



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors Meeting
June 2, 2021**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.kbarranchcdd.com

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

K Bar Ranch Amenity Center 10820 Mistflower Lane, Tampa, FL 33647

Board of Supervisors	Vicki Shuster Dr. Christiane Rinck John Bowersox Edmund Radigan Cynthia Gustavel	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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.

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 944-1001

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

WWW.KBARRANCHCDD.COM

**Board of Supervisors
K-Bar Ranch Community
Development District**

May 25, 2021

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, June 2, 2021 at 6:00 p.m.** at the K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Audit Committee Minutes of the Board of Supervisors Meeting held on May 5, 2021 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors Meeting on May 5, 2021 Tab 2
 - B. Consideration of Operation and Maintenance Expenditures for April 2021 Tab 3
- 4. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Presentation of Action Item List
- 5. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report Tab 4
 - B. Presentation of Yellowstone Landscape Report Tab 5
 - C. Presentation of Aquatics Report Tab 6
 - D. Presentation of Fiscal Year 2021/2022 Proposed Budget Tab 7
 - E. Consideration of Resolution 2021-02, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on the Final Budget Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Lynn Hayes
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, May 5, 2021 at 6:09 p.m.**, at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Vicki Shuster	Board Supervisor, Chair
Dr. Christiane Rinck	Board Supervisor, Vice Chair
Edmund Radigan	Board Supervisor, Assistant Secretary
Cynthia Gustavel	Board Supervisor, Assistant Secretary
John Bowersox	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Tonja Stewart	District Engineer, Stantec Consulting
Virgil Stoltz	Representative, Blue Water Aquatics
Jamie Stephens	Representative, Yellowstone Landscape

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments were put forth at this time.

THIRD ORDER OF BUSINESS

**Review of Proposals for Auditing
Services**

A discussion ensued regarding the audit proposals. Each committee member turned in

a ranking sheet for the proposals that were received. The audit committee ranked the proposals as follows:

#1 Grau & Associates – 474 points

#2 McDermitt Davis – 453 points

#3 Berger, Toombs, Elam, Gaines & Frank – 449 points

On a Motion by Dr. Rinck, seconded by Mr. Radigan, with all in favor, the Audit committee approved ranking of proposals received and recommended that Grau & Associates be awarded the contract for auditing services for Fiscal Years ending September 30, 2021 with the option for four renewals, for K Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by x, seconded by x, with all in favor, the Audit Committee adjourned the meeting at 6:14 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, May 5, 2021 at 6:14 p.m.**, at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Vicki Shuster	Board Supervisor, Chair
Dr. Christiane Rinck	Board Supervisor, Vice Chair
Edmund Radigan	Board Supervisor, Assistant Secretary
Cynthia Gustavel	Board Supervisor, Assistant Secretary
John Bowersox	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Tonja Stewart	District Engineer, Stantec Consulting
Virgil Stoltz	Representative, Blue Water Aquatics
Jamie Stephens	Representative, Yellowstone Landscape

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Luis Viera spoke about public safety and plans to set up a workshop in June or July. He also discussed fire safety.

THIRD ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendation**

Mr. Hayes reviewed the recommendation of the audit committee to use Grau &

Associates as the audit services provider for the CDD.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors accepted the recommendation of the Audit Committee and awarded the contract FY 2020-2025 auditing services to Grau & Associates, for K Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Audit Committee Minutes of the Board of Supervisors Meeting held on April 7, 2021

Mr. Hayes presented the April 7, 2021 audit committee meeting minutes and asked if there were any amendments necessary. There was a minor change in the Board members present as Dr. Christiane Rinck was not present.

On a Motion by Ms. Gustavel seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the audit committee meeting minutes of the Board of Supervisors meeting held on April 7, 2021 as amended, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on April 7, 2021

Mr. Hayes presented the April 7, 2021 meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. Radigan seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on April 7, 2021 as presented, for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for March 2021.

Mr. Hayes presented the Operation and Maintenance Expenditures for March 2021.

On a Motion by Ms. Shuster, seconded by Ms. Gustavel, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for March 2021 (\$62,674.95), for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Chairman

Discussion ensued about traffic enforcement and fishing signs. Currently there is no traffic enforcement agreement in place. District Counsel indicated that we need a letter from the city in our possession before proceeding to add signage.

B. District Counsel

Mr. Babbar provided legislative updates on HB 72, HB 35, and HB 1103. He will provide a more detailed memo on all the bills to the Board. A discussion ensued regarding the property appraiser's website and the need to have it updated/corrected.

C. District Engineer

No report.

D. District Manager

Mr. Hayes stated that the next Board of Supervisors meeting will be held on Wednesday, June 2, 2021 at 6:00 p.m. at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

On a Motion by Mr. Radigan seconded by Ms. Shuster, with all in favor, the Board of Supervisors authorized DC execution of an engagement letter from MBS for the potential funding prior to the June 2, 2021 CDD meeting, for K-Bar Ranch Community Development District.

Mr. Hayes presented his Action Item List.

EIGHTH ORDER OF BUSINESS

Presentation of Field Inspection Report- April 2021

Mr. Hayes presented and reviewed the Field Inspection Report dated April 20, 2021. He provided the Board with an update on all items.

NINTH ORDER OF BUSINESS

Presentation of Yellowstone's Landscape Report

Mr. Stephen's discussed the field service report and comments.

TENTH ORDER OF BUSINESS

Presentation of Aquatics Report

Mr. Stoltz presented the aquatics report. Mr. Stoltz discussed the maintenance he did on the ponds in Laurel Vista and Heron Preserve on May 5, 2021.

ELEVENTH ORDER OF BUSINESS

**Presentation of Registered Voter
Count**

Mr. Hayes informed the Board as of April 15, 2021 there are 1,192 registered voters in the district.

TWELFTH ORDER OF BUSINESS

**Consideration of Trespass
Agreement**

On a Motion by Ms. Shuster, seconded by Ms. Gustavel, with all in favor, the Board of Supervisors approved the Trespass Agreement, for K-Bar Community Development District.

On a Motion by Ms. Gustavel, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved installation of 30 no trespass and no fishing signs not to exceed \$5,000, for K-Bar Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

None.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 8:33 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 3

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA · (813) 994-1001

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 ·

TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

April 2021

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,803.68**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Believe Plumbing Inc.	002211	4409-1	Plumbing Repairs 04/21	\$ 250.00
Blue Water Aquatics, Inc.	002212	27044	Aquatic Service 04/21	\$ 2,055.00
Bright House Networks	20210405	046393801031521	10511 Wild Tamarind Dr 03/21	\$ 231.97
Christiane Rinck	002205	CR040721	Board of Supervisors Meeting 04/07/21	\$ 200.00
City of Tampa Utilities	002213	2133060 03/21	10511 Wild Tamarind Dr 03/21	\$ 62.78
City of Tampa Utilities	002213	2163299 03/21	19349 Water Maple Dr 03/21	\$ 8.25
Cynthia Gustavel	002200	CG040721	Board of Supervisors Meeting 04/07/21	\$ 200.00
Edmund P Radigan	002204	ER040721	Board of Supervisors Meeting 04/07/21	\$ 200.00
JBW Designs, LLC dba Poop 911	002195	4119576	10 Stations Filled/Emptied 03/21	\$ 237.90
John C. Bowersox	002201	JB040721	Board of Supervisors Meeting 04/07/21	\$ 200.00
K-Bar Ranch CDD	CD014	CD014	Debit Card Replenishment	\$ 108.38
K-Bar Ranch II CDD	002214	OMR0321-1	Landscape Cost Share 03/21	\$ 3,500.00
LLS Tax Solutions, Inc.	002208	002260	Arbitrage Rebate Calculation Series 2016 PE 03/31/21	\$ 500.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Nvirotect Pest Control Service, Inc	002202	231730	Pest Control Account #9822 04/21	\$ 65.00
Phil Lentsch	002203	00032562	Three Books Copied 03/21	\$ 188.28
Republic Services #696	002196	0696-000937584	Disposal Service 04/21	\$ 190.44
Rizzetta & Company, Inc.	002197	INV0000057593	District Management Services 04/21	\$ 4,193.34
Rizzetta Amenity Services, Inc.	002206	INV00000000008678	Amenity Management Services 04/21	\$ 1,923.81
Rizzetta Amenity Services, Inc.	002215	INV00000000008730	Amenity Management Services 04/21	\$ 1,310.79
Rizzetta Technology Services, LLC	002198	INV0000007387	Email & Website Hosting Services 04/21	\$ 175.00
Rust Off, LLC	002209	30076	Rust Prevention 04/21	\$ 595.00
Stantec Consulting Services Inc	002210	1775305	Engineering Services 03/21	\$ 1,205.50
Tampa Electric Company	20210414	211004822469 03/21	Stonecreek TNHMS LD 929 03/21	\$ 624.61
Tampa Electric Company	20210414	211004822964 03/21	Bassett Creek Drive 03/21	\$ 2,633.88
Tampa Electric Company	20210414	Electric Summary 03/21	Electric Summary 03/21	\$ 13,629.89
Times Publishing Company	002216	0000146324 03/24/21	Legal Advertising 03/21	\$ 359.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
United Building Maintenance, Inc.	002199	343	Pool Cabana/Restroom Maintenance 04/21	\$ 600.00
Victoria Shuster	002207	VS040721	Board of Supervisors Meeting 04/07/21	\$ 200.00
Yellowstone Landscape	002217	TM 206339	Monthly Landscape Maintenance 04/21	\$ 8,692.58
Yellowstone Landscape	002217	TM 208873	Conservation Clearing 04/21	\$ 2,498.40
Yellowstone Landscape	002217	TM 211480	Plant Replacement - Clubhouse 04/21	\$ 525.35
Yellowstone Landscape	002217	TM 212825	Repair Pump Motor - Irrigation 04/21	<u>\$ 6,438.53</u>
Report Total				<u><u>\$ 53,803.68</u></u>

Tab 4

K BAR RANCH

FIELD INSPECTION REPORT



May 16, 2021
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Make sure crews are detailing out Annual beds during weekly visits.
- ❖ The Begonias have not been the best selection. Yellowstone to provide and explanation. Could it be from the irrigation troubles we have had?

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. During weekly visit ensure that the crews are removing fallen debris from beds. This has been common right now with high winds.
2. Remove the Nutsedge growing from the Indian Hawthorne's on the Westside of the pool area.
3. **Yellowstone to replace the 3 Gallon Bottle Brush that have died under warranty on the Southwest side of the pool area.** Ensure this area is getting water notice the Bird of Paradise Flagging as well. (Pic 3)



4. **During weekly visits, make sure we are removing the weeds from the annual's beds. This is a carryover from last month.(Pic 4)**



5. The Begonias throughout the property have not been up to the standard for a selection. Can Yellowstone address the issue with the board.
6. **On the inbound side of Wild Tamarind Drive, there is a sign that is leaning. It looks to have been hit are pushed over.(Pic 6 see next page)**



Wild Tamarind Dr, Bassett Creek Dr.



7. Yellowstone to treat and diagnose the browning of the Fakahacthee grass on the inbound lane of Wild Tamarind Drive.
8. At the Main entrance to Kbar Ranch again diagnose and treat the browning in the Fakahactche grass.(Pic 8)



9. Diagnose and treat the Fakahatche grass in the back of the Stonecreek monument sign that are browning out.
10. Ensure that we are string trimming the outflow structure on Wild Tamarind Drive. We do not want this area to be allowed to grow out. (Pic 10)
11. **The Yellow Clover school sign has been hit and is leaning over. (Pic 11)**



12. The Sylvester palm on Sweet Clover is showing signs of drought stress. Can Yellowstone provide a price to supplement water until we receive rain?
13. During my inspection the recently installed trees on Mistflower Lane look to be browning. Can Yellowstone take a look at these and provide the district recommendations?
14. Diagnose and treat the Fakahatchee grass at the Pepper Grass Drive common area.
15. During my inspection the Marigold annual bed at Laurel Vista and Heron Preserve are in need of detailing. The weeds should be removed during weekly visits.(Pic 15 see next page)



Laurel Vista, Heron Preserve



16. Check irrigation mister at the Heron Preserve annual beds and insure coverage. It was on the ground during the inspection.(Pic 16)



Tab 5



Jamie Stephens
Yellowstone Landscape

K-BAR-1 REPORT MAY

Monday, May 24, 2021

Prepared For K-Bar-1 CDD

10 Issues Identified



OBSERVATION 1

Assigned To Wild Tamarind

The Dwarf Bottle brush are responding well the irrigation issues and lack of rain have slowed the process.



OBSERVATION 2

Assigned To Community

The trimming is Consistent throughout the community.



OBSERVATION 3

Assigned To Oak Trees

There are a few areas of oak trees along well Tamron that we are working on lifting as well as Basset Creek.



OBSERVATION 4

Assigned To Clubhouse

The recently installed fire bush are doing well at the clubhouse.



OBSERVATION 5

Assigned To Clubhouse

The dwarf bottlebrush at the clubhouse is responding well, there are a few that will be replaced under warranty.



OBSERVATION 6

Assigned To Flowers

The flowerbeds are free weeds, with the drought and all the irrigation issues we've encountered this cycle they are not looking the best but we did not lose them.



OBSERVATION 7

Assigned To Roundabout

The blue plumbago starting to rise above the outside shrubs and fill in nice.



OBSERVATION 8

Assigned To Community

Another example of the pruning in the community.



OBSERVATION 9

Assigned To Trimming

More trimming examples.



OBSERVATION 10

Assigned To Community

Hots spots in the turf (we need rain).

Tab 6

BLUE WATER AQUATICS

SERVICE REPORT

DATE: ~~5-18-21~~
5-10-21

CUSTOMER: K Bar I
AQUATECH: Melissa
ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
1, 2, 3, 4, FPM	X			X			X	X				X		1/2	0		Partly Cloudy
PM Area, FPM pond	X			X			X										
301, 302, 101, A	X			X			X										
1, 503, 601,	X			X			X										
502, 702, 201	X			X			X										

OBSERVATIONS/RECOMMENDATIONS

treated algae, torpedo grass, primrose, penny wort, spike rush, alligator weed,

BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

RECEIVED

MAY 18 2021

BLUE WATER AQUATICS

2

SERVICE REPORT

DATE: 5-10-21

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT # WORK ORDER #

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
401, K, 113x,	X			X			X	X				X			L	0	Partly Cloudy
111x, 112x, 100	X			X			X	X				X					
EMP pond, 101,	X			X				X				X					
A, 501, 502,	X			X				X				X					
503, 1, 6, 601,	X			X				X				X					
702	X			X				X	X	X	X	X			30		

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, pennywort, spike rush, algae, salvinia, alligator weed, picked up trash,

BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 5-18-21

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT #

WORK ORDER #

SITE	INSPECTION	TREATMENT	AMPHIB	JOHNSON	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	O ₂ OXYGEN	WATER LEVEL	RESTRICTION	WEATHER CONDITIONS
EWB-1,400,	X			X			X	X				X			L O		Partly Cloudy
500,300,200	X			X			X	X				X					E 11 mph
100,800L,	X			X			X	X				X					
400L, 500L,	X			X			X	X			X	X					
500L sump,	X			X			X	X				X					
200L, S2	X			X			X	X				X		↓	↓		↓

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, penny w
algae, spike rush, alligator weed, salvinia, azola,

BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL

(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 5-20-21

CUSTOMER: K Baci

AQUATECH: Melissa

ACCOUNT #

WORK ORDER #

[illegible]

OBSERVATIONS/RECOMMENDATIONS

OBSERVATIONS / RECOMMENDATIONS treated torpedo grass, primrose, pennywort, spike rush, alligator weed, algae

LUE WATER AQUATICS
Aquatic & Environmental Services

NEW PORT RICHEY, FL
(727) 842-2100

- **Algae & Aquatic Weed Control Programs**
- **Water Quality Testing**
- **Wetland Creation, Restoration & Management**
- **Lake Aeration Systems**
- **Mechanical Weed Removal**
- **Noxious Tree & Brush Control**
- **Mitigation Services**

Tab 7



Rizzetta & Company

Kbar Ranch Community Development District

kbarranchcdd.org

**Proposed Budget for Fiscal Year
2021-2022**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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Rizzetta & Company

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Proposed Budget
Kbar Ranch Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 872,764	\$ 872,764	\$ 865,299	\$ 7,465	\$ 865,300	\$ 1	
6								
7	TOTAL REVENUES	\$ 872,764	\$ 872,764	\$ 865,299	\$ 7,465	\$ 865,300	\$ 1	
8								
9	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior							
10	to certification.							
11								
12	EXPENDITURES - ADMINISTRATIVE							
13								
14	Legislative							
15	Supervisor Fees	\$ 6,600	\$ 11,314	\$ 12,000	\$ 686	\$ 12,000	\$ -	
16	Financial & Administrative							
17	Administrative Services	\$ 2,625	\$ 4,500	\$ 4,590	\$ 90	\$ 4,500	\$ (90)	No Change FY 2021-2022
18	District Management	\$ 10,162	\$ 17,421	\$ 17,770	\$ 349	\$ 17,420	\$ (350)	No Change FY 2021-2022
19	District Engineer	\$ 9,570	\$ 16,406	\$ 10,000	\$ (6,406)	\$ 11,000	\$ 1,000	DE Confirmed
20	Disclosure Report	\$ 2,600	\$ 2,600	\$ 3,600	\$ 1,000	\$ 2,600	\$ (1,000)	No Change FY 2021-2022
21	Trustees Fees	\$ 9,918	\$ 9,918	\$ 13,000	\$ 3,082	\$ 13,000	\$ -	US Bank Series 2011, 2014, 2016
22	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
23	Financial & Revenue Collections	\$ 2,917	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
24	Accounting Services	\$ 8,750	\$ 15,300	\$ 15,300	\$ -	\$ 15,000	\$ (300)	No Change FY 2021-2022
25	Auditing Services	\$ 4,200	\$ 4,200	\$ 4,100	\$ (100)	\$ 3,400	\$ (700)	Per Contract Grau & Associates
26	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	LLS Tax Solutions - Contract- \$500 yr
27	Public Officials Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,537	\$ 116	\$ 2,663	\$ 126	EGIS EST.
28	Legal Advertising	\$ 1,475	\$ 2,529	\$ 2,500	\$ (29)	\$ 2,500	\$ -	
29	Dues, Licenses & Fees	\$ 775	\$ 775	\$ 175	\$ (600)	\$ 175	\$ -	DEO
30	Agenda Books	\$ 1,098	\$ 2,400	\$ 2,400	\$ -	\$ 2,000	\$ (400)	Board member printed books
31	Website Hosting, Maintenance, Backup (and	\$ 2,763	\$ 4,737	\$ 7,000	\$ 2,263	\$ 4,000	\$ (3,000)	Rizzetta Tech & Campus Suite Contracts
32	Legal Counsel							
33	District Counsel	\$ 10,767	\$ 18,458	\$ 15,000	\$ (3,458)	\$ 15,000	\$ -	
34								
35	Administrative Subtotal	\$ 82,641	\$ 123,977	\$ 120,472	\$ (3,505)	\$ 115,758	\$ (4,714)	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								

Proposed Budget
Kbar Ranch Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
39	Law Enforcement							
40	Security Operations							
41	Security Monitoring Services	\$ 8,555	\$ 14,666	\$ 14,400	\$ (266)	\$ 11,520	\$ (2,880)	Per Contract Securiteam \$880/month+ Card Maint. \$80/Month
42	Electric Utility Services							
43	Utility Services	\$ 5,595	\$ 9,591	\$ 11,000	\$ 1,409	\$ 11,000	\$ -	
44	Street Lights	\$ 106,890	\$ 183,240	\$ 179,000	\$ (4,240)	\$ 183,240	\$ 4,240	Ave \$15,270 per month-106 poles
45	Garbage/Solid Waste Control Services							
46	Garbage - Recreation Facility	\$ 1,209	\$ 2,073	\$ 2,500	\$ 427	\$ 2,500	\$ -	Republic waste services
47	Water-Sewer Combination Services							
48	Utility Services	\$ 708	\$ 1,214	\$ 3,500	\$ 2,286	\$ 3,500	\$ -	
49	Stormwater Control							
50	Stormwater Assessment	\$ 856	\$ 856	\$ 1,000	\$ 144	\$ 1,000	\$ -	
51	Aquatic Maintenance	\$ 14,385	\$ 24,660	\$ 30,000	\$ 5,340	\$ 30,000	\$ -	Blue water aquatics contract - \$24,660
52	Fountain Service Repairs & Maintenance	\$ 308	\$ 528	\$ 1,000	\$ 472	\$ 1,000	\$ -	Vertex Water features contract - \$616 or Solitude
53	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
54	Wetland Monitoring & Maintenance	\$ 4,393	\$ 7,531	\$ 10,000	\$ 2,469	\$ 10,000	\$ -	Aquatic weed control contract 8,786 yr semi-annual
55	Mitigation Area Monitoring & Maintenance	\$ 995	\$ 1,706	\$ 5,000	\$ 3,294	\$ 5,000	\$ -	Horner
56	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)	Aquatics vendor confirmed
57	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
58	Other Physical Environment							
59	General Liability Insurance	\$ 2,421		\$ 2,537	\$ 2,537	\$ 2,663	\$ 126	EGIS Est.
60	Property Insurance	\$ 4,071		\$ 3,992	\$ 3,992	\$ 4,478	\$ 486	EGIS Est.
61	Rust Prevention	\$ 4,165	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	Rust Off Inc. \$595 per month contract
62	Entry & Walls Maintenance	\$ 1,200	\$ 2,057	\$ 10,000	\$ 7,943	\$ 5,000	\$ (5,000)	
63	Landscape Maintenance	\$ 106,156	\$ 181,982	\$ 163,401	\$ (18,581)	\$ 176,182	\$ 12,781	Yellowstone + Alvarez CDD common area tree trimming
64	Holiday Decorations	\$ 7,838	\$ 7,838	\$ 8,000	\$ 162	\$ 8,000	\$ -	Illuminations Holiday Lighting
65	Irrigation Repairs	\$ 8,266	\$ 14,170	\$ 6,000	\$ (8,170)	\$ 6,000	\$ -	
66	Landscape - Mulch	\$ 10,465	\$ 17,940	\$ 23,000	\$ 5,060	\$ 23,000	\$ -	Yellowstone
67	Landscape Annuals	\$ 864	\$ 1,481	\$ 5,700	\$ 4,219	\$ 5,700	\$ -	
68	Landscape Replacement Plants, Shrubs, Trees	\$ 4,218	\$ 7,231	\$ 30,000	\$ 22,769	\$ 20,000	\$ (10,000)	Plants, shrubs, tree removal/replacement
69	Field Services	\$ 4,900	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	Per contract-No Change FY 2021-2022 per Scott B
70	Fire Ant Treatment	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -	Yellowstone 1 x per year - \$4,200 Top Choice Only
71	Road & Street Facilities							
72	Sidewalk Repair & Maintenance	\$ 5,300	\$ 9,086	\$ 25,000	\$ 15,914	\$ 25,000	\$ -	Under Pressure/sidewalks CDD common areas pressure washing
73	Parks & Recreation							
74	Management Contract	\$ 18,722	\$ 32,095	\$ 25,000	\$ (7,095)	\$ 35,286	\$ 10,286	Per contract 5 shifts weekly (5hrs each)= 25 hrs
75	Room Rental	\$ 600	\$ 1,029	\$ -	\$ (1,029)	\$ 1,200	\$ 1,200	CDD MTGS at K-Bar II Amenity Center \$100x12 months
76	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	

Proposed Budget
Kbar Ranch Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
77	Pest Control	\$ 455	\$ 780	\$ 1,800	\$ 1,020	\$ 1,800	\$ -	Nvrontect
78	Invasive Plant Removal	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ (30,000)	Aquatics vendor confirmed
79	Clubhouse - Facility Janitorial Service	\$ 4,309	\$ 7,387	\$ 7,500	\$ 113	\$ 7,500	\$ -	United Building contract
80	Pool Service Contract	\$ 2,905	\$ 4,980	\$ 5,800	\$ 820	\$ 5,800	\$ -	Proteus Pool Services Contract - \$4,800 per yr
81	Pool Repairs	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 6,000	\$ (3,000)	
82	Maintenance & Repairs	\$ 2,464	\$ 4,224	\$ 9,000	\$ 4,776	\$ 6,000	\$ (3,000)	
83	Telephone Fax, Internet	\$ 1,709	\$ 2,930	\$ 3,600	\$ 670	\$ 3,600	\$ -	Bright House
84	Furniture Repair/Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 3,000	\$ (2,000)	
85	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
86	Tennis Court Maintenance & Supplies	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 2,000	\$ (2,000)	
87	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Basketball back boards, hoops, nets
88	Dog Waste Station Supplies	\$ 1,451	\$ 2,487	\$ 3,000	\$ 513	\$ 3,000	\$ -	Poop 911 Contract
89	Contingency							
90	Miscellaneous Contingency	\$ 2,638	\$ 4,522	\$ 35,406	\$ 30,884	\$ 20,000	\$ (15,406)	
91	Capital Outlay	\$ -	\$ -	\$ 21,951	\$ 21,951	\$ 80,833	\$ 58,882	Amenity Fencing \$32K, card readers \$8,200, electrical \$3K,
92								dog park \$3K, skate park/fencing \$10K, splash pad \$65K
93	Field Operations Subtotal	\$ 339,011	\$ 563,823	\$ 744,827	\$ 181,004	\$ 749,542	\$ 4,715	equals 121,200 total - \$80,832 = \$40,368
94								
95	TOTAL EXPENDITURES	\$ 421,651	\$ 687,799	\$ 865,299	\$ 177,500	\$ 865,300	\$ 1	
97								
98	EXCESS OF REVENUES OVER	\$ 451,113	\$ 184,965	\$ -	\$ 184,965	\$ (0)	\$ (0)	
99								

Proposed Budget
Kbar Ranch Community Development District
Reserve Fund
Fiscal Year 2021-2022

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Other Miscellaneous Revenues							
8	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9								
10	TOTAL REVENUES	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
15								
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject							
17	to change prior to certification.							
18								
19	EXPENDITURES							
20								
21	Contingency							
22	Capital Reserves	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
23	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24								
25	TOTAL EXPENDITURES	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
26								
27	EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
28								

K-Bar Ranch Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2011	Series 2014 (Parcel O-1 Project)	Series 2014 (Parcel Q Project)	Series 2016	Budget for 2021/2022
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$58,626.15	\$121,120.59	\$137,495.50	\$342,040.15	\$659,282.38
TOTAL REVENUES	\$58,626.15	\$121,120.59	\$137,495.50	\$342,040.15	\$659,282.38
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$58,626.15	\$121,120.59	\$137,495.50	\$342,040.15	\$659,282.38
Administrative Subtotal	\$58,626.15	\$121,120.59	\$137,495.50	\$342,040.15	\$659,282.38
TOTAL EXPENDITURES	\$58,626.15	\$121,120.59	\$137,495.50	\$342,040.15	\$659,282.38
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0	0

Collection and Discount % applicable to the county :

6.0%

Gross assessments

\$700,820.87

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Hillsborough County is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

K-Bar Ranch Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$915,300.00
Hillsborough Co. Collection Cost @	2%	\$19,474.47
Early Payment Discount @	4%	\$38,948.94
2021/2022 Total:		<u>\$973,723.40</u>

2020/2021 O&M Budget	\$915,300.00
2021/2022 O&M Budget	\$915,300.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2016 Debt Service - Townhome	\$529.74	\$529.74	\$0.00	0%
Series 2011 Debt Service - Townhome	\$166.76	\$166.76	\$0.00	0%
O&M - Townhome	\$882.43	\$882.43	\$0.00	0%
Total	\$1,578.93	\$1,578.93	\$0.00	0%
Series 2016 Debt Service - SF Basset Creek	\$1,088.66	\$1,088.66	\$0.00	0%
Series 2011 Debt Service - SF Basset Creek	\$166.76	\$166.76	\$0.00	0%
O&M - SF Basset Creek	\$1,604.42	\$1,604.42	\$0.00	0%
Total	\$2,859.84	\$2,859.84	\$0.00	0%
Series 2014 Debt Service - SF 50' Parcel O-1	\$1,207.83	\$1,207.83	\$0.00	0%
O&M - SF 50' Parcel O-1	\$1,604.42	\$1,604.42	\$0.00	0%
Total	\$2,812.25	\$2,812.25	\$0.00	0%
Series 2014 Debt Service - SF 70' Parcel O-1	\$1,428.57	\$1,428.57	\$0.00	0%
O&M - SF 70' Parcel O-1	\$1,604.42	\$1,604.42	\$0.00	0%
Total	\$3,032.99	\$3,032.99	\$0.00	0%
Debt Service - SF Parcel B	\$0.00	\$0.00	\$0.00	0%
O&M - SF Parcel B	\$1,604.42	\$1,604.42	\$0.00	0%
Total	\$1,604.42	\$1,604.42	\$0.00	0%
Debt Service - SF Parcel Q	\$1,207.83	\$1,207.83	\$0.00	0%
O&M - SF Parcel Q	\$1,604.42	\$1,604.42	\$0.00	0%
Total	\$2,812.25	\$2,812.25	\$0.00	0%

K-BAR RANCHFISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$915,300.00
COLLECTION COSTS @	2.0%	\$19,474.47
EARLY PAYMENT DISCOUNT @	4.0%	\$38,948.94
TOTAL O&M ASSESSMENT		<u>\$973,723.40</u>

PRODUCT TYPE	UNITS ASSESSED ⁽¹⁾				ALLOCATION OF ADMIN O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
	O&M	SERIES 2011	SERIES 2014	SERIES 2016	FACTOR	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	O&M	2011 DEBT SERVICE ⁽²⁾	2014 DEBT SERVICE ⁽²⁾	2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
		DEBT SERIES	DEBT SERIES	DEBT SERIES									
TH	78	78	0	78	0.55	42.9	7.07%	\$68,829.68	\$882.43	\$166.76	\$0.00	\$529.74	\$1,578.93
Single Family - Bassett Creek	300	296	0	296	1.00	300	49.43%	\$481,326.45	\$1,604.42	\$166.76	\$0.00	\$1,088.66	\$2,859.84
Single Family 50' - Parcel O-1	51	0	51	0	1.00	51	8.40%	\$81,825.50	\$1,604.42	\$0.00	\$1,207.83	\$0.00	\$2,812.25
Single Family 70' - Parcel O-1	47	0	47	0	1.00	47	7.74%	\$75,407.81	\$1,604.42	\$0.00	\$1,428.57	\$0.00	\$3,032.99
Single Family - Parcel B	45	0	0	0	1.00	45	7.41%	\$72,198.97	\$1,604.42	\$0.00	\$0.00	\$0.00	\$1,604.42
Single Family - Parcel Q	121	0	121	0	1.00	121	19.94%	\$194,135.00	\$1,604.42	\$0.00	\$1,207.83	\$0.00	\$2,812.25
	<u>642</u>	<u>374</u>	<u>219</u>	<u>374</u>		<u>606.9</u>	<u>100.00%</u>	<u>\$973,723.40</u>					

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)

(\$58,423.40)

Net Revenue to be Collected

\$915,300.00

(1) Reflects the number of total lots with Series 2011, Series 2014, and Series 2016 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the K-Bar Ranch Series 2011, Series 2014, and Series 2016 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs (2%) and early payment discount costs (4%).

(3) Annual assessment that will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Tab 8

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2021/2022; 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 K-Bar Ranch Community Development District (“**District**”) prior to June 15, 2021 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Proposed Budget**”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR 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.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 4, 2021

HOUR: 6:00 p.m.

LOCATION: K-Bar Ranch II Amenity Center
10820 Mistflower Lane
Tampa, Florida 33647

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 the City of Tampa, 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 2 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 by Florida law.

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

PASSED AND ADOPTED ON JUNE 2, 2021.

Attest:

**K-Bar Ranch Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2021/2022