

Cordoba Ranch Community Development District

Board of Supervisors

Kelly Evans Chairperson
F. Peter Williams, Vice Chairperson
Parker Hirons, Assistant Secretary
Charlie Peterson, Assistant Secretary
Lori Campagna, Assistant Secretary

Andrew P. Mendenhall, District Manager
Tracy Robin, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

October 22, 2019 – 9:30 a.m.

- 1. Call to Order/Roll Call**
- 2. Approval of the Consent Agenda**
 - A. August 27, 2019 Meeting Minutes**
 - B. Financial Statements**
 - C. Motion to Assign Fund Balance**
 - D. Fiscal Year 2019 Audit Engagement Letter – Grau & Associates**
 - E. Fence Application - Permission to Install Within a Drainage Easement**
 - F. Paver Driveway Widening Application**
- 3. Aquagenix Report - October**
- 4. Staff Reports**
 - A. District Counsel**
 - B. District Engineer**
 - C. District Manager**
- 5. Audience Comments**
- 6. Supervisor Requests**
- 7. Adjournment**

The next meeting is scheduled for Tuesday, November 26, 2019 at 9:30 a.m.

District Office:

210 N. University Drive, Suite 702
Coral Springs, FL 33071
954-603-0033

Meeting Location:

Cordoba Ranch Model Center
2519 Cordoba Ranch Blvd.
Lutz, FL 33559

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

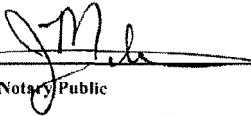
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2019/2020 Meetings** was published in **Tampa Bay Times: 9/20/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **09/20/2019**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

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 2519 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.

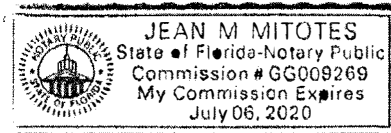
Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1,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

September 20, 2019

0000015052



**Cordoba Ranch
Community Development District**

Financial Report

September 30, 2019

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 3
Debt Service Fund	4
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Schedule	5 - 6
Cash and Investment Report	7
Payment Register	8

**Cordoba Ranch
Community Development District**

Financial Statements

(Unaudited)

September 30, 2019

Balance Sheet
September 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 118,883	\$ -	\$ 118,883
Due From Other Funds	-	5,401	5,401
Investments:			
Money Market Account	362,841	-	362,841
Prepayment Account	-	9,328	9,328
Reserve Fund	-	226,882	226,882
Revenue Fund	-	184,677	184,677
Prepaid Items	9,180	-	9,180
Deposits	11,540	-	11,540
TOTAL ASSETS	\$ 502,444	\$ 428,515	\$ 930,959
<u>LIABILITIES</u>			
Accounts Payable	\$ 24,731	\$ -	\$ 24,731
Due To Other Funds	5,401	-	5,401
TOTAL LIABILITIES	30,132	-	30,132
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	9,180	-	9,180
Deposits	11,540	-	11,540
Restricted for:			
Debt Service	-	428,515	428,515
Assigned to:			
Operating Reserves	39,870	-	39,870
Reserves - Capital Projects	195,045	-	195,045
Unassigned:	216,677	-	216,677
TOTAL FUND BALANCES	\$ 472,312	\$ 428,515	\$ 900,827
TOTAL LIABILITIES & FUND BALANCES	\$ 502,444	\$ 428,515	\$ 930,959

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 7,003	\$ 7,003	0.00%
Interest - Tax Collector	-	-	181	181	0.00%
Special Assmnts- Tax Collector	357,623	357,623	357,622	(1)	100.00%
Special Assmnts- CDD Collected	135,125	135,125	135,125	-	100.00%
Special Assmnts- Discounts	(14,305)	(14,305)	(13,382)	923	93.55%
Gate Bar Code/Remotes	-	-	963	963	0.00%
TOTAL REVENUES	478,443	478,443	487,512	9,069	101.90%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	2,400	2,400	1,200	1,200	50.00%
ProfServ-Arbitrage Rebate	500	500	-	500	0.00%
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%
ProfServ-Engineering	7,500	7,500	6,638	862	88.51%
ProfServ-Legal Services	7,000	7,000	3,354	3,646	47.91%
ProfServ-Mgmt Consulting Serv	46,500	46,500	46,500	-	100.00%
ProfServ-Trustee Fees	3,500	3,500	3,313	187	94.66%
Auditing Services	3,500	3,500	3,500	-	100.00%
Postage and Freight	1,000	1,000	684	316	68.40%
Public Officials Insurance	2,239	2,239	1,850	389	82.63%
Printing and Binding	600	600	725	(125)	120.83%
Legal Advertising	3,500	3,500	1,989	1,511	56.83%
Misc-Assessmnt Collection Cost	7,152	7,152	6,885	267	96.27%
Misc-Web Hosting	900	900	900	-	100.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	91,466	91,466	82,713	8,753	90.43%
<u>Other Public Safety</u>					
Contracts-Security Camera	2,500	2,500	2,500	-	100.00%
Contracts-Security Services	13,608	13,608	14,541	(933)	106.86%
Communication - Telephone	1,644	1,644	1,680	(36)	102.19%
R&M-Gatehouse	600	600	-	600	0.00%
Total Other Public Safety	18,352	18,352	18,721	(369)	102.01%
<u>Electric Utility Services</u>					
Utility - General	7,800	7,800	6,480	1,320	83.08%
Electricity - Streetlighting	63,528	63,528	63,024	504	99.21%
Total Electric Utility Services	71,328	71,328	69,504	1,824	97.44%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	12,408	12,408	14,365	(1,957)	115.77%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	1,000	250	750	25.00%
R&M-Mitigation	11,460	11,460	9,350	2,110	81.59%
R&M Lake & Pond Bank	6,675	6,675	2,528	4,147	37.87%
Impr - Aquatic Plants	5,000	5,000	5,022	(22)	100.44%
Total Flood Control/Stormwater Mgmt	36,543	36,543	31,515	5,028	86.24%
Field					
Contracts-Landscape	114,994	114,994	114,994	-	100.00%
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	9,000	7,410	1,590	82.33%
R&M-Mulch	23,100	23,100	14,700	8,400	63.64%
R&M-Pest Control	3,200	3,200	2,649	551	82.78%
R&M-Plant Replacement	15,000	15,000	-	15,000	0.00%
R&M-Well Maintenance	5,000	5,000	-	5,000	0.00%
R&M-Annals	19,000	19,000	14,018	4,982	73.78%
Holiday Lighting & Decorations	2,500	2,500	2,500	-	100.00%
Op Supplies - Fertilizer	7,800	7,800	2,888	4,912	37.03%
Total Field	204,019	204,019	162,651	41,368	79.72%
Parks and Recreation - General					
ProfServ-Wildlife Management Service	16,800	16,800	19,510	(2,710)	116.13%
Misc-Contingency	14,995	14,995	16,601	(1,606)	110.71%
Total Parks and Recreation - General	31,795	31,795	36,111	(4,316)	113.57%
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	478,443	401,215	77,228	83.86%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	86,297	86,297	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	\$ -	\$ -	\$ 206,426	\$ 206,426	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)	265,886	265,886	265,886		
FUND BALANCE, ENDING	\$ 265,886	\$ 265,886	\$ 472,312		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ 350	\$ 1,802	\$ 1,452	514.86%
Special Assmnts- Tax Collector	455,697	455,697	455,697	-	100.00%
Special Assmnts- CDD Collected	172,182	172,182	172,182	-	100.00%
Special Assmnts- Discounts	(18,228)	(18,228)	(17,051)	1,177	93.54%
TOTAL REVENUES	610,001	610,001	612,630	2,629	100.43%
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)	(3,723)	(195,203)	(191,480)	5243.16%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	2,227	2,227	0.00%
Contribution to (Use of) Fund Balance	(3,723)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(3,723)	-	2,227	2,227	n/a
Net change in fund balance	\$ (3,723)	\$ (3,723)	\$ (192,976)	\$ (189,253)	n/a
FUND BALANCE, BEGINNING (OCT 1, 2018)	621,491	621,491	621,491		
FUND BALANCE, ENDING	\$ 617,768	\$ 617,768	\$ 428,515		

**Cordoba Ranch
Community Development District**

Supporting Schedules

September 30, 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 201	\$	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%
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				\$ 813,319	\$ 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	30,433	15,658	813,319	357,623	455,697
% COLLECTED				100.00%	100.00%	100.00%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

Cash & Investment Report
September 30, 2019

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General fund	Centerstate Bank	N/A	\$ 118,883
Money Market Account	Bank United	1.50%	\$ 362,841
	Subtotal		<u>481,724</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2006 Prepayment Account	US Bank	0.03%	\$ 9,328
Series 2006 Reserve Account	US Bank	0.03%	\$ 226,882
Series 2006 Revenue Account	US Bank	0.03%	\$ 184,677
	Subtotal		<u>420,887</u>
	Total		<u><u>\$ 902,611</u></u>

CORDOBA RANCH
Community Development District

Payment Register by Fund
For the Period from 9/1/2019 to 9/30/2019
(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	2608	09/05/19	STATE WILDLIFE TRAPPER	1258	AUG HOG REMOVAL	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2609	09/05/19	ARMSTRONG ENVIRONMENTAL SVC	12759	WETLAND MITIGATION 7/27/19	Contracts-Aquatic Control	534067-53801	\$850.00
001	2610	09/05/19	ENVERA SYSTEMS	682265	SEPT GATE MONITORING/ADD RESIDENTS	ADD RESIDENTS	534037-52901	\$730.00
001	2610	09/05/19	ENVERA SYSTEMS	682265	SEPT GATE MONITORING/ADD RESIDENTS	GATE MONITORING	534036-52901	\$783.00
001	2611	09/05/19	GRAU & ASSOCIATES	17850	AUDIT FYE 09/30/18	Auditing Services	532002-51301	\$2,500.00
001	2612	09/06/19	AQUAGENIX	4050745	CHECK ON SO FNTN LIGHT SYSTEM	R&M-Fountain	546032-53801	\$250.00
001	2613	09/06/19	AQUAGENIX	4061563	SEPT AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2614	09/06/19	V GLOBAL TECH	1351	SEPT WEBSITE MAINT	Misc-Web Hosting	549915-51301	\$75.00
001	2615	09/06/19	FEDEX	6-719-42982	AUG POSTAGE	Postage and Freight	541006-51301	\$71.39
001	2616	09/06/19	ENVERA SYSTEMS	682996	OCT 2019 GATE ACCESS MONITORING	Prepaid Items	155000-53901	\$1,513.00
001	2617	09/13/19	FEDEX	6-726-34131	AUG POSTAGE	Postage and Freight	541006-51301	\$20.32
001	2618	09/13/19	ENVERA SYSTEMS	INV000002726	34 WINDSHIELD STICKER TAGS	Misc-Contingency	549900-57201	\$1,092.00
001	2619	09/20/19	ARMSTRONG ENVIRONMENTAL SVC	12791	WETLAND MITIGATION 8/22/19	Contracts-Aquatic Control	534067-53801	\$850.00
001	2620	09/20/19	SSS DOWN T O EARTH OPCO LLC	46016	IRR REPRS	R&M-Irrigation	546041-53901	\$1,396.12
001	2621	09/24/19	STATE WILDLIFE TRAPPER	1266	WILDLIFE REMOVAL	ProfServ-Wildlife Management Service	531074-57201	\$1,770.00
001	4015	09/17/19	CORDOBA RANCH CDD	09102019-4970	XFER TO CENTERSTATE BANK #9280	XFERTO	103000	\$30,000.00
001	DD01334	09/16/19	FRONTIER - ACH	082219-2135 ACH	8/22-9/21/19 SERVICE	Utility - General	543001-53100	\$140.98
001	DD01335	09/12/19	TAMPA ELECTRIC - ACH	082219 ACH	7/19-8/16/19 ELEC ACH	Utility - General	543001-53100	\$190.57
001	DD01335	09/12/19	TAMPA ELECTRIC - ACH	082219 ACH	7/19-8/16/19 ELEC ACH	Electricity - Streetlighting	543013-53100	\$5,282.47
Fund Total								\$49,948.85

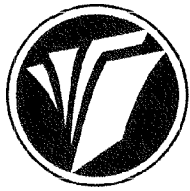
Total Checks Paid	\$49,948.85
--------------------------	--------------------

**CORDOBA RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/2019

The Board hereby assigns the FY 2019 Reserves as follows:

Operating Reserve	\$39,870
Capital Projects	\$195,045



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 20, 2019

To Board of Supervisors
Cordoba Ranch Community Development District
210 N. University Drive, Suite 702
Coral Springs, FL 33071

We are pleased to confirm our understanding of the services we are to provide Cordoba Ranch Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2019. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cordoba Ranch Community Development District as of and for the fiscal year ended September 30, 2019. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2019 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,500 for the September 30, 2019 audit. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cordoba Ranch Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



(Antonio J. Grau)

RESPONSE:

This letter correctly sets forth the understanding of Cordoba Ranch Community Development District.

By:  _____

Title:  _____

Date:  _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

Effective January 2018 All Applications will have a \$100 Application Fee. Please mail to the address listed below.

All Meetings are the 3rd Thursday of the month at 3:00 PM. All Applications due 2nd Friday of the month.

Cordoba Property Owners Association Inc.
c/o Evergreen Lifestyles Management
2100 S Hiawasse Rd, Orlando, FL 32835
ARCapplaiton@Evergreen-LM.com

DATE 9/5/19

ATTENTION: ARCHITECTURAL CONTROL COMMITTEE (ACC)

The undersigned owner seeks approval of the Committee as follows:

- ☐ Painting (Color Chips included for House)
- ☒ Additions/Alterations of Existing Structures/or Property
- ☐ Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations (Continue on Additional Sheet if Necessary)

INCLUDE:

- ☒ Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.
- ☐ New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors
- ☒ \$100.00 Deposit (Pool, Fence, Lanai, etc) to: "Cordoba Estates" by check or money order
- ☐ \$50.00 Deposit for Landscaping modifications to: "Cordoba Estates" by check or money order

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Board, Association or management company shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. The undersigned also understand that the has up to thirty (30) calendar days to return said application; however, in the event the does not take action to either approve or disapprove the application within such 30 day period, the request shall be deemed **DISAPPROVED**.

SIGNATURE OF OWNER: [Signature] PRINT NAME: Ana Lucia Perez Anla

PROPERTY ADDRESS: 3226 Cordoba Ranch Blvd, Lutz, FL 33559

TELEPHONE: (H) _____ (W) 860-877-6409 E-Mail: ana.kantrowitz@gmail.com

ACTION OF THE REVIEW COMMITTEE

☐ RECOMMEND APPROVAL ☐ APPROVED WITH CONDITIONS

☐ DISAPPROVE FOR THE FOLLOWING REASON:

Date

Chairperson, ACC

<input type="checkbox"/> Received by Mgmt. Co.	<input type="checkbox"/> Manager Sign-Off	<input type="checkbox"/> Received by Clerk
<input type="checkbox"/> Mailed to Committee	<input type="checkbox"/> Returned by Committee	<input type="checkbox"/> Mailed to Homeowner

LAWRENCE J KANTROWITZ
ANA LUISA REYES

1644

63-27/631 FL
23363

9/5/19

Date

Pay to the order of Cadogan Estates \$ 100.00

One hundred dls 00/100 cents

Dollars



Photo
Safe
Deposit
Details on back

© Anne Geddes

Bank of America

ACH R/T 063100277

For

[Signature]

NP

⑆063100277⑆ 229024432927⑆ 1644

Harland Clarke

ANNE GEDES

FOR FENCES & LANDSCAPING

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, or if the criteria below are not met, the Developer or Builder shall not be responsible for any drainage issues or property damage.

Prior to submitting your request for a fence or landscaping, it would be wise for you to consider the soil conditions and drainage design for your home site. In most cases your home site drains to swales at the midpoint between your neighbor's home. The installation of a fence or landscaping in this area will reduce ability of the swale to drain water from your home site and increase puddling and muddy soil conditions. It is wise to keep the fence off the ground and use pressure treated lumber on the posts.

Landscaping should never be placed in swales. This will not only create drainage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planting landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various lines running in this area.

As a precaution, please remember that all fences must be installed with the posts on the inside of your homesite, and the side without any supports shall face out from the Lot.

Any owner who installs a fence within a utility and/or drainage easement must agree to the terms and conditions outlined in the Declaration.

I, Ana Lisa Reyes Ada, understand the above and will take proper precautions when installing my fence or landscaping. I also I have read the Basic Fence Criteria for the Association as adopted by the Board and ACC as part of the Architectural Exterior Color Schemes & Design Criteria. Additionally, I have read Article III, Section 13 of the Declaration of Covenants regarding restrictions and guidelines for fencing and the maintenance thereof.


(Homeowner)

(Homeowner)

Address: 3226 Cordoba Ranch Blvd
Lot 3, FL 33559

From: Ana Reyes
Sent: Monday, August 12, 2019 7:59 PM
To: ANA KANTROWITZ
Subject:

We are kindly requesting the approval to move our rear fence from it's current location to the rear property line (of course at our expense).

We have about 10 ft of our property behind our current rear fence. WCI is currently building a house behind us, once built, our rear fence will face the right side of the new home, the issue comes with the fact that the new home will not have a backyard only a side yard, which is exactly behind our rear fence, we understand they cannot attach to our fence, but we want to prevent any issues with the neighbors using our property since that visually would be part of their side yard.

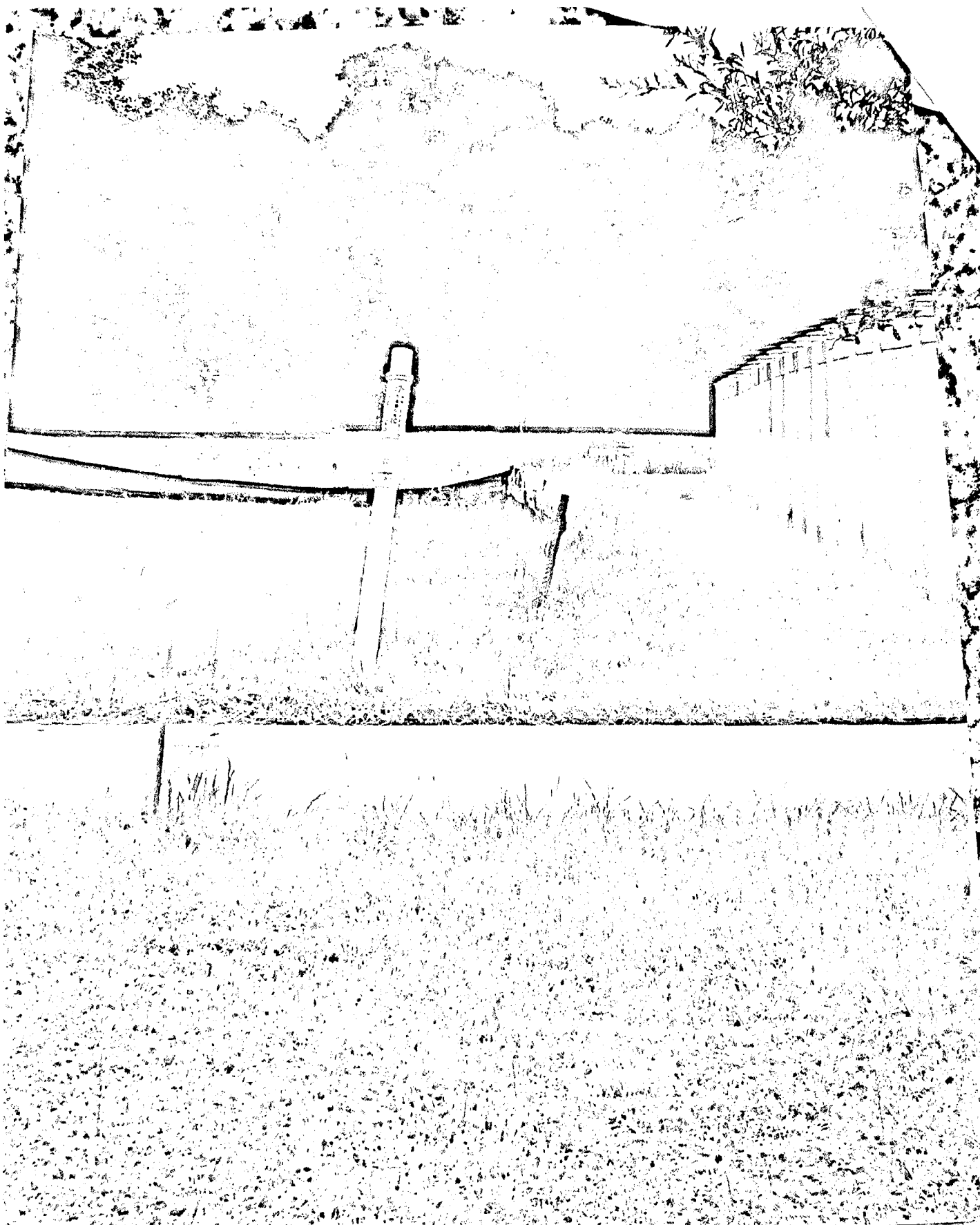
The builder already has taken part of our grass and put a black tarp within our property and had caused damage in our sprinklers, we understand that would be repair, but we want to avoid any more issues to come, specially with the rear neighbor using the 10 ft of our property that is currently behind our yard and we also want to prevent any more damage from the builder crews.

Attached is the Survey for reference. And picture of violation of property line. We want to move fence to property line, please.

Original fence was installed by Danielle fence and they are ready to move the fence out at our call, once we get God's will committee acceptance to move our rear fence to the property line.

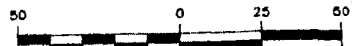
If you need any clarification we would be more than happy to talk.

Ana Reyes/Lawrence Kantrowitz
860-874-6409

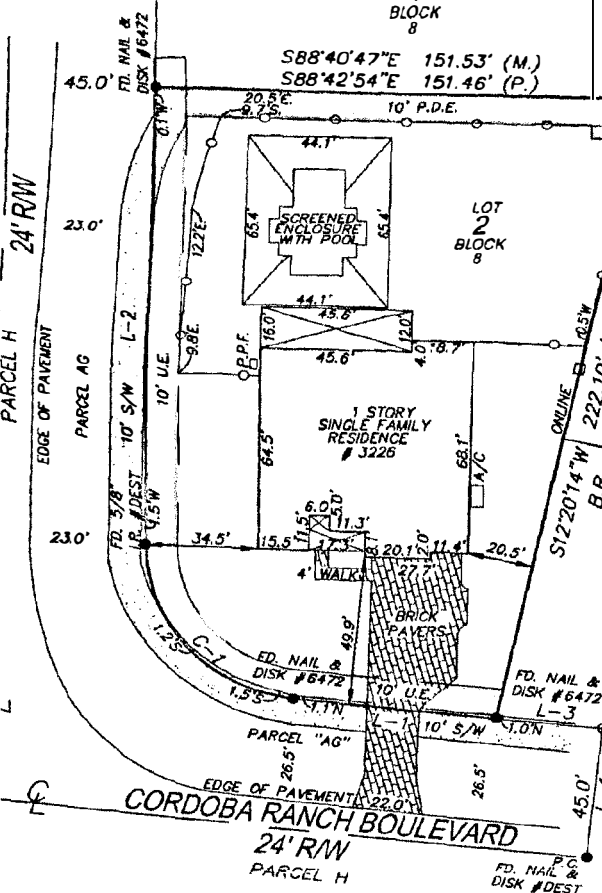


SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



CORDOBA RANCH BOULEVARD
24' R/W



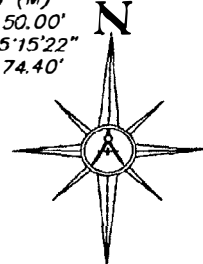
L-1
N83°58'21"W 63.23' (P.)
N83°59'20"W 63.20' (M.)

L-2
N01°17'06"E 162.92' (P.)
N01°14'48"E 162.99' (M.)

L-3
N83°58'21"W 33.41' (P.)
N83°59'20"W 33.43' (C.)

L-4
S06°01'39"W 45.00' (P.)
S06°01'39"W 44.97' (C.)

C-1 (P) C-1 (M)
R = 50.00' R = 50.00'
Δ = 85°15'27" Δ = 85°15'22"
A = 74.40' A = 74.40'



Legal Description:
Lot 2, Block 8, Cordoba Ranch,
according to the plat recorded
in Plat Book 119, Pages 274
through 370, as recorded in
the Public Records of
Hillsborough County,
Florida.

Property Address:
3226 Cordoba Ranch Boulevard
Lutz, Florida 33559

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE ANY EAVE OVERHANGS UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842 FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA TANGENT SURVEY.
- 15) THESE LANDS MAY BE SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N	NORTH	S/W	SIDEWALK
B.R.	BEARING REFERENCE	N&D	NAIL & DISC	SEC	SECTION
C	CALCULATED	N/R	NON-RADIAL	TEL	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TY	TRANSFORMER
CALC	CALCULATED	P	PLAT	TYP	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U/E	UTILITY EASEMENT
CB	CHORD BEARING	PC	POINT OF CURVATURE	W	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	WM	WATER METER
CDR	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	PI	POINT OF INTERSECTION		
DE	DRAINAGE EASEMENT	P.K.	PARKER-KAYLON NAIL		
EL	ELEVATION	P.O.L.	POINT ON LINE		
ELEV	ELEVATION	P.P.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	P/C	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
ESMT	EASEMENT	P.R.C.	POINT OF REVERSE CURVE		
FF	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT		
FD	FIND	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R	RADIUS		
I.R.	IRON ROD	RAD	RADIAL		
L	ARC LENGTH	RAD PI	RADIUS POINT		
M	FIELD MEASURED	R/W	RIGHT-OF-WAY		
ME	MAINTENANCE EASEMENT	S	SOUTH		
NA V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988				
NG V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
GP.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

CERTIFIED TO:
Lawrence Kantrowitz;
Ana Reyes Avila;
Hillsborough Title, LLC;
First American Title Insurance
Company;
Quicken Loans Inc., its
successors and/or assigns.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X".
PER F.I.R.M. COMMUNITY & PANEL NUMBER 12012-0070 H, LAST REVISION DATE 08/20/2008.
THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF
THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION
BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

Section 17, Township 27 South, Range 19 East			
Drawn By: P.S.B.	Survey Number: 19-0189		
4			
3			
2			
1			00-00-0000
NO.	REVISIONS	BY	DATE
Prepared By LakeRidge Surveying & Mapping, LLC 1399 LEGENDARY BLVD CLERMONT, FL 34711 CERTIFICATE OF AUTHORIZATION LB7723			
PHONE 407-385-3151 407-385-3152 FAX 1-866-941-8789			

SURVEYOR'S CERTIFICATION	
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.	
LAST DATE OF FIELD SURVEY: 1-29-2019	
SIGNATURE DATE: 1-30-2019	
 PATRICK K. IRELAND , Professional Land Surveyor & Mapper No. 6637, State of Florida NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL	

SHEET 1 OF 1

Effective January 2018 All Applications will have a \$100 Application Fee. Please mail to the address listed below.

All Meetings are the 3rd Thursday of the month at 3:00 PM. All Applications due 2nd Friday of the month.

Cordoba Property Owners Association Inc.

c/o Evergreen Lifestyles Management
2100 S Hiawasse Rd, Orlando, FL 32835

ARCapplicaiton@Evergreen-LM.com

DATE Sept 26, 2019

_ ATTENTION: ARCHITECTURAL CONTROL COMMITTEE (ACC)

The undersigned owner seeks approval of the Committee as follows:

_____ Painting (Color Chips included for House)

☒ Additions/Alterations of Existing Structures/or Property

_____ Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations (Continue on Additional Sheet if Necessary)

INCLUDE:

_____ Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.

_____ New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors

_____ \$100.00 Deposit (Pool, Fence, Lanai, etc) to: "Cordoba Estates" by check or money order

_____ \$50.00 Deposit for Landscaping modifications to: "Cordoba Estates" by check or money order

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Board, Association or management company shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. The undersigned also understand that the has up to thirty (30) calendar days to return said application; however, in the event the does not take action to either approve or disapprove the application within such 30 day period, the request shall be deemed DISAPPROVED.

SIGNATURE OF OWNER: _____

PRINT NAME: Michael Kretzinger

PROPERTY ADDRESS: 17923 Barn Close Dr Lutz, FL 33559

TELEPHONE: (H) 813-810-7145 (W)

E-Mail: Mike.MRK@msn.com

ACTION OF THE REVIEW COMMITTEE

_____ RECOMMEND APPROVAL

_____ APPROVED WITH CONDITIONS

_____ DISAPPROVE FOR THE FOLLOWING REASON:

Date

Chairperson, ACC

_____ Received by Mgmt. Co.	_____ Manager Sign-Off	_____ Received by Clerk
_____ Mailed to Committee	_____ Returned by Committee	_____ Mailed to Homeowner

NOTE - PROPOSED GROUND ELEVATIONS & PROPOSED LOWEST FLOOR ELEVATION ARE PER CLEARVIEW LAND DESIGN, P.L. LOT GRADING PLAN

† = PROPOSED PLAN ELEVATION

This is NOT a survey
Proposed "5513" model
"B" Elevation

Proposed lowest floor
Elevation = 57.70
Proposed lowest garage
slab elevation = 57.24

Ⓔ = Entry

① = Lens 1

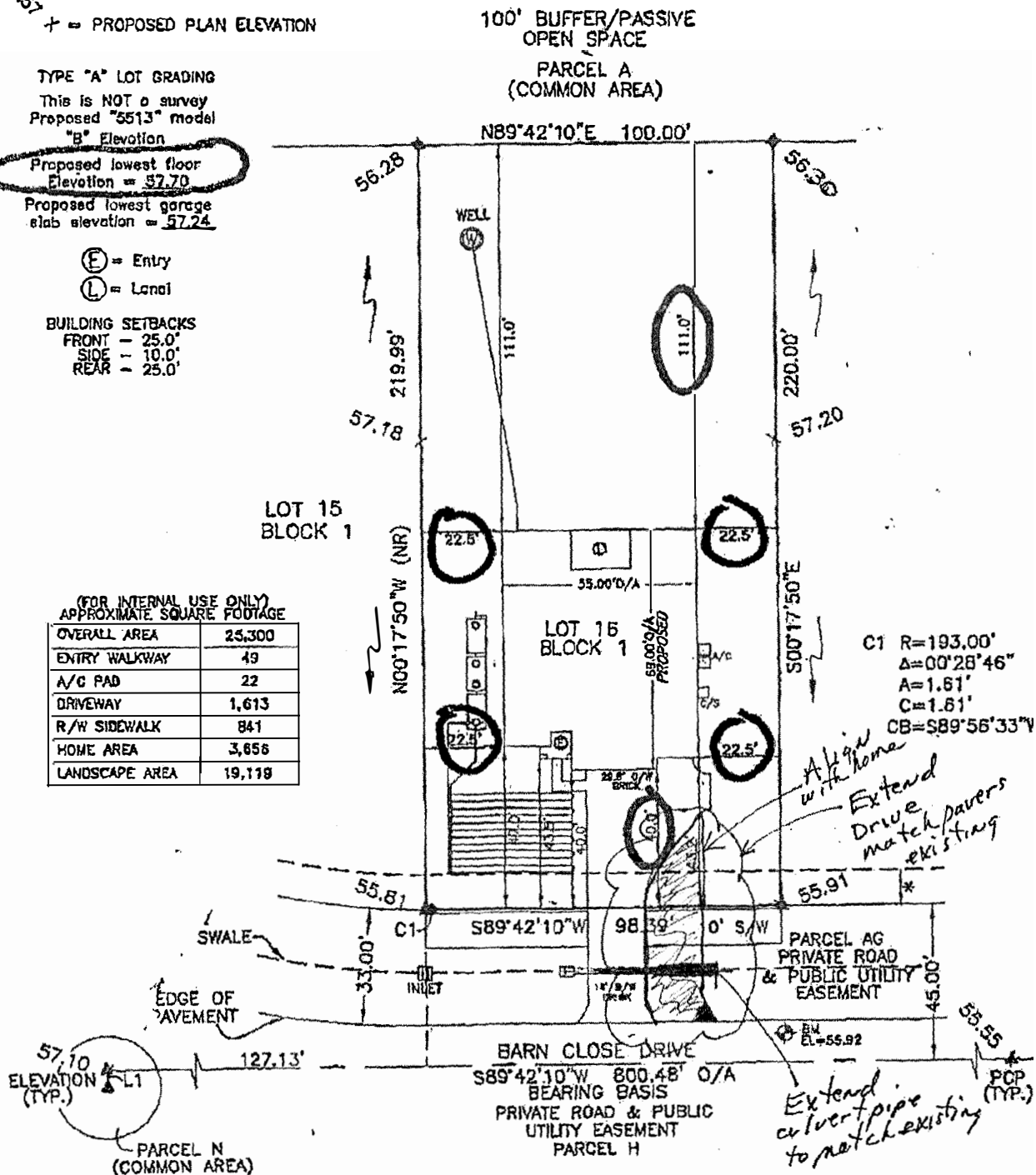
BUILDING SETBACKS

FRONT - 25.0'

SIDE - 10.0'
REAR - 25.0'

(FOR INTERNAL USE ONLY)
APPROXIMATE SQUARE FOOTAGE

OVERALL AREA	25,300
ENTRY WALKWAY	49
A/C PAD	22
DRIVEWAY	1,613
R/W SIDEWALK	841
HOME AREA	3,656
LANDSCAPE AREA	19,119



PAULA S. KRETZINGER
21143 SKI WAY
LAND O LAKES, FL 34638

63-8413/2670

687

DATE

9/26/19

PAY TO THE
ORDER OF

Cordoba Estates

\$100.00

- One hundred and 00/100

DOLLARS



CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

17923 from close Dr
ARC application

Paula

MP



Aquagenix

Managing Your Liquid Assets



10/14/2019

The following report is for October to illustrate what has changed from September and what to expect through October and the coming months. The photos were taken on Tuesday 10-8-19 and

The ponds were treated on Tuesday 10-8-19

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



Aquagenix

Managing Your Liquid Assets



Pond #100

Date: 10/8/19

What we found: Water level is still at an average level.

What we did: Treated minor amount of submersed vegetation.

What to expect It will die off and pond will continue to look good.



Recommendations & Notes: Fountains are both pulled in and an estimate sent for repairs

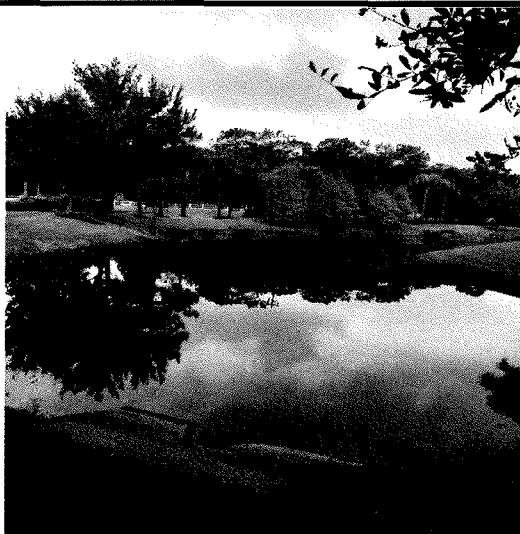
Date: 10/8/19

Pond #110

What we found: Water level is still at an average depth.

What we did: Treated for grasses.

What to Expect: Pond in good shape.



Notes: Fountain pulled in and float is off awaiting the ok on the repairs.

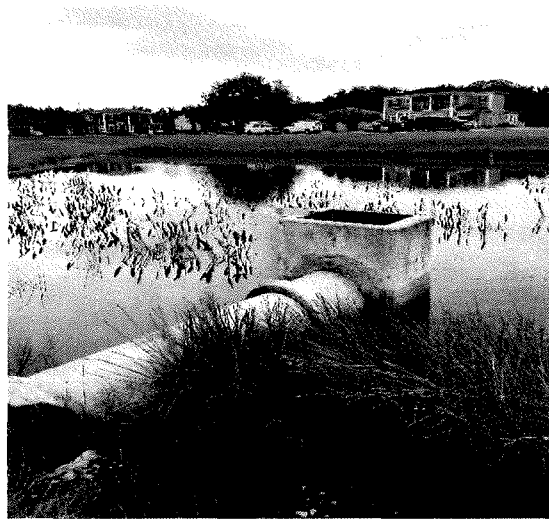
Date: 10/8/19

Pond #120

What we found: Light Grasses

What we did: Treated grass

What to Expect: Pond to look good moving through this month



Recommendations & Notes: Plantings Still look Really Good

Date: 10/8/19

Pond #125

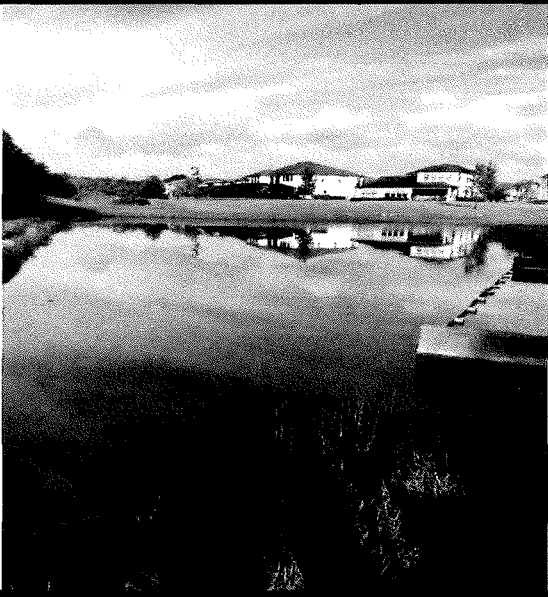
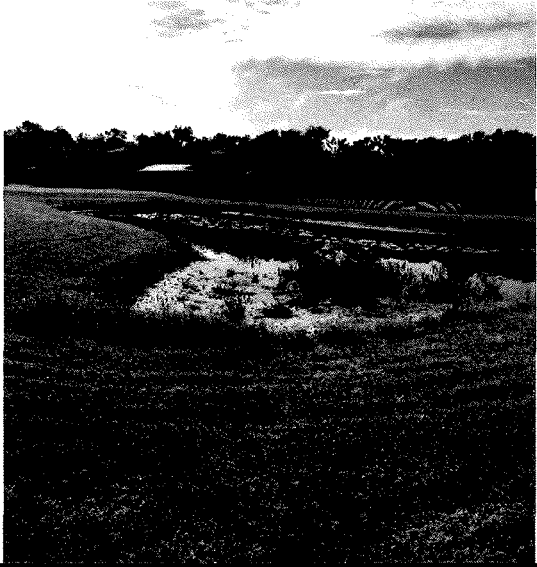
What we found: Some light Algae and Slender Spikerush

What we did: Treated the Slender Spikerush.

What to Expect: The SSR will die off and could cause an Algae bloom.



Recommendations & Notes: It would need a Barrier, but Grass Carp would be a good idea because of the submersed vegetation. Anytime we have Slender Spikerush in a pond we recommend Grass Carp.

<p>Date: 10/8/19</p>	<p>Pond #126</p>
<p>What we found: Some Algae and grass.</p> <p>What we did: Treated both</p> <p>What to expect Algae and grasses will die off.</p>	
<p>Date: 10/8/19</p>	<p>Pond #130</p>
<p>What we found: Some Algae.</p> <p>What we did: Treated for it.</p> <p>What to expect: Algae will die off</p>	
<p>Recommendations & Notes: No depth to this pond, so we try to leave the Spatterdock to uptake the nutrients.</p>	

Date: 10/8/19

Pond #143A

Agenda Page #45

What we found: Trace of Algae and grasses

What we did: Treated for both

What to expect: Algae and grasses to die off.



Recommendations & Notes: Small Fountain at some point down the line would look nice

Page 4

Date: 10/8/19

Pond #143B

What we found: Trace of Grass and water level a little low

What we Did: Treated for the grass

What to Expect: Pond to continue to look good



Recommendations & Notes: Would also need a barrier on the outfall structure, but could use a few Grass Carp

Date: 10/8/19

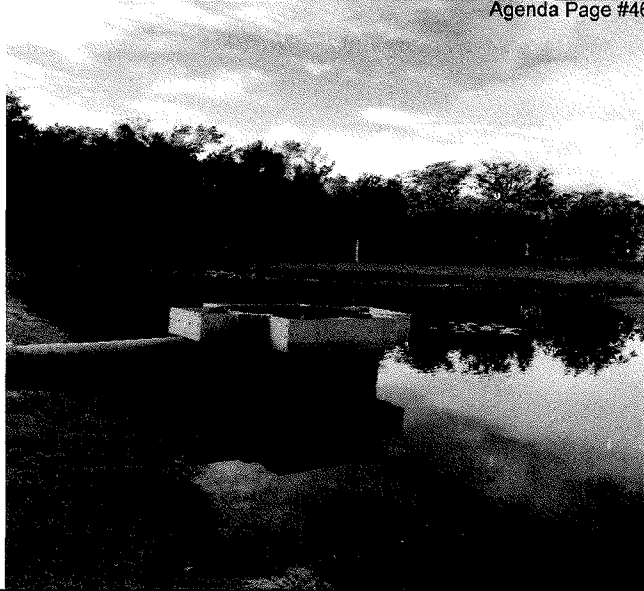
Pond #146

Agenda Page #46

What we found: Trace of Algae and Spatterdock.

What we did: Treated for both

What to expect: Both will die off



Recommendations & Notes: Could also use some Grass Carp, but would also need a barrier on outfall. Does get some submersed.

Date: 10/8/19

Pond #150

Page 5


What we found: Trace of Algae and Grasses.


What we did: Treated for both

What to Expect: Algae and Grass to die off.



Recommendations & Notes: Pond is looking better

Date: 10/8/19	Pond #170
<p>What we found: Pond in good shape as usual.</p> <p>What we did: Spot treated for trace of grass</p> <p>What to Expect: Grass to die off.</p>	
<p>Recommendations & Notes: Fountain in this pond would look very nice. Still a true statement. Would need a power source for 240 volt service.</p>	

Date: 10/8/19	Pond #180
<p>What we found: Light algae</p> <p>What we did: Treated for it.</p> <p>What to expect: Algae to die off.</p>	
<p>Notes: Could really use grass carp to help fight the submersed vegetation in this pond. <u>Would need barriers on the structure though.</u></p>	

Date: 10/8/19

Pond #185


What we found: Light Algae and Grasses.

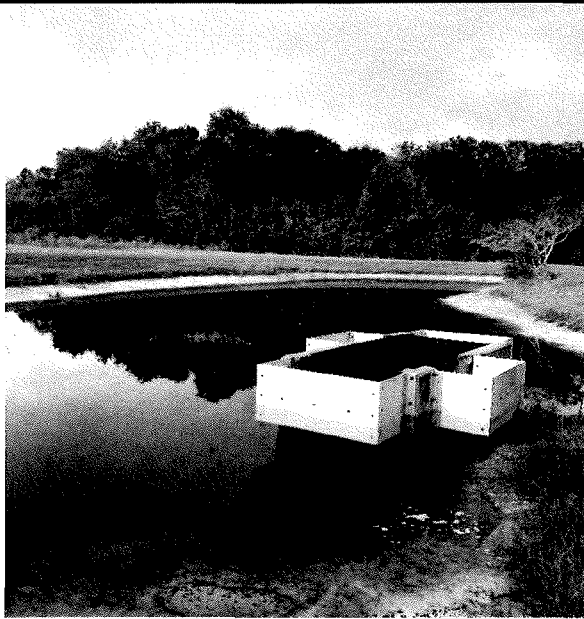
What we did: Treated for it.


What to expect: Algae to die off.





Notes: Pond really shaped up this year


Date: 10-8-19	Pond 190A
<p>What we found: Water level down since last visit.</p> <p>What we did: Touched up grasses.</p> <p>What to expect: Grasses to die off</p>	
Recommendations & Notes:	


Date: 10/8/19	Pond # 190B
<p>What we found: Trace of grass.</p> <p>What we did: Treated it</p> <p>What to Expect: Grass to die off</p>	
Recommendations & Notes: Pond in good shape	

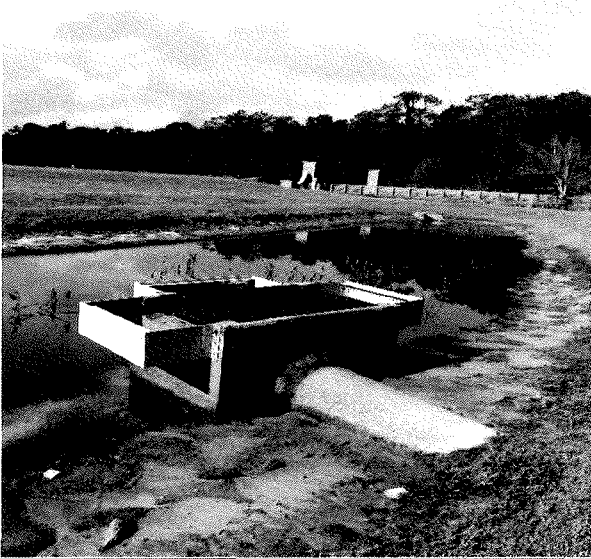
Date: 10/8/19	Pond #200
<p>What we found: Trace of grass</p> <p>What we did: Treated exposed shoreline</p> <p>What to expect: Pond to continue to look good.</p>	
<p>Recommendations & Notes: Plants are doing nicely</p>	

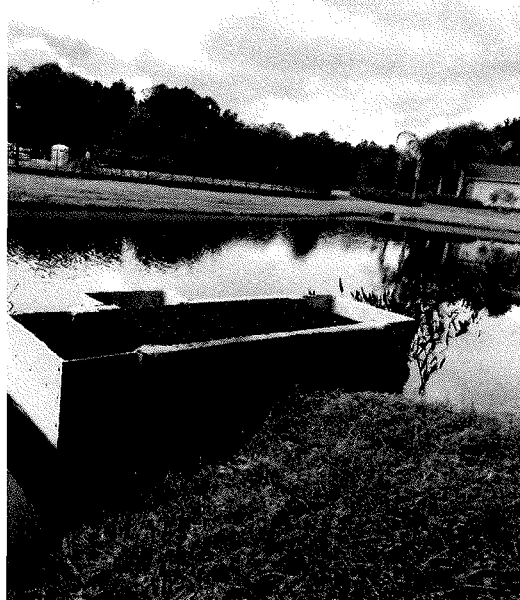
Date: 10/8/19	Pond #210
<p>What we found: Pond in better shape</p> <p>What we did: Treated the perimeter for algae.</p> <p>What to expect: Plantings to continue to expand and algae to Hopefully stay minimal .</p>	
<p>Recommendations & Notes: Plants are really expanding</p>	


Date: 10/8/19	Pond #220
What we found: Trace of Algae What we did: Treated it What to expect: algae to die off.	
Recommendations & Notes: Plants are limited on this pond	


Date: 10/8/19	Pond #230
What we found: Water level is down this month What we did: Spot treated exposed shoreline. What to expect: Grasses to die off.	
Recommendations & Notes: Planting look still doing very well.	


Date: 10/8/19	Pond #240A
What we found: Trace of exposed shoreline grass What we did: Treated grasses What to expect: Pond level down over the next 4-5- months	
Recommendations & Notes: Plantings do look pretty good	


Date: 10/8/19	Pond #240 B
What we found: Trace of algae What we did: Treated it What to expect: Pond level to stay low over the winter months	
Recommendations & Notes: Pond level low	


Date: 10/8/19**Pond #260****What we found:** Trace of Grasses**What we did:** Treated for it**What to expect:** Grasses to die off**Recommendations & Notes:** Planting look very good. Pond level is low.**Date:** 10/8/19**Pond #270A****What we found:** Trace of grass**What we did:** Treated for the grasses and spot treat the Spatterdock.**What to expect:** Pond to continue to look very good.**Recommendations & Notes:** Water level up and pond looks very good


Date: 10/8/19	Pond #270B	
<p>What we found: Some grasses</p> <p>What we did: Treated for the grasses</p> <p>What to expect: Grasses to die off</p>		
Recommendations & Notes:		

Date: 10/8/19	Pond #280	
<p>What we found: Trace of algae</p> <p>What we did: Treated it</p> <p>What to expect: Algae to die off</p>		
Recommendations & Notes: Plants look pretty good		

Date: 10/8/19	Pond #290
<p>What we found: Trace of algae And light exposed grasses</p> <p>What we did: Treated both</p> <p>What to Expect: Pond and plantings to look very good</p>	
<p>Recommendations & Notes:</p>	

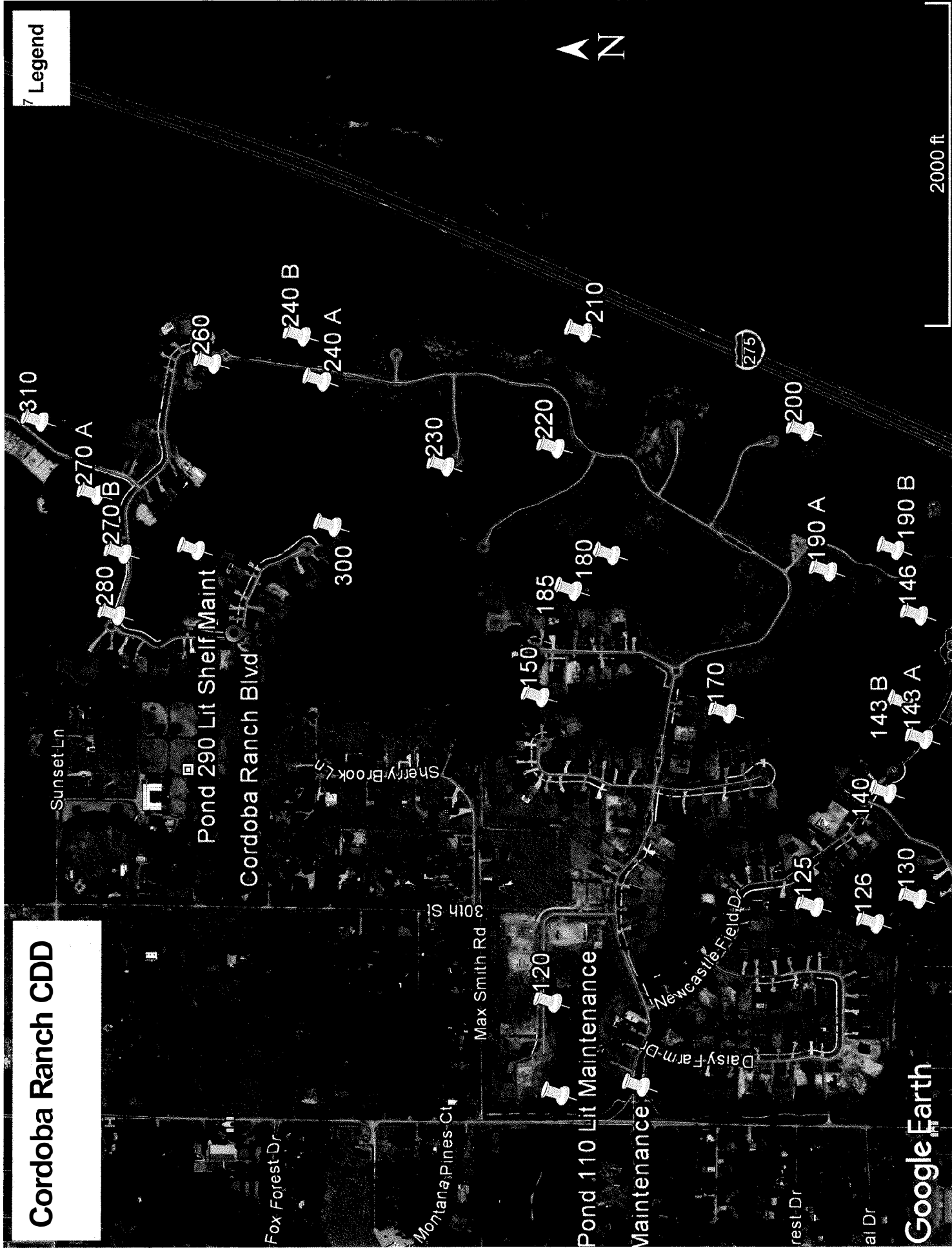
Date: 10/8/19	Pond #300
<p>What we found: Trace of Algae</p> <p>What we did: Treated the Algae</p> <p>What to Expect: Algae to die off</p>	
<p>Recommendations & Notes:</p>	

Date: 10/8/19	Pond #310
<p>What we found: Pond level has dropped and some floating growth</p> <p>What we did: Treated for floating growth</p> <p>What to expect: Grasses on top will die off.</p>	
<p>Recommendations & Notes: I would plant this with about another 200-300 plants</p>	

Date: 10/8/19	Pond #320
<p>What we found: Pond level very low</p> <p>What we did: Treated exposed shoreline</p> <p>What to expect: Grasses to die off</p>	
<p>Recommendations & Notes:</p>	

Cordoba Ranch CDD

7 Legend



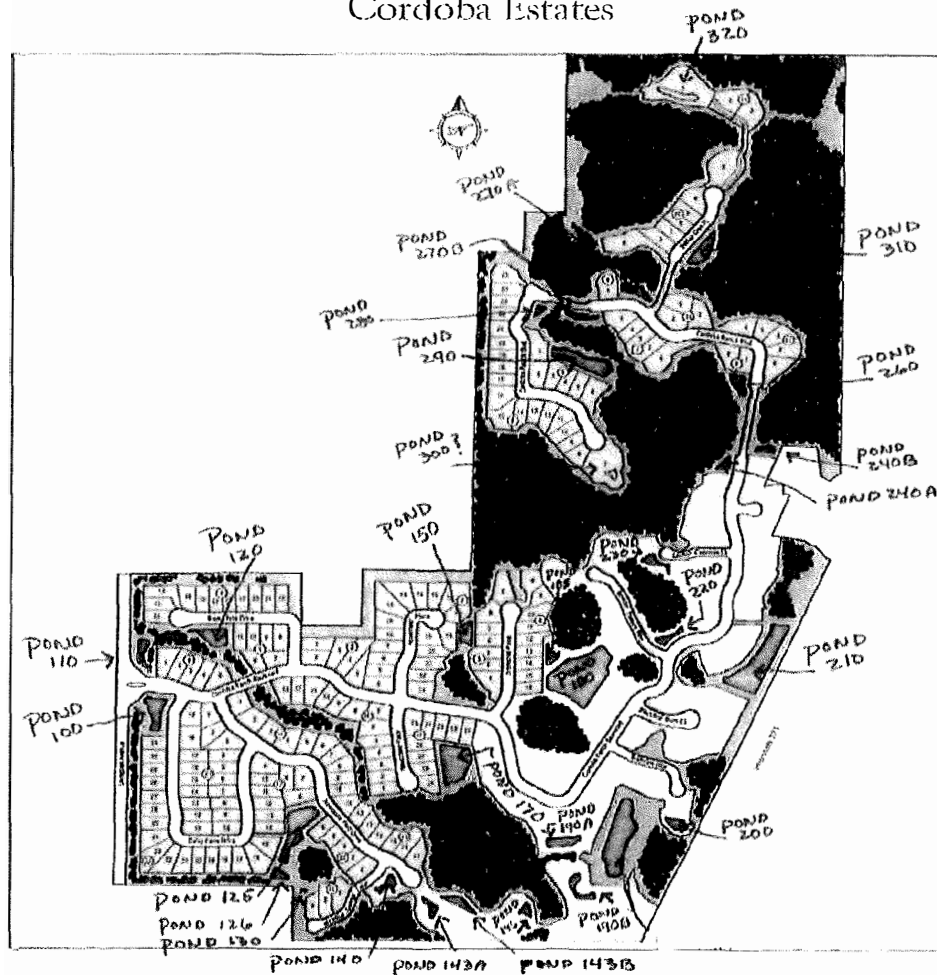
Google Earth

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.