



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors Meeting
August 3, 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

August 2, 2022

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, August 3, 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 July 6, 2022 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for June 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/
Landscape Comments Tab 4
 - B. Presentation of Aquatics Report Tab 5
 - C. Consideration of Midge Fly Treatment Proposal..... Tab 6
 - D. Public Hearing on Adopting Fiscal Year 2022/2023 Final Budget
 1. Consideration of Resolution 2022-04, Adopting Fiscal Year 2022/2023 Final Budget..... Tab 7
 - E. Public Hearing on Fiscal Year 2022/2023 Special Assessments
 1. Consideration of Resolution 2022-05, Imposing Special Assessments and Certifying an Assessment Roll Tab 8
 - F. Consideration of Resolution 2022-06, Setting the Meeting Schedule for Fiscal Year 2022/2023 Tab 9
 - G. Consideration of Second Addendum Contract for Professional District Services Tab 10
 - H. Consideration of the Landscape Services Contract Addendum..... Tab 11
 - I. Consideration of the First Addendum Amenity Services Contract Tab 12
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, July 6, 2022, at 6:00 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 <i>(via conf. call)</i>
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

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

None.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held
on June 1, 2022**

Mr. Hayes presented the Minutes of the Board of Supervisors Meeting held on June 1, 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 June 1, 2022, as presented, for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Hayes presented the Operation and Maintenance Expenditures for May 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 May 2022 (\$70,632.98) as presented, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Chair

Ms. Shuster indicated the retaining wall repairs were completed at Peppergrass. She also indicated the Board is not interested in entertaining an agreement to have tennis pro lessons onsite. She requested that the District Manager get an update from the Ms. Stewart regarding the culvert cleanup (East of Clover Pine) and provide the Board with a follow up email.

B. District Counsel

No report.

C. District Engineer

No report.

D. District Manager Report

Mr. Hayes reviewed his report and informed the Board the final budget would be presented at the August 3, 2022, meeting. He reviewed the 2nd quarter ADA website compliance audit report and indicated they passed all areas of the ADA website Accessibility and Florida Statute 189.069 requirements.

SIXTH ORDER OF BUSINESS

**Presentation of Landscape
Inspection Services Report and
Landscape Comments**

Mr. Hayes presented the Field Inspection Report dated June 15, 2022.

SEVENTH ORDER OF BUSINESS

**Presentation of Yellowstone
Landscape Report**

Mr. Hayes presented the Yellowstone Landscape report. The Board requested that the Landscape Specialist follow-up with Yellowstone on all items noted on his report and that Yellowstone provide the day and date of completion for all items. The Board provided positive feedback on the Laurel Vista beautification project. The Board requested that Yellowstone provide an email to the District Manager with the anticipated start date and completion date for the Laurel Bassett Creek conservation cutback that was approved at the June 1, 2022, Board of Supervisors meeting. The Vice Chair Dr. Rinck reported that the pond signs in Laurel Vista had not been straightened up yet as promised at the June 1, 2022, meeting. The Vice Chair requested the Board's thoughts for other plants for the Laurel Vista entrance because the plants there now are not doing well. The Chair of K-Bar II stated that at this time there should not be any perennials at Laurel Vista entrance beds or other K-Bar II Beds. This will be discussed at the September 7, 2022, meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Yellowstone Landscape Quotes**

On a Motion by Ms. Gustavel, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Yellowstone proposal #214910 for the community premium annual flower installation, for K-Bar Ranch Community Development District.

The Board tabled the other quotes until the September 7, 2022, meeting.

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

Mr. Hayes provided the Aquatics report. The Board requested that the aquatics vendor send the District Manager an email with an update on when the pond duck decoys would be installed. Ms. Shuster also asked that the aquatics vendor look at her pond with regards to midge flies and determine if anything can be done to treat them. Ms. Shuster further requested that the aquatics vendor provide a midge fly treatment quote to be include in the August 3, 2022, meeting.

TENTH ORDER OF BUSINESS**Discussion of Fiscal Year 2022/2023**

Mr. Hayes provided the Board with several options for the Fiscal Year 2022/2023 Budget. The Board decided they wanted to keep the Proposed Fiscal Year 2022/2023 Budget as is with no changes to the Approved Proposed Budget that was approved on June 1, 2022.

ELEVENTH ORDER OF BUSINESS**Discussion of Fiscal Year 2022/2023 Budget Capital Improvement Project Quotes**

The Board had a lengthy discussion concerning Capital Improvement Projects.

TWELFTH ORDER OF BUSINESS**Supervisor Requests**

The Board requested that all District Staff and vendors be present at the August 3, 2022, meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Bowersox seconded by Ms. Shuster, with all in favor, the Board of Supervisors adjourned the meeting at 7:50 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

June 2022

For Board Approval

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

The total items being presented: **\$57,780.26**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bright House Networks	ACH20220628-2	46393801061522	10511 Wild Tamarind Dr 06/22	\$ 237.97
Christiane Rinck	2601	CR060122	Board of Supervisors Meeting 06/01/22	\$ 200.00
City of Tampa Utilities	2604	2133060	10511 Wild Tamarind Dr 05/22	\$ 95.66
City of Tampa Utilities	2604	2163299	19349 Water Maple Dr 05/22	\$ 11.00
Cynthia Gustavel	2595	CG060122	Board of Supervisors Meeting 06/01/22	\$ 200.00
Edmund P Radigan	2600	ER060122	Board of Supervisors Meeting 06/01/22	\$ 200.00
Harris Romaner Graphics	2610	21214	Repair Retaining Walls 06/22	\$ 2,475.00
JBW Designs, LLC dba Poop 911	2599	5602804	10 Stations Filled/Emptied 05/22	\$ 237.90
Jeremy T. Crawford	2609	2047	Service Call - Men's Restroom 06/22	\$ 250.00
John C. Bowersox	2596	JB060122	Board of Supervisors Meeting 06/01/22	\$ 200.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
K-Bar Ranch II CDD	2597	OMR0522-2	Landscape Cost Share 05/22	\$ 820.55
Nvirotect Pest Control Service, Inc	2598	266044	Pest Control Account #9822 06/22	\$ 65.00
Phil Lentsch	2588	34855	One Agenda Book 05/22	\$ 58.95
Republic Services #696	ACH20220607	0696-001030198	Disposal Service 06/22	\$ 157.13
Rizzetta & Company, Inc.	2589	INV0000068695	Management Services 06/22	\$ 4,368.34
Rizzetta & Company, Inc.	2590	INV0000068918	Personnel Reimbursement 05/27/22	\$ 1,902.38
Rizzetta & Company, Inc.	2605	INV0000069006	Amenity Management & Oversight 06/22	\$ 1,813.30
Rust Off, LLC	2606	35416	Rust Prevention 06/22	\$ 595.00
Securiteam, Inc.	2591	15561	Balance Due - Amenity Center Addition (Virtual Fence) 06/22	\$ 8,443.57
Solitude Lake Management, LLC	2607	PI-A00824320	Quarterly Fountain Service 06/22	\$ 164.78

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	2607	PI-A00833714	Fountain Service 06/22	\$ 154.75
Straley Robin Vericker	2603	21585	Legal Services 05/22	\$ 2,131.00
Tampa Electric Company	ACH20220607-2	211004822964	Bassett Creek Drive - Streetlights 05/22	\$ 3,299.77
Tampa Electric Company	ACH20220607-3	211025675680	19238 Climbing Aster DR 05/02/21 - 04/12/22	\$ 1,053.81
Tampa Electric Company	ACH20220617	211025675680 05/22-2	19238 Climbing Aster DR 04/13/22-05/12/22	\$ 93.54
Tampa Electric Company	ACH20220628	211025675680	19238 Climbing Aster DR 06/22	\$ 57.96
Tampa Electric Company	ACH20220629	221008243992	Kbar Ranch Pkwy - Streetlights 06/22	\$ 939.41
Tampa Electric Company	ACH20220615	Electric Summary 05/22	Electric Summary 05/22	\$ 16,179.23
Times Publishing Company	2593	0000226356 05/25/22	Legal Advertising 05/22	\$ 318.50
United Building Maintenance, Inc.	2594	370	Pool Cabana/Restroom Maintenance 06/22	\$ 600.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Building Maintenance, Inc.	2594	371	Janitorial Supplies 06/22	\$ 26.92
Victoria Shuster	2602	VS060122	Board of Supervisors Meeting 06/01/22	\$ 200.00
Yellowstone Landscape	2608	TM 372918	Monthly Landscape Maintenance 06/22	<u>\$ 10,228.84</u>
Report Total				<u>\$ 57,780.26</u>

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 7, 2022 @ 6:00 PM

**District
Manager's
Report**

August 3

2022

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FINANCIAL SUMMARY

6/30/2022

General Fund Cash & Investment Balance: \$1,212,545

Reserve Fund Cash & Investment Balance: \$444,170

Debt Service Fund Investment Balance: \$539,816

Total Cash and Investment Balances: \$2,196,531

General Fund Expense Variance: \$13,908 Over Budget

Tab 4

K BAR RANCH

LANDSCAPE INSPECTION REPORT



July 18, 2022
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Make sure annual beds are always presentable. If annuals are dead, they need to be pulled and beds raked for the next rotation.
- ❖ Improve the vines and weed control in the district plant beds. .

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. Eradicate the crack weeds in the crevice in the front of the amenity center building.



2. Replace the Podocarpus near the trash dumpster at the amenity center. This was just recently replaced and needs to be done again under warranty.(Pic 2)
3. Remove the tall weeds growing in the Plumbago in the center island on Wild Tamarind.
4. Yellowstone to make sure that the annual beds are being maintained throughout the

changeouts. If annuals no longer are presentable, please rake the bed and remove weeds and prepare for the next changeout.

5. Remove the vines in the Burford Hollies on the outbound side of the main entrance to the community.
6. Pull the vines from the base of the Red Cedar Trees at the main entrance to the community on Bassett Creek Drive. This will prevent the vines from recurring at the top of the tree.



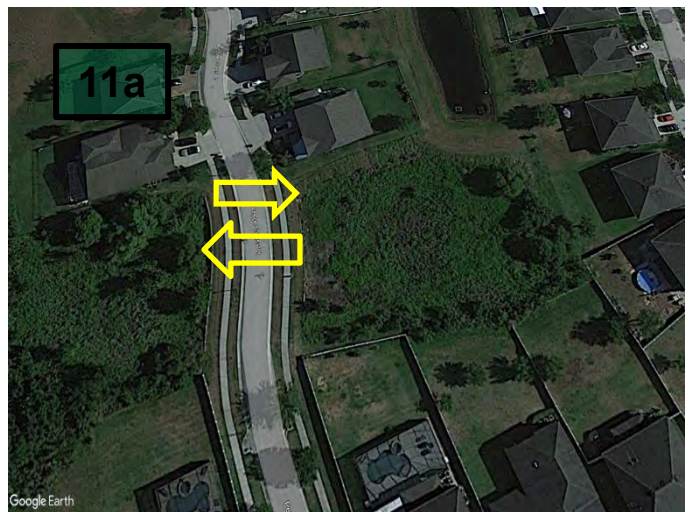
K-Bar Ranch

7. Remove the vines in the Walter Viburnum on the inbound side of the main entrance to the community between the district and the school property.(Pic 7)



14. Soft Edge the newly installed plant bed near the sitting area on Clover Pine Drive.

8. Improve the vigor in the Loropetalum just inside of the main entrance to the community on the inbound side of Bassett Creek Drive.
9. Remove the vines from the base of the Schilling Hollies at the Wild Tamarind and Bassett Creek Drive intersection on the southwest side.
10. Treat the Torpedo Grass growing in the bed space at the Bassett Creek Monument sign on Wild Tamarind Drive.
11. Make sure that the crews are string trimming as close to the conservation areas as they can at the common area tract on Pepper Grass Drive before Mistflower Lane. (Pic 11, 11a>)
12. Treat the bed weeds in the last small island at the dead end of Verdant Pasture Way.
13. During my inspection I have not noticed a change in the turf weeds control on Clover Pine Drive in Laurel Vista. Has these areas been treated with a selective Herbicide?



Tab 5

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-8-22

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, EWBI,	X			X	X		X	X				X			0		Partly Cloudy
702, L01, 503,	X			X	X		X	X				X			0		
800L, 301, 302,	X			X			X	X			X	X			30		
201, 202, B,	X			X			X	X				X			0		
1, FPM area,	X			X			X	X				X			0		

OBSERVATIONS / RECOMMENDATIONS

treated torpedo grass, primrose, spike rush, alligator weed, algae duck weed, pennywort

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: 7-11-22

CUSTOMER: h Bar I

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
1,2,3, FPM Pond	X			X			X	X				X		NO			Sunny/Rainy
101A, 400,	X			X			X	X				X					81°
FPM Area	X			X			X	X				X					↓
701M	X			X			X	X				X			↓	↓	↓

OBSERVATIONS / RECOMMENDATIONS treated algae, torpedo grass, priprase, vines, spike rosh, alligator weed, penny wort, removed trash

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CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-14-22

CUSTOMER: H Bar I

AQUATECH: Melissa & Chris

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
702, 200, 200L	X			X													Partly Cloudy
	X			X													
601, 702	X			X			X								NO		
400, 113x, 100L	X			X			X	X				X			0		
400L, 500L sump,	X			X			X	X				X			0		
500L, 701M	X			X			X	X				X			0		
800L	X			X			X	X				X			0		
100L	X			X			X	X			X	X			130		
OBSERVATIONS / RECOMMENDATIONS <u>treated torpedos grass, primrose, alligator weed, pennywort, algae, salvinia</u>																	

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BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-19-22

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
400, 500, 800	X			X			X	X				X		N	0		Partly Cloudy
700L, 300, 200	X			X			X	X				X		↓	0		
100, 100 11X, 12X	X			X			X	X				X		↓	0		

OBSERVATIONS / RECOMMENDATIONS

treated torpedo grass, primrose spike rush, alligator weed, algae, pennywort

BLUE WATER AQUATICS

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- Mitigation Services

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CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7/14/2022

CUSTOMER: K-Bar CDD I

AQUATECH: C. Thompson

ACCOUNT # _____ WORK ORDER # SSA-Eutro

EutroSorb
SITE

200

200L

702

INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS
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WEATHER
CONDITIONS

Sunny 93°

OBSERVATIONS / RECOMMENDATIONS

Collected water samples for testing.

BLUE WATER AQUATICS

Aquatic & Environmental Services

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CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-14-22

CUSTOMER: H Bar I SSA

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # SSA EUTROSORB

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>702, 200,</u>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>								<u>NO</u>	<u>Partly Cloudy</u>	
<u>200L</u>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>								<u>NO</u>	<u>↓</u>	

OBSERVATIONS / RECOMMENDATIONS

treated algae - EUTROSORB

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7/14/2022

CUSTOMER: K-Bar CDD I

AQUATECH: C. Thompson

ACCOUNT # _____ WORK ORDER # SSA-

BIOSAFE POND BLOCKS

BioSafe SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>101</u>																	<u>Sunny 93°</u>
<u>A</u>																	
<u>601</u>																	

OBSERVATIONS / RECOMMENDATIONS Collected water samples for testing.
Deployed decoy ducks with BioSafe blocks suspended underneath.

BLUE WATER AQUATICS

Aquatic & Environmental Services

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

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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





MOSQUITO MANAGEMENT FOR COMMUNITIES AND HOAs

Blue Water Aquatics
provides superior control to
safeguard the health of your
residents.



Call 727-842-2100

Property managers and board members are entrusted with prioritizing the safety and happiness of their residents. As a Floridian, you are no stranger to mosquito problems in the spring and summer. Florida's warm, humid weather attracts mosquitoes to your property, making it important to enlist the help of commercial mosquito control specialists who can quickly, and effectively eliminate them.

NEGATIVE IMPACT OF MOSQUITOS & MIDGES:



Mosquitoes bite and some species can carry West Nile virus, Zika virus, Dengue, and malaria.



Swarming around residential areas, businesses, and stormwater systems.



Large populations of midges can blanket cars, building exteriors, and other surfaces, which can stain and damage them over time.



Blue Water Aquatics offers complete mosquito and midge control for residential and commercial properties.

Call us today for a free site assessment and proposal.



727-842-2100



www.bluewateraquaticsinc.com



6727 Trouble Creek Rd.
New Port Richey, FL 34653



ECO-FRIENDLY DOESN'T HAVE TO MEAN INEFFECTIVE.



Biological larvicides are an excellent way to control mosquitoes. These naturally occurring beneficial bacteria inhibit mosquito larvae from digesting nutrients and pose no known risks to the environment when applied at the proper rates.



Botanical insecticides are formulated with potent, botanically derived active ingredients like rosemary oil, geraniol, and peppermint oil.



Stocking fish such as minnows or bluegill is a very effective and natural way to control mosquitoes.



Traps are effective surveillance tools and help to eliminate egg laying females.



CONTACT INFORMATION

727-842-2100



office@bluewateraquaticsinc.com



www.bluewateraquaticsinc.com



6727 Trouble Creek Rd.
New Port Richey, FL 34653



DUNS: 03-856-5458

SAM: J5VDWTAHZE51

Cage code: 94VF9

NAICS & PSC CODES

541620 Wetland restoration services | 561730 Landscape services

F020 Fisheries Resource Management | F113 Wetlands Conservation and Support



Tab 6



Midge Fly and Mosquito Control Agreement

This Agreement, with an agreed upon service start date of **August 1, 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 & Co. 3434 Colwell Ave, Ste 200, Tampa, FL 33614.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide midge fly and mosquito management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

(1) Waterway 2,130 Linear Feet 3.40 Surface Acres @ NWL 1.06 Littoral Shelf

Contract Term: The term of this Agreement shall be for three (3) consecutive months unless sooner terminated as provided herein. **

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ Initial Larvicide Treatment Along Perimeter of Shoreline	\$615.00/initial
⇒ Monthly Maintenance Program for Midge Fly & Mosquito Control (3 months -> August, September & October 2022) **	\$250.00/month
⇒ One Monitoring Trap per Acre	Included
⇒ Monthly Surveillance of Traps	Included
⇒ Monthly Reporting	Included
Total 1st Year Contract Amount Midge Fly & Mosquito Control Services	\$1,365.00/year

**** Normal Treatments are for 8 months -> March thru October / then November thru February OFF**

Three (3) Inspections, August through October, with treatments performed as necessary. Follow-up treatments performed at no additional cost.

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon existing conditions at that time.

Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.



Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any 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.

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been affected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

Addenda: See attached map, survey, and report (where applicable).

Midge Fly & Mosquito Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for demonstrations or presentations designed to help understand midge fly and mosquito problems and their respective solutions.

Christopher Thompson, President
Blue Water Aquatics, Inc.

07/14/2022

Date

Customer

Date

Survey Sheet
K-Bar Ranch CDD I – MIDGE FLY CONTROL
Site & GEP Surveyed

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>	<u>Sump Acres</u>	<u>Littoral Shelf Acres</u>
702	2,130	3.40	2.34	1.06

Site Map





INNOVATIVE
PLANT PROTECTION
PRODUCTS

INNOVATIONS GROW HERE



SKEETER CONTROL

ADVANCED BIOLOGICAL MOSQUITO CONTROL



SKEETER CONTROL

Biocide: mosquito

larvae eradication

- Complete larvae and pupae control
- Control in 24 hours
- Reduces lasting populations
- Safe around people with 0 REI



SKEETER
MOSQUITO CONTROL

ADVANCED BIOLOGICAL MOSQUITO CONTROL

ACTIVE INGREDIENTS

Garlic Oil 20.00%
Soybean Oil 1.00%

INERT INGREDIENTS:* 79.00%

TOTAL: 100.0%

MANUFACTURED BY:



12600 West Frontage Road,
Burnsville MN 55337
Phone: 1-833-476-7761
www.groproag.com

*water, egg solids

**KEEP OUT OF REACH OF CHILDREN
CAUTION**

NET CONTENTS:

■ 2.5 Gal (9.5 L) ■ 264 gal (999.3 L)



ENVRIO LINE



Mosquitos: tiny, but powerful enemy

Mosquitoes are perhaps the most dangerous insects in the world - they transmit Zika virus, yellow fever, dengue, malaria, and other diseases infecting hundreds of millions of people globally and killing millions each year. WHO reports that more than 50% of the world's population is at risk from mosquito-borne diseases.

Skeeter Control is a mosquito biological control agent. Skeeter control has a primary control function on mosquito larvae in bodies of water. Skeeter Control has a high mortality rate on larvae within 48 hours when applied correctly. Applications are accomplished using aerial sprayers or misters to the bodies of water where mosquitos lay their eggs.



MOSQUITO



MODE OF ACTION

- 1 • Skeeter Control utilizes a unique formulation containing a specialized in vitro juvenile nematode that works by searching out mosquito larvae.
- 2 • Once mosquito larvae are located, immediate infection is initiated as the juvenile nematodes enter the larvae through numerous small openings on the larvae body.
- 3 • Once inside the larvae, the juveniles' nematodes instantly release a symbiotic bacteria into the larvae bloodstream.
- 4 • Once inside the blood, septicemia initiates and kills their insect hosts, this complete process happens within 48 hours after infection.

FIELD APPLICATION TESTS

Application	Mortality(%) after days		
	3d	5d	7d
Control	50.0	25.0	25.0
Double	92.9	99.5	99.5
Normal	92.5	94.2	98.3
Half	90.0	92.5	95.0

APPLICATION TABLE

APPLICATION TYPE	MIX RATE	TIME TO USE
Backpack Air Boat	1-2 fl. oz. or 30-60 mL/1 gal water 32-64 fl. oz. or 1-2 L/500 L of water in lakes, ponds, water tank, etc.	At the start of mosquito infestation

DIRECTIONS FOR USE

Mix Rate: The mix rate for SKEETER is **1-2 oz or 30-60 ml** per one gallon of water or **16oz** of Skeeter per surface acre. Depending on severity of outbreak SKEETER may be applied directly to the mosquito infestation, to the plants, to lakes/ponds, or to the soil itself. **SHAKE OR MIX THOROUGHLY!** Can be applied via Backpack, Aerial, and Boat.

Fully tank compatible allowing broader applications.



WHERE TO USE

- Rivers near the park and house
- Stagnant water
- Sewage
- Water pipes
- Drainage
- Lakes and ponds
- Old vehicle tires
- etc.





SKEETER IS A UNIQUE PRODUCT



- Skeeter is a unique bio-pesticide as it has 3 distinct actions and multiple life state controls
- Skeeter is tank compatible allowing for one application process
- Skeeter controls eggs, larvae, pupae, and young adults.
- Skeeter has a long control period as we have a proprietary process that allows feeding to occur on the pupae and larvae which in return releases a toxin that expands and kills more eggs.

EFFECTIVENESS FACTS

Skeeter is a superior control mosquito material, a game-changer for the abatement industry. In a period of 24 hours, you will see 80% control and in 48 hours upwards of 98% control and destruction in 72 hours of larvae and pupae.



When you compare prices with other products, Skeeter comes out as a better value because of the following facts:

- It is tank compatible - you can use without any extra steps;
- it is a surface film that spreads itself evenly across the surface.
- It offers immediate control of the water after deployment.
- The live nematodes multiply off the food source, extending the active life of the product up to 30 days.
- It requires fewer trips to manage the water.

SKEETER IS SAFE



Skeeter has a Zero REI meaning you can apply and immediately swim, golf, or walk around the application area. Our products are formulated with the environment and people in mind. Our technology focuses on formulation processes that reduce or eliminate the need for solvents allowing a pure, clean, and safer material for the end-users.

TESTIMONIALS



**RICK
ANDERSON**
Aquatic Balance
(Florida, USA)

"We've used GROPRO products for the last few years in Florida for multiple aquatic management companies in commercial, government, and private use spaces. Skeeter is easy to use. It goes out and spreads evenly across the water. You can see the product cover the surface and then disappear. It leaves no residue, and no new midge or mosquito leaves the water after the first application. Skeeter is unique with its multiple modes of action as well as its residual effect, and it just works great!"



APPLICATION ADVICE

- If you have stagnant standing water Skeeter can be used for immediate control with visual results in 24 hours.
- Skeeter can be applied to the banks of any standing water area such as ponds, ditches, or areas where stagnant water is present.
- Skeeter can also be applied via a mister to control eggs and young adults in the brush along pathways in golf courses, parks and recs, as well as amusement parks or homes.



Tab 7

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the K-Bar

Ranch Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

Passed and adopted on August 3, 2022.

Attested By:

**K-Bar Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Adopted Budget



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 06/30/22	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	\$ 461	\$ 461	\$ -	\$ 461	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 875,540	\$875,540	\$ 865,299	\$ 10,241	\$869,124	\$ 3,825	
7								
8	TOTAL REVENUES	\$ 876,001	\$876,001	\$ 865,299	\$ 10,702	\$869,124	\$ 3,825	\$869,124 + Reserves \$190,625 = \$1,059,749
9								
10	EXPENDITURES - ADMINISTRATIVE							
11								
12	Legislative							
13	Supervisor Fees	\$ 8,800	\$ 11,733	\$ 12,000	\$ 267	\$ 12,000	\$ -	
14	Financial & Administrative							
15	Administrative Services	\$ 3,375	\$ 4,500	\$ 4,500	\$ -	\$ 4,680	\$ 180	Cost of living adjustment/No Increase FY18/19
16	District Management	\$ 13,065	\$ 17,420	\$ 17,420	\$ -	\$ 18,117	\$ 697	Cost of living adjustment/No Increase FY18/19
17	District Engineer	\$ 10,931	\$ 14,575	\$ 11,000	\$ (3,575)	\$ 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	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	Cost of living adjustment/No Increase FY18/19
22	Accounting Services	\$ 11,250	\$ 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	\$ 319	\$ 425	\$ 2,500	\$ 2,075	\$ 2,500	\$ -	
27	Dues, Licenses & Fees	\$ 775	\$ 775	\$ 175	\$ (600)	\$ 375	\$ 200	DEO+ \$100 Series 2011 & \$100 Series 2016 bond
28	Agenda Books	\$ 794	\$ 1,059	\$ 2,000	\$ 941	\$ 800	\$ (1,200)	Board member printed books (Only 1)
29	Website Hosting, Maintenance, Backup (and	\$ 3,113	\$ 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 06/30/22	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	\$ 18,323	\$ 24,431	\$ 15,000	\$ (9,431)	\$ 20,000	\$ 5,000	Confirmed with DC
32								
33	Administrative Subtotal	\$ 98,284	\$122,878	\$ 115,758	\$ (7,120)	\$123,465	\$ 7,707	
34								
35	EXPENDITURES - FIELD OPERATIONS							
36								
37	Security Operations							
38	Security Monitoring Services	\$ 8,821	\$ 11,761	\$ 11,520	\$ (241)	\$ 16,200	\$ 4,680	Per Contract Securiteam \$960/month+Add ons +Card Maint.\$80/Month + Repairs
39	Electric Utility Services							
40	Utility Services	\$ 12,720	\$ 16,960	\$ 11,000	\$ (5,960)	\$ 15,100	\$ 4,100	Ave bills \$1,258 monthly
41	Street Lights	\$ 152,854	\$203,805	\$ 183,240	\$ (20,565)	\$183,240	\$ -	Ave \$15,270 per month-123 poles
42	Garbage/Solid Waste Control Services							
43	Garbage - Recreation Facility	\$ 1,405	\$ 1,873	\$ 2,500	\$ 627	\$ 2,500	\$ -	Republic waste services
44	Water-Sewer Combination Services							
45	Utility Services	\$ 1,305	\$ 1,740	\$ 3,500	\$ 1,760	\$ 3,500	\$ -	Ave bills \$267 monthly
46	Stormwater Control							
47	Stormwater Assessment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
48	Aquatic Maintenance	\$ 30,115	\$ 40,153	\$ 30,000	\$ (10,153)	\$ 38,000	\$ 8,000	Blue water aquatics contract - \$27,120 + Added Projects/Treatments
49	Fountain Service Repairs & Maintenance	\$ 638	\$ 851	\$ 1,000	\$ 149	\$ 1,000	\$ -	Vertex Water features contract - \$616 - Solitude
50	Lake/Pond Bank Maintenance	\$ 470	\$ 627	\$ 10,000	\$ 9,373	\$ 10,000	\$ -	
51	Wetland Monitoring & Maintenance	\$ 4,393	\$ 5,857	\$ 10,000	\$ 4,143	\$ 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 06/30/22	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	\$ 5,355	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	Rust Off Inc. \$595 per month contract
59	Entry & Walls Maintenance	\$ 3,209	\$ 4,279	\$ 5,000	\$ 721	\$ 6,500	\$ 1,500	Monuments, retaining walls projects
60	Landscape Maintenance	\$ 120,155	\$160,207	\$ 163,401	\$ 3,194	\$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	\$ 21,152	\$ 28,203	\$ 6,000	\$ (22,203)	\$ 12,000	\$ 6,000	Clubhouse Mainline repairs and LV well/pump replacement -\$13,118
63	Landscape - Mulch	\$ 12,740	\$ 16,987	\$ 23,000	\$ 6,013	\$ 25,500	\$ 2,500	Yellowstone shredded mulch versus pine bark nuggets (\$10,920)
64	Landscape Annuals	\$ 8,875	\$ 11,833	\$ 5,700	\$ (6,133)	\$ 7,435	\$ 1,735	Spring rotation \$1,858.56 Premium versus standard annual plants
65	Landscape Replacement Plants, Shrubs, Trees	\$ 22,658	\$ 30,211	\$ 32,781	\$ 2,570	\$ 35,000	\$ 2,219	Plants, shrubs, tree removal/replacement -Ave Bills 6 Months \$3,223
66	Landscape Inspection Services	\$ 6,300	\$ 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	\$ 15,600	\$ 25,000	\$ 9,400	\$ 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	\$ 22,759	\$ 35,286	\$ 35,286	\$ -	\$ 29,531	\$ (5,755)	Cost of living adjustment Club Staff Last Increase FY19/20
73	General Management & Oversight	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 9,000	
74	Room Rental	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	CDD MTGS at K-Bar II Amenity Center \$100x12 months
75	Pool Permits	\$ 275	\$ 367	\$ 500	\$ 133	\$ 500	\$ -	
76	Pest Control	\$ 585	\$ 780	\$ 1,800	\$ 1,020	\$ 1,000	\$ (800)	Nvirosect contract + extra treatments
77	Clubhouse - Facility Janitorial Service	\$ 5,612	\$ 7,483	\$ 7,500	\$ 17	\$ 7,500	\$ -	United Building contract + supplies
78	Pool Service Contract	\$ 3,768	\$ 5,024	\$ 5,800	\$ 776	\$ 5,500	\$ (300)	Proteus Pool Services Contract - \$4,800 per yr + Increase
79	Pool Repairs	\$ 1,161	\$ 1,548	\$ 6,000	\$ 4,452	\$ 6,000	\$ -	

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	\$ 589	\$ 785	\$ 6,000	\$ 5,215	\$ 4,000	\$ (2,000)	ADA pool chair maintenance, pool signs
81	Telephone Fax, Internet	\$ 2,122	\$ 2,829	\$ 3,600	\$ 771	\$ 3,600	\$ -	Bright House/Spectrum
82	Furniture Repair/Replacement	\$ 5,243	\$ 6,991	\$ 3,000	\$ (3,991)	\$ 3,000	\$ -	FY22/23- Replacement tables
83	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,000	\$ (500)	
84	Tennis Court Maintenance & Supplies	\$ 28	\$ 37	\$ 2,000	\$ 1,963	\$ 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	\$ 2,441	\$ 3,255	\$ 3,000	\$ (255)	\$ 3,000	\$ -	Poop 911 Contract
87	Contingency							
88	Miscellaneous Contingency	\$ 17,882	\$ 23,843	\$ 20,000	\$ (3,843)	\$ 30,000	\$ 10,000	
89	Capital Outlay	\$ 71,179	\$ 71,179	\$ 80,832	\$ 9,653	\$ -	\$ (80,832)	
90								
91	Field Operations Subtotal	\$ 574,061	\$ 741,745	\$ 749,541	\$ 7,796	\$ 745,659	\$ (3,882)	
92								
93	TOTAL EXPENDITURES	\$ 672,345	\$ 864,623	\$ 865,299	\$ 676	\$ 869,124	\$ 3,825	
94								
95	EXCESS OF REVENUES OVER	\$ 203,656	\$ 11,378	\$ -	\$ 11,378	\$ -	\$ -	
96								

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	\$ 198	\$ 198	\$ -	\$ 198	\$ -	\$ -	
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	\$50,198	\$ 50,198	\$ 50,000	\$ 198	\$190,625	\$ 140,625	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$50,198	\$ 50,198	\$ 50,000	\$ 198	\$190,625	\$ 140,625	
15								
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$50,198	\$ 50,198	\$ 50,000	\$ (198)	\$190,625	\$ 140,625	
21	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22								
23	TOTAL EXPENDITURES	\$50,198	\$ 50,198	\$ 50,000	\$ (198)	\$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⁾	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
TOTAL REVENUES	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
Administrative Subtotal	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
TOTAL EXPENDITURES	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
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

\$663,130.10

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	295	0	295	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>373</u>	<u>219</u>	<u>373</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.



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 8

RESOLUTION 2022-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

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

all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

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

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

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

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

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

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

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

Passed and Adopted on August 3, 2022.

Attested By:

**K-Bar Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Budget



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Kbar Ranch Community Development District

kbarranchcdd.org

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

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	\$ 461	\$ 461	\$ -	\$ 461	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 875,540	\$875,540	\$ 865,299	\$ 10,241	\$869,124	\$ 3,825	
7								
8	TOTAL REVENUES	\$ 876,001	\$876,001	\$ 865,299	\$ 10,702	\$869,124	\$ 3,825	\$869,124 + Reserves \$190,625 = \$1,059,749
9								
10	EXPENDITURES - ADMINISTRATIVE							
11								
12	Legislative							
13	Supervisor Fees	\$ 8,800	\$ 11,733	\$ 12,000	\$ 267	\$ 12,000	\$ -	
14	Financial & Administrative							
15	Administrative Services	\$ 3,375	\$ 4,500	\$ 4,500	\$ -	\$ 4,680	\$ 180	Cost of living adjustment/No Increase FY18/19
16	District Management	\$ 13,065	\$ 17,420	\$ 17,420	\$ -	\$ 18,117	\$ 697	Cost of living adjustment/No Increase FY18/19
17	District Engineer	\$ 10,931	\$ 14,575	\$ 11,000	\$ (3,575)	\$ 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	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	Cost of living adjustment/No Increase FY18/19
22	Accounting Services	\$ 11,250	\$ 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	\$ 319	\$ 425	\$ 2,500	\$ 2,075	\$ 2,500	\$ -	
27	Dues, Licenses & Fees	\$ 775	\$ 775	\$ 175	\$ (600)	\$ 375	\$ 200	DEO+ \$100 Series 2011 & \$100 Series 2016 bond
28	Agenda Books	\$ 794	\$ 1,059	\$ 2,000	\$ 941	\$ 800	\$ (1,200)	Board member printed books (Only 1)
29	Website Hosting, Maintenance, Backup (and	\$ 3,113	\$ 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 06/30/22	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	\$ 18,323	\$ 24,431	\$ 15,000	\$ (9,431)	\$ 20,000	\$ 5,000	Confirmed with DC
32								
33	Administrative Subtotal	\$ 98,284	\$122,878	\$ 115,758	\$ (7,120)	\$123,465	\$ 7,707	
34								
35	EXPENDITURES - FIELD OPERATIONS							
36								
37	Security Operations							
38	Security Monitoring Services	\$ 8,821	\$ 11,761	\$ 11,520	\$ (241)	\$ 16,200	\$ 4,680	Per Contract Securiteam \$960/month+Add ons +Card Maint.\$80/Month + Repairs
39	Electric Utility Services							
40	Utility Services	\$ 12,720	\$ 16,960	\$ 11,000	\$ (5,960)	\$ 15,100	\$ 4,100	Ave bills \$1,258 monthly
41	Street Lights	\$ 152,854	\$203,805	\$ 183,240	\$ (20,565)	\$183,240	\$ -	Ave \$15,270 per month-123 poles
42	Garbage/Solid Waste Control Services							
43	Garbage - Recreation Facility	\$ 1,405	\$ 1,873	\$ 2,500	\$ 627	\$ 2,500	\$ -	Republic waste services
44	Water-Sewer Combination Services							
45	Utility Services	\$ 1,305	\$ 1,740	\$ 3,500	\$ 1,760	\$ 3,500	\$ -	Ave bills \$267 monthly
46	Stormwater Control							
47	Stormwater Assessment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
48	Aquatic Maintenance	\$ 30,115	\$ 40,153	\$ 30,000	\$ (10,153)	\$ 38,000	\$ 8,000	Blue water aquatics contract - \$27,120 + Added Projects/Treatments
49	Fountain Service Repairs & Maintenance	\$ 638	\$ 851	\$ 1,000	\$ 149	\$ 1,000	\$ -	Vertex Water features contract - \$616 - Solitude
50	Lake/Pond Bank Maintenance	\$ 470	\$ 627	\$ 10,000	\$ 9,373	\$ 10,000	\$ -	
51	Wetland Monitoring & Maintenance	\$ 4,393	\$ 5,857	\$ 10,000	\$ 4,143	\$ 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 06/30/22	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	\$ 5,355	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	Rust Off Inc. \$595 per month contract
59	Entry & Walls Maintenance	\$ 3,209	\$ 4,279	\$ 5,000	\$ 721	\$ 6,500	\$ 1,500	Monuments, retaining walls projects
60	Landscape Maintenance	\$ 120,155	\$160,207	\$ 163,401	\$ 3,194	\$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	\$ 21,152	\$ 28,203	\$ 6,000	\$ (22,203)	\$ 12,000	\$ 6,000	Clubhouse Mainline repairs and LV well/pump replacement -\$13,118
63	Landscape - Mulch	\$ 12,740	\$ 16,987	\$ 23,000	\$ 6,013	\$ 25,500	\$ 2,500	Yellowstone shredded mulch versus pine bark nuggets (\$10,920)
64	Landscape Annuals	\$ 8,875	\$ 11,833	\$ 5,700	\$ (6,133)	\$ 7,435	\$ 1,735	Spring rotation \$1,858.56 Premium versus standard annual plants
65	Landscape Replacement Plants, Shrubs, Trees	\$ 22,658	\$ 30,211	\$ 32,781	\$ 2,570	\$ 35,000	\$ 2,219	Plants, shrubs, tree removal/replacement -Ave Bills 6 Months \$3,223
66	Landscape Inspection Services	\$ 6,300	\$ 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	\$ 15,600	\$ 25,000	\$ 9,400	\$ 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	\$ 22,759	\$ 35,286	\$ 35,286	\$ -	\$ 29,531	\$ (5,755)	Cost of living adjustment Club Staff Last Increase FY19/20
73	General Management & Oversight	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 9,000	
74	Room Rental	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	CDD MTGS at K-Bar II Amenity Center \$100x12 months
75	Pool Permits	\$ 275	\$ 367	\$ 500	\$ 133	\$ 500	\$ -	
76	Pest Control	\$ 585	\$ 780	\$ 1,800	\$ 1,020	\$ 1,000	\$ (800)	Nvirosect contract + extra treatments
77	Clubhouse - Facility Janitorial Service	\$ 5,612	\$ 7,483	\$ 7,500	\$ 17	\$ 7,500	\$ -	United Building contract + supplies
78	Pool Service Contract	\$ 3,768	\$ 5,024	\$ 5,800	\$ 776	\$ 5,500	\$ (300)	Proteus Pool Services Contract - \$4,800 per yr + Increase
79	Pool Repairs	\$ 1,161	\$ 1,548	\$ 6,000	\$ 4,452	\$ 6,000	\$ -	

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	\$ 589	\$ 785	\$ 6,000	\$ 5,215	\$ 4,000	\$ (2,000)	ADA pool chair maintenance, pool signs
81	Telephone Fax, Internet	\$ 2,122	\$ 2,829	\$ 3,600	\$ 771	\$ 3,600	\$ -	Bright House/Spectrum
82	Furniture Repair/Replacement	\$ 5,243	\$ 6,991	\$ 3,000	\$ (3,991)	\$ 3,000	\$ -	FY22/23- Replacement tables
83	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,000	\$ (500)	
84	Tennis Court Maintenance & Supplies	\$ 28	\$ 37	\$ 2,000	\$ 1,963	\$ 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	\$ 2,441	\$ 3,255	\$ 3,000	\$ (255)	\$ 3,000	\$ -	Poop 911 Contract
87	Contingency							
88	Miscellaneous Contingency	\$ 17,882	\$ 23,843	\$ 20,000	\$ (3,843)	\$ 30,000	\$ 10,000	
89	Capital Outlay	\$ 71,179	\$ 71,179	\$ 80,832	\$ 9,653	\$ -	\$ (80,832)	
90								
91	Field Operations Subtotal	\$ 574,061	\$ 741,745	\$ 749,541	\$ 7,796	\$ 745,659	\$ (3,882)	
92								
93	TOTAL EXPENDITURES	\$ 672,345	\$ 864,623	\$ 865,299	\$ 676	\$ 869,124	\$ 3,825	
94								
95	EXCESS OF REVENUES OVER	\$ 203,656	\$ 11,378	\$ -	\$ 11,378	\$ -	\$ -	
96								

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	\$ 198	\$ 198	\$ -	\$ 198	\$ -	\$ -	
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	\$50,198	\$ 50,198	\$ 50,000	\$ 198	\$190,625	\$ 140,625	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$50,198	\$ 50,198	\$ 50,000	\$ 198	\$190,625	\$ 140,625	
15								
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$50,198	\$ 50,198	\$ 50,000	\$ (198)	\$190,625	\$ 140,625	
21	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22								
23	TOTAL EXPENDITURES	\$50,198	\$ 50,198	\$ 50,000	\$ (198)	\$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⁾	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
TOTAL REVENUES	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
Administrative Subtotal	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
TOTAL EXPENDITURES	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
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

\$663,130.10

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
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	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	295	0	295	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>373</u>	<u>219</u>	<u>373</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.



Rizzetta & Company

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.



Rizzetta & Company

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.



Rizzetta & Company

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.



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.



Rizzetta & Company

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.



Rizzetta & Company

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.



Rizzetta & Company

Tab 9

RESOLUTION 2022-06

**A RESOLUTION OF THE K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2022/2023**

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

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

WHEREAS, the Board has proposed the Fiscal Year 2022/2023 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2022/2023 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with section 189.015 (1), Florida Statutes.

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

PASSED AND ADOPTED this 3rd day of August, 2022.

ATTEST:

**K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS’ MEETING DATES
FISCAL YEAR 2022/2023

October 5, 2022

November 2, 2022

December 7, 2022

January 4, 2023

February 1, 2023

March 1, 2023

April 5, 2023

May 3, 2023

June 7, 2023

July 5, 2023

August 2, 2023

September 6, 2023

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

Tab 10

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2022 (the “**Effective Date**”), by and between **K-Bar Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$1,509.75	\$18,117
Administrative:	\$390.00	\$4,680
Accounting:	\$1,300.00	\$15,600
Financial & Revenue Collections:	\$433.33	\$5,200
Assessment Roll ⁽¹⁾	<u> </u>	<u>\$5,200</u>
Total Standard On-Going Services:	\$3,633.08	\$48,797

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October)

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175.00
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175.00
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

Tab 11

**FIRST ADDENDUM TO THE CONTRACT
FOR
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

This First Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the _____ day of _____, 20____ (the “**Effective Date**”), by and between **K-Bar Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated **December 10, 2018** (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

COMMUNITY:

BY:

PRINTED NAME:

TITLE:

DATE:

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

MONTHLY

\$800

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 12

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This First Addendum to the Contract for Professional Amenity Services (this “**First Addendum**”), is made and entered into as of the 2022 day of October 1st (the “**Effective Date**”), by and between K-Bar Ranch Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated March 15, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this First Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**K-Bar Ranch
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2022 to September 30, 2023.**

PERSONNEL:

Part Time Personnel (25 hours per week)

- Maintenance Coordinator

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 29,531.
General Management and Oversight ⁽²⁾	\$ 9,000.
Total Services Cost:	\$ 38,531.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

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