



Rizzetta & Company

# **K-Bar Ranch Community Development District**

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**Board of Supervisors Meeting  
June 1, 2022**

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

**[www.kbarranchcdd.com](http://www.kbarranchcdd.com)**

## **K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001

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

[WWW.KBARRANCHCDD.COM](http://WWW.KBARRANCHCDD.COM)

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

May 24, 2022

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, June 1, 2022, 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 May 4, 2022 ..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for April 2022 ..... Tab 2
- 4. STAFF REPORTS**
  - A. District Chairman
  - B. District Counsel
  - C. District Engineer
  - D. District Manager Report.....Tab 3
- 5. BUSINESS ITEMS**
  - A. Presentation of Landscape Inspection Services Report/Landscaper Comments ..... Tab 4
  - B. Presentation of Aquatics Report ..... Tab 5
  - C. Consideration of Pond Treatment Quotes..... Tab 6
  - D. Consideration of Yellowstone Landscape Quotes..... Tab 7
  - E. Consideration of Community Beautification Quotes..... Tab 8
  - F. Presentation of Fiscal Year 2022-2023 Proposed Budget ..... Tab 9
  - G. Consideration of Resolution 2022-03, Approving Fiscal Year 2022-2023 Proposed Budget and Setting the Public Hearing on the Final Budget ..... Tab 10
- 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, May 4, 2022, at 6:02 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	<b>Board Supervisor, Chair</b>
Dr. Christiane Rinck	<b>Board Supervisor, Vice Chair</b>
Edmund Radigan	<b>Board Supervisor, Assistant Secretary</b>
John Bowersox	<b>Board Supervisor, Assistant Secretary</b>
Cynthia Gustavel	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Jason Liggett	<b>Field Services, Rizzetta &amp; Company, Inc.</b>
Josh Oliva	<b>Representative, Yellowstone Landscape</b>
Virgil Stoltz	<b>Representative, Blue Water Aquatics</b>

Audience	Present
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member asked about the retaining wall on Pepper Grass.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Chair**  
No report.

**B. District Counsel**

No report.

**C. District Engineer**

No report.

**D. District Manager Report**

Mr. Hayes reviewed his report with the Board and reviewed which Board members terms would be expiring November 8, 2022 along with the General Election Qualifying Period of Noon, June 13, 2022-Noon, Jun, June 17, 2022. He reminded the Board members or any resident to submit their paperwork to the Hillsborough County Supervisor of Elections Office. He also told the Board that as of April 15, 2022, the number of registered voters in the district according to the Hillsborough County Supervisor of Elections office is 1,286. The Board requested Mr. Hayes ask accounting to include the hours worked for the Amenities Center staff member moving forward on invoices produced for this expense. A Board member requested the FY 2022-2023 as an excel file and the District Manager stated he could not and explained why but agreed to send it as a pdf. He told her he would check with Senior Management to see if this was possible. The Board requested Mr. Hayes send them the Amenities Services contract. Two Board members mentioned that they would like to discuss the District Management, Amenities Services and Landscape Inspection Services contracts and they would bring back names of companies to the June 1, 2022 meeting. The other three Board members were not in favor of this request.

**E. Field Inspection Report**

Mr. Liggett presented the Field Inspection Report dated April 12, 2022 and advised Yellowstone the maintenance items that they must complete. He agreed to follow up with Yellowstone regarding quote #183918 and provide an email to the Board to clarify the application of top choice for ant treatment on St. Augustine grass and Bahia grass.

**F. Yellowstone Landscape Report**

Mr. Oliva provided his report and verbally addressed the items noted in the Field Inspection Report and informed the Board he would provide a quote for the Board to consider to cutback the conservation on Bassett Creek Drive that is starting to grow in the oak trees (This is from the main entrance to the end of the road) and a quote for community beautification projects.

**1. Consideration of Yellowstone Proposal**

On a Motion by Dr. Rinck, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Yellowstone Proposal to remove the existing bottle brush and replace it with low maintenance plant material at a cost of \$2,334.07, for K-Bar Ranch Community Development District.

Consideration of Yellowstone Proposals for Community Beautification Projects. Nothing was submitted so Mr. Oliva agreed to coordinate a meeting with Board member Dr. Christie Rink to discuss and provide quotes for the beautification options which will be included in the June 1, 2022 meeting.

#### **G. Aquatics Report**

Mr. Stoltz provided his report. He informed the Board the duck decoys are in each pond. Mr. Stoltz presented the pond treatment proposal. The Board requested that he provide an additional proposal for two other ponds at the June 1, 2022, meeting. The Board requested that the District Manager post the pond planktonic algae information on the K-Bar Ranch website.

#### **FOURTH ORDER OF BUSINESS**

##### **Consideration of the Minutes of the Board of Supervisors Meeting held on April 6, 2022**

Mr. Hayes presented the Minutes of the Board of Supervisors Meeting held on April 6, 2022 and asked if there were any amendments necessary. There was none.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Meeting Minutes of the Board of Supervisors meeting held on April 6, 2022, as presented, for K-Bar Ranch Community Development District.

#### **FIFTH ORDER OF BUSINESS**

##### **Consideration of the Operation and Maintenance Expenditures for March 2022**

Mr. Hayes presented the Operation and Maintenance Expenditures for March 2022.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for March 2022 (\$82,716.05) as presented, for K-Bar Ranch Community Development District.

#### **SIXTH ORDER OF BUSINESS**

##### **Discussion of Fiscal Year 2022/2023 Proposed Budget**

The Board discussed the Fiscal Year 2022-2023 Budget

#### **SEVENTH ORDER OF BUSINESS**

##### **Consideration of Tennis Court Resurfacing Quote**

Mr. Hayes presented the Florida Courts Tennis Resurfacing Quote with a 4-coat system at a cost of \$10,600. He informed the Board the \$10,600 is in the Fiscal Year 2021-2022 Budget under the Reserve Study.

On a Motion by Mr. Radigan, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Florida Courts Tennis Court Resurfacing Quote after District Counsel has prepared it in final form and authorized the Chair to execute the new agreement, for K-Bar Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS****Discussion of Reserve Study**

This was discussed during the budget.

**NINTH ORDER OF BUSINESS****Ratification of Arbitrage Engagement Letter**

Mr. Hayes reviewed the LLS Tax Solutions Letter for the Series 2021 Bond Arbitrage Rebate Calculations services. He informed the Board LLS Tax Solutions will calculate interest earned on bond proceeds and ensure the interest earned does not exceed the yield of the bonds. These services will be provided for three annual bond year ending November 4, 2024 and is \$500 per year.

On a Motion by Mr. Bowersox, seconded by Mr. Radigan, with all in favor, the Board of Supervisors ratified the Series 2021 LLS Tax Solutions Arbitrage Engagement Letter, for K-Bar Ranch Community Development District.

**TENTH ORDER OF BUSINESS****Supervisor Requests**

None.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

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

On a Motion by Ms. Gustavel seconded by Mr. Radigan, with all in favor, the Board of Supervisors adjourned the meeting at 8:51 p.m. for K-Bar Ranch Community Development District.

## **Tab 2**

# K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures April 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$58,141.23**

Approval of Expenditures:

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\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

## K-Bar Ranch Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Bright House Networks	20220401-1	046393801031522	10511 Wild Tamarind Dr 03/22	\$ 232.97
Christiane Rinck	002544	CR040622	Board of Supervisors Meeting 04/06/22	\$ 200.00
City of Tampa Utilities	002547	2133060 03/22	10511 Wild Tamarind Dr 03/22	\$ 112.26
City of Tampa Utilities	002547	2163299 03/22	19349 Water Maple Dr 03/22	\$ 11.00
Cynthia Gustavel	002538	CG040622	Board of Supervisors Meeting 04/06/22	\$ 200.00
Disclosure Services LLC	002551	1 040822	Amortization Schedule Series 2011 04/22	\$ 100.00
Edmund P Radigan	002543	ER040622	Board of Supervisors Meeting 04/06/22	\$ 200.00
Florida Reserve Study and Appraisal, Inc	002552	04182022	Florida Reserve Study 04/22	\$ 2,800.00
Harris Romaner Graphics	002549	21091	Remove Street Sign & Post - Early Violet 04/22	\$ 175.00
JBW Designs, LLC dba Poop 911	002542	5366038	10 Stations Filled/Emptied 03/22	\$ 237.90
John C. Bowersox	002539	JB040622	Board of Supervisors Meeting 04/06/22	\$ 200.00
K-Bar Ranch CDD	CD023	CD023	Debit Card Replenishment	\$ 97.02

## K-Bar Ranch Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
K-Bar Ranch II CDD	002540	030222	Board of Supervisors Meeting Room Rental 03/02/22	\$ 100.00
K-Bar Ranch II CDD	002540	040622	Board of Supervisors Meeting Room Rental 04/06/22	\$ 100.00
K-Bar Ranch II CDD	002553	OMR0322-1	Landscape Cost Share 03/22	\$ 3,500.00
K-Bar Ranch II CDD	002553	OMR0422-1	Landscape Cost Share 04/22	\$ 3,500.00
K-Bar Ranch II CDD	002553	OMR0422-2	Landscape Cost Share - Annuals 04/22	\$ 1,766.39
New Tampa Fence, Inc.	002533	2115	New Perimeter Fence (6) Sections 03/22	\$ 1,260.00
Nvirotect Pest Control Service, Inc	002548	261033	Pest Control Account #9822 04/22	\$ 65.00
Phil Lentsch	002541	00034571	One Agenda Book 03/22	\$ 55.89
Republic Services #696	002534	0696-001015959	Disposal Service 04/22	\$ 154.20
Rizzetta & Company, Inc.	002535	INV0000067060	Management Services 04/22	\$ 4,368.34
Rizzetta & Company, Inc.	002545	INV0000067159	General Management & Oversight/Personnel 04/22	\$ 867.38
Rizzetta & Company, Inc.	002554	INV0000067682	Personnel Reimbursement 04/15/22	\$ 602.02



## K-Bar Ranch Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rust Off, LLC	002555	34670	Rust Prevention 04/22	\$ 595.00
Stantec Consulting Services Inc	002550	1909689	Engineering Services 03/22	\$ 1,064.00
Tampa Electric Company	ACH20220404-1	211004822469 03/22	Stonecreek TNHMS LD 929 03/22	\$ 769.11
Tampa Electric Company	ACH20220404-1	211004822964 03/22	Bassett Creek Drive 03/22	\$ 3,270.40
Tampa Electric Company	ACH20220425	221008243992 04/22	Kbar Ranch Pkwy - Streetlights 04/22	\$ 939.41
Tampa Electric Company	ACH20220412	Electric Summary 03/22	Electric Summary 03/22	\$ 15,969.87
United Building Maintenance, Inc.	002536	366	Pool Cabana/Restroom Maintenance 04/22	\$ 600.00
United Building Maintenance, Inc.	002536	367	Janitorial Supplies 04/22	\$ 19.67
Victoria Shuster	002546	VS040622	Board of Supervisors Meeting 04/06/22	\$ 200.00
Yellowstone Landscape	002556	TM 344878	Monthly Landscape Maintenance 04/22	\$ 11,949.84
Yellowstone Landscape	002537	TM 344933	Install Spring Annuals 03/22	<u>\$ 1,858.56</u>
Report Total				<u><u>\$ 58,141.23</u></u>

## Tab 3



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 6, 2022 @ 6:00 PM
- **Next Election (Seat 1, Pete R, Seat 4 John B, Seat 5 Christie R):** November 8
- **General Election Qualifying Period:** Noon, June 13, 2022 – Noon, June 17, 2022 to submit your paperwork to the Hillsborough County Board Supervisors of Elections Office

## District Manager's Report

June 1

# 2022

#### FINANCIAL SUMMARY

4/30/2022

General Fund Cash & Investment Balance: \$1,318,092

Reserve Fund Cash & Investment Balance: \$443,997

Debt Service Fund Investment Balance: \$906,759

**Total Cash and Investment Balances: \$2,668,848**

**General Fund Expense Variance: \$20,114 Over Budget**

K  
B  
A  
R

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H

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D  
D

## Tab 4

# K BAR RANCH

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## LANDSCAPE INSPECTION REPORT



May 15, 2022  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



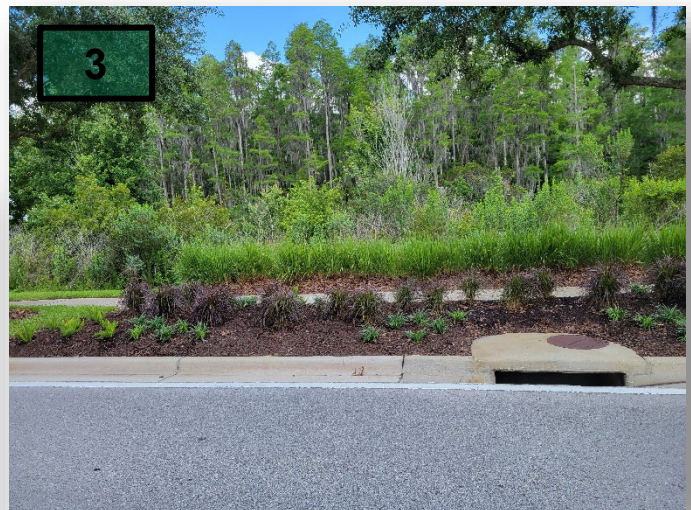
# SUMMARY & K-Bar Ranch

## General Updates, Recent & Upcoming Maintenance

- ❖ Work on improving the saint Augustine the common area inside of laurel vista on clover pines. We can do a fertilization application after the water is checked. Start treating turf weeds with a selective herbicide.
- ❖ Monitor newly install plants to make sure they are establishing well.

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. Pocket prune the dead from the first schilling Hollie on the inbound side just pass the main entrance. We want to see if we can get this to fill back in with growth.(Pic 1)



2. Remove the grassy weeds growing the in the Hollie hedge on the outbound side before the monument at the main entrance.
3. New plant material has been installed Yellowstone to monitor plant material until establishment. Watch the irrigation in this area.(Pic 3)

4. Improve the vigor in the gold mound duranta at the bassett creek monument sign.
5. During my inspection of the ponds throughout the community it was noticeable that around the pond structures we are not getting a good string trim. Make sure that we are string trimming around these as well.(Pic 5 Next page)
6. **Make sure all pond bank signage is being string trimmed during mowing visits. This was noticeable in the may inspection.**





# K-Bar Ranch



6. Lift the low hanging oak tree branch between early violet and Pepper Grass along wild tamarind. It is hanging over the sidewalk very low.(Pic 6)



7. Treat the turf weeds in the clover pines saint Augustine in laurel vista. We will need to make sure that we are allowing the saint Augustine to grow back to the proper height. This could involve weed treatments and fertilizing but no mowing.
8. Make sure the area above is getting proper irrigation. Have a tech check the system in the common area.





# K BAR RANCH

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## LANDSCAPE INSPECTION REPORT



May 15, 2022  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management




# SUMMARY & K-Bar Ranch



## General Updates, Recent & Upcoming Maintenance

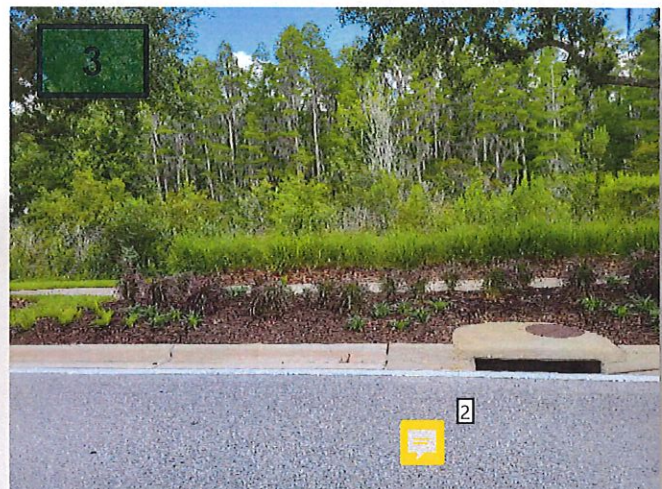
- ❖ Work on improving the saint Augustine the common area inside of laurel vista on clover pines. We can do a fertilization application after the water is checked. Start treating turf weeds with a selective herbicide.
- ❖ Monitor newly install plants to make sure they are establishing well.



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. Pocket prune the dead from the first schilling Hollie on the inbound side just pass the main entrance. We want to see if we can **let** this to fill back in with growth.(Pic 1) 



2. Remove the grassy weeds growing **the** **in** the Hollie hedge on the outbound side **before** the monument at the main entrance. 
3. New plant material has been installed **5** Yellowstone to monitor plant material **until** establishment. Watch the irrigation in this area.(Pic 3) 



4. Improve the vigor in the gold mound duranta at the bassett creek monument sign.
5. During my inspection of the ponds throughout the community it was noticeable that around the pond structures we are not **getting** a good string trim. Make sure that we are string trimming around these as well.(Pic 5 Next page) 
6. **Make sure all pond bank signage is being string trimmed during mowing visits. This **was** noticeable in the may inspection.** 



# Summary of Comments on Slide 1

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## Page: 2

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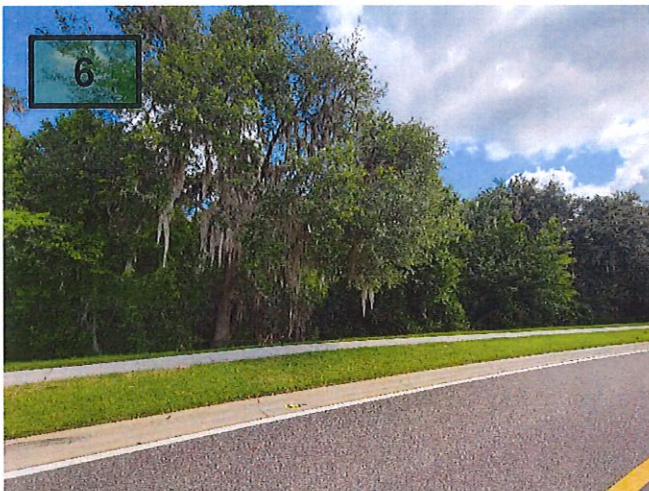
- |   |                      |                             |
|---|----------------------|-----------------------------|
| Number: 1 Author: joliva  | Subject: Sticky Note | Date: 5/22/2022 11:01:15 PM |
| Will have completed with upcoming services on 5/23/2022   |                      |                             |
| Number: 2 Author: joliva  | Subject: Sticky Note | Date: 5/22/2022 11:06:20 PM |
| Drenching of micro nutrients as well as a systemic fungicide and contact and systemic insecticide will be applied. Will monitor recovery. |                      |                             |
| Number: 3 Author: joliva  | Subject: Sticky Note | Date: 5/22/2022 11:01:41 PM |
| Will have weeds removed with upcoming detail services.  |                      |                             |
| Number: 4 Author: joliva  | Subject: Sticky Note | Date: 5/22/2022 11:07:00 PM |
| Will ensure crew is string trimming all ponds and structures with every service.  |                      |                             |
| Number: 5 Author: joliva  | Subject: Sticky Note | Date: 5/22/2022 11:03:26 PM |
| With monitor establishment of new plant material and ensure proper irrigation coverage.   |                      |                             |
| Number: 6 Author: joliva  | Subject: Sticky Note | Date: 5/22/2022 11:07:45 PM |
| Will get with crew and ensure moving forward signs and structures are being completely string trimmed around.                             |                      |                             |



# K-Bar Ranch




6. Lift the low hanging oak tree branch between early violet and Pepper Grass along wild tamarind. It is hanging over the sidewalk very low. (Pic 6)



7. Treat the turf weeds in the clover pines saint Augustine in laurel vista. We will need to make sure that we are allowing the saint Augustine to grow back to the proper height. This could involve weed treatments and fertilizing but no mowing.
8. Make sure the area above is getting proper irrigation. Have a tech check the system in the common area.




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 Number: 1 Author: joliva Subject: Sticky Note Date: 5/22/2022 11:09:01 PM


Overhanging branch will be addressed with coming service.

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 Number: 2 Author: joliva Subject: Sticky Note Date: 5/22/2022 11:10:21 PM

Horticulture team with put together a plan of action on treatment of the St. Augustine on clover pine and begin treatments as well as a heavier treatment with Fertilizers and herbicides.

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 Number: 3 Author: joliva Subject: Sticky Note Date: 5/22/2022 11:11:46 PM

Will ensure area above is getting proper irrigation to ensure treatments are most aggressive and working effectively.





# **K-Bar Ranch 5/23/22, 12:23 PM**

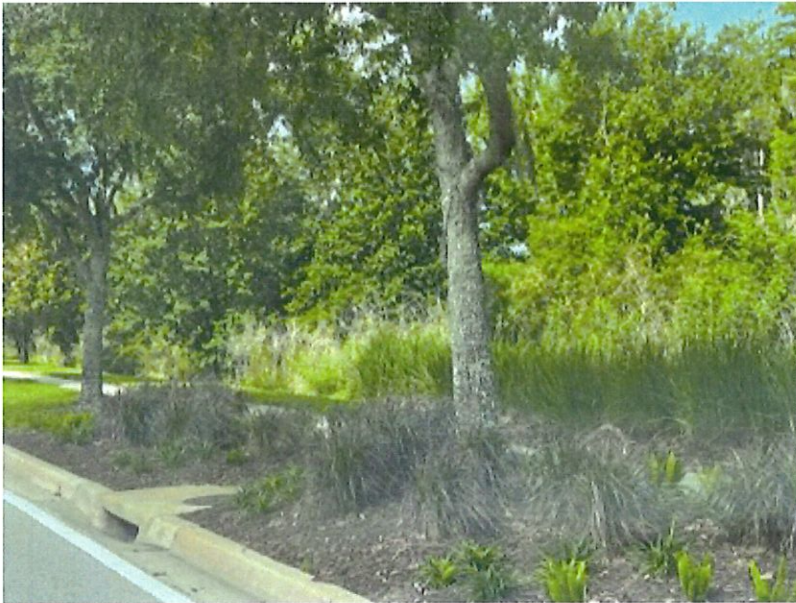
**Josh Oliva**

**Monday, May 23, 2022**

**Prepared For Rizzetta**

**14 Observations Identified**





Wild Tamerind New Install  
Property Manager  
New plant installation completed  
on wild tamerind dr. Will ensure  
proper irrigation coverage as well  
as monitor establishment.



Clubhouse Palm  
YL Crew  
Limb up any spent foliage on the  
palms around amenity center.



Overall Landscape  
Property Manager  
Overall healthy landscape  
throughout.



Oak Tree Suckers  
YL Crew  
Remove all oak tree suckers that  
are pushing new growth.





### Turf Fungus

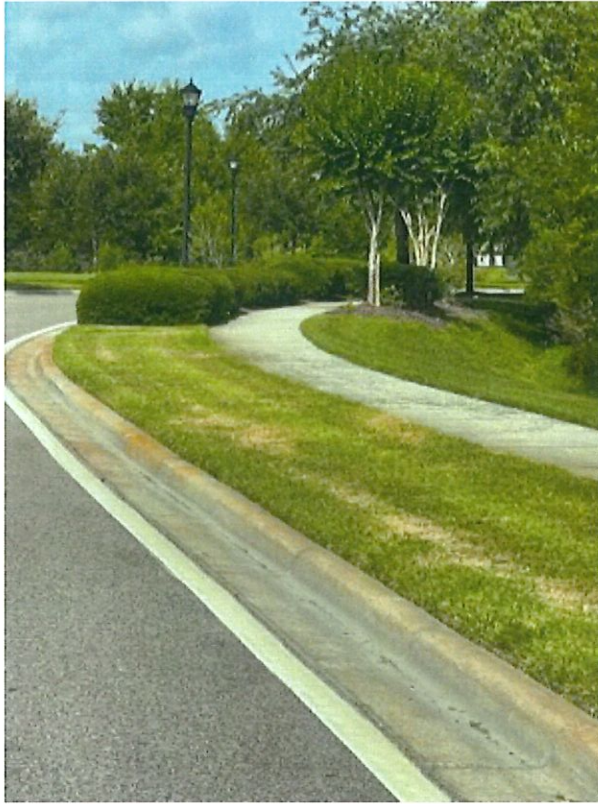
Property Manager/ YL Fert/Chem  
Systemic fungicide treatment has been applied as well as a systemic and contact insecticides. Micro nutrients also applied to promote growth and improve vigor.



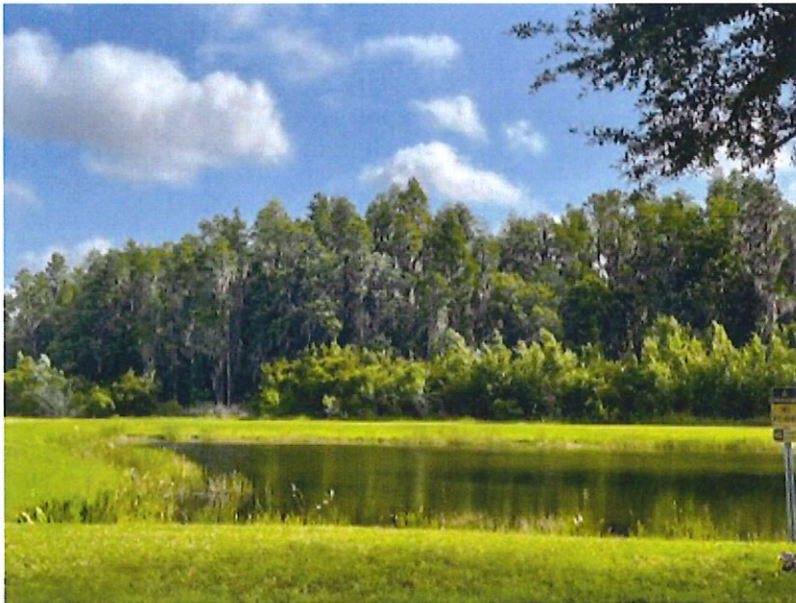
### Amenity Center Faks

Property Manager  
All Faks around clubhouse have been treated for spider mites as well as have been cut back.





Mowing Services  
Property Manager  
Turf mowing is being completed



Heron Preserve Pond Mowing  
Property Manager  
All signs and ponds are being  
maintained weekly.



Pond Mowing



Laurel Vista - Unirrigated Common Area





Laurel Vista Pond Mowing  
Property Manager  
All ponds are being maintained  
throughout Laurel Vista HOA.



Laurel Vista/ Clover Pines  
Common Area Turf  
Property Manager/ YL Fert- Chem  
Selective herbicide treatment as  
well as systemic fungicide and  
Contact and systemic insecticides  
will be applied. Granular  
Fertilization application will be  
applied to improve vigor.



Pond Mowing



Laurel Vista Alligator  
Alligator behind shrubs hanging  
out at Laurel Vista entrance -  
PLEASE BE CAREFUL.

Josh Oliva  
Yellowstone



# Laurel Vista Tampa, FL.

May 2022

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Loropetalum (L.M.)
- Gold Mound Duranta (G.M.)
- Foxtail Fern (F.F.)



Potential



# Laurel Vista

Tampa, FL.

May 2022



Existing

## Landscape Design Suggestions

- Loropetalum (L.M.)
- Gold Mound Duranta (G.M.)
- Foxtail Fern (F.F.)



- L.M.
- G.M.
- F.F.

Potential

Conceptual Rendering-Plants are depicted at mature stage

## **Tab 5**



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 5-9-22

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, 702,	X			X			X	X	X		X	X		X	30		Partly Cloudy
601, 503, 502,	X			X			X	X	X			X					
501, B, 101,	X			X			X	X				X					
FPM Pond, F	X			X			X	X	X			X					

OBSERVATIONS / RECOMMENDATIONS Vines, Removed trash, treated torpedo grass, penny wort, primrose, spike rush, algae, alligator weed, removed dead primrose, cattails, west indies marsh grass

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

5119 STATE ROAD 54  
NEW PORT RICHEY, FL 34652  
(727) 842-2100

WWW.BLUEWATERAQUATICSINC.COM

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

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 5-10-22

CUSTOMER: h Bar I

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
1,2,3,302,	X			X			X	X				X			N 30		Partly cloudy
700L, 400L,	X			X			X	X				X			0		
800L, 100L,	X			X			X	X			X	X			30		
500-52, 200L,	X			X			X	X				X			0		
300L, 500L	X			X			X	X			X	X			0		
500L Sump	X			X			X	X			X	X			30		

### OBSERVATIONS / RECOMMENDATIONS

treated azola, salvinia, torpedo grass, primrose, penny wort, spike rush, algae, alligator weed removed trash

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

5119 STATE ROAD 54  
NEW PORT RICHEY, FL 34652  
(727) 842-2100

WWW.BLUEWATERAQUATICSINC.COM

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

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 5-11-22

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
111X, 100X, 112X,	X			X			X	X				X			NO		Partly Cloudy
113X, 100, 200,	X			X			X	X				X			0		
300, 400, 500,	X			X			X	X				X			30		
701M, 401	X			X			X	X				X			0		

### OBSERVATIONS / RECOMMENDATIONS

treated, torpedo grass, duckweed, algae, spike rosh, alligator weed, penny wort, primrose

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

5119 STATE ROAD 54  
NEW PORT RICHEY, FL 34652  
(727) 842-2100

WWW.BLUEWATERAQUATICSINC.COM

- Algae & Aquatic Weed Control Programs
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- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal / Marsh Master
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

## **Tab 6**



## Special Service Agreement

This Special Service Agreement, dated for May 23, 2022, is made between Blue Water Aquatics, Inc. (hereinafter "Blue Water Aquatics") located at 5119 State Road 54, New Port Richey, FL 34652, and **K-Bar Ranch CDD I** (hereinafter the "Customer"), c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614

**Project Site: K-Bar Ranch CDD I – Ponds 702 (Bassett Creek), 200 (Laurel Vista), and 200L (Heron Preserve).**

**General Conditions:** Blue Water Aquatics will provide the following services:

- 1. Contract Services** – Provide and apply EutroSORB WC Water Column Phosphorus Inactivator (PDU cost is \$26.75/PDU) and Water Testing (for Total Phosphorus levels in months 1, 3 & 6 at \$27/test) for select ponds within K-Bar Ranch CDD I:

<b>Pond #</b>	<b>Initial Treatment (Month 1)</b>	<b>On-going Treatments (Months 2-6)</b>	<b>Water Testing</b>
702	Month 1 @ 4 PDU/acre 2.34 Acres x 4 PDU = 9.36 PDU 9.36 PDU x \$26.75 = <b>\$250.38</b>	Months 2-6 @ 2 PDU/acre 2.34 Acres x 2 PDU x 5 months = 23.4 PDU 23.4 PDU x \$26.75 = <b>\$625.95</b>	Months 1, 3 & 6 @ \$27/test = <b>\$81.00</b>
200	Month 1 @ 4 PDU/acre 0.97 Acres x 4 PDU = 3.88 PDU 3.88 PDU x \$26.75 = <b>\$103.79</b>	Months 2-6 @ 2 PDU/acre 0.97 Acres x 2 PDU x 5 months = 9.7 PDU 9.70 PDU x \$26.75 = <b>\$259.48</b>	Months 1, 3 & 6 @ \$27/test = <b>\$81.00</b>
200L	Month 1 @ 4 PDU/acre 1.79 Acres x 4 PDU = 7.16 PDU 7.16 PDU x \$26.75 = <b>\$191.53</b>	Months 2-6 @ 2 PDU/acre 1.79 Acres x 2 PDU x 5 months = 17.9 PDU 17.9 PDU x \$26.75 = <b>\$478.83</b>	Months 1, 3 & 6 @ \$27/test = <b>\$81.00</b>
<b>Totals:</b>	Initial Treatments = <b>\$545.70</b>	Month 2-6 Treatments = <b>\$1,364.26</b>	Testing = <b>\$243.00</b>

**Payment of Services:** Customer agrees to pay Blue Water Aquatics within forty-five (45) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Zelle or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* If the account of Customer is not fully paid within sixty (60) days after the date of invoice for work performed pursuant to this



Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

**Insurance:** Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. Customer may request certificates of insurance at any time before or during the project.

\_\_\_\_\_  
*Blue Water Aquatics, Inc.*

\_\_\_\_\_  
*Customer*

\_\_\_\_\_  
05/23/2022

*Date*

\_\_\_\_\_  
*Date*

## **Tab 7**



Proposal #214727

Date: 05/23/2022

From: Joshua Oliva

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

Basset Creek Dr. Conservation Cutback

Terms: Net 30

- Price to cutback the conservation on exit side of Bassett Creek Drive that is starting to grow into the oak trees.
- This is from the main entrance to the end of the dead end at Stonecreek HOA. Exit side **ONLY**.
  - All cuts will be made to ANSI A300 specifications and in compliance to industry standards.
  - All Permits and Certified Arborist assessments are included

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor and Materials	1.00	\$3,835.72	\$3,835.72

Client Notes

Signature

x

SUBTOTAL	\$3,835.72
SALES TAX	\$0.00
TOTAL	\$3,835.72

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.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

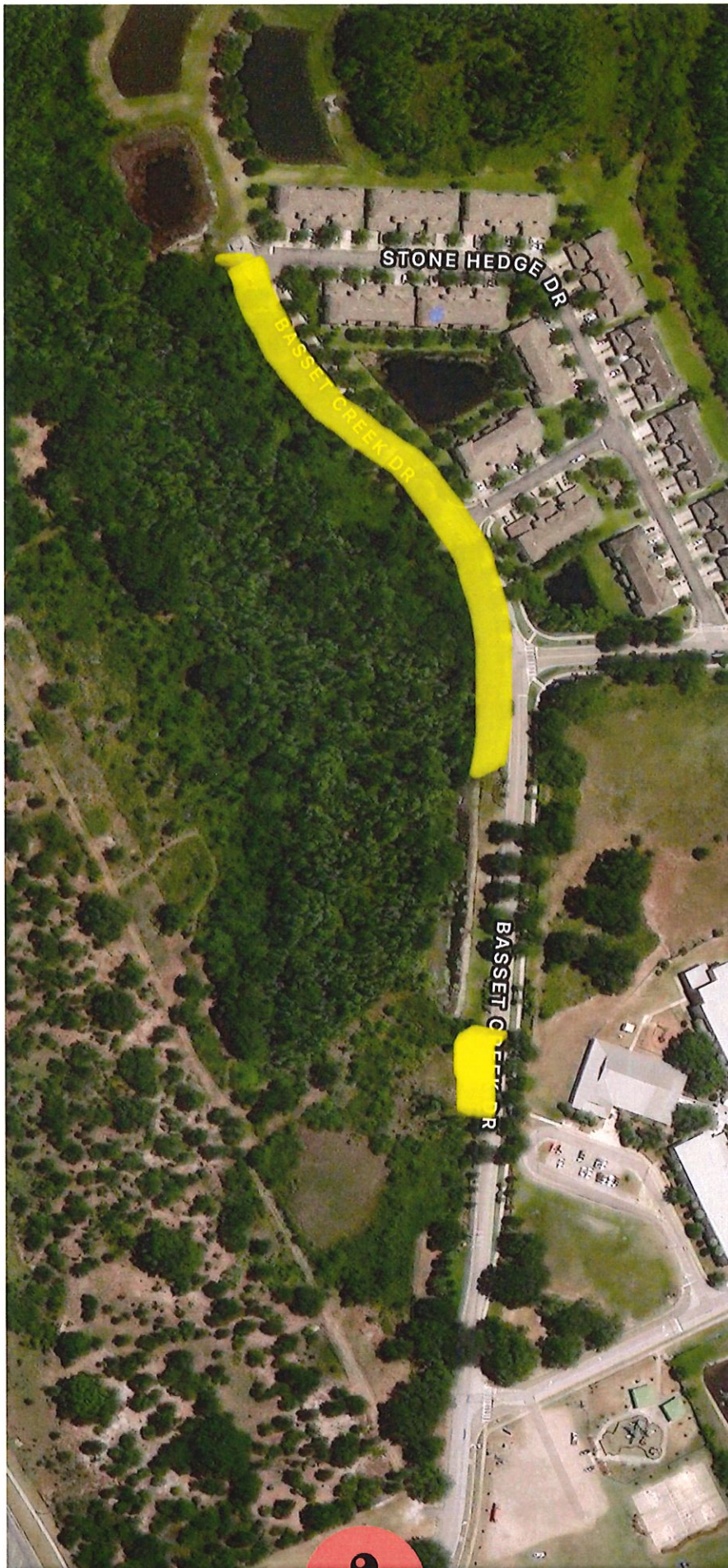
Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com





Basset Creek Dr





Proposal #214728

Date: 05/23/2022

From: Joshua Oliva

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

Whispering Brook Cutback

Terms: Net 30

- **Price to cutback overhanging oaks in common area in Laurel Vista HOA that overhang into the shared common area just behind with K-Bar II CDD.**
- **Everything will be Laterally cut up to 20 ft.**
  - All cuts will be made to ANSI A300 specifications and in compliance to industry standards.
  - All Permits and Certified Arborist assessments are included

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor and Materials	1.00	\$2,602.81	\$2,602.81

Client Notes

Signature

x

SUBTOTAL	\$2,602.81
SALES TAX	\$0.00
TOTAL	\$2,602.81

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.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

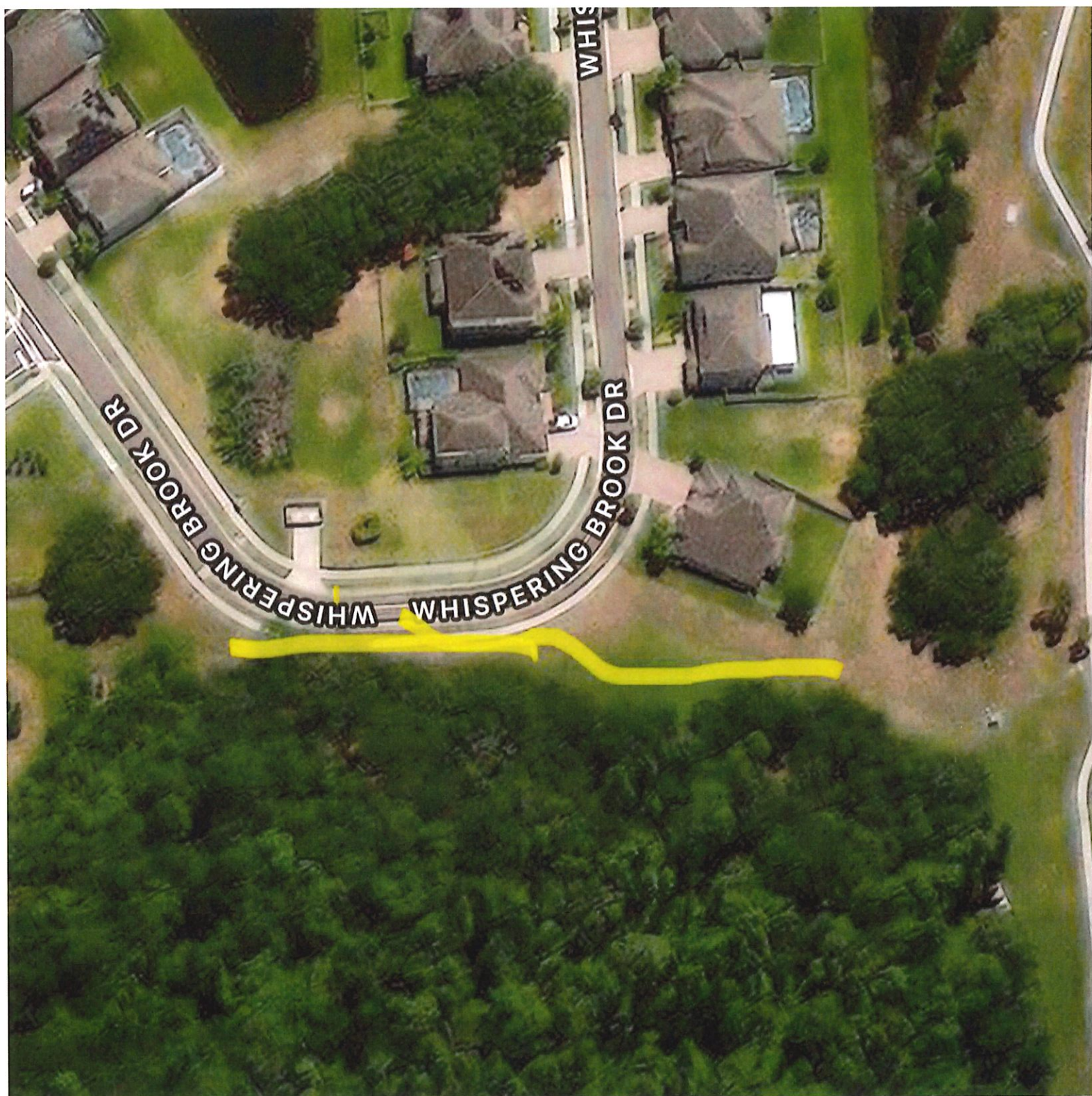
Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com





## **Tab 8**





Proposal #214768

Date: 05/23/2022

From: Joshua Oliva

## 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

Standard Flower Summer Install - K-Bar Ranch 2022

Terms: Net 30

**Proposal to install 738 Standard 4" summer annual flowers.**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
4" Watermelon Coleus	738.00	\$0.90	\$667.25
.			
Plant Installation	738.00	\$0.56	\$414.50
.			
Fuel Surcharge	1.00	\$60.15	\$60.15
.			

## Client Notes

Signature

x

SUBTOTAL \$1,141.90

SALES TAX \$0.00

TOTAL \$1,141.90

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.



Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



# Penta's Mix - Premium







Proposal #214910

Date: 05/23/2022

From: Joshua Oliva

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

Premium Option Flower Summer Install - K-Bar Ranch 2022

Terms: Net 30

**Proposal to install 738 Premium 4" summer annual flowers.**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Penta's 4" - Graffiti Mix	738.00	\$1.16	\$859.34
.			
Plant Installation	738.00	\$0.56	\$414.50
.			
Fuel Surcharge	1.00	\$60.15	\$60.15
.			

Client Notes

Signature

x

SUBTOTAL	\$1,333.99
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$1,333.99</b>

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.



Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



Proposal #214397

Date: 05/20/2022

From: Joshua Oliva

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

Crape Myrtles Install at clover pine common area

Terms: Net 30

- ***Proposal to install Pink/White Crape myrtles in Laurel Vista on both sides of the of the bench in common area on clover pine.***
- ***Gold mound, Duranta Installed at base of Crape Myrtles on both sides creating contrasting colors for the area.***
- ***Irrigation labor and materials included.***

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	2.00	\$1,150.00	\$2,300.00
Standard Pink/White Crape Myrtle,30 GAL	2.00	\$420.00	\$840.00
Gold Mound Duranta	12.00	\$17.00	\$204.00
Pine Bark Mulch	14.00	\$10.00	\$140.00
Irrigation Part(s)	1.00	\$250.00	\$250.00
Irrigation Labor	1.00	\$119.00	\$119.00
Client Notes			

Signature

x

SUBTOTAL	\$3,853.00
----------	------------

SALES TAX	\$0.00
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TOTAL	\$3,853.00
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*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.*

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com





Proposal #214436

Date: 05/20/2022

From: Joshua Oliva

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

Laurel Vista Perennial Option

Terms: Net 30

- ***Proposal to substitute perennials in place of the annual flowers in both beds at the Laurel Vista entrance.***
- ***Irrigation labor, material and adjustments included.***

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	2.00	\$355.00	\$710.00
Loropetlum, Plum 7 GAL	12.00	\$62.00	\$744.00
Gold Mound, Duranta, 3 GAL	28.00	\$17.00	\$476.00
Pine Bark Mulch	12.00	\$10.00	\$120.00
Foxtail Fern , 3 GAL	21.00	\$19.00	\$399.00
Irrigation Labor	1.00	\$59.00	\$59.00
Irrigation Part(s)	1.00	\$55.00	\$55.00

Client Notes

Signature

x

SUBTOTAL	\$2,563.00
SALES TAX	\$0.00
TOTAL	\$2,563.00

*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.*

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

## **Tab 9**





Rizzetta & Company

# Kbar Ranch Community Development District

[kbarranchcdd.org](http://kbarranchcdd.org)

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**Proposed Budget for Fiscal Year  
2022-2023**

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Rizzetta & Company

**Proposed Budget  
K-Bar Ranch Community Development District  
General Fund  
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 72	\$ 72	\$ -	\$ 72	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 872,950	\$872,950	\$ 865,299	\$ 7,651	\$869,124	\$ 3,825	
7								
8	<b>TOTAL REVENUES</b>	<b>\$ 873,022</b>	<b>\$873,022</b>	<b>\$ 865,299</b>	<b>\$ 7,723</b>	<b>\$869,124</b>	<b>\$ 3,825</b>	\$869,124 + Reserves \$190,625 = \$1,059,749
9								
10	<b>EXPENDITURES - ADMINISTRATIVE</b>							
11								
12	Legislative							
13	Supervisor Fees	\$ 6,800	\$ 11,657	\$ 12,000	\$ 343	\$ 12,000	\$ -	
14	Financial & Administrative							
15	Administrative Services	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 4,680	\$ 180	Cost of living adjustment/No Increase FY18/19
16	District Management	\$ 10,162	\$ 17,421	\$ 17,420	\$ (1)	\$ 18,117	\$ 697	Cost of living adjustment/No Increase FY18/19
17	District Engineer	\$ 10,331	\$ 17,710	\$ 11,000	\$ (6,710)	\$ 11,000	\$ -	DE Confirmed
18	Disclosure Report	\$ 2,600	\$ 2,600	\$ 2,600	\$ -	\$ 2,600	\$ -	
19	Trustees Fees	\$ 9,918	\$ 9,918	\$ 13,000	\$ 3,082	\$ 14,105	\$ 1,105	US Bank Series 2011=\$1,885.63, 2014 Parcel O & Q = \$8,178.32, 2021 Bond =\$4,040.63
20	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	Cost of living adjustment/No Increase FY18/19
21	Financial & Revenue Collections	\$ 2,917	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	Cost of living adjustment/No Increase FY18/19
22	Accounting Services	\$ 8,750	\$ 15,000	\$ 15,000	\$ -	\$ 15,600	\$ 600	Cost of living adjustment/No Increase FY18/19
23	Auditing Services	\$ 3,229	\$ 3,400	\$ 3,400	\$ -	\$ 3,600	\$ 200	Per Contract Grau & Associates
24	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 1,000	\$ 500	LLS Tax Solutions-Contract-\$500 yr + ADD \$500 Series 2021 bond
25	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
26	Legal Advertising	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
27	Dues, Licenses & Fees	\$ 1,275	\$ 1,275	\$ 175	\$ (1,100)	\$ 375	\$ 200	DEO+ \$100 Series 2011 & \$100 Series 2016 bond
28	Agenda Books	\$ 677	\$ 1,161	\$ 2,000	\$ 839	\$ 800	\$ (1,200)	Board member printed books (Only 1)
29	Website Hosting, Maintenance, Backup (and	\$ 2,763	\$ 4,000	\$ 4,000	\$ -	\$ 3,638	\$ (362)	Rizzetta Tech \$2100+Campus Ste.Contract \$1537
30	Legal Counsel							



**Proposed Budget  
K-Bar Ranch Community Development District  
General Fund  
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
31	District Counsel	\$ 14,432	\$ 24,741	\$ 15,000	\$ (9,741)	\$ 20,000	\$ 5,000	Confirmed with DC
32								
33	<b>Administrative Subtotal</b>	<b>\$ 84,521</b>	<b>\$126,424</b>	<b>\$ 115,758</b>	<b>\$(10,666)</b>	<b>\$123,465</b>	<b>\$ 7,707</b>	
34								
35	<b>EXPENDITURES - FIELD OPERATIONS</b>							
36								
37	Security Operations							
38	Security Monitoring Services	\$ 5,941	\$ 10,185	\$ 11,520	\$ 1,335	\$ 16,200	\$ 4,680	Per Contract Securiteam \$960/month+Add ons +Card Maint.\$80/Month + Repairs
39	Electric Utility Services							
40	Utility Services	\$ 8,768	\$ 15,031	\$ 11,000	\$ (4,031)	\$ 15,100	\$ 4,100	Ave bills \$1,258 monthly
41	Street Lights	\$ 114,749	\$196,713	\$ 183,240	\$(13,473)	\$183,240	\$ -	Ave \$15,270 per month-123 poles
42	Garbage/Solid Waste Control Services							
43	Garbage - Recreation Facility	\$ 1,095	\$ 1,877	\$ 2,500	\$ 623	\$ 2,500	\$ -	Republic waste services
44	Water-Sewer Combination Services							
45	Utility Services	\$ 1,100	\$ 1,886	\$ 3,500	\$ 1,614	\$ 3,500	\$ -	Ave bills \$267 monthly
46	Stormwater Control							
47	Stormwater Assessment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
48	Aquatic Maintenance	\$ 20,320	\$ 34,834	\$ 30,000	\$ (4,834)	\$ 38,000	\$ 8,000	Blue water aquatics contract - \$27,120 + Added Projects/Treatments
49	Fountain Service Repairs & Maintenance	\$ 319	\$ 547	\$ 1,000	\$ 453	\$ 1,000	\$ -	Vertex Water features contract - \$616 - Solitude
50	Lake/Pond Bank Maintenance	\$ 470	\$ 806	\$ 10,000	\$ 9,194	\$ 10,000	\$ -	
51	Wetland Monitoring & Maintenance	\$ 4,393	\$ 7,531	\$ 10,000	\$ 2,469	\$ 10,600	\$ 600	Aquatic weed control contract \$8,786 yr semi-annual + increase
52	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Horner Enviromental
53	Aquatic Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	DE & Aquatics vendor confirmed
54	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 12,000	\$ 7,000	DE Confirmed
55	Other Physical Environment							
56	General Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
57	Property Insurance							Per Egis Estimate + possbile increase of Insurance costs based on addition of new CIP property
		\$ 4,272	\$ 4,272	\$ 4,478	\$ 206	\$ 5,126	\$ 648	

**Proposed Budget  
K-Bar Ranch Community Development District  
General Fund  
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
58	Rust Prevention	\$ 4,165	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	Rust Off Inc. \$595 per month contract
59	Entry & Walls Maintenance	\$ 3,209	\$ 5,501	\$ 5,000	\$ (501)	\$ 6,500	\$ 1,500	Monuments, retaining walls projects
60	Landscape Maintenance	\$ 92,616	\$158,770	\$ 163,401	\$ 4,631	\$173,037	\$ 9,636	Yellowstone + LV pond mowing
61	Holiday Decorations	\$ 7,838	\$ 7,838	\$ 8,000	\$ 162	\$ 8,000	\$ -	Illuminations Holiday Lighting
62	Irrigation Maintenance & Repairs	\$ 16,861	\$ 28,905	\$ 6,000	\$ (22,905)	\$ 12,000	\$ 6,000	Clubhouse Mainline repairs and LV well/pump replacement -\$13,118
63	Landscape - Mulch	\$ 12,740	\$ 21,840	\$ 23,000	\$ 1,160	\$ 25,500	\$ 2,500	Yellowstone shredded mulch versus pine bark nuggets (\$10,920)
64	Landscape Annuals	\$ 6,865	\$ 11,769	\$ 5,700	\$ (6,069)	\$ 7,435	\$ 1,735	Spring rotation \$1,858.56 Premium versus standard annual plants
65	Landscape Replacement Plants, Shrubs, Trees	\$ 16,471	\$ 28,236	\$ 32,781	\$ 4,545	\$ 35,000	\$ 2,219	Plants, shrubs, tree removal/replacement -Ave Bills 6 Months \$3,223
66	Landscape Inspection Services	\$ 4,900	\$ 8,400	\$ 8,400	\$ -	\$ 9,600	\$ 1,200	No Increase since FY 18/19 \$8400 to \$9600
67	Fire Ant Treatment	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -	Yellowstone 1 x per year - \$4,200 Top Choice Only
68	Road & Street Facilities							
69	Sidewalk Repair & Maintenance	\$ 11,700	\$ 20,057	\$ 25,000	\$ 4,943	\$ 25,000	\$ -	Under Pressure/sidewalks CDD common areas 2X pressure washing + Irrigation Sidewalk Panel Replacement
70	Street Sign Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	NEW Item Ave post cost w/installation Estimated \$800 Ea - Est 10 Posts/Repairs/Repalcement
71	Parks & Recreation							
72	Budgeted Personnel	\$ 16,834	\$ 35,286	\$ 35,286	\$ -	\$ 29,531	\$ (5,755)	Cost of living adjustment Club Staff \$3,245 Last Increase FY19/20
73	General Management & Oversight	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 9,000	
74	Room Rental	\$ 700	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	CDD MTGS at K-Bar II Amenity Center \$100x12 months
75	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
76	Pest Control	\$ 455	\$ 780	\$ 1,800	\$ 1,020	\$ 1,000	\$ (800)	Nvirosect contract + extra treatments
77	Clubhouse - Facility Janitorial Service	\$ 4,366	\$ 7,485	\$ 7,500	\$ 15	\$ 7,500	\$ -	United Building contract + supplies
78	Pool Service Contract	\$ 2,968	\$ 5,088	\$ 5,800	\$ 712	\$ 5,500	\$ (300)	Proteus Pool Services Contract - \$4,800 per yr + Increase
79	Pool Repairs	\$ 1,161	\$ 1,990	\$ 6,000	\$ 4,010	\$ 6,000	\$ -	

**Proposed Budget  
K-Bar Ranch Community Development District  
General Fund  
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
80	Maintenance & Repairs	\$ 253	\$ 434	\$ 6,000	\$ 5,566	\$ 4,000	\$ (2,000)	ADA pool chair maintenance, pool signs
81	Telephone Fax, Internet	\$ 1,646	\$ 2,822	\$ 3,600	\$ 778	\$ 3,600	\$ -	Bright House/Spectrum
82	Furniture Repair/Replacement	\$ 5,243	\$ 8,988	\$ 3,000	\$ (5,988)	\$ 3,000	\$ -	FY22/23- Replacement tables
83	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,000	\$ (500)	
84	Tennis Court Maintenance & Supplies	\$ 28	\$ 48	\$ 2,000	\$ 1,952	\$ 1,600	\$ (400)	New nets and supplies
85	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	Basketball court supplies
86	Dog Waste Station Supplies & Maintenance	\$ 1,965	\$ 3,369	\$ 3,000	\$ (369)	\$ 3,000	\$ -	Poop 911 Contract
87	Contingency							
88	Miscellaneous Contingency	\$ 15,407	\$ 26,412	\$ 20,000	\$ (6,412)	\$ 30,000	\$ 10,000	
89	Capital Outlay	\$ 62,735	\$ 62,735	\$ 80,832	\$ 18,097	\$ -	\$ (80,832)	
90								
91	<b>Field Operations Subtotal</b>	<b>\$ 455,095</b>	<b>\$731,314</b>	<b>\$ 749,541</b>	<b>\$ 18,227</b>	<b>\$745,659</b>	<b>\$ (3,882)</b>	
92								
93	<b>TOTAL EXPENDITURES</b>	<b>\$ 539,614</b>	<b>\$857,738</b>	<b>\$ 865,299</b>	<b>\$ 7,561</b>	<b>\$869,124</b>	<b>\$ 3,825</b>	
94								
95	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 333,407</b>	<b>\$ 15,284</b>	<b>\$ -</b>	<b>\$ 15,284</b>	<b>\$ -</b>	<b>\$ -</b>	
96								



**Proposed Budget**  
**K-Bar Ranch Community Development District**  
**Reserve Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 25	\$ 25	\$ -	\$ 25	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$50,000	\$ 50,000	\$ 50,000	\$ -	\$190,625	\$ 140,625	
7	Other Miscellaneous Revenues							
8	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9								
10	<b>TOTAL REVENUES</b>	<b>\$50,025</b>	<b>\$ 50,025</b>	<b>\$ 50,000</b>	<b>\$ 25</b>	<b>\$190,625</b>	<b>\$ 140,625</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$50,025</b>	<b>\$ 50,025</b>	<b>\$ 50,000</b>	<b>\$ 25</b>	<b>\$190,625</b>	<b>\$ 140,625</b>	
15								
16								
17	<b>EXPENDITURES</b>							
18								
19	Contingency							
20	Capital Reserves	\$50,025	\$ 50,025	\$ 50,000	\$ (25)	\$190,625	\$ 140,625	
21	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22								
23	<b>TOTAL EXPENDITURES</b>	<b>\$50,025</b>	<b>\$ 50,025</b>	<b>\$ 50,000</b>	<b>\$ (25)</b>	<b>\$190,625</b>	<b>\$ 140,625</b>	
24								
25	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
26								

**K-Bar Ranch Community Development District**  
**Debt Service**  
**Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2011	Series 2014 (Parcel O-1 Project)	Series 2014 (Parcel Q Project)	Series 2021	Budget for 2022/2023
<b>REVENUES</b>					
Special Assessments					
Net Special Assessments <sup>(1)</sup>	\$58,626.15	\$121,120.59	\$137,495.50	\$307,658.82	\$624,901.05
<b>TOTAL REVENUES</b>	<b>\$58,626.15</b>	<b>\$121,120.59</b>	<b>\$137,495.50</b>	<b>\$307,658.82</b>	<b>\$624,901.05</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Financial & Administrative					
Debt Service Obligation	\$58,626.15	\$121,120.59	\$137,495.50	\$307,658.82	\$624,901.05
<b>Administrative Subtotal</b>	<b>\$58,626.15</b>	<b>\$121,120.59</b>	<b>\$137,495.50</b>	<b>\$307,658.82</b>	<b>\$624,901.05</b>
<b>TOTAL EXPENDITURES</b>	<b>\$58,626.15</b>	<b>\$121,120.59</b>	<b>\$137,495.50</b>	<b>\$307,658.82</b>	<b>\$624,901.05</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)

6.00%

**Gross assessments**

**\$664,276.09**

**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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received

**K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2022/2023 O&amp;M Budget</b>		\$1,059,749.00
<b>Hillsborough County Collection Cost @</b>	<b>2%</b>	\$22,547.85
<b>Early Payment Discount @</b>	<b>4%</b>	\$45,095.70
<b>2022/2023 Total</b>		<b>\$1,127,392.55</b>

<b>2021/2022 O&amp;M Budget</b>	\$915,299.00
<b>2022/2023 O&amp;M Budget</b>	\$1,059,749.00

<b>Total Difference</b>	<b>\$144,450.00</b>
-------------------------	---------------------

	<b>PER UNIT ANNUAL ASSESSMENT</b>		<b>Proposed Increase / Decrease</b>	
	<b>2021/2022</b>	<b>2022/2023</b>	<b>\$</b>	<b>%</b>
<b>Series 2021 Debt Service - Townhome <sup>(1)</sup></b>	\$529.74	\$476.49	-\$53.25	-10.05%
<b>Series 2011 Debt Service - Townhome</b>	\$166.76	\$166.76	\$0.00	0.00%
<b>O&amp;M - Townhome</b>	\$882.43	\$1,021.69	\$139.26	15.78%
<b>Total</b>	<b>\$1,578.93</b>	<b>\$1,664.94</b>	<b>\$86.01</b>	<b>5.45%</b>
<b>Series 2021 Debt Service - SF Basset Creek <sup>(1)</sup></b>	\$1,088.66	\$979.23	-\$109.43	-10.05%
<b>Series 2011 Debt Service - SF Basset Creek</b>	\$166.76	\$166.76	\$0.00	0.00%
<b>O&amp;M - SF Basset Creek</b>	\$1,604.42	\$1,857.62	\$253.20	15.78%
<b>Total</b>	<b>\$2,859.84</b>	<b>\$3,003.61</b>	<b>\$143.77</b>	<b>5.03%</b>
<b>Series 2014 Debt Service - SF 50' Parcel O-1</b>	\$1,207.83	\$1,207.83	\$0.00	0.00%
<b>O&amp;M - SF 50' Parcel O-1</b>	\$1,604.42	\$1,857.62	\$253.20	15.78%
<b>Total</b>	<b>\$2,812.25</b>	<b>\$3,065.45</b>	<b>\$253.20</b>	<b>9.00%</b>
<b>Series 2014 Debt Service - SF 70' Parcel O-1</b>	\$1,428.57	\$1,428.57	\$0.00	0.00%
<b>O&amp;M - SF 70' Parcel O-1</b>	\$1,604.42	\$1,857.62	\$253.20	15.78%
<b>Total</b>	<b>\$3,032.99</b>	<b>\$3,286.19</b>	<b>\$253.20</b>	<b>8.35%</b>
<b>Debt Service - SF Parcel B</b>	\$0.00	\$0.00	\$0.00	0.00%
<b>O&amp;M - SF Parcel B</b>	\$1,604.42	\$1,857.62	\$253.20	15.78%
<b>Total</b>	<b>\$1,604.42</b>	<b>\$1,857.62</b>	<b>\$253.20</b>	<b>15.78%</b>
<b>Series 2014 Debt Service - SF Parcel Q</b>	\$1,207.83	\$1,207.83	\$0.00	0.00%
<b>O&amp;M - SF Parcel Q</b>	\$1,604.42	\$1,857.62	\$253.20	15.78%
<b>Total</b>	<b>\$2,812.25</b>	<b>\$3,065.45</b>	<b>\$253.20</b>	<b>9.00%</b>

<sup>(1)</sup> Series 2021 debt service assessment decrease as a result of the Series 2016 refunding.



K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,059,749.00
COLLECTION COSTS @	2.0%	\$22,547.85
EARLY PAYMENT DISCOUNT @	4.0%	\$45,095.70
TOTAL O&M ASSESSMENT		<u>\$1,127,392.55</u>

PRODUCT TYPE	UNITS ASSESSED <sup>(1)</sup>				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
	O&M	SERIES 2011 DEBT SERVICE	SERIES 2014 DEBT SERVICE	SERIES 2021 DEBT SERVICE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	O&M	2011 DEBT SERVICE <sup>(2)</sup>	2014 DEBT SERVICE <sup>(2)</sup>	2021 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
TH	78	78	0	78	0.55	42.9	7.07%	\$79,692.11	\$1,021.69	\$166.76	\$0.00	\$476.49	\$1,664.94
Single Family - Bassett Creek	300	296	0	296	1.00	300	49.43%	\$557,287.47	\$1,857.62	\$166.76	\$0.00	\$979.23	\$3,003.61
Single Family 50' - Parcel O-1	51	0	51	0	1.00	51	8.40%	\$94,738.87	\$1,857.62	\$0.00	\$1,207.83	\$0.00	\$3,065.45
Single Family 70' - Parcel O-1	47	0	47	0	1.00	47	7.74%	\$87,308.37	\$1,857.62	\$0.00	\$1,428.57	\$0.00	\$3,286.19
Single Family - Parcel B	45	0	0	0	1.00	45	7.41%	\$83,593.12	\$1,857.62	\$0.00	\$0.00	\$0.00	\$1,857.62
Single Family - Parcel Q	121	0	121	0	1.00	121	19.94%	\$224,772.61	\$1,857.62	\$0.00	\$1,207.83	\$0.00	\$3,065.45
	<u>642</u>	<u>374</u>	<u>219</u>	<u>374</u>		<u>606.9</u>	<u>100.00%</u>	<u>\$1,127,392.55</u>					

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

(\$67,643.55)

Net Revenue to be Collected:

\$1,059,749.00

<sup>(1)</sup> Reflects the number of total lots with Series 2011, Series 2014, and Series 2021 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the K-Bar Ranch Series 2011, Series 2014, and Series 2021 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs (2%) and early payment discount costs (4%).

<sup>(3)</sup> Annual assessment that will appear on November 2022 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.

## 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.

### 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.



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**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

**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.

**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.

**Agenda Books:** The District will incur an expense to print monthly District Board meeting books.

**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:**

**Security System Monitoring & Maintenance & Repairs:** The District expense for monitoring, maintenance, and repairs of the security system for the clubhouse.



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

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

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

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

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

**Stormwater Assessment:** The assessment fee is imposed by the City of Tampa for stormwater services benefiting from property located within the City.

**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.

**Stormwater Systems Maintenance:** The District will incur expenses related to the stormwater systems maintenance.

**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.

**Rust Prevention:** The District will incur expenses related to ongoing maintenance and repair services for rust treatments.



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**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.

**Holiday Decorations:** The District may incur expenses for the installation and removal of District holiday decorations.

**Irrigation Maintenance & Repairs:** The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

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

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

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

**Street Sign Repair & Replacement:** Expenses related to the repair and maintenance of roadway street signs owned by the District.

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

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

**Room Rental:** The District will incur a room rental expense to conduct monthly District meetings.

**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.

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

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

**Furniture Repair & Replacement:** Expense related to any facilities such as pool, tennis, basketball etc.



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

**Dog Waste Station Supplies & Maintenance:** Expenses related to dog waste station repairs and supplies.

**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.



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## 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.

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### 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.



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## 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.

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### EXPENDITURES – ADMINISTRATIVE:

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



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## **Tab 10**

## RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the K-Bar Ranch Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 3, 2022

HOUR: 6:00 p.m.

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

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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

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

**PASSED AND ADOPTED ON JUNE 1, 2022.**

Attest:

**K-Bar Ranch Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**