



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors Meeting
August 4, 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 • 5844 OLD PASCO RD • SUITE 100 • WESLEY CHAPEL, FL 33544
WWW.KBARRANCHCDD.COM

Board of Supervisors
K-Bar Ranch Community
Development District

July 27, 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, August 4, 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 Minutes of the Board of Supervisors Meeting on June 2, 2021 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for May and June 2021 Tab 2
- 4. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
- 5. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report..... Tab 3
 - B. Presentation of Yellowstone Landscape Report Tab 4
 - C. Presentation of Aquatics Report Tab 5
 - D. Consideration of Amenity Center, Dog Park, and Splash Pad Fence Quotes from New Tampa Fence Tab 6
 - E. Consideration of Splash Pad Quote (under separate cover) Tab 7
 - F. Consideration of Yellowstone Quote for Sod Replacement Tab 8
 - G. Public Hearing on Fiscal Year 2021/2022 Final Budget
 1. Consideration of Resolution 2021-03, Annual Appropriations And Adopting Fiscal Year 2021/2022 Final Budget..... Tab 9
 - H. Public Hearing on Adopting Levy of Special Assessments for Fiscal Year 2021/2022
 1. Consideration of Resolution 2021-04, Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll Tab 10
 - I. Consideration of Resolution 2021-05, Fiscal Year 2021/2022 Annual Meeting Schedule Tab 11

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 regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, June 2, 2021 at 6:01 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 <i>(joined the meeting at 6:03 p.m.)</i>
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
Jason Liggett	Field Services, Rizzetta & Company, Inc. <i>(via conf. call)</i>
Jamie Stephens	Representative, Yellowstone Landscape
Virgil Stoltz	Representative, Blue Water Aquatics

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

Audience member suggested that the Board consider the splash pad and has been in conversation with the Chair on this. He also mentioned the need for a sign at Bassett Creek.

THIRD ORDER OF BUSINESS

Consideration of the Audit Committee

**Minutes of the Board of Supervisors
Meeting held on May 5, 2021**

Mr. Hayes presented the May 5, 2021 Audit Committee meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Audit Committee meeting minutes of the Board of Supervisors meeting held on May 5, 2021 as presented, for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting Held
on May 5, 2021**

Mr. Hayes presented the minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. Bowersox seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors Regular Meeting held on May 5, 2021, as presented, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for April
2021.**

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

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April 2021 (\$53,803.68) as presented, for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Chairman

No report.

B. District Counsel

Mr. Babbar indicated he is working with the property appraiser's office to correct the map of the community.

C. District Engineer

No report.

D. District Manager

Mr. Hayes stated that the next Board of Supervisors meeting will be held on Wednesday, July 7, 2021 at 6:00 p.m. at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Mr. Hayes presented his Action Item List. He informed the Board the no trespass and fishing signs will be installed tomorrow. Discussion ensued concerning residents using the Amenity Center in the evening and not being in compliance with the pool hours and rules. The Board requested to have the summer and winter hours of operation posted on the website.

SEVENTH ORDER OF BUSINESS**Presentation of Field Inspection Report- May 2021**

Mr. Liggett presented the Field Inspection Report dated May 16, 2021.

EIGHTH ORDER OF BUSINESS**Presentation of Yellowstone's Landscape Report**

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

NINTH ORDER OF BUSINESS**Presentation of Aquatics Report**

Mr. Stoltz presented the aquatics report. He indicated that Pond 301 is extremely green and has been breached as water is not going into the structure. The District Engineer will need to determine a solution.

TENTH ORDER OF BUSINESS**Presentation of Fiscal Year 2021/2022 Proposed Budget**

Mr. Hayes presented the Fiscal Year 2021/2022 proposed budget to the Board for their consideration. He reviewed the various line items.

On a Motion by Mr. Radigan, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Proposed Budget for Fiscal Year 2021-2022, for the K Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2021-02, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on the Final Budget**

On a Motion by Dr. Rinck, seconded by Ms. Shuster, with all in favor, the Board of

Supervisors approved Resolution 2021-02, Approving Fiscal Year 2021-2022 Proposed Budget and Setting the Public Hearing for August 4, 2021 at 6:00 p.m. at the K Bar II Amenity Center located at 10820 Mistflower Lane Tampa, FL 33647, for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Discussion ensued among the Board of Supervisors to have the HOA take over expenses from the CDD.

THIRTEENTH 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 Mr. Bowersox seconded by Mr. Radigan, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.kbarcdd.org

Operation and Maintenance Expenditures May 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,746.47**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Blue Water Aquatics, Inc.	002239	27560	Aquatic Service 05/21	\$ 2,055.00
Bright House Networks	20210504	046393801041521	10511 Wild Tamarind Dr 04/21	\$ 231.97
Christiane Rinck	002228	CR050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
City of Tampa Utilities	002234	2133060 04/21	10511 Wild Tamarind Dr 04/21	\$ 82.08
City of Tampa Utilities	002234	2163299 04/21	19349 Water Maple Dr 04/21	\$ 8.70
Cynthia Gustavel	002224	CG050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
Edmund P Radigan	002227	ER050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
Harris Romaner Graphics	002237	20549	Install Tennis Court Signage 05/21	\$ 120.00
JBW Designs, LLC dba Poop 911	002241	4405389	10 Stations Filled/Emptied 05/21	\$ 237.90
John C. Bowersox	002225	JB050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
K-Bar Ranch II CDD	002235	040721	Board of Supervisors Meeting Room Rental 04/07/21	\$ 100.00
K-Bar Ranch II CDD	002235	050521	Board of Supervisors Meeting Room Rental 05/05/21	\$ 100.00
K-Bar Ranch II CDD	002240	OMR0421-1	Landscape Maintenance 04/21	\$ 3,500.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Nvirotect Pest Control Service, Inc	002236	234248	Pest Control Account #9822 05/21	\$ 65.00
Phil Lentsch	002226	00032715	Three Books Copied 04/21	\$ 215.97
Republic Services #696	002220	0696-000943749	Disposal Service 05/21	\$ 190.44
Rizzetta & Company, Inc.	002221	INV0000058159	District Management Services 05/21	\$ 4,193.34
Rizzetta Amenity Services, Inc.	002229	INV00000000008757	Amenity Management Services 04/21	\$ 1,048.37
Rizzetta Amenity Services, Inc.	002242	INV00000000008807	Amenity Management Services 05/21	\$ 1,759.89
Rizzetta Technology Services, LLC	002222	INV0000007482	Email & Website Hosting Services 05/21	\$ 175.00
Rust Off, LLC	002238	30451	Rust Prevention 05/21	\$ 595.00
Scott C. Masucci	002219	kbaro17	Pool Service 04/21	\$ 400.00
Straley Robin Vericker	002231	19767	Legal Services 04/21	\$ 1,872.50
Tampa Electric Company	20210517	211004822469 04/21	Stonecreek TNHMS LD 929 04/21	\$ 624.61
Tampa Electric Company	20210517	211004822964 04/21	Bassett Creek Drive 04/21	\$ 2,633.88
Tampa Electric Company	002233	Electric Summary 04/21	Electric Summary 04/21	\$ 13,526.40

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Times Publishing Company	002232	0000153500 04/11/21	Legal Advertising 04/21	\$ 532.00
Times Publishing Company	002232	0000156182 04/28/21	Legal Advertising 04/21	\$ 327.00
United Building Maintenance, Inc.	002223	344	Pool Cabana/Restroom Maintenance 05/21	\$ 600.00
United Building Maintenance, Inc.	002223	345	Janitorial Supplies 05/21	\$ 48.99
Victoria Shuster	002230	VS050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
Yellowstone Landscape	002243	TM 214381	Irrigation Repairs 04/21	\$ 377.28
Yellowstone Landscape	002243	TM 215225	Irrigation Repairs 04/21	\$ 161.57
Yellowstone Landscape	002243	TM 215414	Monthly Landscape Maintenance 05/21	<u>\$ 10,963.58</u>
Report Total				<u><u>\$ 47,746.47</u></u>

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.kbarcdd.org

Operation and Maintenance Expenditures June 2021 For Board Approval

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

The total items being presented: **\$29,679.95**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Brandon Electric	2244	12539	Troubleshoot Pump Motor - Well 05/21	\$ 207.26
Brandon Electric	2253	12560-1	Service Call - Pump Controller 05/21	\$ 995.24
Bright House Networks	20210630-1	46393801051521	10511 Wild Tamarind Dr 05/21	\$ 232.97
Christiane Rinck	2260	CR060221	Board of Supervisors Meeting 06/02/21	\$ 200.00
City of Tampa Utilities	2263	2133060.238	10511 Wild Tamarind Dr 05/21	\$ 86.29
City of Tampa Utilities	2263	2163299.238	19349 Water Maple Dr 05/21	\$ 8.25
Cynthia Gustavel	2256	CG060221	Board of Supervisors Meeting 06/02/21	\$ 200.00
Edmund P Radigan	2259	ER060221	Board of Supervisors Meeting 06/02/21	\$ 200.00
Florida Department of Health Hillsborough County	2245	29-BID-5315199	Permit #29-60-02862 06/21	\$ 275.00
Jeremy T. Crawford	2246	1562	Reposition Street Signs 05/21	\$ 150.00
John C. Bowersox	2257	JB060221	Board of Supervisors Meeting 06/02/21	\$ 200.00
Nvirotect Pest Control Service, Inc	2258	236627	Pest Control Account #9822 06/21	\$ 65.00
Republic Services #696	2248	0696-000949805	Disposal Service 06/21	\$ 190.44

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	2249	INV0000058930	District Management Services 06/21	\$ 4,193.34
Rizzetta Amenity Services, Inc.	2254	INV00000000008831	Amenity Management Services 05/28/21	\$ 851.39
Rizzetta Amenity Services, Inc.	2264	INV00000000008876	Amenity Management Services 06/11/21	\$ 1,618.03
Rizzetta Technology Services, LLC	2255	INV0000007641	Email & Website Hosting Services 06/21	\$ 175.00
Scott C. Masucci	2247	kbaro18	Pool Service 05/21	\$ 400.00
Solitude Lake Management, LLC	2262	PI-A00612844	Quarterly Fountain Service 06/21	\$ 154.00
Straley Robin Vericker	2250	19891	Legal Services 05/21	\$ 1,514.50
Tampa Electric Company	2251	211004822469	Stonecreek TNHMS LD 929 05/21	\$ 624.61
Tampa Electric Company	2251	211004822964	Bassett Creek Drive 05/21	\$ 2,834.55
Tampa Electric Company	061621-1	Electric Summary 05/21	Electric Summary 05/21	\$ 13,499.63
United Building Maintenance, Inc.	2252	346	Pool Cabana/Restroom Maintenance 06/21	\$ 600.00
United Building Maintenance, Inc.	2252	347	Janitorial Supplies 06/21	\$ 4.45

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Victoria Shuster	2261	VS060221	Board of Supervisors Meeting 06/02/21	\$ 200.00
Report Total				\$ 29,679.95

Tab 3

K BAR RANCH

FIELD INSPECTION REPORT



June 21, 2021
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Penta's have been installed in Kbar Ranch.
- ❖ There has been no improvement in the Fakahatche grass in the community.
- ❖ Ornamentals to receive an application of 0-0-16 in the month of June.
- ❖ Palms to receive an application of 0-0-16 in the month of June.
- ❖ Saint Augustine to receive an application of 0-0-24 in the month of July.

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. Yellowstone to ensure after Fert and Pest Visits we remove lawn signs after 24 hours. This one is in front of the pool area. (Pic 1)



4. **We need to improve the Vigor in the Fakahatchee grass on Wild Tamarind. During my inspection I have not noticed and change to the material. Yellowstone will need to cut these back to allow new growth.**

5. **The Fakahatchee grass at the main entrance to Kbar Ranch is still brown. Yellowstone will need to perform a cutback to allow new material to grow.**

6. Diagnose and treat the Hollie that is thinning at the main entrance North ROW.



2. Remove the nutsedge on the West side of the pool area that is growing up from the Indian Hawthorne.
3. Replace dead Bottle Brush on the Southwest side of the Amenity center. Invoice the district when complete. We believe that the damage was due to the pump being down during the drought.(Pic 3>)



Wild Tamarind Dr, Bassett Creek Dr.

7. Remove the vines from the Schilling Hollie at the Bassett Creek Drive and Wild Tamarind drive intersection.
8. Make sure we are keeping the Downy Jasmine at the Stonecreek sign below the lettering. This sign will need to stay visible.
9. Yellowstone to diagnose and treat the declining Palm at the Yellow Clover drive cull d sac. It has declined since last month. (Pic 9)
11. Improve the Vigor in the Fakahatchee grass at the Pepper Grass Drive common area tract. This will likely need to be rejuvenated as well.
12. Yellowstone to visit the tree lifting in the Heron Preserve district owned trees.

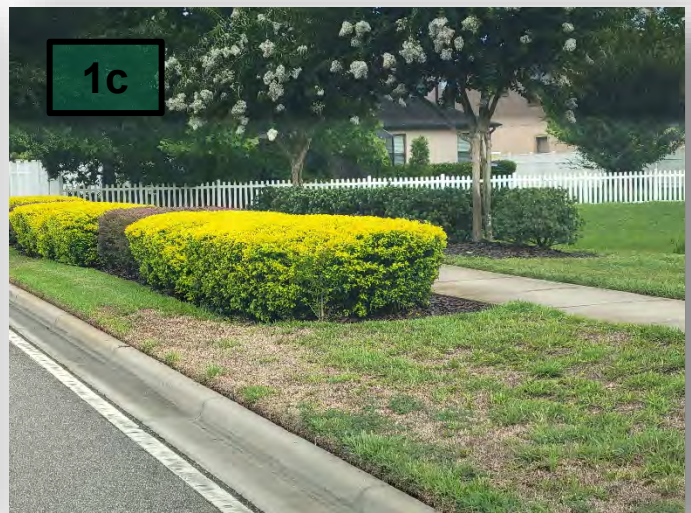


10. During my inspection I visited the Trees on Mistflower Lane. I did note that we have a few trees in my opinion that are not going to come back. Please see samplings below. If these were installed by Yellowstone, we need to discuss replacement. (Pic 10 hardened Cambium Tissue (10a Soft Cambium Tissue)



Proposals

1. Provide a proposal to repair the drought stressed turf areas that need to be replaced.(Pic 1,1a,1b,1c)



K BAR RANCH

FIELD INSPECTION REPORT



July 27, 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 annuals are being detailed on a weekly basis.

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. Diagnose and treat the browning in the Fakahatche grass at the pool area. We recommend a rejuvenation prune.(Pic 1)



2. **Yellowstone to replace 4 3 Gallon Dwarf Bottle brush on the southeast corner of the pool area. These are to be replaced under warranty.(Pic 2>)**
3. Diagnose and treat the Podocarpus around the white fence area at the pool area.
4. Lift the oak tree limb in the Handicap spot at the pool parking lot.

5. During weekly visits make sure we are detailing out annual beds. This is a constant item that is on the report.
6. Diagnose and treat the Saint Augustine in the center island on Wild Tamarind. While I know we have some areas that need to be replaced from the drought I want to make sure we are not fighting pests.
7. **Lower the Downy Jasmine at the stonecreek monument sign to ensure the lettering can be seen.**



Wild Tamarind Dr, Bassett Creek Dr.

8. Remove the vines from the Schilling Hollie at the corner of Bassett Creek Drive and Wild Tamarind Drive.

16. Diagnose and treat the browning in the turf to the west of the clubhouse on Wild Tamarind Drive this area seems to be growing.

9. Remove the weeds from between the Ornamental grassed and the Hollies at the Main Entrance monument on Bassett Creek Drive. (Pic 9)



10. Diagnose the thinning Hollies in the same area as above.

11. During pond mowing visits the crews need to make sure they are staying trimming around no trespassing and no fishing signs on the property.

12. During my inspection I visited the Sylvester Palm at the White Clover cul d sac I have noticed no change since last month. It still seems to be not doing to well.

13. Treat the bed weeds in the White Clover Lane roundabout beds.

14. Diagnose and treat the browning in the Fakahatchee grass at the Water Maple common area tract.

15. Trim the Crape Myrtle sucker growth at the Water Maple common area tract.



Proposals



Tab 4



Jamie Stephens
Yellowstone Landscape

JULY REPORT K-BAR-1

Tuesday, June 29, 2021

Prepared For K-Bar-1 CDD.

10 Issues Identified



OBSERVATION 1

Assigned To Bassett Creek

Flowers are in and the areas along Bassett creek is looking good.



OBSERVATION 2

Assigned To Bassett Creek

Turf and plants are looking great along Bassett creek.



OBSERVATION 3

Assigned To Bassett Creek

Palm cluster example.



OBSERVATION 4

Assigned To Bassett Creek

We have been thinning the palm cluster along Bassett creek.



OBSERVATION 5

Assigned To Mist Flower Round A Bout
Looks better.



OBSERVATION 6

Assigned To New Trees
Some of these trees are it going to comeback , I am looking into warranty as I wasn't part of this project.



OBSERVATION 7

Assigned To Pepper Grass
Side parks areas are in good shape.



OBSERVATION 8

Assigned To Wild Tamarind
Example of sod that didn't recover from the pump issues, I am proposing 2 pallets for replacement for K-Bar-1 throughout we're sod didn't recover.



OBSERVATION 9

Assigned To Heron Preserve

Common area mowing



OBSERVATION 10

Assigned To Heron Preserve

Ponds and common areas mowed and edged in Heron preserve.



Josh Oliva
Yellowstone

K-BAR I 7/23/21, 12:00 PM

Josh Oliva

Friday, July 23, 2021

Prepared For Lynn Hayes

11 Observations Identified



REDWOOD POINT POND MOWING

Property Manager

Redwood point back pond
mowing completed and
maintained to high water mark



REDWOOD POINT POND MOWING

Property Manager

Pond Mowing in the Redwood
point community is complete



RED SPRUCE FRONT POND

Proeprty Manager

Pond mowing at both front ponds completed with service.



REDWOOD POINT ENTRANCE BEDS

Property Manager

Soil poorly drains causing plants on both beds located at entrance to thin out. Will have horticulture apply systemic fungicide and pump with fertilizer to promote growth. Will monitor recovery.



SOD REPLACEMENT

Property Manager

Will be working to replace declined sod areas from drought stress that was approved with proposal at K-bar I



TRIMMING SERVICES

Property Manager

Trimming services are being completed



SPIDER MITES K-BAR I CLUBHOUS

Fert/Chem

Spider mites on faks located at
the clubhouse of K-bar I



ANNUAL BED WEEDS

Property Manager

All weeds in annual beds are
being hand pulled



PLUMBAGO AT CLUBHOUSE ROUNDBOUT

Fert/ Chem

Preventatives and curatives
needed including systemic
fungicide. Will monitor recovery.



OVERALL

Property Manager

Overall healthy landscape



HERON PRESERVE ENTRANCE TRIMMING

Property Manager

Heron preserve entrance shrub
pruning completed

Tab 5

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-9-21

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,FPMPond	X			X			X	X				X			NO		Partly Cloudy
701M, 400,	X			X			X	X				X					
113X, 100, 112X,	X			X			X	X				X					
111X, 702	X			X			X	X				X					
500	X			X			X	X			X	X					

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, water grass, penny wort, primrose, alligator weed, salvinia, duckweed, algae, vines, pulled dead primrose, 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: 7-14-21

CUSTOMER: H 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
301, 302, 201,	X			X			X	X				X		N	O		Partly Cloudy
FPM area, 700-L	X			X		X	X	X				X					
FPM pond, 600-L,	X			X			X	X				X					
300 L, 200-L, 500L,	X			X			X	X				X					
100 L, 400 L, 800 L,	X			X			X	X				X					
200, 300	X			X			X	X				X					
192	X			X			X										

OBSERVATIONS/RECOMMENDATIONS treated water grass, torpedo grass, primrose, penny wort, alligator weed, algae, spike rush,

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: 7-15-21

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
300, EWR1, 501,	X			X			X	X				X			NO		Partly Cloudy
503, G, 601,	X			X			X	X				X					
1, A, 401, K,	X			X			X	X				X					
101, 502, 202,	X			X			X	X				X					
												X					

OBSERVATIONS/RECOMMENDATIONS

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

BLUE WATER AQUATICS

Aquatic & Environmental Services

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(727) 842-2100

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- Water Quality Testing
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- 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: 6-7-21

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, 2,	X			X			X	X			X	X		N	O		Partly Cloudy
FPM pond, 301,	X			X			X	X				X					99°F
FPM area, 302,	X			X		X		X				X					
201, 501, 502,	X			X				X				X					
B,	X			X				X				X					
101	X			X			X	X				X					

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, algae, duck weed, primrose, penny wort, spike rush, picked up trash, alligator weed, vines, dog fennel

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: 6-8-21

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
EWR-1, 401,	X			X			X	X				X		M	0		Partly Cloudy
A, 503, 601,	X			X			X	X				X			0		
702, 113x, 111x,	X			X			X	X				X			0		
112x, 100, 200,	X			X			X	X				X			0		
300, 400, 100L	X			X			X	X				X			0		
200L, 300L	X			X			X	X		X	X	X		M	30		
500L, 400L	X			X			X	X				X			0		
600L, 700L	X			X			X	X				X			0		
800L	X			X			X	X				X			0		

OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, penny wort, primrose, spike rush, algae, alligator weed, duck weed, southern naiad

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: 6/1/2021

CUSTOMER: KRAS RAOCH CSOT

AQUATECH: VIRGIL STONE

ACCOUNT # WORK ORDER #

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
Maple Pond Ct					✓			✓			✓			LT		

OBSERVATIONS/RECOMMENDATIONS Mowed around Pond that we do not treat. Home owner doesn't want anything growing in & around Pond, I told him that will not happen.

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

Tab 6

ESTIMATE



Lynn Hayes K-Bar Ranch
K-Bar club house
Tampa, FL 33647
(813) 933-5571

New Tampa Fence, Inc.

24727 State Road 54
Lutz, FL 33559

Phone: +813-423-2383, alt 813-753-9149
Email: newtampafence@gmail.com
Web: www.newtampafence.com

Estimate # 003863
Date 04/06/2021
Business / Tax # P12000076310

Description	Quantity	Total
Aluminum 6x6 black, 4 rail flat top ELITE - per foot	1127.0	\$31,556.00
Gate aluminum 6x6 ELITE	2.0	\$900.00
Gate aluminum 6x9 ELITE	1.0	\$1,350.00

Subtotal	\$33,806.00
Total	\$33,806.00
Deposit Due	\$8,451.50

Notes:

6/16 - REVISED WITH CURRENT MATERIAL PRICES

Estimates are only good for 15 days from quoted at this time due to on going price increases from our suppliers and manufactures. A new estimate will need to be signed based on updated material costs if prices go up after 15 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

ALL POST SET IN FULL BAG OF CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied)

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer.

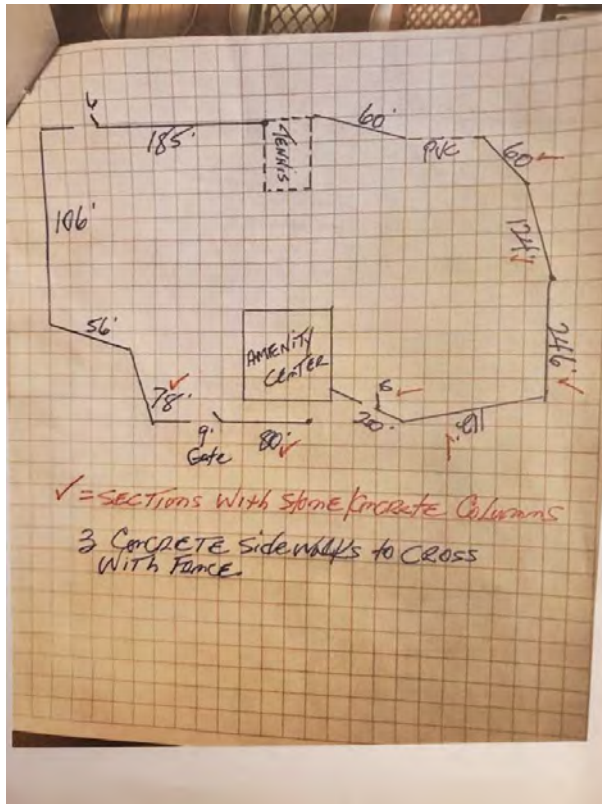
Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Materials are guaranteed to be specified. All work will be completed in a workmanlike manner according to standard practices. Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that are not marked by homeowner/business but will fix up to 2 line brakes. Sprinkler heads that end up under the fence or on the other side of the fence or property lines will need to be moved by the homeowner.



New Tampa Fence, Inc.

Work up sheet
Date: 3/26

Customer: LYNN HAYES
Address: 12122etta Company
Phone: 813-933-5571 Email: LHAYES@RIZZETTA.COM

Subdivision: K-BAR/BASSETT CREEK
Zip: _____

Footage	Style

SEE LAYOUT

Notes: +63 per line, +100 per line

Options:

- Gates to open: ☐ IN ☐ OUT ☐ Small Dog, no gaps under fence ☐ Narrow picket spacing ☐
- Post Code: _____ Special Hardware: _____ Special S-Curve Rail: _____
- Removal Fence: _____ Have Survey: _____ No HOA/Approved: _____ Fence Sharing: _____
- Military/Vet Responders Discount: _____

Vinyl Fence:

- Color: Black
- Style: Flat
- Height: 6'
- Style 1: 3-4"
- Style 2: Specialty style

Wood Fence:

- Style: _____
- Height: _____
- Pickets: 4"
- Gates: _____
- Style 2: _____

Special Instructions: _____

Gate Style: _____

Rizzetta & Company
Professionals in Community Management
12122etta, Suite 100
Tampa, Florida 33606
813-933-5571
info@rizzetta.com



By signing this document, the customer agrees to the services and conditions outlined in this document. Estimates are only good 15 days at this time due to on going price increases from our suppliers and manufactures.

Lynn Hayes K-Bar Ranch

ESTIMATE



Lynn Hayes-Rezzetta & Company

10511 Wild Tamarind Dr

Tampa, Florida 33647

+813-9 94-1001x8024

New Tampa Fence, Inc.

24727 State Road 54

Lutz, FL 33559

Phone: +813-423-2383, alt 813-753-9149

Email: newtampafence@gmail.com

Web: www.newtampafence.com

Estimate # 005011

Date 07/14/2021

PO # K Bar Ranch-Bassett
Creek

Business / Tax # P12000076310

Description	Quantity	Total
Chain link 6' black res grade - per foot 1 3/8 top rail, 1 5/8 line posts, 2 1/2 terminal posts, 11.5 ga wire and bottom tension wire	220.0	\$3,520.00
Gate chain link black 6'x5' wide	4.0	\$1,200.00

Subtotal \$4,720.00

Total **\$4,720.00**

Deposit Due **\$1,180.00**

Notes:

Note: quote has updated prices

Estimates are only good for 15 days from quoted at this time due to on going price increases from our suppliers and manufactures. A new estimate will need to be signed based on updated material costs if prices go up after 15 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

ALL POST SET IN FULL BAG OF CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be

applied)

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer.

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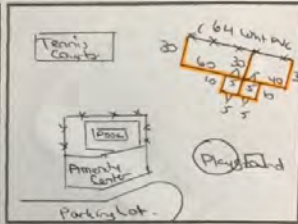
New Tampa Fence, Inc.

Work up sheet

Date: 7/11/09

Customer: Lynn Hays - Rozetta - 4600 Subdivision - KBr Roads - Passey Creek
 Address: 10511 W. Tamarind Dr. City: Tampa Zip: 33647
 Phone: 813-994-1001 x 8024 Email: l.hays@rozetta.com

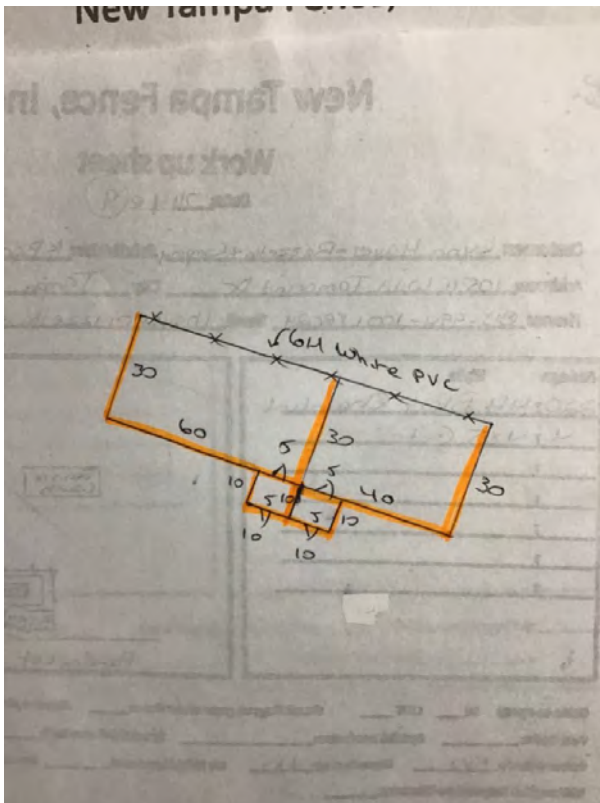
Postage	Style
220	64 Black Chain Link
4	6x5 Gates



Clipping Area Dr

Gates to open: IN OUT Small Dogs: no gaps under fence Narrow picket spacing:
 Pool Codes: Special hardware: Special S-Curve Rails:
 Remount Rails: No Home Survey: No No HOA/Approved: Fence Sharing: No
 Military/1st Responders Discount:

Vinyl Fence	Aluminum Fence	Wood Fence	Chain Link Fence
Color: _____	Color: _____	Style: _____	Height: 6'4"
Cap: _____	Style: _____	Height: _____	Top Rail: 1 1/2"
Height: _____	# of rails: _____	Pickets: 4" 6"	Line Posts: 1 1/2"
Style1: _____	Height: _____	Gates: _____	Terminal Posts: 2 1/2"
Gates: _____	Gates: _____	Style2: _____	Fabric gauge: 9oz
Style2: _____	Puppy picket: _____		Color: Black
Gates: _____			Barb wire: 0
			Gate Style: 4'x5'
Special Instructions: _____			





nce



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Lynn Hayes-Rezzetta & Company

ESTIMATE



Lynn Hayes-Rezzetta & Company

10511 Wild Tamarind Dr

Tampa, Florida 33647

+813-9 94-1001x8024

New Tampa Fence, Inc.

24727 State Road 54

Lutz, FL 33559

Phone: +813-423-2383, alt 813-753-9149

Email: newtampafence@gmail.com

Web: www.newtampafence.com

Estimate # 005012

Date 07/14/2021

PO # K Bar Ranch-Bassett
Creek

Business / Tax # P12000076310

Description	Quantity	Total
Aluminum 54"x6' Black fence, 3 rails flat top Residential grade 5/8 inch pickets POOL CODE	151.0	\$3,624.00
Gate aluminum 5' wide with hardware	1.0	\$294.91

Subtotal \$3,918.91

Total **\$3,918.91**

Deposit Due **\$979.73**

Notes:

Note: quote has updated prices

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10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

ALL POST SET IN FULL BAG OF CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied)

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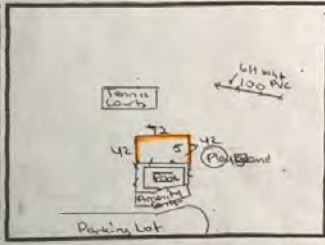
New Tampa Fence, Inc.

Work up sheet

Date 7/14/09

Customer: Lynn Hayes-Rizzetta & Company, Subdivision K Bar Ranch - Rizzetta, Georgia
 Address: 10511 Wild Tamarind Dr City: Tampa Zip: 33645
 Phone: 813-994-1001 Email: lhayes@rizzetta.com

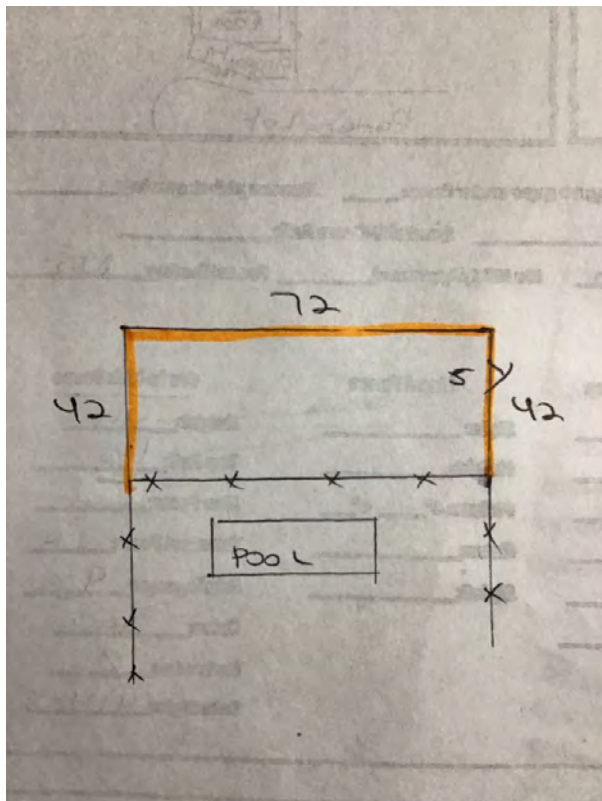
Postage	Style
151	54" H 3 Rail Flat Top
1	Black Alumi
1	54" x 5' Gate
1	
1	
1	



Gate to open: IN OUT Small Dogs go gaps under fence Measure picket spacing
 Post Color: Special hardware: Special S-Curve Picket
 Removable fence: No Home Run: No No ADA Approval: Fence Standing: No
 Military/lot suspension blanket:

Vinyl Fence	Aluminum Fence	Wood Fence	Chain Link Fence
Color: _____	Color: <u>Black</u>	Style: _____	Height: _____
Cap: _____	Style: <u>Flat Top</u>	Height: _____	Top Rail: _____
Height: _____	# of rails: <u>3 Rail</u>	Pickets 4" 6" _____	Line Posts: _____
Style: _____	Height: <u>54" H</u>	Color: _____	Turned Posts: _____
Color: _____	Gate: <u>151 54" x 5'</u>	Style: _____	Radius corners: _____
Style: _____	Picket picket: _____		Color: _____
Gate: _____			Barb wire: _____
			Gate Style: _____

Special Instructions





fence



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Lynn Hayes-Rezzetta & Company

Tab 7

Tab 8



Proposal #138566

Date: 06/29/2021

From: Jamie Stephens

Proposal For

K-Bar Ranch I CDD

c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

main:
mobile:
lhayes@rizzetta.com

Location

10511 Wild Tamarind DR
Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

sod replacement k-bar-1

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$892.27	\$892.27
Labor to remove old sod and in			
flortam sod 2 pallets	2.00	\$482.36	\$964.72
2 pallets of flortam s			

Client Notes

proposal to replace sod were it was burnt during the drought and when the pump was not working in the Wild Tamarind area. Irrigation will be set to run daily to establish new turf.

Signature

x

SUBTOTAL \$1,856.99

SALES TAX \$0.00

TOTAL \$1,856.99

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Tab 9

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the K-Bar Ranch Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the K-Bar

Ranch Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2021.

Attested By:

**K-Bar Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2021-2022 Adopted Budget



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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Debt Service Fund Budget for Fiscal Year 2020-2021	16
Assessments Charts for Fiscal Year 2020-2021	17



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 06/30/21	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
REVENUES							
Special Assessments							
Tax Roll*	\$ 875,453	\$ 875,453	\$ 865,299	\$ 10,154	\$ 865,299	\$ -	
TOTAL REVENUES	\$ 875,453	\$ 875,453	\$ 865,299	\$ 10,154	\$ 865,299	\$ -	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 8,600	\$ 11,467	\$ 12,000	\$ 533	\$ 12,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 3,375	\$ 4,500	\$ 4,590	\$ 90	\$ 4,500	\$ (90)	
District Management	\$ 13,065	\$ 17,420	\$ 17,770	\$ 350	\$ 17,420	\$ (350)	
District Engineer	\$ 9,898	\$ 13,197	\$ 10,000	\$ (3,197)	\$ 11,000	\$ 1,000	DE Confirmed
Disclosure Report	\$ 2,600	\$ 2,600	\$ 3,600	\$ 1,000	\$ 2,600	\$ (1,000)	
Trustees Fees	\$ 11,467	\$ 11,467	\$ 13,000	\$ 1,533	\$ 13,000	\$ -	US Bank Series 2011, 2014, 2016
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
Financial & Revenue Collections	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
Accounting Services	\$ 11,250	\$ 15,300	\$ 15,300	\$ -	\$ 15,000	\$ (300)	
Auditing Services	\$ 4,200	\$ 4,200	\$ 4,100	\$ (100)	\$ 3,400	\$ (700)	Per Contract Grau & Associates
Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	LLS Tax Solutions - Contract- \$500 yr
Public Officials Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,537	\$ 116	\$ 2,663	\$ 126	EGIS EST.
Legal Advertising	\$ 1,475	\$ 1,967	\$ 2,500	\$ 533	\$ 2,500	\$ -	
Dues, Licenses & Fees	\$ 775	\$ 775	\$ 175	\$ (600)	\$ 175	\$ -	DEO
Agenda Books	\$ 1,250	\$ 2,400	\$ 2,400	\$ -	\$ 2,000	\$ (400)	Board member printed books
Website Hosting, Maintenance, Backup (and	\$ 3,113	\$ 4,151	\$ 7,000	\$ 2,849	\$ 4,000	\$ (3,000)	Rizzetta Tech \$2100 & Campus Suite Contracts \$1537
Legal Counsel							
District Counsel	\$ 13,282	\$ 17,709	\$ 15,000	\$ (2,709)	\$ 15,000	\$ -	
Administrative Subtotal	\$ 96,521	\$ 120,574	\$ 120,472	\$ (102)	\$ 115,758	\$ (4,714)	
EXPENDITURES - FIELD OPERATIONS							

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

Chart of Accounts Classification	Actual YTD through 06/30/21	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
Law Enforcement							
Security Operations							
Security Monitoring Services	\$ 8,555	\$ 11,407	\$ 14,400	\$ 2,993	\$ 11,520	\$ (2,880)	Per Contract Securiteam \$880/month+ Card Maint. \$80/Month
Electric Utility Services							
Utility Services	\$ 7,121	\$ 9,495	\$ 11,000	\$ 1,505	\$ 11,000	\$ -	
Street Lights	\$ 132,340	\$ 176,453	\$ 179,000	\$ 2,547	\$ 183,240	\$ 4,240	Ave \$15,270 per month-106 poles
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 1,590	\$ 2,120	\$ 2,500	\$ 380	\$ 2,500	\$ -	Republic waste services
Water-Sewer Combination Services							
Utility Services	\$ 893	\$ 1,191	\$ 3,500	\$ 2,309	\$ 3,500	\$ -	
Stormwater Control							
Stormwater Assessment	\$ 856	\$ 856	\$ 1,000	\$ 144	\$ 1,000	\$ -	
Aquatic Maintenance	\$ 16,440	\$ 21,920	\$ 30,000	\$ 8,080	\$ 30,000	\$ -	Blue water aquatics contract - \$24,660
Fountain Service Repairs & Maintenance	\$ 462	\$ 616	\$ 1,000	\$ 384	\$ 1,000	\$ -	Vertex Water features contract - \$616 or Solitude
Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
Wetland Monitoring & Maintenance	\$ 4,393	\$ 5,857	\$ 10,000	\$ 4,143	\$ 10,000	\$ -	Aquatic weed control contract 8,786 yr semi-annual
Mitigation Area Monitoring & Maintenance	\$ 995	\$ 1,327	\$ 5,000	\$ 3,673	\$ 5,000	\$ -	Horner
Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)	Aquatics vendor confirmed
Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Other Physical Environment							
General Liability Insurance	\$ 2,421		\$ 2,537	\$ 2,537	\$ 2,663	\$ 126	EGIS Est.
Property Insurance	\$ 4,071		\$ 3,992	\$ 3,992	\$ 4,478	\$ 486	EGIS Est.
Rust Prevention	\$ 5,355	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	Rust Off Inc. \$595 per month contract
Entry & Walls Maintenance	\$ 1,200	\$ 1,600	\$ 10,000	\$ 8,400	\$ 5,000	\$ (5,000)	
Landscape Maintenance	\$ 133,988	\$ 178,651	\$ 163,401	\$ (15,250)	\$ 163,401	\$ -	Yellowstone + Alvarez CDD common area tree trimming
Holiday Decorations	\$ 7,838	\$ 7,838	\$ 8,000	\$ 162	\$ 8,000	\$ -	Illuminations Holiday Lighting
Irrigation Repairs	\$ 10,286	\$ 13,715	\$ 6,000	\$ (7,715)	\$ 6,000	\$ -	
Landscape - Mulch	\$ 10,465	\$ 13,953	\$ 23,000	\$ 9,047	\$ 23,000	\$ -	Yellowstone
Landscape Annuals	\$ 864	\$ 1,152	\$ 5,700	\$ 4,548	\$ 5,700	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 4,218	\$ 5,624	\$ 30,000	\$ 24,376	\$ 32,781	\$ 2,781	Plants, shrubs, tree removal/replacement
Field Services	\$ 6,300	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	Per contract-No Change FY 2021-2022 per Scott B
Fire Ant Treatment	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -	Yellowstone 1 x per year - \$4,200 Top Choice Only
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ 5,300	\$ 7,067	\$ 25,000	\$ 17,933	\$ 25,000	\$ -	Under Pressure/sidewalks CDD common areas pressure washing
Parks & Recreation							
Management Contract	\$ 23,702	\$ 31,603	\$ 25,000	\$ (6,603)	\$ 35,286	\$ 10,286	Per contract 5 shifts weekly (5hrs each)= 25 hrs
Room Rental	\$ 800	\$ 1,067	\$ -	\$ (1,067)	\$ 1,200	\$ 1,200	CDD MTGS at K-Bar II Amenity Center \$100x12 months
Pool Permits	\$ 275	\$ 367	\$ 500	\$ 133	\$ 500	\$ -	

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

Chart of Accounts Classification	Actual YTD through 06/30/21	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
Pest Control	\$ 585	\$ 780	\$ 1,800	\$ 1,020	\$ 1,800	\$ -	Nvrontect
Invasive Plant Removal	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ (30,000)	Aquatics vendor confirmed
Clubhouse - Facility Janitorial Service	\$ 5,562	\$ 7,416	\$ 7,500	\$ 84	\$ 7,500	\$ -	United Building contract
Pool Service Contract	\$ 3,705	\$ 4,940	\$ 5,800	\$ 860	\$ 5,800	\$ -	Proteus Pool Services Contract - \$4,800 per yr
Pool Repairs	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 6,000	\$ (3,000)	
Maintenance & Repairs	\$ 3,259	\$ 4,345	\$ 9,000	\$ 4,655	\$ 6,000	\$ (3,000)	
Telephone Fax, Internet	\$ 2,175	\$ 2,900	\$ 3,600	\$ 700	\$ 3,600	\$ -	Bright House
Furniture Repair/Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 3,000	\$ (2,000)	
Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
Tennis Court Maintenance & Supplies	\$ 120	\$ -	\$ 4,000	\$ 4,000	\$ 2,000	\$ (2,000)	
Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Basketball back boards, hoops, nets
Dog Waste Station Supplies	\$ 1,927	\$ 2,569	\$ 3,000	\$ 431	\$ 3,000	\$ -	Poop 911 Contract
Contingency							
Miscellaneous Contingency	\$ 2,638	\$ 3,517	\$ 35,406	\$ 31,889	\$ 20,000	\$ (15,406)	
Capital Outlay	\$ -	\$ -	\$ 21,951	\$ 21,951	\$ 80,832	\$ 58,881	Amenity Fencing \$32K, card readers \$8,200, electrical \$3K,
							dog park \$3K, skate park/fencing \$10K, splash pad \$65K
Field Operations Subtotal	\$ 410,699	\$ 535,885	\$ 744,827	\$ 208,942	\$ 749,541	\$ 4,714	equals 121,200 total - \$80,832 = \$40,368
TOTAL EXPENDITURES	\$ 507,218	\$ 656,457	\$ 865,299	\$ 208,842	\$ 865,299	\$ 0	
EXCESS OF REVENUES OVER	\$ 368,235	\$ 218,996	\$ -	\$ 218,996	\$ (0)	\$ (0)	

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

Chart of Accounts Classification	Actual YTD through 06/30/21	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
REVENUES							
Special Assessments							
Tax Roll*	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES							
Contingency							
Capital Reserves	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL EXPENDITURES	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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		\$915,299.00
Hillsborough Co. Collection Cost @	2%	\$19,474.45
Early Payment Discount @	4%	\$38,948.89
2021/2022 Total:		<u>\$973,722.34</u>

2020/2021 O&M Budget	\$915,299.00
2021/2022 O&M Budget	\$915,299.00
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 RANCH**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$915,299.00
COLLECTION COSTS @	2.0%	\$19,474.45
EARLY PAYMENT DISCOUNT @	4.0%	\$38,948.89
TOTAL O&M ASSESSMENT		<u>\$973,722.34</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%	\$68,829.61	\$882.43	\$166.76	\$0.00	\$529.74	\$1,578.93
Single Family - Bassett Creek	300	296	0	296	1.00	300	49.43%	\$481,325.92	\$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%	\$81,825.41	\$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%	\$75,407.73	\$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%	\$72,198.89	\$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%	\$194,134.79	\$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>\$973,722.34</u>					

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

(\$58,423.34)

Net Revenue to be Collected

\$915,299.00

(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 10

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2021-2022 Budget (**"O&M Assessments"**);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (**"Debt Assessments"**) in the amounts shown in the FY 2021-2022 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (**"Assessment Roll"**);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2021.

Attested By:

**K-Bar Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2021-2022 Budget



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 06/30/21	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
REVENUES							
Special Assessments							
Tax Roll*	\$ 875,453	\$ 875,453	\$ 865,299	\$ 10,154	\$ 865,299	\$ -	
TOTAL REVENUES	\$ 875,453	\$ 875,453	\$ 865,299	\$ 10,154	\$ 865,299	\$ -	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 8,600	\$ 11,467	\$ 12,000	\$ 533	\$ 12,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 3,375	\$ 4,500	\$ 4,590	\$ 90	\$ 4,500	\$ (90)	
District Management	\$ 13,065	\$ 17,420	\$ 17,770	\$ 350	\$ 17,420	\$ (350)	
District Engineer	\$ 9,898	\$ 13,197	\$ 10,000	\$ (3,197)	\$ 11,000	\$ 1,000	DE Confirmed
Disclosure Report	\$ 2,600	\$ 2,600	\$ 3,600	\$ 1,000	\$ 2,600	\$ (1,000)	
Trustees Fees	\$ 11,467	\$ 11,467	\$ 13,000	\$ 1,533	\$ 13,000	\$ -	US Bank Series 2011, 2014, 2016
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
Financial & Revenue Collections	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
Accounting Services	\$ 11,250	\$ 15,300	\$ 15,300	\$ -	\$ 15,000	\$ (300)	
Auditing Services	\$ 4,200	\$ 4,200	\$ 4,100	\$ (100)	\$ 3,400	\$ (700)	Per Contract Grau & Associates
Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	LLS Tax Solutions - Contract- \$500 yr
Public Officials Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,537	\$ 116	\$ 2,663	\$ 126	EGIS EST.
Legal Advertising	\$ 1,475	\$ 1,967	\$ 2,500	\$ 533	\$ 2,500	\$ -	
Dues, Licenses & Fees	\$ 775	\$ 775	\$ 175	\$ (600)	\$ 175	\$ -	DEO
Agenda Books	\$ 1,250	\$ 2,400	\$ 2,400	\$ -	\$ 2,000	\$ (400)	Board member printed books
Website Hosting, Maintenance, Backup (and	\$ 3,113	\$ 4,151	\$ 7,000	\$ 2,849	\$ 4,000	\$ (3,000)	Rizzetta Tech \$2100 & Campus Suite Contracts \$1537
Legal Counsel							
District Counsel	\$ 13,282	\$ 17,709	\$ 15,000	\$ (2,709)	\$ 15,000	\$ -	
Administrative Subtotal	\$ 96,521	\$ 120,574	\$ 120,472	\$ (102)	\$ 115,758	\$ (4,714)	
EXPENDITURES - FIELD OPERATIONS							

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

Chart of Accounts Classification	Actual YTD through 06/30/21	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
Law Enforcement							
Security Operations							
Security Monitoring Services	\$ 8,555	\$ 11,407	\$ 14,400	\$ 2,993	\$ 11,520	\$ (2,880)	Per Contract Securiteam \$880/month+ Card Maint. \$80/Month
Electric Utility Services							
Utility Services	\$ 7,121	\$ 9,495	\$ 11,000	\$ 1,505	\$ 11,000	\$ -	
Street Lights	\$ 132,340	\$ 176,453	\$ 179,000	\$ 2,547	\$ 183,240	\$ 4,240	Ave \$15,270 per month-106 poles
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 1,590	\$ 2,120	\$ 2,500	\$ 380	\$ 2,500	\$ -	Republic waste services
Water-Sewer Combination Services							
Utility Services	\$ 893	\$ 1,191	\$ 3,500	\$ 2,309	\$ 3,500	\$ -	
Stormwater Control							
Stormwater Assessment	\$ 856	\$ 856	\$ 1,000	\$ 144	\$ 1,000	\$ -	
Aquatic Maintenance	\$ 16,440	\$ 21,920	\$ 30,000	\$ 8,080	\$ 30,000	\$ -	Blue water aquatics contract - \$24,660
Fountain Service Repairs & Maintenance	\$ 462	\$ 616	\$ 1,000	\$ 384	\$ 1,000	\$ -	Vertex Water features contract - \$616 or Solitude
Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
Wetland Monitoring & Maintenance	\$ 4,393	\$ 5,857	\$ 10,000	\$ 4,143	\$ 10,000	\$ -	Aquatic weed control contract 8,786 yr semi-annual
Mitigation Area Monitoring & Maintenance	\$ 995	\$ 1,327	\$ 5,000	\$ 3,673	\$ 5,000	\$ -	Horner
Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)	Aquatics vendor confirmed
Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Other Physical Environment							
General Liability Insurance	\$ 2,421		\$ 2,537	\$ 2,537	\$ 2,663	\$ 126	EGIS Est.
Property Insurance	\$ 4,071		\$ 3,992	\$ 3,992	\$ 4,478	\$ 486	EGIS Est.
Rust Prevention	\$ 5,355	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	Rust Off Inc. \$595 per month contract
Entry & Walls Maintenance	\$ 1,200	\$ 1,600	\$ 10,000	\$ 8,400	\$ 5,000	\$ (5,000)	
Landscape Maintenance	\$ 133,988	\$ 178,651	\$ 163,401	\$ (15,250)	\$ 163,401	\$ -	Yellowstone + Alvarez CDD common area tree trimming
Holiday Decorations	\$ 7,838	\$ 7,838	\$ 8,000	\$ 162	\$ 8,000	\$ -	Illuminations Holiday Lighting
Irrigation Repairs	\$ 10,286	\$ 13,715	\$ 6,000	\$ (7,715)	\$ 6,000	\$ -	
Landscape - Mulch	\$ 10,465	\$ 13,953	\$ 23,000	\$ 9,047	\$ 23,000	\$ -	Yellowstone
Landscape Annuals	\$ 864	\$ 1,152	\$ 5,700	\$ 4,548	\$ 5,700	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 4,218	\$ 5,624	\$ 30,000	\$ 24,376	\$ 32,781	\$ 2,781	Plants, shrubs, tree removal/replacement
Field Services	\$ 6,300	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	Per contract-No Change FY 2021-2022 per Scott B
Fire Ant Treatment	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -	Yellowstone 1 x per year - \$4,200 Top Choice Only
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ 5,300	\$ 7,067	\$ 25,000	\$ 17,933	\$ 25,000	\$ -	Under Pressure/sidewalks CDD common areas pressure washing
Parks & Recreation							
Management Contract	\$ 23,702	\$ 31,603	\$ 25,000	\$ (6,603)	\$ 35,286	\$ 10,286	Per contract 5 shifts weekly (5hrs each)= 25 hrs
Room Rental	\$ 800	\$ 1,067	\$ -	\$ (1,067)	\$ 1,200	\$ 1,200	CDD MTGS at K-Bar II Amenity Center \$100x12 months
Pool Permits	\$ 275	\$ 367	\$ 500	\$ 133	\$ 500	\$ -	

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

Chart of Accounts Classification	Actual YTD through 06/30/21	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
Pest Control	\$ 585	\$ 780	\$ 1,800	\$ 1,020	\$ 1,800	\$ -	Nvrontect
Invasive Plant Removal	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ (30,000)	Aquatics vendor confirmed
Clubhouse - Facility Janitorial Service	\$ 5,562	\$ 7,416	\$ 7,500	\$ 84	\$ 7,500	\$ -	United Building contract
Pool Service Contract	\$ 3,705	\$ 4,940	\$ 5,800	\$ 860	\$ 5,800	\$ -	Proteus Pool Services Contract - \$4,800 per yr
Pool Repairs	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 6,000	\$ (3,000)	
Maintenance & Repairs	\$ 3,259	\$ 4,345	\$ 9,000	\$ 4,655	\$ 6,000	\$ (3,000)	
Telephone Fax, Internet	\$ 2,175	\$ 2,900	\$ 3,600	\$ 700	\$ 3,600	\$ -	Bright House
Furniture Repair/Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 3,000	\$ (2,000)	
Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
Tennis Court Maintenance & Supplies	\$ 120	\$ -	\$ 4,000	\$ 4,000	\$ 2,000	\$ (2,000)	
Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Basketball back boards, hoops, nets
Dog Waste Station Supplies	\$ 1,927	\$ 2,569	\$ 3,000	\$ 431	\$ 3,000	\$ -	Poop 911 Contract
Contingency							
Miscellaneous Contingency	\$ 2,638	\$ 3,517	\$ 35,406	\$ 31,889	\$ 20,000	\$ (15,406)	
Capital Outlay	\$ -	\$ -	\$ 21,951	\$ 21,951	\$ 80,832	\$ 58,881	Amenity Fencing \$32K, card readers \$8,200, electrical \$3K,
							dog park \$3K, skate park/fencing \$10K, splash pad \$65K
Field Operations Subtotal	\$ 410,699	\$ 535,885	\$ 744,827	\$ 208,942	\$ 749,541	\$ 4,714	equals 121,200 total - \$80,832 = \$40,368
TOTAL EXPENDITURES	\$ 507,218	\$ 656,457	\$ 865,299	\$ 208,842	\$ 865,299	\$ 0	
EXCESS OF REVENUES OVER	\$ 368,235	\$ 218,996	\$ -	\$ 218,996	\$ (0)	\$ (0)	

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

Chart of Accounts Classification	Actual YTD through 06/30/21	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
REVENUES							
Special Assessments							
Tax Roll*	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES							
Contingency							
Capital Reserves	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL EXPENDITURES	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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		\$915,299.00
Hillsborough Co. Collection Cost @	2%	\$19,474.45
Early Payment Discount @	4%	\$38,948.89
2021/2022 Total:		<u>\$973,722.34</u>

2020/2021 O&M Budget	\$915,299.00
2021/2022 O&M Budget	\$915,299.00
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		\$915,299.00
COLLECTION COSTS @	2.0%	\$19,474.45
EARLY PAYMENT DISCOUNT @	4.0%	\$38,948.89
TOTAL O&M ASSESSMENT		<u>\$973,722.34</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%	\$68,829.61	\$882.43	\$166.76	\$0.00	\$529.74	\$1,578.93
Single Family - Bassett Creek	300	296	0	296	1.00	300	49.43%	\$481,325.92	\$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%	\$81,825.41	\$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%	\$75,407.73	\$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%	\$72,198.89	\$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%	\$194,134.79	\$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>\$973,722.34</u>					

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

(\$58,423.34)

Net Revenue to be Collected

\$915,299.00

(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 11

RESOLUTION 2021-05

**A RESOLUTION OF THE K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2021/2022**

WHEREAS, the K-Bar Ranch Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2021/2022 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2021/2022 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with section 189.015 (1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2021.

ATTEST:

**K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS’ MEETING DATES
FISCAL YEAR 2021/2022

October 6, 2021

November 3, 2021

December 1, 2021

January 5, 2022

February 2, 2022

March 2, 2022

April 6, 2022

May 4, 2022

June 1, 2022

July 6, 2022

August 3, 2022

September 7, 2022

All meetings will convene at 6:00 p.m. at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.