2577	07/09/19	SSS DOWN TO EARTH OPCO LLC	39812	5/17/19 VACAN LOT MOWING	Contracts-Landscape	534050-53901	\$195.00
001	2578	07/11/19	AQUAGENIX	4055824	JULY AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2579	07/11/19	STANTEC CONSULTING SERVICES	1531748	GEN ENGINEERING THRU 6/21/19	ProfServ-Engineering	531013-51501	\$680.00
001	2580	07/16/19	BRB CONSTRUCTION & CONSULTING	125	STORMWATER STRUCTURE CLEAN OUT	Misc-Contingency	549900-53801	\$6,500.00
001	2581	07/18/19	AQUAGENIX	4056544	TWO LED BULBS AND GASKET ASSEMBLIES	Contracts-Aquatic Control	534067-53801	\$723.52
001	2582	07/18/19	AQUAGENIX	4056459	FNTN LIGHT CABLE SO FNTN	Contracts-Aquatic Control	534067-53801	\$887.93
001	2583	07/18/19	AQUAGENIX	4050745	CHECK ON SO FNTN LIGHT SYSTEM	R&M-Fountain	546032-53801	\$250.00
001	2584	07/18/19	SSS DOWN TO EARTH OPCO LLC	41104	JULY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,582.84
001	2585	07/22/19	ARMSTRONG ENVIRONMENTAL SVC	12723	6/27/19 WETLAND/MIT MAINT	Contracts-Aquatic Control	534067-53801	\$850.00
001	2586	07/22/19	SSS DOWN TO EARTH OPCO LLC	41369	JUNE TURF FERTILIZATION	Contracts-Landscape	534050-53901	\$852.00
001	2587	07/25/19	AQUAGENIX	4051932	5400 CLUBRUSH & PICKERELWEED	Impr - Aquatic Plants	563029-53801	\$5,022.00
001	2588	07/25/19	STATE WILDLIFE TRAPPER	1248	JULY HOG REMOVAL SERVICE	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2589	07/25/19	SSS DOWN TO EARTH OPCO LLC	41962	IRR REPRS	R&M-Irrigation	546041-53901	\$622.67
001	2590	07/31/19	INFRAMARK, LLC	42866	JULY MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,875.00
001	2590	07/31/19	INFRAMARK, LLC	42866	JULY MGMNT SERVICES	Printing and Binding	547001-51301	\$40.30
001	2590	07/31/19	INFRAMARK, LLC	42866	JULY MGMNT SERVICES	Postage and Freight	541006-51301	\$6.50
001	2591	07/31/19	ENVERA SYSTEMS	682141	7/1-8/31/19 SERVICE	Contracts-Security Services	534037-52901	\$20.00
001	2592	07/31/19	SSS DOWN TO EARTH OPCO LLC	42402	IRRIGATION REPAIRS AFTER INSPECTION REPR	R&M-Irrigation	546041-53901	\$181.01
001	4014	07/24/19	CORDOBA RANCH CDD	07242019-4970	XFER TO CENTERSTATE BANK #9280	Cash with Fiscal Agent	103000	\$120,000.00
001	DD01330	07/15/19	TAMPA ELECTRIC - ACH	062419ACH	5/22-6/20/19 ELEC ACH	Utility - General	543001-53100	\$567.97
001	DD01330	07/15/19	TAMPA ELECTRIC - ACH	062419ACH	5/22-6/20/19 ELEC ACH	Electricity - Streetlighting	543013-53100	\$5,282.47
001	DD01331	07/15/19	FRONTIER - ACH	062219-5795 ACH	6/22-7/21/19 SRV ACH	239-177-5795	543001-53100	\$140.98
Fund Total								\$162,492.89

Total Checks Paid	\$162,492.89
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2C.

**Notice of Public Meeting Dates
Cordoba Ranch Community Development District**

The Board of Supervisors of the Cordoba Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2019/2020 at the Cordoba Ranch Model Center **located at 2516 Cordoba Ranch Blvd. Lutz, FL 33559 at 9:30 a.m.** as follows:

October 22, 2019
November 26, 2019
December 17, 2019 (third Tuesday)
January 28, 2020
February 25, 2020
March 24, 2020
April 28, 2020
May 26, 2020
June 23, 2020
July 28, 2020
August 25, 2020 (Budget Public Hearing)
September 22, 2020

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew P. Mendenhall, PMP
District Manager

Third Order of Business

CORDOBA RANCH
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2020

Modified Tentative Budget
08.13.2019

Prepared by:



Community Development District

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Cordoba Ranch

Community Development District

Operating Budget

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY 2018	BUDGET FY 2019	THRU JUL-2019	AUG - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 269	\$ 12	\$ 2,829	\$ -	\$ 6,035	\$ -	\$ 6,035	\$ 2,500
Interest - Tax Collector	-	63	341	-	181	-	181	-
Special Assmnts- Tax Collector	291,575	323,377	357,624	357,623	357,570	54	357,624	357,623
Special Assmnts- CDD Collected	128,587	119,389	135,126	135,125	135,125	1	135,126	135,125
Special Assmnts- Discounts	-	(13,801)	(13,863)	(14,305)	(13,329)	-	(13,329)	(14,305)
Gate Bar Code/Remotes	-	947	1,265	-	663	-	663	
TOTAL REVENUES	420,992	434,666	483,322	478,443	486,245	54	486,299	480,943
EXPENDITURES								
Administrative								
P/R-Board of Supervisors		1,800	1,400	2,400	1,000	1,400	2,400	2,400
ProfServ-Arbitrage Rebate	2,300	-	-	500	-	500	500	500
ProfServ-Dissemination Agent	5,000	-	5,000	5,000	5,000	-	5,000	5,000
ProfServ-Engineering	8,488	7,360	4,143	7,500	6,160	1,340	7,500	7,500
ProfServ-Legal Services	10,244	6,676	5,744	7,000	2,353	4,647	7,000	7,000
ProfServ-Mgmt Consulting Serv	20,721	23,500	45,320	46,500	38,750	7,750	46,500	46,500
ProfServ-Trustee Fees	3,203	2,424	4,041	3,500	2,424	-	2,424	3,500
Auditing Services	3,300	3,423	3,500	3,500	1,000	2,500	3,500	3,500
Postage and Freight	-	1,104	942	1,000	576	424	1,000	1,000
Public Officials Insurance	1,850	1,405	2,035	2,239	1,850		1,850	2,463
Printing and Binding	-	965	736	600	598	2	600	600
Legal Advertising	976	3,101	1,006	3,500	988	2,512	3,500	3,500
Misc-Assessmnt Collection Cost	-	4,693	1,774	7,152	6,885	267	7,152	7,152
Misc-Web Hosting	770	835	750	900	750	150	900	900
Annual District Filing Fee	175	200	200	175	175	-	175	175
Total Administrative	86,627	77,986	76,591	91,466	68,509	21,492	90,001	91,690
Other Public Safety								
Contracts-Security Camera	1,375	1,490	2,530	2,500	2,083	417	2,500	2,500
Contracts-Security Services	16,879	14,289	14,991	13,608	11,922	2,268	14,190	13,608
Communication-Telephone	-	1,772	1,618	1,644	1,398	246	1,644	2,000
R&M-Gate	335	-	290	600	-	-	-	4,800
Total Other Public Safety	18,589	17,551	19,429	18,352	15,403	2,931	18,334	22,908
Electric Utility Services								
Utility - General	7,820	6,380	7,591	7,800	6,089	1,200	7,289	7,800
Electricity - Streetlighting	58,538	61,932	63,145	63,528	52,460	10,588	63,048	63,528
Total Electric Utility Services	66,358	68,312	70,736	71,328	58,549	11,788	70,337	71,328
Flood Control/Stormwater Mgmt								
Contracts-Aquatic Control	13,968	12,408	12,648	12,408	13,331	2,666	15,997	12,408
R&M-Fountain	960	1,059	720	1,000	250	1,000	1,250	2,000
R&M-Mitigation	15,455	9,350	11,680	11,460	7,650	1,530	9,180	11,460
R&M Lake & Pond	9,750	3,600	5,494	6,675	2,528	506	3,034	10,000
Impr - Aquatic Plants	840	5,132	-	5,000	5,022	-	5,022	5,000
Total Flood Control/Stormwater Mgmt	40,973	31,549	30,542	36,543	28,781	5,702	34,483	40,868

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY 2018	BUDGET FY 2019	THRU JUL-2019	AUG - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
Field								
Contracts-Landscape	113,051	114,994	120,626	114,994	96,680	19,336	116,016	114,994
Insurance - Property	1,434	1,434	1,488	1,735	1,242	-	1,242	1,909
Insurance - General Liability	2,250	2,058	2,264	2,490	2,250	-	2,250	2,739
R&M-Entry Feature	-	-	-	200	-	2,000	2,000	2,000
R&M-Irrigation	2,566	8,806	1,543	9,000	6,014	1,203	7,217	9,000
R&M-Pest Control	-	3,449	4,469	3,200	2,649	618	3,267	4,200
R&M-Plant Replacement	20,722	9,774	8,681	15,000	-	7,500	7,500	15,000
R&M-Well Maintenance	-	550	-	5,000	-	2,500	2,500	5,000
R&M-Annuals	-	18,690	9,345	19,000	9,345	9,655	19,000	19,000
R&M-Mulch	-	11,760	-	23,100	14,700	8,400	23,100	23,100
Misc-Contingency	-	150	-	-	-	-	-	14,995
Holiday Lighting & Decorations	-	2,200	2,500	2,500	2,500	-	2,500	2,500
Op Supplies - Fertilizer	-	5,490	5,168	7,800	2,036	5,764	7,800	7,800
Capital Reserves	-	-	-	-	-	-	-	24,940
Total Field	144,023	179,475	156,084	204,019	137,416	56,975	194,391	247,177
Road and Street Facilities								
Utility - Gatehouse	1,600	-	-	-	-	-	-	-
Total Road and Street Facilities	1,600	-	-	-	-	-	-	-
Parks and Recreation - General								
ProfServ-Wildlife Management Service	14,695	14,400	17,135	16,800	16,340	460	16,800	16,800
Miscellaneous Services	4,365	27,479	4,205	14,995	14,957	2,991	17,948	7,500
Total Parks and Recreation - General	19,060	41,879	21,340	31,795	31,297	3,451	34,748	24,300
Reserves								
Capital Reserves	-	-	-	24,940	-	-	-	-
Total Reserves	-	-	-	24,940	-	-	-	-
TOTAL EXPENDITURES & RESERVES	377,230	416,752	374,722	478,443	339,955	102,339	442,294	498,271
Excess (deficiency) of revenues								
Over (under) expenditures	43,762	17,914	108,600	-	146,290	(102,285)	(44,005)	(17,328)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In		-	-	-	120,129	-	120,129	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	(17,328)
TOTAL OTHER SOURCES (USES)	-	-	-	-	120,129	-	120,129	(17,328)
Net change in fund balance	43,762	17,914	108,600	-	266,419	(102,285)	76,124	(17,328)
FUND BALANCE, BEGINNING	95,609	139,372	157,286	265,886	265,886	-	265,886	342,010
FUND BALANCE, ENDING	\$ 139,371	\$ 157,286	\$ 265,886	\$ 265,886	\$ 532,305	\$ (102,285)	\$ 342,010	\$ 324,682

Community Development District

Exhibit "A"
Allocation of Fund Balances**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 342,010
Net Change in Fund Balance - Fiscal Year 2020	(17,328)
Reserves - Fiscal Year 2020	24,940
Total Funds Available (Estimated) - 9/30/2020	349,622

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		124,568 ⁽¹⁾
Reserve Previous years	70,129	
Capital Reserve FY 2019	24,940	
Capital Reserve FY 2020	24,940	120,009
	Subtotal	244,577
Total Allocation of Available Funds		244,577

Total Unassigned (undesignated) Cash	\$ 105,045
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2020

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating account.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenue

The District receives other miscellaneous revenue.

Gate Bar Code/Remotes

The District receives amounts for gate bar codes and gate remotes that operate the gates of the District.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services - Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Administrative (continued)

Professional Services-Management Consulting Services

The District receives Management, Field Services, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark - Infrastructure Management Services. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals.

Professional Services – Trustee Fees

The District issued this Series of 2013 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the engagement letter from Grau not to exceed \$3,500.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Public Official Insurance

The District's Public Officials Liability Insurance policy is with Florida Insurance Alliance Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

Miscellaneous-Web Hosting

The District is mandated to post on the internet the approved and adopted budgets, minutes and audits per State requirements.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Other Public Safety

Contracts- Security Camera

The District has a contract with Envera Systems Inc. for monitoring the security cameras and maintenance.

Contracts- Security Service

The District has a contract with Envera Systems Inc. for monitoring the security access and additional patrol by the Sheriff's Office on an as needed basis.

Communication-Telephone

This is for the gate telephone usage by the District with Fronteir.

R&M-Gate

This includes the repairs and maintenance of the Districts Gate.

Electric Utility Services

Utility-General

This is for the electric utility services for the irrigation timers, lift station pumps, fountains, etc.

Electricity-Streetlighting

This is for the electric for the streetlights.

Flood Control/ Stormwater Management

Contracts-Aquatic Control

The District has a contract for the monthly care and maintenance of the lakes and ponds with Aquagenix for \$1,034 per month.

R&M-Fountain

This is for the repairs and maintenance of the fountains throughout the Parks and Recreational areas.

R&M-Mitigation

This is for monitoring the water level and vegetation of the lakes and wetland of the District.

R&M-Lake & Pond

This is for any maintenance required for the lakes and Ponds of the District.

Impr - Aquatic Plants

This is for any improvement required for the aquatic plants of the District.

Field

Contracts-Landscape

The District currently has a contract with Vivicon for landscaping that includes general mowing, edging and maintenance with a monthly fee \$9,582.84.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Insurance – Property

This is for the property insurance for the items owned by the District.

Insurance – General Liability

This is for the general liability insurance for the items owned by the District.

R&M-Entry Feature

This is for the repairs and maintenance of the entry monuments and fencing.

R&M-Irrigation

This is for the repairs and maintenance of the irrigation system of the District.

R&M-Pest Control

This is for pest control and ant treatments in the District.

R&M-Plant Replacement

This is for the landscape replacement including turf, trees, shrubs, etc. around the District.

R&M-Well Maintenance

This is for well maintenance throughout the District.

R&M-Annuals

This is for the installation of the annual flowers around the District.

R&M-Mulch

This is for mulch installation throughout the District.

Miscellaneous-Contingency

This is for any miscellaneous fees or services that may arise around the District.

Holiday Lighting & Decorations

This is for the decorations that will be displayed around the District during the Holidays.

Op Supplies - Fertilizer

This includes fertilizer and miscellaneous supplies needed for the District.

Parks and Recreation

ProfServ-Wildlife Management Service

Hog removal services by Jerry Richardson for \$1,400 per month.

Miscellaneous-Services

This is for any miscellaneous fees or services that may arise around the District

Reserves

Capital Reserves

This is capital reserves for any expenses that may arise around the District.

Cordoba Ranch

Community Development District

Debt Service Budget

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUL-2019	PROJECTED AUG - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 352	\$ 1,020	\$ 1,508	\$ 350	\$ 1,170	\$ 820	\$ 1,990	\$ 350
Special Assmnts- Tax Collector	428,355	455,714	455,698	455,697	455,630	\$ 67	455,697	455,697
Special Assmnts- CDD Collected	172,182	172,182	172,182	172,182	172,182	\$ -	172,182	172,182
Special Assmnts- Discounts	-	(17,567)	(17,665)	(18,228)	(16,984)	\$ -	(16,984)	(18,228)
TOTAL REVENUES	600,889	611,349	611,723	610,001	611,998	887	612,885	610,001
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	-	5,993	8,763	9,114	8,773	\$ (12)	8,761	9,114
Total Administrative	-	5,993	8,763	9,114	8,773	(12)	8,761	9,114
<i>Debt Service</i>								
Principal Debt Retirement	180,000	190,000	205,000	215,000	215,000		215,000	220,000
Principal Prepayments					200,000		200,000	
Interest Expense	421,523	411,533	400,988	389,610	384,060		384,060	366,855
Total Debt Service	601,523	601,533	605,988	604,610	799,060	-	799,060	586,855
TOTAL EXPENDITURES	601,523	607,526	614,751	613,724	807,833	(12)	807,821	595,969
Excess (deficiency) of revenues								
Over (under) expenditures	(634)	3,823	(3,028)	(3,723)	(195,835)	899	(194,936)	14,032
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	2,224	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	3,823	-	(3,723)	-	-	-	14,032
TOTAL OTHER SOURCES (USES)	-	3,823	2,224	(3,723)	-	-	-	14,032
Net change in fund balance	(634)	3,823	(804)	(3,723)	(195,835)	899	(194,936)	14,032
FUND BALANCE, BEGINNING	619,104	618,471	622,295	621,491	621,491	-	621,491	426,555
FUND BALANCE, ENDING	\$ 618,470	\$ 622,294	\$ 621,491	\$ 617,768	\$ 425,656	\$ 899	\$ 426,555	\$ 440,587

AMORTIZATION SCHEDULE
Capital Improvement Revenue Bonds

Date	Outstanding Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2019	\$6,610,000			5.55%	\$183,428	\$183,428	
5/1/2020	\$6,610,000	\$220,000		5.55%	\$183,428	\$403,428	\$586,855
11/1/2020	\$6,390,000			5.55%	\$177,323	\$177,323	
5/1/2021	\$6,390,000	\$235,000		5.55%	\$177,323	\$412,323	\$589,645
11/1/2021	\$6,155,000			5.55%	\$170,801	\$170,801	
5/1/2022	\$6,155,000	\$245,000		5.55%	\$170,801	\$415,801	\$586,603
11/1/2022	\$5,910,000			5.55%	\$164,003	\$164,003	
5/1/2023	\$5,910,000	\$260,000		5.55%	\$164,003	\$424,003	\$588,005
11/1/2023	\$5,650,000			5.55%	\$156,788	\$156,788	
5/1/2024	\$5,650,000	\$275,000		5.55%	\$156,788	\$431,788	\$588,575
11/1/2024	\$5,375,000			5.55%	\$149,156	\$149,156	
5/1/2025	\$5,375,000	\$290,000		5.55%	\$149,156	\$439,156	\$588,313
11/1/2025	\$5,085,000			5.55%	\$141,109	\$141,109	
5/1/2026	\$5,085,000	\$305,000		5.55%	\$141,109	\$446,109	\$587,218
11/1/2026	\$4,780,000			5.55%	\$132,645	\$132,645	
5/1/2027	\$4,780,000	\$325,000		5.55%	\$132,645	\$457,645	\$590,290
11/1/2027	\$4,455,000			5.55%	\$123,626	\$123,626	
5/1/2028	\$4,455,000	\$345,000		5.55%	\$123,626	\$468,626	\$592,253
11/1/2028	\$4,110,000			5.55%	\$114,053	\$114,053	
5/1/2029	\$4,110,000	\$360,000		5.55%	\$114,053	\$474,053	\$588,105
11/1/2029	\$3,750,000			5.55%	\$104,063	\$104,063	
5/1/2030	\$3,750,000	\$380,000		5.55%	\$104,063	\$484,063	\$588,125
11/1/2030	\$3,370,000			5.55%	\$93,518	\$93,518	
5/1/2031	\$3,370,000	\$405,000		5.55%	\$93,518	\$498,518	\$592,035
11/1/2031	\$2,965,000			5.55%	\$82,279	\$82,279	
5/1/2032	\$2,965,000	\$430,000		5.55%	\$82,279	\$512,279	\$594,558
11/1/2032	\$2,535,000			5.55%	\$70,346	\$70,346	
5/1/2033	\$2,535,000	\$455,000		5.55%	\$70,346	\$525,346	\$595,693
11/1/2033	\$2,080,000			5.55%	\$57,720	\$57,720	
5/1/2034	\$2,080,000	\$475,000		5.55%	\$57,720	\$532,720	\$590,440
11/1/2034	\$1,605,000			5.55%	\$44,539	\$44,539	
5/1/2035	\$1,605,000	\$505,000		5.55%	\$44,539	\$549,539	\$594,078
11/1/2035	\$1,100,000			5.55%	\$30,525	\$30,525	
5/1/2036	\$1,100,000	\$535,000		5.55%	\$30,525	\$565,525	\$596,050
11/1/2036	\$565,000			5.55%	\$15,679	\$15,679	
5/1/2037	\$565,000	\$565,000		5.55%	\$15,679	\$580,679	\$596,358
		\$6,610,000			\$4,023,195	\$10,633,195	\$10,633,195

CORDOBA RANCH

Community Development District

2006 Debt Service Fund

Budget Narrative
Fiscal Year 2020

REVENUES

Interest-Investments

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the fiscal year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Miscellaneous-Assessment Collection Cost

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget is based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service

Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Cordoba Ranch

Community Development District

Supporting Budget Schedules

Fiscal Year 2020

CORDOBA RANCH

Community Development District

All Funds

Comparison of Non-Ad Valorem Assessment Rates Fiscal Year 2020 vs. Fiscal Year 2019

0
prepaid lots

General Fund			Debt Service			Total Assessments per Unit			Units
FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	
\$1,753.05	\$1,753.05	0.00%	\$2,233.81	\$2,233.81	0.0%	\$3,986.86	\$3,986.86	0.0%	286

3A.

RESOLUTION 2019-4

A RESOLUTION OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019; AND ENDING SEPTEMBER 30, 2020; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Cordoba Ranch Community Development District (the “District”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 27, 2019, at 9:30 a.m. as the date and time for a public hearing thereon, and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared the Proposed Budget projecting the cash receipts and disbursements anticipated during the fiscal year period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

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

Section 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Budget

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is attached to this resolution, and hereby approves the Proposed Budget together with any amendments thereto, as shown below.
- b. The Proposed Budget, as amended and attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2018/2019 and/or revised projections for Fiscal Year 2019/2020.
- c. The adopted budget shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Cordoba Ranch Community Development District for the Fiscal Year Ending September 30, 2020, as Adopted by the Board of Supervisors on August 27, 2019."

Section 3. Appropriations

That there shall be, and is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020 the sum of _____ (\$_____)

to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
CAPITAL PROJECTS FUND	\$
 Total All Funds	 \$

Section 4. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 4 and Section 189.016, Florida Statutes, and other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

Introduced, considered favorably, and adopted this 27th day of August, 2019.

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Andrew P. Mendenhall
Secretary

Kelly Evans
Chair

3B.

RESOLUTION 2019-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; APPROVING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cordoba Ranch Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “**County**”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2019/2020 (“**Operations and Maintenance Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operations and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, the Board finds that the District's total General Fund operations and maintenance assessments, taking into consideration other revenue sources during Fiscal Year 2019/2020 for operations and maintenance programs, will amount to _____; and

WHEREAS, the Board finds the District’s Debt Service Fund Assessment during Fiscal Year 2019/2020 will amount to _____; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the Hillsborough County Property Appraiser (the “**Property Appraiser**”) and Hillsborough County Tax Collector (the “**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance purposes in the amount contained in the Operations and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel’s portion of the District’s Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll, as maintained in the office of the District Treasurer and the District Recording Secretary, available for review, and incorporated herein as a material part of this Resolution by this reference (the “**Assessment Roll**”), and to approve the Assessment Roll on the parcels so designated in the Assessment Roll to the Tax Collector for collection pursuant to the Uniform Method, and to directly collect a portion of the assessments on the parcels so designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion approved for collection by the Tax Collector, as the Property Appraiser updates the property roll, and as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit A** confer a special and peculiar benefits to the lands within the District, which benefits exceed or equal the cost of the assessments. The allocation of assessment costs to the specially benefited lands in the District is shown in **Exhibit A** and in the Assessment Roll.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A** and in the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed

lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit A** and in the Assessment Roll.

B. Direct Bill Assessments. The annual debt service assessments and the operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and in the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020, and 25% due no later than May 1, 2020. In the event that an assessment is not paid in accordance with the schedule stated above, the whole assessment – including any remaining partial or deferred payments for Fiscal Year 2019/2020, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified and approved.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property tax roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 27th day of August, 2019.

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Andrew P. Mendenhall
Secretary

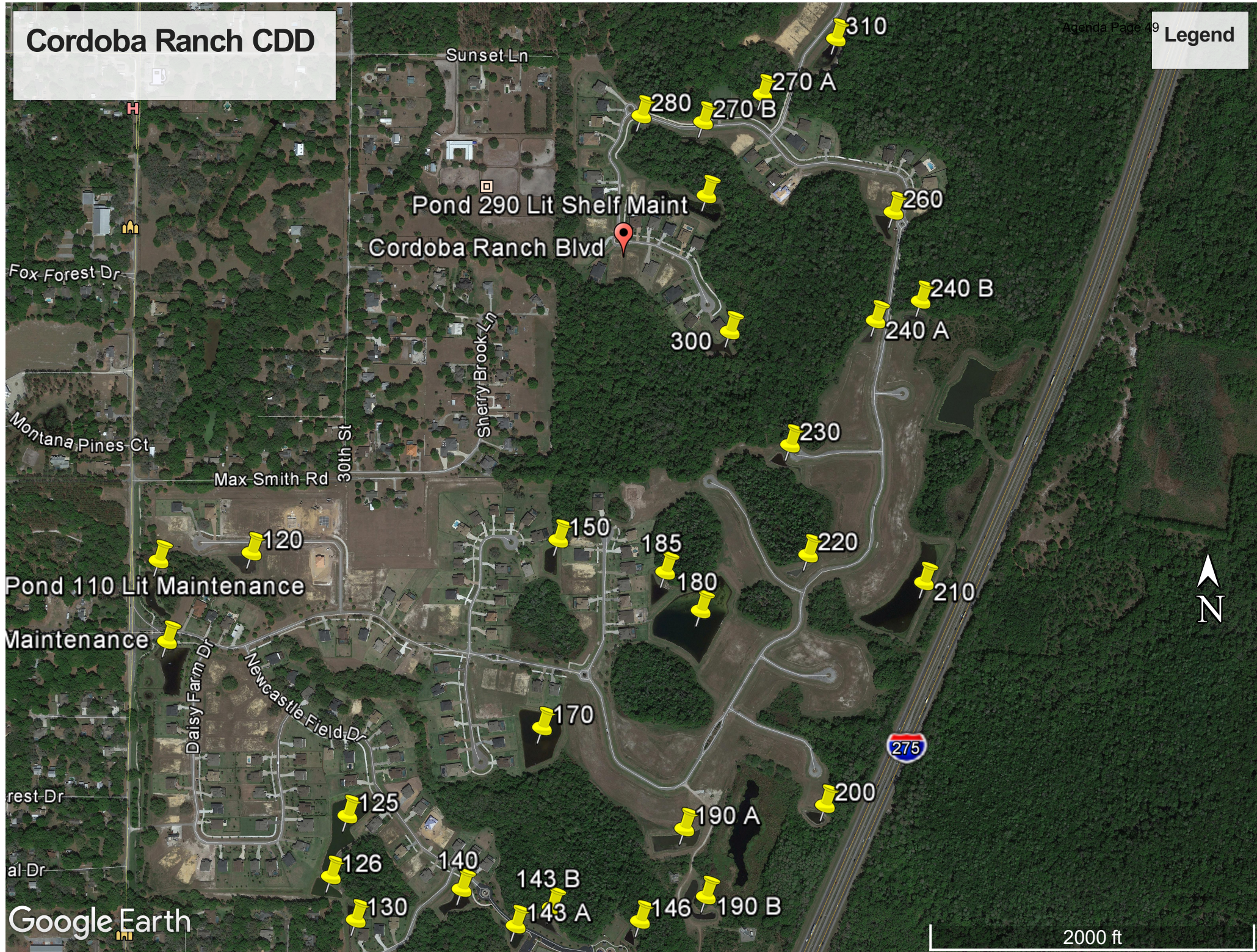
Kelly Evans
Chair

Fourth Order of Business

Cordoba Ranch CDD

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Legend





8/12/2019

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 8-6-19 and
The ponds were treated on Tuesday 8-6-19.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



Pond #100

Date: 8/6/19

What we found: Water level is still up.

What we did: Treated shoreline for both grasses and Algae.

What to expect Pond to continue to look pretty good.



Recommendations & Notes: Fountain is sinking and Light is floating off fountain.

Date: 8/6/19

Pond #110

What we found: Water level up.

What we did: Treated for grasses.

What to Expect: Pond level to stay up through the summer.



Notes: This fountain is also sinking. Float may need to be replaced

Date: 8/6/19

Pond #120

What we found: Trace of Grass and Algae. Plantings look pretty good.

What we did: Treated both

What to Expect: Plants are filling in



Recommendations & Notes: Plantings look pretty good

Date: 8/6/19

Pond #125



What we found: Good amount of Algae

What we did: Treated the Algae.

What to Expect: This Pond has Submersed and Algae.



Recommendations & Notes: We are working on this pond.

<p>Date: 8/6/19</p>	<p>Pond #126</p>	
<p>What we found: Some Algae.</p> <p>What we did: Treated it.</p> <p>What to expect Algae will die off</p>		
<p>Date: 8/6/19</p>	<p>Pond #130</p>	
<p>What we found: Some exposed Slender Spikerush</p> <p>What we did: Treated for it.</p> <p>What to expect: Exposed Grasses will die off</p>		
<p>Recommendations & Notes: Limited plants were put on this pond.</p>		

Date: 8/6/19

Pond #143A

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What we found: Trace of Algae

What we did: Treated for it.

What to expect: Algae to die off



Recommendations & Notes:

Page 4

Date: 8/6/19

Pond #143B

What we found: Trace of Grass

What we Did: Treated for it.

What to Expect: Pond to continue to look good



Recommendations & Notes:

Date: 8/6/19

Pond #146

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What we found: Light Algae

What we did: Treated for it.

What to expect: Algae to die off



Recommendations & Notes:

Date: 8/6/19

Pond #150

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What we found: Light Algae


What we did: Treated for Algae


What to Expect: Algae to die off





Recommendations & Notes:


Date: 8/6/19	Pond #170
<p>What we found: Pond in good shape and water levels up.</p> <p>What we did: Spot treated for the Grasses.</p> <p>What to Expect: Pond to continue to look good</p>	
<p>Recommendations & Notes: Fountain in this pond would look very nice</p>	


Date: 8/6/19	Pond #180
<p>What we found: Pond looks pretty good.</p> <p>What we did: Treated for Algae and grasses</p> <p>What to expect: Algae and grass and grasses to die off</p>	
<p>Notes: <u>Pond looks pretty good</u></p>	


<p>Date: 8/6/19</p>	<p>Pond #185</p>	
<p>What we found: Algae</p> <p>What we did: Treated for it.</p> <p>What to expect: Algae to die off.</p>		
<p><u>Notes: Water level is up in this pond</u></p>		


Date: 8-6-19	Pond 190A
<p>What we found: Some Algae</p> <p>What we did: Treated it.</p> <p>What to expect: Algae to die off</p>	
Recommendations & Notes:	


Date: 8/6/19	Pond # 190B
<p>What we found: Trace of Algae and grass.</p> <p>What we did: Treated it</p> <p>What to Expect: Algae and grass to die off.</p>	
Recommendations & Notes:	


Date: 8/6/19	Pond #200
<p>What we found: Algae</p> <p>What we did: Treated Algae</p> <p>What to expect: Algae to die off.</p>	
<p>Recommendations & Notes: Plants are doing ok.</p>	

Date: 8/6/19	Pond #210
<p>What we found: A lot of Algae on Littoral Shelves.</p> <p>What we did: Treated as best we can with the new plantings</p> <p>What to expect: Patience with the grasses on Littoral shelves because we must be careful with treatment.</p>	
<p>Recommendations & Notes: Plants are doing pretty good</p>	

Date: 8/6/19	Pond #220	
<p>What we found: Pond level still up.</p> <p>What we did: Treated Algae</p> <p>What to expect: Algae to die off.</p>		
<p>Recommendations & Notes: Plants are limited on this pond</p>		

Date: 8/6/19	Pond #230	
<p>What we found: Water level up and plantings doing well</p> <p>What we did: Spot treated grasses</p> <p>What to expect: Grasses to die off.</p>		
<p>Recommendations & Notes: Planting are still doing very well.</p>		

Date: 8/6/19	Pond #240A
<p>What we found: Limited Plantings</p> <p>What we did: Treated grasses</p> <p>What to expect: Pond level to stay up</p>	
Recommendations & Notes: Limited Plantings	

Date: 8/6/19	Pond #240 B
<p>What we found: Water level is up</p> <p>What we did: Treated trace of Algae</p> <p>What to expect: Pond to continue to look good.</p>	
Recommendations & Notes: Planted around the Outfall structure	

Date: 8/6/19

Pond #260

What we found: Trace of Grasses

What we did: Treated for it

What to expect: Grasses to die off



Recommendations & Notes: This is an old picture

Date: 8/6/19

Pond #270A


What we found: Some Algae and grasses


What we did: Treated for the grasses and spot treat the Spatterdock.


What to expect: Algae and grass to die off





Recommendations & Notes:

Date: 8/6/19	Pond #270B	
What we found: Algae What we did: Treated for the grasses What to expect: Algae to die off		
Recommendations & Notes:		

Date: 8/6/19	Pond #280	
What we found: Light Algae What we did: Treated Algae. What to expect: Algae to die off		
Recommendations & Notes: Plants look pretty good		

Date: 8/6/19	Pond #290	
What we found: Algae What we did: Treated the Algae What to Expect: Algae to die off		
Recommendations & Notes:		

Date: 8/6/19	Pond #300	
What we found: Some Algae What we did: Treated the Algae What to Expect: Algae to die off		
Recommendations & Notes:		

Date: 8/6/19	Pond #310	
What we found: Lots of Algae What we did: Treated for the Algae What to expect: Algae will die off		
Recommendations & Notes:		

Date: 8/6/19	Pond #320	
What we found: What we did: What to expect: No Pictures or access this month		
Recommendations & Notes:		