



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors Meeting
July 6, 2022**

**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) 994-1001. 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

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

June 28, 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, July 6, 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 June 1, 2022 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for May 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 and Landscaper Comments..... Tab 4
 - B. Presentation of Yellowstone Landscape Report Tab 5
 - C. Consideration of Yellowstone Landscape Quotes..... Tab 6
 - D. Presentation of Aquatics Report..... Tab 7
 - E. Discussion of Approved FY 2022/2023 Budget Tab 8
 - F. Discussion of FY 2022/2023 Budget Capital Improvement Projects/Quotes Tab 9
- 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 1, 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 | Board Supervisor, Chair |
| Dr. Christiane Rinck | Board Supervisor, Vice Chair |
| Edmund Radigan | Board Supervisor, Assistant Secretary |
| John Bowersox | Board Supervisor, Assistant Secretary |
| Cynthia Gustavel | Board Supervisor, Assistant Secretary |

Also present:

| | |
|---------------|---|
| Lynn Hayes | District Manager, Rizzetta & Company, Inc. |
| Vivek Babbar | District Counsel, Straley, Robin & Vericker |
| Tonja Stewart | District Engineer, Stantec Consulting |
| Jason Liggett | Landscape Inspection Specialist, Rizzetta & Company Inc. |
| Josh Oliva | Representative, Yellowstone Landscape |
| Virgil Stoltz | Representative, Blue Water Aquatics |

| | |
|----------|---------|
| Audience | Present |
|----------|---------|

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked about the retaining wall on Pepper Grass. A few residents asked about the lights at the basketball and tennis courts. One resident suggested the bike rack be moved closer to the pool. Another resident requested to have a splash pad at the amenity center. Another resident asked about the volume of the new security speakers at the amenity center. A few other residents indicating they do not want the budget to be increased.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held
on May 4, 2022**

Mr. Hayes presented the Minutes of the Board of Supervisors Meeting held on May 4, 2022 and asked if there were any amendments necessary. There was none.

On a Motion by Ms. Gustavel, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Meeting Minutes of the Board of Supervisors meeting held on May 4, 2022, as presented, for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for April
2022**

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

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 2022 (\$58,141.23) as presented, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Chair

Ms. Shuster explained the installation of the new security speakers at the amenity center to the audience members and addressed the volume concern. She stated that the District Manager will contact the security company and request that they adjust the speaker volume lower. She also explained that the sprinkler run time issues along the sidewalk where fixed and that the retaining wall project to fix the blocks is ongoing and will be fixed soon.

B. District Counsel

No report.

C. District Engineer

Ms. Stewart spoke about the weir structure and advised that it seems to be stable and will continue to monitor it and will keep the Board informed.

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 informed the Board the Public Hearing on the final budget would be August 3, 2022.

SIXTH ORDER OF BUSINESS

**Presentation of Landscape
Inspection Services Report**

Mr. Liggett presented the Field Inspection Report dated May 15, 2022 and advised Yellowstone the maintenance items that they must complete.

SEVENTH ORDER OF BUSINESS

**Inspection Services Report with
Landscaper Comments**

Mr. Oliva presented his report and responded to Mr. Liggett's report of noted deficient items.

EIGHTH ORDER OF BUSINESS

Presentation of Aquatics Report

Mr. Stoltz provided his report.

NINTH ORDER OF BUSINESS

**Consideration of Pond Treatment
Quote**

Mr. Stoltz presented his quote to the Board of Supervisors. He indicated the cost for the initial treatments would be \$545.70 for the first month and then on-going months 2-6 would be \$1,364.26 with a total cost of \$2,152.96.

On a Motion by Mr. Radigan, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors accepted the Blue Water Aquatics Pond Treatment Quote for Ponds 107, 200(LV) and 220 L (HP) after District Counsel prepares the final form agreement and authorized the Chair to execute the agreement, for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Yellowstone
Landscape Quotes**

Mr. Oliva provided Cutback Landscape Proposals to the Board for consideration.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Yellowstone Landscape quote #214727 for conservation cutback at Basset Creek Drive at a cost of \$3,835.72, for K-Bar Ranch Community Development District.

On a Motion by Dr. Rinck, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Yellowstone Landscape quote #214728 for conservation cutback at the common areas at Laurel Vista HOA Whispering Brook Oaks for \$2,602.81, for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Community

Beautification Quotes

The Community Beautification quotes were reviewed with the Board. Yellowstone is to provide a revised quote for Laurel Vista perennials instead of annual flowers and revise the date of both the standard and premium annual quotes to be considered at the July 6, 2022, meeting.

On a Motion by Ms. Shuster, seconded by Dr. Rinck, with all in favor, the Board of Supervisors approved the Yellowstone Landscape quote #214397 to install crepe myrtles at Clover Pine common area in LV for \$3,853, for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2022/2023
Proposed Budget**

Mr. Hayes presented the Fiscal Year 2022/2023 proposed budget to the Board for their consideration.

On a Motion by Ms. Shuster, seconded by Mr. Radigan, with four in favor and one opposed, the Board of Supervisors approved the Fiscal Year 2022-2023 Proposed Budget, for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2022,03,
Approving Fiscal Year 2022-2023
Proposed Budget, and Setting the
Public Hearing on the Final Budget**

On a Motion by Mr. Radigan, seconded by Ms. Shuster, four in favor, and one opposed, the Board of Supervisors adopted Resolution 2022-03, Approving Fiscal Year 2022-2023 Proposed Budget, and Setting the Public Hearing for August 3, 2022, at 6:00 p.m. at the K-Bar Ranch Amenities Center located at 10820 Mistflower Lane, Tampa, Florida 33647, for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

The Board asked the District Manager to add all Reserve Fund Capital outlay project quotes to the July 6, 2022, meeting agenda. The District Manager was asked to check with the K-Bar II Board of Supervisors to see if they would allow perennials to be installed at the Laurel Vista entrance beds.

FIFTEENTH 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 Ms. Gustavel, with all in favor, the Board of Supervisors adjourned the meeting at 8:42 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chair / Vice Chair

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 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$70,632.98**

Approval of Expenditures:

____Chairperson

____Vice Chairperson

____Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------|----------------|-----------------------|---|-----------------------|
| Blue Water Aquatics, Inc. | 002557 | 28666 | Aquatic Service 04/22 | \$ 2,260.00 |
| Blue Water Aquatics, Inc. | 002575 | 28759 | Additional Service - Invasive Vines 05/22 | \$ 5,275.00 |
| Blue Water Aquatics, Inc. | 002582 | 28769 | Aquatic Service 05/22 | \$ 2,260.00 |
| Bright House Networks | ACH20220524 | 046393801041522 | 10511 Wild Tamarind Dr 04/22 | \$ 237.97 |
| Bright House Networks | ACH20220531 | 046393801051522 | 10511 Wild Tamarind Dr 05/22 | \$ 237.97 |
| Christiane Rinck | 002573 | CR050422 | Board of Supervisors Meeting 05/04/22 | \$ 200.00 |
| City of Tampa Utilities | 002567 | 2133060 04/22 | 10511 Wild Tamarind Dr 04/22 | \$ 79.07 |
| City of Tampa Utilities | 002567 | 2163299 04/22 | 19349 Water Maple Dr 04/22 | \$ 11.00 |
| Cushion Solutions Inc. | 002558 | 31960 | Balance Due - Pool Furniture 03/22 | \$ 2,313.62 |
| Cynthia Gustavel | 002569 | CG050422 | Board of Supervisors Meeting 05/04/22 | \$ 200.00 |
| Disclosure Services LLC | 002568 | 2 042822 | Amortization Schedule Series 2021 04/22 | \$ 500.00 |

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|---|---------|----------------|---|----------------|
| Edmund P Radigan | 002572 | ER050422 | Board of Supervisors Meeting 05/04/22 | \$ 200.00 |
| Florida Department of Health Hillsborough County | 002583 | 29-BID-5898181 | Permit #29-60-02862 05/22 | \$ 275.00 |
| JBW Designs, LLC dba Poop 911 | 002564 | 5482959 | 10 Stations Filled/Emptied 04/22 | \$ 237.90 |
| John C. Bowersox | 002570 | JB050422 | Board of Supervisors Meeting 05/04/22 | \$ 200.00 |
| K-Bar Ranch CDD | CD024 | CD024 | Debit Card Replenishment | \$ 25.34 |
| K-Bar Ranch II CDD | 002576 | 050422 | Board of Supervisors Meeting Room Rental 05/04/22 | \$ 100.00 |
| K-Bar Ranch II CDD | 002584 | OMR0522-1 | Landscape Cost Share 05/22 | \$ 3,500.00 |
| LLS Tax Solutions, Inc. | 002563 | 002659 | Arbitrage Rebate Calculation Series 2016 PE 11/05/21 | \$ 500.00 |
| Nvirotect Pest Control Service, Inc | 002577 | 263497 | Pest Control Account #9822 05/22 | \$ 65.00 |
| Phil Lentsch | 002571 | 00034735 | One Agenda Book 04/22 | \$ 69.65 |
| Proteus Pool Service LLC | 002559 | kbaro34 | Pool Service 04/22 | \$ 400.00 |

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|---------------------------------|-------------|--------------------|---|----------------|
| Proteus Pool Service LLC | 002585 | kbaro35 | Pool Service 05/22 | \$ 400.00 |
| Republic Services #696 | 002560 | 0696-001023336 | Disposal Service 05/22 | \$ 153.72 |
| Rizzetta & Company, Inc. | 002561 | INV0000067852 | Management Services 05/22 | \$ 4,368.34 |
| Rizzetta & Company, Inc. | 002565 | INV0000068091 | Personnel Reimbursement 04/29/22 | \$ 658.68 |
| Rizzetta & Company, Inc. | 002578 | INV0000068169 | General Management & Oversight/Personnel 05/22 | \$ 1,378.02 |
| Rust Off, LLC | 002586 | 35048 | Rust Prevention 05/22 | \$ 595.00 |
| Securiteam, Inc. | 002566 | 15414 | Security Monitoring - Clubhouse 05/22 | \$ 2,880.00 |
| Stantec Consulting Services Inc | 002579 | 1920296 | Engineering Services 04/22 | \$ 868.00 |
| Straley Robin Vericker | 002580 | 21449 | Legal Services 04/22 | \$ 1,379.50 |
| Tampa Electric Company | ACH20220503 | 211004822469 04/22 | Stonecreek TNHMS LD 929 04/22 | \$ 777.07 |
| Tampa Electric Company | ACH20220503 | 211004822964 04/22 | Bassett Creek Drive 04/22 | \$ 3,299.77 |

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------------|----------------|---------------------------|---|-----------------------|
| Tampa Electric Company | ACH20220525 | 221008243992 05/22 | Kbar Ranch Pkwy - Streetlights 05/22 | \$ 939.41 |
| Tampa Electric Company | ACH20220517 | Electric Summary 04/22 | Electric Summary 04/22 | \$ 16,034.12 |
| United Building Maintenance, Inc. | 002562 | 368 | Pool Cabana/Restroom Maintenance 05/22 | \$ 600.00 |
| United Building Maintenance, Inc. | 002562 | 369 | Janitorial Supplies 05/22 | \$ 18.92 |
| Victoria Shuster | 002574 | VS050422 | Board of Supervisors Meeting 05/04/22 | \$ 200.00 |
| Yellowstone Landscape | 002581 | TM 35625 | Monthly Landscape Maintenance 05/22 | \$ 11,399.84 |
| Yellowstone Landscape | 002581 | TM 369879 | Irrigation Repairs 05/22 | \$ 537.00 |
| Yellowstone Landscape | 002587 | TM 372884 | Install Plants - Wild Tamarind 05/22 | \$ 2,334.07 |
| Yellowstone Landscape | 002587 | TM 372885 | Repair Well Pump - 80% Cost Share 05/22 | <u>\$ 2,664.00</u> |
| Report Total | | | | <u>\$ 70,632.98</u> |

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 3, 2022 @ 6:00 PM
- **Next General Election (Seat 1, Pete R, Seat 4 John B, Seat 5 Christie R):** November 8

**District
Manager's
Report**

July 6

2022

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FINANCIAL SUMMARY

5/31/2022

General Fund Cash & Investment Balance: \$1,260,811

Reserve Fund Cash & Investment Balance: \$444,060

Debt Service Fund Investment Balance: \$525,404

Total Cash and Investment Balances: \$2,230,275

General Fund Expense Variance: \$15,900 Over Budget



Quarterly Compliance Audit Report

KBar Ranch

Date: June 2022 - 2nd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

| Passed | Description |
|--------|---|
| Passed | Website errors* 0 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | Keyboard navigation The ability to navigate website without using a mouse |
| Passed | Website accessibility policy A published policy and a vehicle to submit issues and resolve issues |
| Passed | Color contrast Colors provide enough contrast between elements |
| Passed | Video captioning Closed-captioning and detailed descriptions |
| Passed | PDF accessibility Formatting PDFs including embedded images and non-text elements |
| Passed | Site map Alternate methods of navigating the website |

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

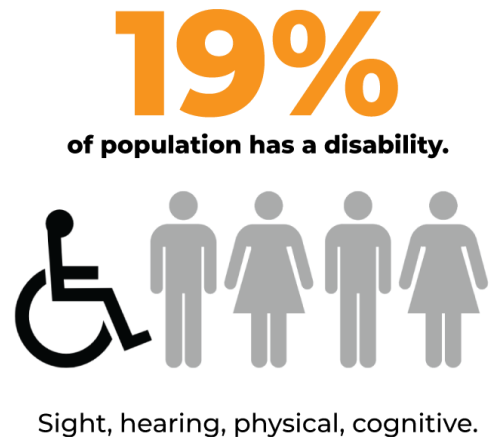
Compliance Criteria

| Passed | Description |
|--------|---|
| Passed | Full Name and primary contact specified |
| Passed | Public Purpose |
| Passed | Governing body Information |
| Passed | Fiscal Year |
| Passed | Full Charter (Ordinance and Establishment) Information |
| Passed | CDD Complete Contact Information |
| Passed | District Boundary map |
| Passed | Listing of taxes, fees, assessments imposed by CDD |
| Passed | Link to Florida Commission on Ethics |
| Passed | District Budgets (Last two years) |
| Passed | Complete Financial Audit Report |
| Passed | Listing of Board Meetings |
| Passed | Public Facilities Report, if applicable |
| Passed | Link to Financial Services |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

| | |
|-----------------------|---|
| Assistive technology | Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader) |
| WCAG 2.0 | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled |
| 504 | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people |
| 508 | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled |
| ADA | American with Disabilities Act (1990) |
| Screen reader | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages. |
| Website accessibility | Making your website fully accessible for people of all abilities |
| W3C | World Wide Web Consortium – the international body that develops standards for using the web |

Tab 4

K BAR RANCH

LANDSCAPE INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Correct red items on the report.
- ❖ Look at the date palm on verdant pasture and provide a diagnosis and cause for the decline.

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. Remove the vines from the base of the red cedar trees on the northside at the main entrance to kbar.
2. **Pocket prune the dead from the schilling hollies on the inbound side of the main entrance to the community.(Pic 2)**



5. **During my inspection, the signs are still not being taken care of around the lakes. This has been on the report for 2 months. Please address with the crews. Yellowstone can use round up beads to help around the signs.(Pic 5)**



3. Remove the vines from the schilling hollies on the corner of bassett creek and wild tamarind dr.
4. Trim back the overgrowth on wild tamarind to allow the mowers to mow the saint augustine.

6. **Make sure that we are string trimming around the drainage structures at the ponds. During my inspection of the ponds, I noticed the same ones not being done. Please address with the crew.**

7. Lift the low hanging oak tree over the sidewalk on wild tamarind in between pepper grass and verdant pasture on the northside.(Pic 7)



8. Have we treated the turf on clover pines drive for turf weeds? Continue to work on these turf areas.
9. Remove the tall weeds from the first small circle on verdant pasture. Remove the sprayed dead tall weeds from the bed as well.
10. The date palm at the end of verdant pasture is not doing well. We will monitor but the district might have to have it removed as well.



Tab 5



**K-Bar Ranch CDD 6/20/22,
10:13 AM**

Josh Oliva

Monday, June 20, 2022

Prepared For Rizzetta

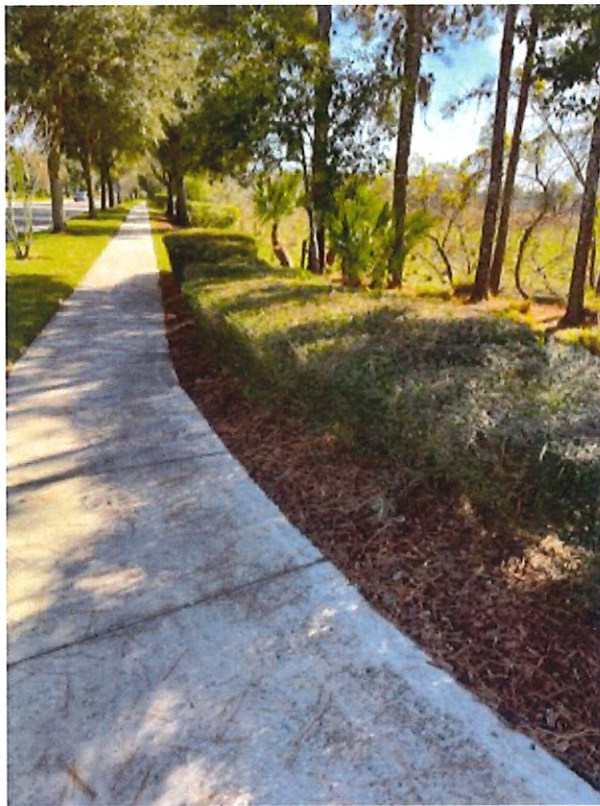
10 Observations Identified



Palmetto Thinning
Property Manager
All palmettos are being
maintained and thinned.



Turf Color
Property Manager
Turf color throughout is uniform
and healthy condition.



Holly Hedge

YL Crew

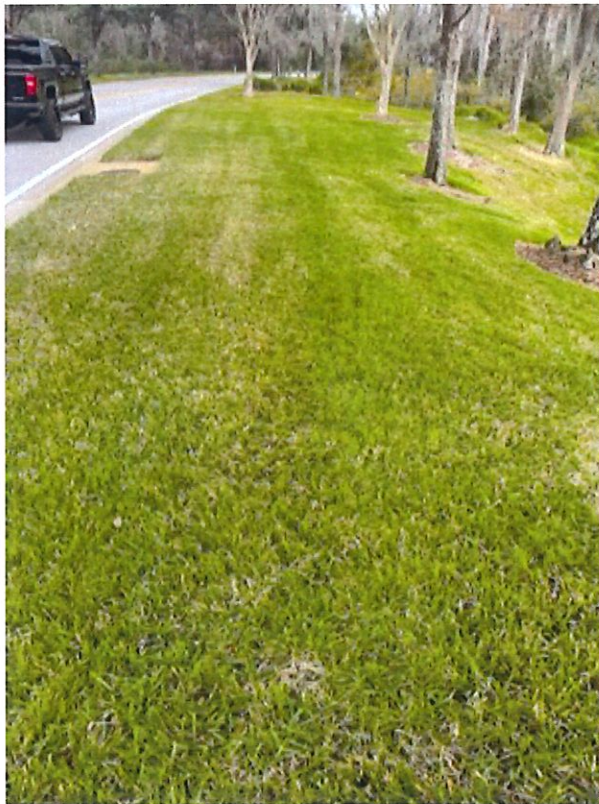
Continue to remove vines that encroach hedge at wild Tamerind.



Overall

Property Manager

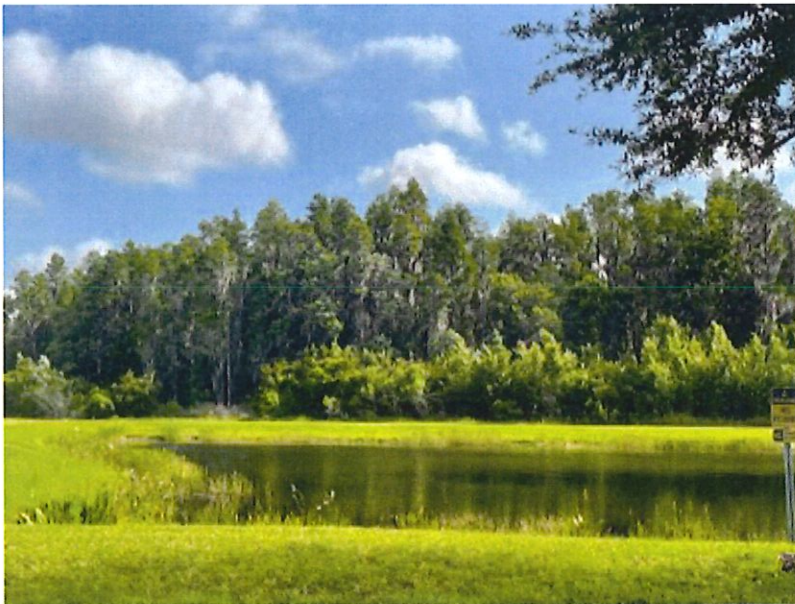
Overall healthy landscape



Turf Mowing

Property Manager

Turf mowing is being completed throughout



Heron Preserve Pond Mowing

Property Manager

Pond mowing is being completed. Including string trimming of signage on ponds



Tree Suckers/ Moss

YL Crew

Continue to remove any tree suckers and lower hanging moss.



Turf Fungus - Possible

YL Fert Chem

Treat all turf fungus throughout using systemic fungicide, as I can see there may be a few areas that have popped up over the past week.



Laurel Vista beautification Project
Install

Laurel vista beautification Install in
the common area of clover pine
completed. Will monitor to ensure
establishment.

Bassett Creek Conservation Cut Back

The conservation cut backs that were approved at the May K-Bar Ranch CDD meeting, at both
whispering pines as well as Bassett creek, will be completed in the same day, July 11th, 2002

Josh Oliva
Yellowstone

Laurel Vista

Tampa, FL.

May 2022

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Loropetalum (L.M.)
- Dwarf Ixora (D.I.)
- Foxtail Fern (F.F.)

L.M.
D.I.
F.F.



Potential

Laurel Vista Tampa, FL.

May 2022

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Loropetalum (L.M.)
- Dwarf Ixora (D.I.)
- Foxtail Fern (F.F.)



L.M.
D.I.
F.F.

Potential

Tab 6



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 |
| TOTAL | \$1,333.99 |

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.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



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 #214436

Date: 06/09/2022

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 |
| Dwarf Ixora- Red, 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

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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.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

Tab 7

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 10-10-22

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 |
|-----------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| 401, K, A, 101, | X | | | X | | | X | X | | | | X | | | LO | | Partly cloudy |
| FPM Pond, EWR | X | | | X | | | X | X | | | | X | | | ↓ | | ↓ |
| -1, 702, 601 | X | | | X | | | X | X | | | X | X | | | ↓ | | ↓ |
| | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | |

OBSERVATIONS / RECOMMENDATIONS

treated duck weed, topped grass, alligator weed, duckweed, primrose, spike rush, pennywort, 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: 10-9-22

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 |
|------------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| FPM area, 301, | X | | | X | | | X | X | | | | X | | | | | NO Partly Cloudy |
| 302, 201, B, | X | | | X | | | X | X | | | | X | | | | | |
| 501, 502, 503, | X | | | X | | | X | X | | | | X | | | | | |
| 1, 701M, 500, | X | | | X | | | X | X | | | | X | | | | | |
| 400, 300, 100, | X | | | X | | | X | X | | | | X | | | | | |
| 112x, 111x, 113x | X | | | X | | | X | X | | | | X | | | | | |
| 100x | X | | | X | | | | X | | | | X | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

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

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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 6-14-22

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 |
|-------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| 1, 2, 3, 4, | X | | | X | | | X | X | | | | X | | | | | Partly Cloudy |
| 200, 800L, | X | | | X | | | X | X | | | | X | | | | | |
| 400L, 100L, | X | | | X | | | X | X | | | | X | | | | | |
| 700L, 600L, | X | | | X | | | X | X | | | | X | | | | | |
| LEmp, 500L, | X | | | X | | | X | X | | | | X | | | | | |
| 500S2, | X | | | X | | | X | X | | | | X | | | | | |
| 300L, 200L | X | | | X | | | X | X | | X | X | X | | | | | |

OBSERVATIONS / RECOMMENDATIONS

treated, azola, salvinia, babies
tear, water grass, algae, spike rush, torpedo grass,
alligator weed, primrose, penny wort

BLUE WATER AQUATICS

Aquatic & Environmental Services

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- Mechanical Weed Removal / Marsh Master
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

Tab 8



Rizzetta & Company

Kbar Ranch Community Development District

kbarranchcdd.org

**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 | REVENUES | | | | | | | |
| 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 | TOTAL REVENUES | \$ 873,022 | \$873,022 | \$ 865,299 | \$ 7,723 | \$869,124 | \$ 3,825 | \$869,124 + Reserves \$190,625 = \$1,059,749 |
| 9 | | | | | | | | |
| 10 | EXPENDITURES - ADMINISTRATIVE | | | | | | | |
| 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**

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|----|--|--------------------------------------|--|-----------------------------------|---|----------------------------|---|--|
| 31 | District Counsel | \$ 14,432 | \$ 24,741 | \$ 15,000 | \$ (9,741) | \$ 20,000 | \$ 5,000 | Confirmed with DC |
| 32 | | | | | | | | |
| 33 | Administrative Subtotal | \$ 84,521 | \$126,424 | \$ 115,758 | \$ (10,666) | \$123,465 | \$ 7,707 | |
| 34 | | | | | | | | |
| 35 | EXPENDITURES - FIELD OPERATIONS | | | | | | | |
| 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 | Field Operations Subtotal | \$ 455,095 | \$731,314 | \$ 749,541 | \$ 18,227 | \$745,659 | \$ (3,882) | |
| 92 | | | | | | | | |
| 93 | TOTAL EXPENDITURES | \$ 539,614 | \$857,738 | \$ 865,299 | \$ 7,561 | \$869,124 | \$ 3,825 | |
| 94 | | | | | | | | |
| 95 | EXCESS OF REVENUES OVER | \$ 333,407 | \$ 15,284 | \$ - | \$ 15,284 | \$ - | \$ - | |
| 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 | REVENUES | | | | | | | |
| 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 | TOTAL REVENUES | \$50,025 | \$ 50,025 | \$ 50,000 | \$ 25 | \$190,625 | \$ 140,625 | |
| 11 | | | | | | | | |
| 12 | Balance Forward from Prior Year | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| 13 | | | | | | | | |
| 14 | TOTAL REVENUES AND BALANCE FORWARD | \$50,025 | \$ 50,025 | \$ 50,000 | \$ 25 | \$190,625 | \$ 140,625 | |
| 15 | | | | | | | | |
| 16 | | | | | | | | |
| 17 | EXPENDITURES | | | | | | | |
| 18 | | | | | | | | |
| 19 | Contingency | | | | | | | |
| 20 | Capital Reserves | \$50,025 | \$ 50,025 | \$ 50,000 | \$ (25) | \$190,625 | \$ 140,625 | |
| 21 | Capital Outlay | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| 22 | | | | | | | | |
| 23 | TOTAL EXPENDITURES | \$50,025 | \$ 50,025 | \$ 50,000 | \$ (25) | \$190,625 | \$ 140,625 | |
| 24 | | | | | | | | |
| 25 | EXCESS OF REVENUES OVER EXPENDITURES | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| 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 |
|---|--------------------|--|--------------------------------------|---------------------|-------------------------|
| REVENUES | | | | | |
| Special Assessments | | | | | |
| Net Special Assessments ⁽¹⁾ | \$58,626.15 | \$121,120.59 | \$137,495.50 | \$307,658.82 | \$624,901.05 |
| TOTAL REVENUES | \$58,626.15 | \$121,120.59 | \$137,495.50 | \$307,658.82 | \$624,901.05 |
| | | | | | |
| EXPENDITURES | | | | | |
| Administrative | | | | | |
| Financial & Administrative | | | | | |
| Debt Service Obligation | \$58,626.15 | \$121,120.59 | \$137,495.50 | \$307,658.82 | \$624,901.05 |
| Administrative Subtotal | \$58,626.15 | \$121,120.59 | \$137,495.50 | \$307,658.82 | \$624,901.05 |
| | | | | | |
| TOTAL EXPENDITURES | \$58,626.15 | \$121,120.59 | \$137,495.50 | \$307,658.82 | \$624,901.05 |
| | | | | | |
| EXCESS OF REVENUES OVER EXPENDITURES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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.

⁽¹⁾ 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

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

| | |
|----------------------|----------------|
| 2021/2022 O&M Budget | \$915,299.00 |
| 2022/2023 O&M Budget | \$1,059,749.00 |

| | |
|------------------|---------------------|
| Total Difference | \$144,450.00 |
|------------------|---------------------|

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

⁽¹⁾ 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 ⁽¹⁾ | | | | 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 ⁽²⁾ | 2014 DEBT SERVICE ⁽²⁾ | 2021 DEBT SERVICE ⁽²⁾ | TOTAL ⁽³⁾ |
| 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

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

⁽²⁾ 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%).

⁽³⁾ 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.

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.

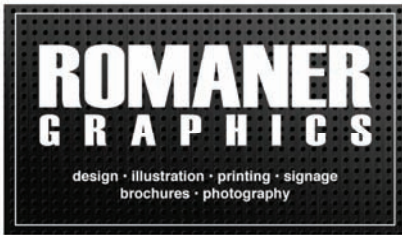
EXPENDITURES – ADMINISTRATIVE:

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 9



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: K Bar Ranch
DATE: 3/8/22

QUOTE: Install walkway from existing gate to sidewalk at tennis court.
Approx. 70' x 4' concrete sidewalk.

TOTAL: \$4,650.00

Thank You: Romaner Graphics



Furnishing great
places to learn.®

www.schooloutfitters.com • PO Box 1367 • Middletown OH 45042-1367

For assistance, please contact:

Paul Burns

Phone: 866-619-5308

Fax: 866-619-4308

paul.burns@schooloutfitters.com

Quote Summary

Quote #: QUO11340235

Valid through: 04/22/2022

Bill to:

K-Bar Ranch Community Development District
Rizzetta and Company
3434 Colwell Ave
Ste 200, Tampa FL 33614-8390 USA

Phone: 1 (813) 994-1001

Fax: N/A

Email: lhayes@rizzetta.com

Ship to:

K-Bar Ranch Community Development District
Lynn Hayes
10511 Wild Tamarind Dr
TAMPA FL 33647 USA

Phone: 1 (813) 994-1001

Fax: N/A

Email: lhayes@rizzetta.com

| Item | SKU# | Description | Qty. | List | % Off | Price Per Item (including options) | Total Price |
|------|------|-------------|------|------|-------|---------------------------------------|-------------|
|------|------|-------------|------|------|-------|---------------------------------------|-------------|

| | | | | | | | |
|----|----------------|---|----|------------|-----|----------|------------|
| 1. | NOR-NW123SM-D6 | Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L) | 10 | \$1,289.76 | 50% | \$644.88 | \$6,448.80 |
|----|----------------|---|----|------------|-----|----------|------------|



Options:

- Frame – Black Powder Coat Frame (+ \$0.00)
- Thermoplastic Plank – Green Thermoplastic Plank (+ \$0.00)

Estimated Delivery:

103 business days after order confirmation

Shipping & Handling Breakdown

| Items Shipping From: | Shipping Via: | Service(s) Included: |
|------------------------------|------------------------|----------------------|
| Norwood Commercial Furniture | FEDEX FREIGHT PRIORITY | Lift Gate |

Product SubTotal: \$6,448.80

Shipping & Handling: \$788.67

Sales Tax: 483.66

Grand Total: \$7,721.13

Important Shipping Information

Shipping on specified items includes a lift gate on the truck, but does not include inside delivery. The driver will lower items to the ground only. Customer must bring inside. Inside delivery is available for an additional charge.

Please remember to inspect your order at the time of delivery. Do not throw away any of the original packaging until inspection is completed. Any missing parts or damages must be reported to customer service at 1-866-619-1776 within 5 business days of delivery.

All quotations are for tailgate delivery, F.O.B. factory, unless otherwise noted.

Sales Representative Comments

Due to the continuous fluctuation with cost of products, increased shortage of raw materials and increased transportation demands, it is important to finalize your ordering needs soon. Please contact us for any assistance needed to proceed with your order.

Thank you for the opportunity to earn your business.

For Assistance: Paul Burns • Phone: 866-619-5308 • Fax: 866-619-4308 • paul.burns@schooloutfitters.com

Item Details



Norwood Commercial Furniture

Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L)

Use the Norwood Commercial Furniture Heavy-Duty Park Bench with Back in your high-traffic outdoor areas; it's made of steel, so it stands up to heavy use. The frame features a powder coat finish that won't scratch or fade, and the seat and back have a heavy-duty thermoplastic finish that resists UV rays and vandalism. Both the frame and bench come in a big selection of colors sure to stay bright and attractive for years. Assembly hardware included; mounting hardware not included.

Specifications

| | |
|-----------------------|------------------------|
| Product Weight (Lbs): | 91 |
| Assembly: | Assembly required |
| Bench Finish: | Thermoplastic |
| Frame Finish: | Powder coat |
| Material: | Steel; 12 gauge frame |
| Mount Type: | Surface |
| Other Info: | Diamond expanded metal |
| Overall Depth: | 21 9/16" D |
| Overall Height: | 34 1/4" H |
| Overall Length: | 6' L |
| Seat Depth: | 10" D |
| Seat Height: | 18 1/4" H |
| Seating Capacity: | 3 |
| Warranty: | 5-year limited |
| Weight Capacity: | 600 lbs |

Options

Thermoplastic Plank Color:

- ☐ Black Thermoplastic Plank
- ☒ Green Thermoplastic Plank
- ☐ Royal Blue Thermoplastic Plank

Frame Color:

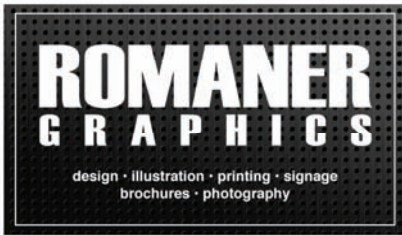
- ☐ Black Powder Coat Frame
- ☒ Green Powder Coat Frame
- ☐ Royal Blue Powder Coat Frame

| Item | SKU# | Description | Qty. | List | % Off | Price Per Item (including options) | Total Price |
|------|------|-------------|------|------|-------|---------------------------------------|-------------|
|------|------|-------------|------|------|-------|---------------------------------------|-------------|

| | | | | | | | |
|----|----------------|---|----|------------|-----|----------|------------|
| 1. | NOR-NW123SM-D6 | Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L) | 10 | \$1,289.76 | 50% | \$644.88 | \$6,448.80 |
|----|----------------|---|----|------------|-----|----------|------------|

Options:

- ☐ Frame – Black Powder Coat Frame (+ \$0.00)
- ☒ Thermoplastic Plank – Green Thermoplastic Plank (+ \$0.00)



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: K Bar Ranch
DATE: 6/9/22




QUOTE: Park Benches:

| | |
|--|------------|
| Assembly and installation - \$150 ea. x 10 benches - | \$1,500.00 |
| Concrete slabs (one section under each bench leg) - \$1,200 ea. x 10 benches - | 12,000.00 |

TOTAL: \$13,500.00

Thank You: Romaner Graphics

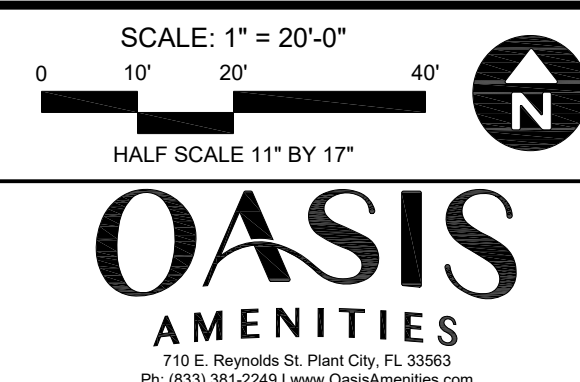


| SCHEDULE KBAR LS | | |
|---|-------|-----------------------------|
| PT TREES | CODE | COMMON NAME |
|  | PTS18 | PALM TREE - SMALL |
|  | TUF | TREE UNDERSTORY - FLOWERING |
|  | TSL4 | TREE SHADE - LARGE |

Conceptual Site Plan

City of Tampa

| REVISIONS | | DATE | BY |
|------------|---------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| DATE | JOB NO. | | |
| 03-01-2022 | 221-XXX | | |





K-BAR Amenity - CONCEPT 01

OPINION OF PROBABLE COST - SUMMARY

| HARDSCAPE | |
|----------------------|---------------|
| DESCRIPTION | TOTAL |
| Spalsh Pad | \$ 100,000.00 |
| Athletic Sports | \$ - |
| Dog Park | \$ 5,475.00 |
| Fence & Gates | \$ 38,646.67 |
| Miscellaneous | \$ - |
| Paving | \$ 3,517.00 |
| Safety Equipment | \$ - |
| Playground Equipment | \$ - |
| Site Furnishings | \$ 10,614.00 |
| Site Structures | \$ 35,000.00 |
| Wall | \$ - |
| | |
| HARDSCAPE TOTAL | \$ 193,252.67 |

| LANDSCAPE AND IRRIGATION | |
|--------------------------------|--------------|
| DESCRIPTION | TOTAL |
| OVERALL LANDSCAPE TOTAL | \$ 12,760.00 |
| OVERALL IRRIGATION TOTAL | \$ 6,380.00 |
| | |
| LANDSCAPE AND IRRIGATION TOTAL | \$ 19,140.00 |

| SUMMARY | |
|--|---------------|
| DESCRIPTION | TOTAL |
| OVERALL CONSTRUCTION TOTAL | \$ 212,392.67 |
| 10% CONTINGENCY | \$ 21,239.27 |
| 8% INFLATION | \$ 16,991.41 |
| OVERALL CONSTRUCTION TOTAL | \$ 250,623.35 |
| CONSTRUCTION PLANS DESIGN & PERMITTING FEE | TBD |
| GENERAL CONTRACTOR FEE | TBD |
| TOTAL BUDGET | \$ 250,623.35 |



| K-BAR Amenity - CONCEPT 01 | | | | | | |
|--------------------------------------|---|-----|---------------|---------------|---|---|
| HARDSCAPE - OPINION OF PROBABLE COST | | | | | | |
| GENERAL / CUSTOM STRUCTURES | | | | | | |
| CODE | DESCRIPTION | QTY | COST | TOTAL | Manufacturer/Model/Finish/Color | Contact Name/Phone/Email/Website |
| | Splash Pad | 1 | \$ 100,000.00 | \$ 100,000.00 | | |
| | | 0 | \$ - | \$ - | | |
| | | 0 | \$ - | \$ - | | |
| | | 0 | \$ - | \$ - | | |
| GENERAL TOTAL | | | | \$ 100,000.00 | | |
| DOG PARK ELEMENTS | | | | | | |
| CODE | DESCRIPTION | QTY | COST | TOTAL | Manufacturer/Model/Finish/Color | Contact Name/Phone/Email/Website |
| DP-100 | DOG PARK - WASTE STATION SYSTEM - DOIP - SINGLE PULL | 2 | \$ 259.00 | \$ 518.00 | Dog-on-It / Model: 7408 Single Pull / Kit:Post, sign, receptacle, bags, keys/Powder coated/Green Color | Nora VandenBerghe / 877-348-3647 / nora@dogonitparks.com |
| DP-110 | DOG PARK - SIGN - RULES - DOIP | 1 | \$ 814.00 | \$ 814.00 | Dog-on-it-parks/Rules Sign # 7230/Powder coated post-Fiber glass sign/Blue post | Nora VandenBerghe / 877-348-3647 / nora@dogonitparks.com / www.arflorida.com |
| DP-124 | DOG PARK - FIRE HYDRANT - DOIP | 1 | \$ 463.00 | \$ 463.00 | Dog-on-it-parks/Fire Hydrant #7260/Resin/Red with Yellow Accent | Nora VandenBerghe / 877-348-3647 / nora@dogonitparks.com / www.arflorida.com |
| DP-140 | DOG PARK - WATER FOUNATIN - DOIP - BI-LEVEL WITH LEASH HOOK | 1 | \$ 3,680.00 | \$ 3,680.00 | Dog-on-It-parks / Model: 7212 Bi-Level Bowl with leash hook and vandal resistant hose bibbs / Color: Body, hook and bibbs - Green | Nora VandenBerghe / 877-348-3647 / nora@dogonitparks.com / www.arflorida.com |
| | | 0 | \$ - | \$ - | | |
| DOG PARK ELEMENTS TOTAL | | | | \$ 5,475.00 | | |
| FENCES AND GATES | | | | | | |
| CODE | DESCRIPTION | QTY | COST | TOTAL | Manufacturer/Model/Finish/Color | Contact Name/Phone/Email/Website |
| F-195 | FENCE - DOG PARK - 4`H ALUMINUM (3 RAIL) - DF | 961 | \$ 38.00 | \$ 36,536.67 | Danielle Fence / 48" H 3 Rail Avalon Style with Puppy Pickets at Bottom-Commercial Grade / Powder Coat Aluminum / Black | Marc Glogower / 813-681-6168 / marc@daniellefence.net / www.DanielleFence.com |
| F-220 | GATE - DOG PARK - 4`H x 5`W - SINGLE ALUMINUM (3 RAIL) - DF - AVALON | 2 | \$ 550.00 | \$ 1,100.00 | Danielle Fence / 48``H x 60``W 3 Rail Avalon Style -Puppy Pickets - Commerical Grade Aluminum Single Gate / Powder Coat / Black | Marc Glogower / 813-681-6168 / marc@daniellefence.net / www.DanielleFence.com |
| F-221 | GATE - DOG PARK - 4`H X 10`W - DOUBLE ALUMINUM (3 RAIL) - DF - AVALON | 1 | \$ 1,010.00 | \$ 1,010.00 | Danielle Fence / 48``H x 120``W 3 Rail Avalon Style with Puppy Pickets- Commerical Grade Aluminum Double Gate / Powder Coat / Black | Marc Glogower / 813-681-6168 / marc@daniellefence.net / www.DanielleFence.com |
| | | 0 | \$ - | \$ - | | |
| | | 0 | \$ - | \$ - | | |
| FENCE AND GATES TOTAL | | | | \$ 38,646.67 | | |



K-BAR Amenity - CONCEPT 01

LANDSCAPE - OPINION OF PROBABLE COST

| TREES | | | | | | | | | | | | |
|-----------------|-----------------------------|---|--------|-------------|---------|--------|---------|---------|-----|-------------|--------------|---------|
| CODE | COMMON | BOTANICAL | CONT | CAL | SIZE | NATIVE | DROUGHT | SPACING | QTY | COST | TOTAL | REMARKS |
| PTS18 | PALM TREE - SMALL | EXAMPLE: CABBAGE PALM, QUEEN PALM, ETC. | T.B.D. | NA | 18' HT. | | | NA | 7 | \$ 480.00 | \$ 3,360.00 | |
| TUF | TREE UNDERSTORY - FLOWERING | EXAMPLE: CRAPE MYRTLE, JATROPHA, ETC. | T.B.D. | Multi-Trunk | | | | NA | 3 | \$ 200.00 | \$ 600.00 | |
| TSL4 | TREE SHADE - LARGE | EXAMPLE: OAK, MAPLE, SYCAMORE, ETC. | T.B.D. | 4" Cal | | | | NA | 8 | \$ 1,100.00 | \$ 8,800.00 | |
| | | | | | | | | NA | 0 | \$ - | \$ - | |
| | | | | | | | | NA | 0 | \$ - | \$ - | |
| | | | | | | | | NA | 0 | \$ - | \$ - | |
| | | | | | | | | NA | 0 | \$ - | \$ - | |
| TREE SUBTOTAL | | | | | | | | | | | \$ 12,760.00 | |
| SHRUBS | | | | | | | | | | | | |
| CODE | COMMON | BOTANICAL | CONT | CAL | SIZE | NATIVE | DROUGHT | SPACING | QTY | COST | TOTAL | REMARKS |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| SHRUBS SUBTOTAL | | | | | | | | | | | \$ - | |
| SHRUB AREAS | | | | | | | | | | | | |
| CODE | COMMON | BOTANICAL | CONT | CAL | SIZE | NATIVE | DROUGHT | SPACING | QTY | COST | TOTAL | REMARKS |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |
| | | | | NA | | | | | 0 | \$ - | \$ - | |