

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING AGENDA PACKAGE
MAY 26, 2020 AT 9:30 A.M.**

Agenda Page 1

Meeting ID: 878 4830 3250
Meeting URL: <https://us02web.zoom.us/j/87848303250>
Call in number: (929) 205-6099

BOARD OF SUPERVISORS

Kelly Evans, Chairperson
Pete Williams, Vice Chairman
Parker Hiron, Assistant Secretary
Lori Campagna, Assistant Secretary
Charlie Peterson, Assistant Secretary

DISTRICT STAFF

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

Enclosed is the agenda of the Cordoba Ranch Community Development District Board of Supervisors ("Board") meeting. Meetings of the Board are open to the public in accordance with Florida law. Agendas can be reviewed by contacting the District Manager's office at (813) 991-4014, or by visiting the District's website Cordobaestatescdd.com, at least seven days in advance of the scheduled meeting. Requests for the Board to consider items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Upon establishing a quorum, meetings of the Board are anticipated to begin at 9:30 a.m. at the address listed above, unless proper notice states otherwise. Each meeting will begin by inviting comments from members of the public in attendance, if any. Public comments may address any matter of interest or concern to the District, regardless whether listed for consideration on the meeting's agenda, and will be received by the Board in accordance with the District's Public Comment Policy. Generally, each individual speaker is limited to three (3) minutes of public comment. The Board, or District staff, is not obligated to respond immediately to comments or concerns expressed during the public comment period.

Following the public comment period, the Board will proceed to address agenda items requiring review and approval as a normal course of business. Other business items, which were not previously on the agenda, may come before the Board for discussion and action. If the Board elects to consider any business item not previously published on the meeting agenda, the Board will invite public comment regarding the item prior to taking official action.

As a routine matter, the Board will consider financial status updates and may approve financial reports, work authorizations, and other financial business items as appropriate. Staff, including the District Manager, District Counsel, and District Engineer, will report to the Board regarding any pending issues that may be of interest to the District or the Board. Time is reserved at the conclusion of each meeting for the Board of Supervisors to express comments or concerns regarding items to be researched, considered or addressed by the Board or Staff. The Board may elect to receive Public Comment prior to adjournment of the meeting at the discretion of the Board Chairman.

Occasionally, certain items for decision by the Board are required by Florida law to be held at a Public Hearing, which will be indicated by a notice published in the local newspaper or mailed directly to impacted persons as dictated by Statute. The Board will announce the opening of the Public Hearing on these agenda items and invite public comment on the specific item being considered under the notice of the Public Hearing. Public comment received during the Public Hearing must conform to the District's Public Comment Policy. If needed, the Board may hold an advertised public workshop session to consider a policy or business matter informally with staff or consultants prior to scheduling the item for action on an agenda.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a meeting, public hearing and/or workshop of the Board, is asked to advise the District Office at least forty-eight (48) hours before the meeting, public hearing and/or workshop by contacting the District Manager at (813) 991-4014. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, which will assist you in contacting the District Office.

Any person who decides to appeal any decision made at the meeting, public hearing and/or workshop with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Cordoba Ranch Community Development District

Agenda Page 2

Inframark, Infrastructure Management Services

210 North University Drive, Suite 702 • Coral Springs, Florida 33071

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

May 19, 2020

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, May 26, 2020 at 9:30 a.m. **via zoom** Meeting ID: 878 4830 3250 URL: <https://us02web.zoom.us/j/87848303250> Call in number: (929) 205-6099. The following is the advance agenda for the meeting:

1. Call to Order/Roll Call
2. Approval of the Consent Agenda
 - A. January 28, 2020 Meeting Minutes
 - B. Financial Statements
 - C. Number of Registered Voters (318)
3. Aquagenix Report
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Consideration of Resolution 2020-2 Approving FY 2021 Proposed Budget and Setting Public Hearing
5. Audience Comments
6. Supervisor Requests
7. Adjournment

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

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

Sincerely,

Andrew P. Mendenhall, PMP

Andrew P. Mendenhall, PMP, District Manager

Second Order of Business

2A.

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

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on Tuesday, January 28, 2020 at 9:30 a.m. in the Cordoba Ranch Model Center, 2519 Cordoba Ranch Boulevard, Lutz, Florida.

Present and constituting a quorum were:

Kelly Evans
Pete Williams
Charlie Peterson
Lori Campagna

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andy Mendenhall
Tracy Robin
Tonja Stewart
Residents

District Manager
District Counsel (via telephone)
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. October 22, 2019 Meeting Minutes**
- B. Financial Statements**
- C. Resolution 2020-1 Records Retention Adoption State Guidelines**

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

THIRD ORDER OF BUSINESS

Aquagenix Report - January

- The Aquagenix report was reviewed.
- Questions and comments were addressed.
 - Quotes were requested for grass carp; barriers; and additional aquatic plantings.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
 - None
- B. District Engineer**
- C. District Manager**
 - Follow up items were addressed.

FIFTH ORDER OF BUSINESS

Audience Comments

- Resident concerns and comments were addressed.

The record will reflect Ms. Stewart joined the meeting.

FOURTH ORDER OF BUSINESS

Staff Reports (continued)

- B. District Engineer**
 - Ms. Stewart commented on progress of signage project.
 - Old decomposing stump causing depression in the road was removed and the road was repaired.
 - Streetlighting program can be reviewed with Lennar.

The record will reflect Ms. Stewart left the meeting.

SIXTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Williams requested clarification of ownership of Smith Road and a boundary map; quote to rebuild bridge; options for securing signage; and follow-up of landscape issues and pond maintenance.
- Ms. Evans requested final adoption of FY 2021 budget be completed in July.
- Ms. Campagna requested status of annuals be checked and washout areas repaired.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Campagna seconded by Ms. Evans with all in favor the meeting was adjourned.
--

Kelly Evans
Chairperson

2B.

MEMORANDUM

TO: Board of Supervisors: Cordoba Ranch CDD
FROM: Keisha Young, District Accountant
CC: Andy Mendenhall, District Manager
DATE: May 13, 2020
SUBJECT: April 2020 Financial Report

Please find attached the April 2020 Financial Report. During your review, please keep in mind that the goals for revenue are to meet or exceed the year-to-date budget and for expenditures to be at or below the-year-to date budget. As of April, the total revenue collected are approxiamtely 91%; and the total expenditures are approximately 48% of the adopted budget. To further assist with your review, an overview of each of the District's funds is provided below. Should you have any questions or require additional information, please contact me at Keisha.Young@Inframark.com.

General Fund**Administration**

- ProfServ-Dissemination Agent - Paid in full.
- ProfServ-Trustee Fees - Paid through April 2020.
- Public Officials Insurance - Egis Insurance Paid in Full.
- Printing and Binding - Inframark invoices through April 2020.
- Annual District Fee - Paid in full.

Other Public Safety

- Contracts-Security Services - Envera Systems gate access & add'l residents through April 2020.

Flood Control/Storm water Mgmt

- Contracts-Aquatic Control- Monthly Aquatic Maint through April 2020.
- R&M Fountain - Aquagenix, fountain floats and repairs.

Field

- Insurance - Property & General Liability - General Liability Insurance paid in full FY20.
- R&M-Plant Replacement - SSS Down to Earth - Plant Installation.

Parks and Recreation - General

- ProfServ-Wildlife Management Service - Monthly Hog Removal.
-

**Cordoba Ranch
Community Development District**

Financial Report

April 30, 2020

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)

April 30, 2020

Balance Sheet

April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 386,193	\$ -	\$ 386,193
Due From Other Funds	-	80,965	80,965
Investments:			
Money Market Account	365,397	-	365,397
Prepayment Account	-	354	354
Reserve Fund	-	226,538	226,538
Revenue Fund	-	475,756	475,756
Prepaid Items	1,638	-	1,638
Deposits	11,540	-	11,540
TOTAL ASSETS	\$ 764,768	\$ 783,613	\$ 1,548,381
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,892	\$ -	\$ 10,892
Due To Other Funds	80,965	-	80,965
TOTAL LIABILITIES	91,857	-	91,857
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	1,638	-	1,638
Deposits	11,540	-	11,540
Restricted for:			
Debt Service	-	783,613	783,613
Assigned to:			
Operating Reserves	39,870	-	39,870
Reserves - Capital Projects	195,045	-	195,045
Unassigned:	424,818	-	424,818
TOTAL FUND BALANCES	\$ 672,911	\$ 783,613	\$ 1,456,524
TOTAL LIABILITIES & FUND BALANCES	\$ 764,768	\$ 783,613	\$ 1,548,381

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

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	\$ 2,500	\$ 1,456	\$ 2,560	\$ 1,104	102.40%
Interest - Tax Collector	-	-	161	161	0.00%
Special Assmnts- Tax Collector	357,623	352,623	345,987	(6,636)	96.75%
Special Assmnts- CDD Collected	135,125	135,125	101,344	(33,781)	75.00%
Special Assmnts- Discounts	(14,305)	(14,305)	(13,350)	955	93.32%
Gate Bar Code/Remotes	-	-	936	936	0.00%
TOTAL REVENUES	480,943	474,899	437,638	(37,261)	91.00%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	2,400	1,400	400	1,000	16.67%
ProfServ-Arbitrage Rebate	500	-	-	-	0.00%
ProfServ-Dissemination Agent	5,000	5,000	5,000	-	100.00%
ProfServ-Engineering	7,500	4,375	3,518	857	46.91%
ProfServ-Legal Services	7,000	4,081	2,684	1,397	38.34%
ProfServ-Mgmt Consulting Serv	46,500	27,125	27,125	-	58.33%
ProfServ-Trustee Fees	3,500	3,500	2,667	833	76.20%
Auditing Services	3,500	1,000	500	500	14.29%
Postage and Freight	1,000	581	262	319	26.20%
Public Officials Insurance	2,463	2,463	1,850	613	75.11%
Printing and Binding	600	350	416	(66)	69.33%
Legal Advertising	3,500	1,000	-	1,000	0.00%
Misc-Assessmnt Collection Cost	7,152	7,052	6,653	399	93.02%
Misc-Web Hosting	900	525	525	-	58.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	91,690	58,627	51,775	6,852	56.47%
Other Public Safety					
Contracts-Security Camera	2,500	1,459	1,458	1	58.32%
Contracts-Security Services	13,608	7,938	9,793	(1,855)	71.97%
Communication - Telephone	2,000	1,169	705	464	35.25%
R&M-Gate	4,800	2,800	-	2,800	0.00%
Total Other Public Safety	22,908	13,366	11,956	1,410	52.19%
Electric Utility Services					
Utility - General	7,800	4,550	4,000	550	51.28%
Electricity - Streetlighting	63,528	37,058	36,644	414	57.68%
Total Electric Utility Services	71,328	41,608	40,644	964	56.98%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	12,408	7,238	9,518	(2,280)	76.71%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

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	2,000	1,250	3,376	(2,126)	168.80%
R&M-Mitigation	11,460	5,950	5,950	-	51.92%
R&M Lake & Pond Bank	10,000	6,300	175	6,125	1.75%
Impr - Aquatic Plants	5,000	5,000	-	5,000	0.00%
Total Flood Control/Stormwater Mgmt	40,868	25,738	19,019	6,719	46.54%
Field					
Contracts-Landscape	114,994	67,080	67,080	-	58.33%
Insurance - Property	1,909	1,909	1,242	667	65.06%
Insurance - General Liability	2,739	2,739	2,250	489	82.15%
R&M-Entry Feature	2,000	1,000	-	1,000	0.00%
R&M-Irrigation	9,000	5,250	636	4,614	7.07%
R&M-Mulch	23,100	15,000	-	15,000	0.00%
R&M-Pest Control	4,200	2,100	520	1,580	12.38%
R&M-Plant Replacement	15,000	10,000	22,311	(12,311)	148.74%
R&M-Well Maintenance	5,000	3,000	-	3,000	0.00%
R&M-Annals	19,000	18,690	-	18,690	0.00%
Misc-Contingency	14,995	11,000	3,711	7,289	24.75%
Holiday Lighting & Decorations	2,500	2,500	2,500	-	100.00%
Op Supplies - Fertilizer	7,800	3,000	1,609	1,391	20.63%
Capital Reserve	24,940	-	-	-	0.00%
Total Field	247,177	143,268	101,859	41,409	41.21%
Parks and Recreation - General					
ProfServ-Wildlife Management Service	16,800	9,800	9,985	(185)	59.43%
Miscellaneous Services	7,500	4,375	2,144	2,231	28.59%
Total Parks and Recreation - General	24,300	14,175	12,129	2,046	49.91%
TOTAL EXPENDITURES	498,271	296,782	237,382	59,400	47.64%
Excess (deficiency) of revenues					
Over (under) expenditures	(17,328)	178,117	200,256	22,139	n/a
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(17,328)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(17,328)	-	-	-	0.00%
Net change in fund balance	\$ (17,328)	\$ 178,117	\$ 200,256	\$ 22,139	n/a
FUND BALANCE, BEGINNING (OCT 1, 2019)	472,655	472,655	472,655		
FUND BALANCE, ENDING	\$ 455,327	\$ 650,772	\$ 672,911		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

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	\$ 203	\$ 2,546	\$ 2,343	727.43%
Special Assmnts- Tax Collector	455,698	454,839	440,871	(13,968)	96.75%
Special Assmnts- CDD Collected	172,181	172,181	129,137	(43,044)	75.00%
Special Assmnts- Discounts	(18,228)	(18,228)	(17,011)	1,217	93.32%
TOTAL REVENUES	610,001	608,995	555,543	(53,452)	91.07%
EXPENDITURES					
Administration					
Misc-Assessmnt Collection Cost	9,114	9,114	8,477	637	93.01%
Total Administration	9,114	9,114	8,477	637	93.01%
Debt Service					
Principal Debt Retirement	220,000	220,000	-	220,000	0.00%
Principal Prepayments	-	-	10,000	(10,000)	0.00%
Interest Expense	366,855	183,428	183,289	139	49.96%
Total Debt Service	586,855	403,428	193,289	210,139	32.94%
TOTAL EXPENDITURES	595,969	412,542	201,766	210,776	33.86%
Excess (deficiency) of revenues Over (under) expenditures	14,032	196,453	353,777	157,324	n/a
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	14,032	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	14,032	-	-	-	0.00%
Net change in fund balance	\$ 14,032	\$ 196,453	\$ 353,777	\$ 157,324	n/a
FUND BALANCE, BEGINNING (OCT 1, 2019)	429,836	429,836	429,836		
FUND BALANCE, ENDING	\$ 443,868	\$ 626,289	\$ 783,613		

**Cordoba Ranch
Community Development District**

Supporting Schedules

April 30, 2020

**Non-Ad Valorem Special Assessments - CDD Collected
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

			ALLOCATION BY FUND	
Date Received	Net Amount Received	Gross Amount	General Fund	Debt Service Series 2006 Fund
Assessments Levied FY 2020		\$ 307,307	\$ 135,125	\$ 172,182
Allocation %		100%	44%	56%
11/19/19	\$ 86,091	\$ 86,091	-	\$ 86,091
11/19/19	67,563	67,563	67,563	-
01/23/20	43,046	43,046	-	43,046
01/23/20	33,781	33,781	33,781	-
TOTAL	\$ 230,480	\$ 230,480	\$ 101,344	\$ 129,137
% COLLECTED		75%	75%	75%
TOTAL OUTSTANDING		\$76,827	\$33,781	\$43,046

**Non-Ad Valorem Special Assessments - Hillsborough Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					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 2020				\$ 813,319	\$ 357,623	\$ 455,697
Allocation %				100%	44%	56%
11/05/19	6,002	225	122	6,349	2,792	3,557
11/15/19	26,256	1,116	536	27,908	12,271	15,637
11/22/19	33,758	1,435	689	35,882	15,777	20,104
12/06/19	461,353	19,915	9,415	490,684	215,757	274,927
12/12/19	146,322	6,180	2,986	155,488	68,369	87,119
01/08/20	32,031	1,011	654	33,696	14,816	18,880
02/05/20	15,316	319	313	15,947	7,012	8,935
03/04/20	15,472	159	316	15,947	7,012	8,935
04/07/20	4,858	-	99	4,957	2,180	2,778
TOTAL	741,368	30,360	15,130	786,858	345,987	440,871
% COLLECTED				97%	97%	97%
TOTAL OUTSTANDING				\$ 26,461	\$ 11,635	\$ 14,826

Cash & Investment Report
April 30, 2020

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Checking General fund	Centerstate Bank	N/A	\$ 386,193
Money Market Account	Bank United	0.45%	\$ 365,397
		Subtotal	<u>751,590</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2006 Prepayment Account	US Bank	0.02%	\$ 354
Series 2006 Reserve Account	US Bank	0.02%	\$ 226,538
Series 2006 Revenue Account	US Bank	0.02%	\$ 475,756
		Subtotal	<u>702,648</u>
		Total	<u><u>\$ 1,454,238</u></u>

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 4/1/2020 to 4/30/2020 (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	2709	04/09/20	AQUAGENIX	4078134	MARCH POND MAINT	Contracts-Aquatic Control	534067-53801	\$1,034.00
001	2710	04/09/20	STANTEC CONSULTING SERVICES	1640707	GEN ENGINEERING THRU 3/20/20	ProfServ-Engineering	531013-51501	\$1,024.00
001	2711	04/09/20	V GLOBAL TECH	1544	WEBSITE MAINT/SERVER MAINT	Misc-Web Hosting	549915-51301	\$75.00
001	2712	04/09/20	ARMSTRONG ENVIRONMENTAL SVC	13030	MARCH WETLAND/MIT MAINT	Contracts-Aquatic Control	534067-53801	\$850.00
001	2713	04/09/20	ENVERA SYSTEMS	689263	MAY MONITORING	Prepaid Items	155000-53901	\$1,638.00
001	2714	04/09/20	SSS DOWN TO EARTH OPCO LLC	61335	ANNUAL PLANT INSTALLATION	R&M-Plant Replacement	546071-53901	\$4,672.50
001	2714	04/09/20	SSS DOWN TO EARTH OPCO LLC	62178	FERTILIZATION OF TURF & ORNAMENTS	Contracts-Landscape	534050-53901	\$911.00
001	2714	04/09/20	SSS DOWN TO EARTH OPCO LLC	62588	APRIL GROUNDS MAINT	Contracts-Landscape	534050-53901	\$9,582.84
001	2716	04/16/20	INFRAMARK, LLC	50624	APRIL MGMNT SERVICES	Postage and Freight	541006-51301	\$4.50
001	2716	04/16/20	INFRAMARK, LLC	50624	APRIL MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,875.00
001	2716	04/16/20	INFRAMARK, LLC	50624	APRIL MGMNT SERVICES	Printing and Binding	547001-51301	\$35.55
001	2717	04/23/20	STATE WILDLIFE TRAPPER	1351	APRIL WILDLIFE SERVICES	ProfServ-Wildlife Management Service	531074-57201	\$1,400.00
001	2718	04/23/20	BIG DOG FENCE, INC	200221-CR	REMOVE & REPLACE CHAIN LINK	Misc-Contingency	549900-57201	\$332.00
001	DD01349	04/14/20	TAMPA ELECTRIC - ACH	032420 ACH	02/19-3/24/20 ELEC ACH	Utility - General	543001-53100	\$591.67
001	DD01349	04/14/20	TAMPA ELECTRIC - ACH	032420 ACH	02/19-3/24/20 ELEC ACH	Electricity - Streetlighting	543013-53100	\$5,273.36
001	DD01350	04/16/20	FRONTIER - ACH	032220-2135 ACH	3/22-4/21/20 SERVICE ACH	Utility - General	543001-53100	\$140.98
Fund Total								\$31,440.40

Total Checks Paid	\$31,440.40
--------------------------	--------------------

2C.



Craig Latimer Supervisor of Elections

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

April 24, 2020

To Whom It May Concern:

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

Community Development District	Number of Registered Electors
Cordoba Ranch	318

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

VoteHillsborough.org

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602



(813) 744 - 5900

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

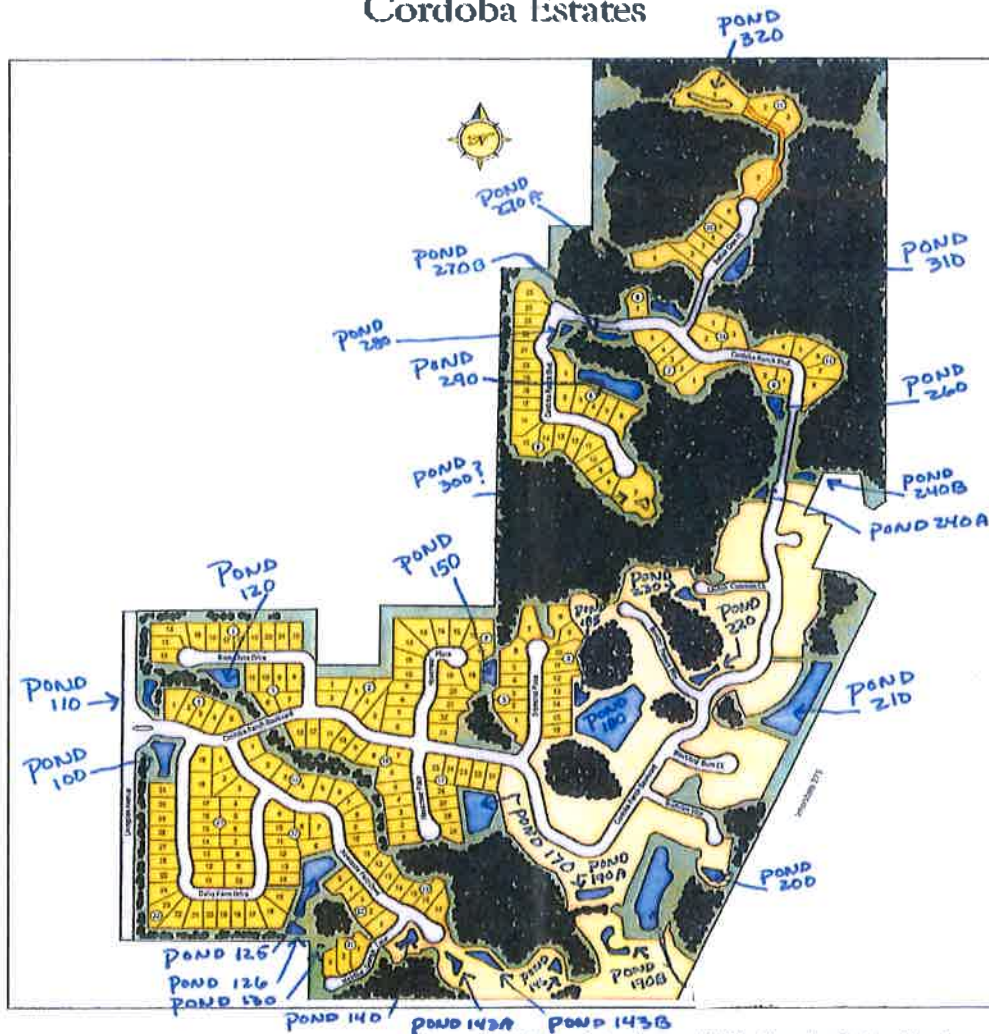
See website for regional office locations.

Third Order of Business

Cordoba Ranch Lake Management Report



STANDARD PACIFIC HOMES Cordoba Estates



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



5/19/2020

The following report is for May to illustrate what has changed from April and what to expect through May and the coming months. The photos were taken on Thursday 5-07-20 and the ponds were treated On the same day.

Thank you for your business!

Sincerely,

Scott Croft

Aquagenix



Pond #100**Date:** 5/07/20**What we found:** Water level has increases and pond looks better**What we did:** for light algae and grasses**What to expect** Pond level to hopefully stay up until winter**Recommendations & Notes:** Minor erosion around mitered end pipes**Date:** 5/07/20**Pond #110****What we found:** Pond level has increased**What we did:** Treated exposed shoreline and trace of algae**What to Expect:** Pond level to stay up through the rest of spring and summer**Notes:** minor algae was treated

Date: 5/07/20

Pond #120

What we found: Water level has increased and still some Slender Spikerush

What to Expect: We continue to work on the submersed Slender Spikerush. We did get a good kill while it was exposed



Recommendations & Notes:

Date: 5/07/20

Pond #125



What we found: Pond looks better with increased water level.

What we did: Treated for light algae and grasses.

What to Expect: Algae to drop out and grasses will die off



Recommendations & Notes: Barriers would be needed for Grass Carp, but still would be a great idea

<p>Date: 5/07/20</p>	<p>Pond #126</p>	
<p>What we found: Trace of exposed grasses What we did: Treated for it. What to expect: Water levels on this pond are still a little low. Hopefully this will fill over the next month of two</p>		
<p>Date: 5/07/20</p>	<p>Pond #130</p>	
<p>What we found: Light Slender Spikerush What we did: Treated the exposed shoreline What to expect: Indicator dye was used in grass mix to see where product was sprayed.</p>		
<p>Recommendations & Notes: Still need more rain.</p>		

Date: 5/07/20

Pond #143A

Agenda Page 29

What we found: Water level has increased and pond is looking better

What we did: treated exposed shoreline

What to expect: Pond to stay in good shape



Recommendations & Notes: Needs more plants, as they did not survive except for the Spatterdock

Page 4

Date: 5/7/20

Pond #143B

What we found: Pond level has increased, but still a little low.

What we Did: Treated The exposed shoreline.

What to Expect: Exposed shoreline grasses to die off



Recommendations & Notes: Jointed Rush looks good on this pond

Date: 5/7/20

Pond #146

Agenda Page 30

What we found: Water level still a little low. Light Algae.

What we did: Treated for algae and treated exposed shoreline

What to expect: Algae will Die off.



Recommendations & Notes: Could use more plants

Date: 5/7/20

Pond #150

Page 5


What we found: Light Algae and light SSR


What we did: Treated for both


What to Expect: Pond keeps its water level. Light algae will die off.





Recommendations & Notes: Could use some plants especially around the outfall Structure


Date: 5/7/20	Pond #170
<p>What we found: Trace of Grasses</p> <p>What we did: Treated for them.</p> <p>What to Expect: grasses will die off</p>	
<p>Recommendations & Notes: This pond had depth and is one of the best behaved ponds on the property</p>	

Date: 5/7/20	Pond #180
<p>What we found: Submersed weed called Chara</p> <p>What we did: Had our boat tech come in with boat and treat this pond for the submersed algae growth</p> <p>What to expect: Chara will drop out</p>	
<p>Notes: <u>Will need more plants especially around the outfall structures</u></p>	


Date: 5/7/20	Pond #185
<p>What we found: Still has some Spikerush, but water levels have increased</p> <p>What we did: Treated for the spikerush and sprayed the exposed shoreline</p> <p>What to expect: Spikerush will sink and die off and exposed grasses will die off.</p>	
<p>Notes: <u>No plants at all in this pond</u></p>	


Date: 5/7/20	Pond #140
<p>What we found: Pond level has increased, but still a little low</p> <p>What we did: Treated exposed shoreline and minor algae</p> <p>What to expect: Exposed grasses to brown out and algae to drop out.</p>	
<p>Notes: <u>Plant around the outfall structure</u></p>	


Date: 5-7-20	Pond 190A	
What we found: Trace of Slender Spikerush and light algae What we did: Treated both What to expect: Grasses to brown out on exposed shoreline		
Recommendations & Notes:		
Recommendations & Notes:		


Date: 5-7-20	Pond # 190B	
<p>What we found: Looks much better with some water in it. Trace of algae.</p> <p>What we did: Treated for the algae</p> <p>What to Expect: Algae will die off</p>		
Recommendations & Notes: Will need Plants. None on this pond		

Page 8


Date: 5-7-20	Pond #200	
<p>What we found: Trace of Slender Spikerush and exposed shoreline grasses</p> <p>What we did: Treated for both</p> <p>What to expect: Water levels have increased, but hopefully this pond will fill even more the remainder of this month and into early June</p>		
Recommendations & Notes: Plants are still looking pretty good.		


Date: 5-7-20	Pond #210
<p>What we found: Some algae and Slender Spikerush</p> <p>What we did: Treated the Algae and shoreline grasses</p> <p>What to expect: Algae and grasses to die off</p>	
<p>Recommendations & Notes: Plants look great. Really needs to get on the littoral Plan with the other 3 ponds to be able to keep the grasses out of the plants.</p>	


Date: 5-7-20	Pond #220
<p>What we found: Pond level has increase, but still a little low</p> <p>What we did: Treated exposed shoreline</p> <p>What to expect: Grasses will die off</p>	
<p>Recommendations & Notes: Plants look good. Seems to be a lot of sediment in the water, as it is very turbid. Too shallow to consider aeration for this pond</p>	


Date: 5-7-20	Pond #230	
<p>What we found: Water level still low, but looking much better</p> <p>What we did: Treated exposed shoreline.</p> <p>What to expect: Grasses to die off.</p>		
Recommendations & Notes: Plantings are still looking very good		

Page 10


Date: 5-7-20	Pond #240A
<p>What we found: Shoreline weeds growing on outside of the beneficial plants</p> <p>What we did: Treated these weeds and exposed shoreline</p> <p>What to expect: These grasses will die off</p>	
Recommendations & Notes: Has increased, but still a little low	


Date: 5-7-20	Pond #240 B
<p>What we found: level has increased. Light exposed shoreline grasses.</p> <p>What we did: Treated the exposed shoreline</p> <p>What to expect: Grasses will die off.</p>	
Recommendations & Notes:	

Date: 5-7-20	Pond #260
<p>What we found: Trace of Algae and light exposed SSR on the shoreline.</p> <p>What we did: Treated for both</p> <p>What to expect: Pond level has increased.</p>	
Recommendations & Notes:	


<p>Date: 5-7-20</p>	<p>Pond #270A</p>
<p>What we found: Pond level has increased and is looking better</p> <p>What we did: Treated the exposed shoreline</p> <p>What to expect: Grasses will brown out and die off</p>	
<p>Recommendations & Notes:</p>	


Page 12

<p>Date: 5-7-20</p>	<p>Pond #270B</p>
<p>What we found: Slender Spikerush</p> <p>What we did: Treated for it</p> <p>What to expect: Submersed to die off</p>	
<p>Recommendations & Notes:</p>	


Date: 5-7-20	Pond #280
<p>What we found: Has light Slender Spikerush</p> <p>What we did: Treated it</p> <p>What to expect: Should drop out.</p>	
Recommendations & Notes: Plant around the actual outfall structure in the coming months	

Page 13

Date: 5-7-20	Pond #290
<p>What we found: Light grasses around the perimeter.</p> <p>What we did: Treated for it.</p> <p>What to Expect: Grasses will die off.</p>	
Recommendations & Notes: Tough access, but we did get permission from homeowner	

Date: 5-7-20	Pond #300
<p>What we found: Pond level has increased and it looks much better.</p> <p>What we did: Treated for trace of algae</p> <p>What to Expect: Hopefully the pond level will stay up through the fall.</p>	
<p>Recommendations & Notes: More beneficial plants around the outfall structure.</p>	

Page 14

Date: 5-7-20	Pond #310
<p>What we found: Pond level is still a little low. Grasses in between the plants</p> <p>What we did: Treated the growth in the plants</p> <p>What to expect: Grasses will die out</p>	
<p>Recommendations & Notes</p>	

Date: 5-7-20

Pond #320

What we found: This pond level is still low on this pond

What we did: Treated exposed grasses

What to expect: Grasses will die off.



Recommendations & Notes:

Fourth Order of Business

4Ci.

CORDOBA RANCH
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Proposed budget FY2021
05.13.20 v3

Prepared by:



Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4-7
<u>DEBT SERVICE BUDGETS</u>	
Series 2006	
Summary of Revenues, Expenditures and Changes in Fund Balances	8
Amortization Schedule	9
Budget Narrative	10
<u>SUPPORTING BUDGET SCHEDULES</u>	
2020-2021 Non-Ad Valorem Assessment Summary	11

Cordoba Ranch

Community Development District

Operating Budget

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY - SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,829	\$ 7,002	\$ 2,500	\$ 2,560	\$ 1,500	\$ 4,060	\$ 3,000
Interest - Tax Collector	341	181	-	161	30	191	-
Special Assmnts- Tax Collector	357,624	357,622	357,623	345,987	11,637	357,624	357,623
Special Assmnts- CDD Collected	135,126	135,125	135,125	101,344	33,782	135,126	135,125
Special Assmnts- Discounts	(13,863)	(13,382)	(14,305)	(13,350)	-	(13,350)	(14,305)
Gate Bar Code/Remotes	1,265	963	-	936	150	1,086	-
TOTAL REVENUES	483,322	487,511	480,943	437,638	47,098	484,736	481,443
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	1,400	1,200	2,400	400	1,000	1,400	3,600
ProfServ-Arbitrage Rebate	-	-	500	-	500	500	500
ProfServ-Dissemination Agent	5,000	5,000	5,000	5,000	-	5,000	5,000
ProfServ-Engineering	4,143	7,088	7,500	3,518	3,125	6,643	7,500
ProfServ-Legal Services	5,744	3,354	7,000	2,684	2,917	5,601	7,000
ProfServ-Mgmt Consulting Serv	45,320	46,500	46,500	27,125	19,375	46,500	46,500
ProfServ-Trustee Fees	4,041	3,313	3,500	2,667	833	3,500	3,500
Auditing Services	3,500	3,500	3,500	500	3,000	3,500	3,500
Postage and Freight	942	684	1,000	262	417	679	1,000
Public Officials Insurance	2,035	1,850	2,463	1,850	613	2,463	2,709
Printing and Binding	736	725	600	416	250	666	700
Legal Advertising	1,006	2,356	3,500	-	1,458	1,458	3,500
Misc-Assessmnt Collection Cost	1,774	4,101	7,152	6,653	233	6,886	7,152
Misc-Web Hosting	750	900	900	525	375	900	900
Annual District Filing Fee	200	175	175	175	-	175	175
Total Administrative	76,591	80,746	91,690	51,775	34,095	85,870	93,237
Other Public Safety							
Contracts-Security Camera	2,530	2,500	2,500	1,458	1,042	2,500	2,500
Contracts-Security Services	14,991	14,541	13,608	9,793	5,670	15,463	13,608
Communication-Telephone	1,618	1,680	2,000	705	833	1,538	2,000
R&M-Gate	290	-	4,800	-	2,000	2,000	4,800
Total Other Public Safety	19,429	18,721	22,908	11,956	9,545	21,501	22,908
Electric Utility Services							
Utility - General	7,591	6,480	7,800	4,000	3,000	7,000	7,800
Electricity - Streetlighting	63,145	63,024	63,528	36,644	26,470	63,114	63,528
Total Electric Utility Services	70,736	69,504	71,328	40,644	29,470	70,114	71,328
Flood Control/Stormwater Mgmt							
Contracts-Aquatic Control	12,648	16,539	12,408	9,518	5,170	14,688	12,408
R&M-Fountain	720	250	2,000	3,376	833	4,209	2,000
R&M-Mitigation	11,680	9,350	11,460	5,950	4,250	10,200	11,460
R&M Lake & Pond	5,494	2,528	10,000	175	125	4,167	10,000
Impr - Aquatic Plants	-	5,022	5,000	-	-	2,083	5,000
Total Flood Control/Stormwater Mgmt	30,542	33,689	40,868	19,019	10,378	35,347	40,868

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-2020	MAY - SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Field							
Contracts-Landscape	120,626	114,994	114,994	67,080	47,914	114,994	114,994
Insurance - Property	1,488	1,242	1,909	1,242	795	2,037	2,241
Insurance - General Liability	2,264	2,250	2,739	2,250	489	2,739	3,013
R&M-Entry Feature	-	-	2,000	-	833	833	2,000
R&M-Irrigation	1,543	7,410	9,000	636	3,750	4,386	9,000
R&M-Pest Control	4,469	2,649	4,200	520	1,750	2,270	4,200
R&M-Plant Replacement	8,681	-	15,000	22,311	6,250	28,561	20,000
R&M-Well Maintenance	-	-	5,000	-	2,083	2,083	5,000
R&M-Annals	9,345	14,018	19,000	-	7,917	7,917	19,000
R&M-Mulch	-	14,700	23,100	-	9,625	9,625	23,100
Misc-Contingency	-	-	14,995	3,711	2,651	6,362	-
Holiday Lighting & Decorations	2,500	2,500	2,500	2,500	-	2,500	2,500
Op Supplies - Fertilizer	5,168	2,888	7,800	1,609	3,250	4,859	7,800
Capital Reserves	-	-	24,940	-	-	-	24,940
Total Field	156,084	162,651	247,177	101,859	87,308	189,167	237,788
Parks and Recreation - General							
ProfServ-Wildlife Management Service	17,135	19,510	16,800	9,985	7,000	16,985	16,800
Miscellaneous Services	-	-	7,500	2,144	3,125	5,269	-
Misc-Contingency	4,205	16,049	-	-	-	-	-
Total Parks and Recreation - General	21,340	35,559	24,300	12,129	10,125	22,254	16,800
TOTAL EXPENDITURES & RESERVES	374,722	400,870	498,271	237,382	180,921	424,253	482,929
Excess (deficiency) of revenues							
Over (under) expenditures	108,600	86,641	(17,328)	200,256	(133,823)	(60,483)	(1,486)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	120,128	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(17,328)	-	-	-	(1,486)
TOTAL OTHER SOURCES (USES)	-	120,128	(17,328)	-	-	-	(1,486)
Net change in fund balance	108,600	206,769	(17,328)	200,256	(133,823)	(60,483)	(1,486)
FUND BALANCE, BEGINNING	157,286	265,886	472,655	472,655	-	472,655	412,172
FUND BALANCE, ENDING	\$ 265,886	\$ 472,655	\$ 455,327	\$ 672,911	\$ (133,823)	\$ 412,172	\$ 410,686

Community Development District

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

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 412,172
Net Change in Fund Balance - Fiscal Year 2021	(1,486)
Reserves - Fiscal Year 2021	24,940
Total Funds Available (Estimated) - 9/30/2021	435,626

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

Operating Reserve - First Quarter Operating Capital		114,497 ⁽¹⁾
Reserve Previous years	195,045	
Capital Reserve FY 2020	24,940	
Capital Reserve FY 2021	24,940	244,925
	Subtotal	359,422
Total Allocation of Available Funds		359,422

Total Unassigned (undesignated) Cash	\$ 76,204
---	------------------

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2021

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-CDD Collected

The Developer is responsible for their portion of the property within the District.

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.

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 2021

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 2021

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 Frontier.

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.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

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.

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.

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.

Capital Reserves

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

Parks and Recreation

ProfServ-Wildlife Management Service

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

Cordoba Ranch

Community Development District

Debt Service Budget

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY - SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,508	\$ 1,802	\$ 350	\$ 2,546	\$ 2,196	\$ 4,742	\$ 500
Special Assmnts- Tax Collector	455,698	455,697	455,698	440,871	\$ 14,826	455,697	455,697
Special Assmnts- CDD Collected	172,182	172,182	172,181	129,137	\$ 43,045	172,182	172,182
Special Assmnts- Discounts	(17,665)	(17,051)	(18,228)	(17,011)	\$ -	(17,011)	(18,228)
TOTAL REVENUES	611,723	612,630	610,001	555,543	60,067	615,610	610,151
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	8,763	5,226	9,114	8,477	\$ 297	8,774	9,114
Total Administrative	8,763	5,226	9,114	8,477	297	8,774	9,114
<i>Debt Service</i>							
Principal Debt Retirement	205,000	215,000	220,000	-	220,000	220,000	235,000
Principal Prepayments	-	200,000	-	10,000	-	10,000	-
Interest Expense	400,988	384,060	366,855	183,289	183,566	366,855	353,813
Total Debt Service	605,988	799,060	586,855	193,289	403,566	596,855	588,813
TOTAL EXPENDITURES	614,751	804,286	595,969	201,766	403,863	605,629	597,926
Excess (deficiency) of revenues Over (under) expenditures	(3,028)	(191,656)	14,032	353,777	(343,796)	9,981	12,225
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	2,224	(2,224)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	2,225	14,032	-	-	-	12,225
TOTAL OTHER SOURCES (USES)	2,224	1	14,032	-	-	-	12,225
Net change in fund balance	(804)	(191,655)	14,032	353,777	(343,796)	9,981	12,225
FUND BALANCE, BEGINNING	622,295	621,491	429,836	429,836	-	429,836	439,817
FUND BALANCE, ENDING	\$ 621,491	\$ 429,836	\$ 443,868	\$ 783,613	\$ (343,796)	\$ 439,817	\$ 452,042

AMORTIZATION SCHEDULE
Capital Improvement Revenue Bonds

Date	Outstanding Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2020	\$6,375,000			5.55%	\$176,906	\$176,906	
5/1/2021	\$6,375,000	\$235,000		5.55%	\$176,906	\$411,906	\$588,813
11/1/2021	\$6,140,000			5.55%	\$170,385	\$170,385	
5/1/2022	\$6,140,000	\$245,000		5.55%	\$170,385	\$415,385	\$585,770
11/1/2022	\$5,895,000			5.55%	\$163,586	\$163,586	
5/1/2023	\$5,895,000	\$260,000		5.55%	\$163,586	\$423,586	\$587,173
11/1/2023	\$5,635,000			5.55%	\$156,371	\$156,371	
5/1/2024	\$5,635,000	\$275,000		5.55%	\$156,371	\$431,371	\$587,743
11/1/2024	\$5,360,000			5.55%	\$148,740	\$148,740	
5/1/2025	\$5,360,000	\$290,000		5.55%	\$148,740	\$438,740	\$587,480
11/1/2025	\$5,070,000			5.55%	\$140,693	\$140,693	
5/1/2026	\$5,070,000	\$305,000		5.55%	\$140,693	\$445,693	\$586,385
11/1/2026	\$4,765,000			5.55%	\$132,229	\$132,229	
5/1/2027	\$4,765,000	\$325,000		5.55%	\$132,229	\$457,229	\$589,458
11/1/2027	\$4,440,000			5.55%	\$123,210	\$123,210	
5/1/2028	\$4,440,000	\$340,000		5.55%	\$123,210	\$463,210	\$586,420
11/1/2028	\$4,100,000			5.55%	\$113,775	\$113,775	
5/1/2029	\$4,100,000	\$360,000		5.55%	\$113,775	\$473,775	\$587,550
11/1/2029	\$3,740,000			5.55%	\$103,785	\$103,785	
5/1/2030	\$3,740,000	\$380,000		5.55%	\$103,785	\$483,785	\$587,570
11/1/2030	\$3,360,000			5.55%	\$93,240	\$93,240	
5/1/2031	\$3,360,000	\$405,000		5.55%	\$93,240	\$498,240	\$591,480
11/1/2031	\$2,955,000			5.55%	\$82,001	\$82,001	
5/1/2032	\$2,955,000	\$430,000		5.55%	\$82,001	\$512,001	\$594,003
11/1/2032	\$2,525,000			5.55%	\$70,069	\$70,069	
5/1/2033	\$2,525,000	\$455,000		5.55%	\$70,069	\$525,069	\$595,138
11/1/2033	\$2,070,000			5.55%	\$57,443	\$57,443	
5/1/2034	\$2,070,000	\$475,000		5.55%	\$57,443	\$532,443	\$589,885
11/1/2034	\$1,595,000			5.55%	\$44,261	\$44,261	
5/1/2035	\$1,595,000	\$505,000		5.55%	\$44,261	\$549,261	\$593,523
11/1/2035	\$1,090,000			5.55%	\$30,248	\$30,248	
5/1/2036	\$1,090,000	\$530,000		5.55%	\$30,248	\$560,248	\$590,495
11/1/2036	\$560,000			5.55%	\$15,540	\$15,540	
5/1/2037	\$560,000	\$560,000		5.55%	\$15,540	\$575,540	\$591,080
		\$6,375,000			\$4,011,263	\$10,606,263	\$10,606,263

CORDOBA RANCH

Community Development District

2006 Debt Service Fund

Budget Narrative
Fiscal Year 2021**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-CDD Collected

The Developer is responsible for their portion of the property within the District.

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 2021

CORDOBA RANCH

Community Development District

All Funds

Comparison of Non-Ad Valorem Assessment Rates Fiscal Year 2021 vs. Fiscal Year 2020

0
prepaid lots

General Fund			Debt Service			Total Assessments per Unit			Units
FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	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

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cordoba Ranch Community Development District (“**District**”) prior to June 15, 2020, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 28, 2020
HOUR:	9:30 a.m.
LOCATION:	Cordoba Ranch Model Center 2519 Cordoba Ranch Boulevard Lutz, FL

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as extended by Executive Order 20-112 and Executive Order 20-123, and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: www.cordobaestatescdd.com*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the Proposed Budget on the District's website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF MAY, 2020.

ATTEST:

**CORDOBA RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Andrew P. Mendenhall
Secretary

Kelly Evans
Chairperson

Exhibit A: Approved Proposed Budgets for Fiscal Year 2020/2021