

K-Bar Ranch Community Development District

Board of Supervisors' Meeting January 4, 2023

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 Chairperson

Frank Morales Vice Chairperson
John Bowersox Assistant Secretary
Edmund Radigan Assistant Secretary
Cynthia Gustavel 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

<u>District Office · Wesley Chapel, Florida (813) 994-1001</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>WWW.KBARRANCHCDD.COM</u>

December 27, 2022

Board of Supervisors K-Bar Ranch Community Development District

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**, **January 4**, **2023**, **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 Final Agenda for the meeting.

1.	CALL	TO ORDER/ROLL CALL	
2.	AUDII	ENCE COMMENTS	
3.	BUSII	NESS ADMINISTRATION	
	A,	Consideration of the Minutes of the Board of Supervisors	
		Meeting on December 7, 2022	Tab 1
	B.	Consideration of the Operation and Maintenance Expenditures	
		For November 2022	Tab 2
4.	BUSII	NESS ITEMS	
	A.	Presentation of Yellowstone Report	Tab 3
	В.	Consideration of Yellowstone Landscape Proposal	Tab 4
	C.	Presentation of the Landscape Specialist Inspection Report and	
		Landscaper Comments	Tab 5
	D.	Presentation of Aquatics Report	Tab 6
5.	STAF	F REPORTS	
	A.	District Chairperson	
	В.	District Counsel	
	C.		
	D.	District Manager Report	Tab 7
6.	SUPE	RVISOR REQUESTS	
7	AD.IO	HIRNMENT	

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**, **December 7**, **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:

Vicki Shuster Board Supervisor, Chair Frank Morales Board Supervisor, Vice Chair

Edmund Radigan
John Bowersox
Cynthia Gustavel

Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also Present:

Lynn Hayes District Manager, Rizzetta & Company, Inc. Vivek Babbar District Counsel, Straley, Robin & Vericker

Tonja Stewart District Engineer, Stantec Consulting (via telephone)
Jason Liggett Landscape Inspection Specialist, Rizzetta & Company

Call to Order

Josh Oliva Representative, Yellowstone Landscape
Chris Thompson Representative, Blue Water Aquatics

Audience Present – arrived later in meeting

FIRST ORDER OF BUSINESS

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

SECOND ORDER OF BUSINESS

Administer the Oath of Office to Newly Elected Supervisors

Mr. Lynn Hayes, a Notary Public in the State of Florida, administered the Oath of Office to the newly elected Board of Supervisors in attendance. Mr. Frank Morales swore and affirmed to the oath as read on the record. Mr. Lynn Hayes explained to the new Board of Supervisors what the process is in filing their paperwork with Hillsborough County Supervisor of Elections Office.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01; Designating Officers of the District

Mr. Lynn Hayes presented Resolution 2023-01; Designating Officers of the District.

On a motion by Mr. John Bowersox and seconded by Mr. Edmund Radigan, with all in favor, the Board of Supervisors appointed Ms. Vicki Shuster as Chairperson, Mr. Frank Morales as Vice Chairperson, Mr. Edmund Radigan as Assistant Secretary, Mr. John Bowersox as Assistant Secretary, Ms. Cynthia Gustavel as Assistant Secretary, Mr. Lynn Hayes as Assistant Secretary, and Mr. Darryl Adams as Assistant Secretary, for K-Bar Ranch Community Development District.

On a motion by Ms. Vicki Shuster and seconded by Mr. Edmund Radigan, with all in favor, the Board of Supervisors adopted Resolution 2023-01; Designating Officers of the District for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting on November 2, 2022

Mr. Lynn Hayes presented the Meeting Minutes from November 2, 2022 and inquired if there were any amendments; the Board of Supervisors responded there were none.

On a motion by Ms. Cynthia Gustavel and seconded by Mr. John Bowersox, with all in favor, the Board of Supervisors approved the Meeting Minutes from November 2, 2022, as presented, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for September 2022

Mr. Lynn Hayes presented the Operation and Maintenance Expenditures for September 2022, and October 2022 to the Board of Supervisors.

On a motion by Mr. Edmund Radigan and seconded by Mr. John Bowersox, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September, 2022 (\$69,064.74), and October 2022 (\$53,076.26), as presented, for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Audience Comments

Audience members inquired about marking pickleball lines on the tennis courts and a canopy of the swing set. The Board of Supervisors would like to weigh the pros/cons before getting quotes for possible future consideration.

SEVENTH ORDER OF BUSINESS

Presentation of the Landscape Specialist Report and Landscaper Comments

Mr. Jason Liggett presented his report. Mr. Josh Oliva presented his report.

EIGHTH ORDER OF BUSINESS

Presentation of the Aquatics Report

Mr. Chris Thompson presented his report.

NINTH ORDER OF BUSINESS

Discussion to Terminate the Interlocal Agreement between K-Bar Ranch Community Development District and K-Bar Ranch II Community Development District.

Mr. Vivek Babbar provided an update on the Interlocal Agreement between K-Bar Ranch Community Development District and K-Bar II Community Development District to the Board of Supervisors. A discussion ensued by the Board of Supervisors.

On a motion by Ms. Vicki Shuster and seconded by Ms. Cynthia Gustavel, with all in favor, the Board of Supervisors approved to terminate the portion of the Interlocal Agreement with K-Bar Ranch II Community Development District with respect to the landscaping that K-Bar II Community Development District currently maintains for K-Bar Ranch Community Development District, for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Revised Yellowstone Landscaping Maintenance Quote for Interlocal Agreement Areas

Mr. Lynn Hayes presented the Revised Yellowstone Landscaping Maintenance Quote for Interlocal Agreement Areas.

On a motion by Ms. Vicki Shuster and seconded by Ms. Cynthia Gustavel, with all in favor, the Board of Supervisors approved the Revised Yellowstone Landscaping Maintenance Quote for Interlocal Agreement Areas after District Counsel prepares the Agreement in final form and authorized the Chairperson to execute the Agreement once District Manager receives the Agreement in final form, as presented, for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Pool Works Resurface and LED Lights Quotes

Mr. Lynn Hayes presented the Pool Works resurface and LED lights quotes.

On a motion by Ms. Cynthia Gustavel and seconded by Mr. John Bowersox, with all in favor, the Board of Supervisors approved the Pool Works Resurface and LED Lights Quotes after District Counsel prepares the Agreement in final form and authorized the Chairperson to execute the Agreement once District Manager receives the Agreement in final form, as presented, for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Yellowstone Landscaping Quotes to Remove the Dead Sylvester Palm on Verdant Pasture and Replace with Shrubs

Mr. Lynn Hayes presented the Yellowstone Landscaping quotes to remove the dead Sylvester palm on Verdant Pasture and replace with shrubs.

On a motion by Ms. Cynthia Gustavel and seconded by Mr. John Bowersox, with all in favor, the Board of Supervisors approved the Yellowstone Landscaping Quotes to Remove the Dead Sylvester Palm on Verdant Pasture and Replace with Shrubs after District Counsel prepares the Agreement in the final form and authorized the Chairperson to execute the Agreement once District Manager receives the Agreement in final form, as presented, for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Under Pressure LLC Quote 311

On a motion requested by Mr. Frank Morales and seconded by Mr. John Bowersox, with all in favor, the Board of Supervisors approved the Under Pressure LLC Quote 311 for \$5,000, as presented, for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Chair Report

Ms. Vicki Shuster updated those in attendance on various projects and issues the District is handling.

Discussion within the Board of Supervisors regarding homeowners trespassing at the Amenity Center and conversations with Tampa Police. Board Members volleyed with different ideas of how to combat this problem. Along with fines, deactivating passes, the idea of having swing arms attached to the gates to force them closed was mentioned. Ms. Vicki Shuster requested quotes on swing arms for the gates to be presented to the Board of Supervisors at a later date.

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT **December 7, 2022 - Minutes of Meeting** Page 5

B. District Counsel Report		District Counsel Report	No Report							
С		District Engineer	No Report							
D			eport and informed the Board the next meeting woul p.m. at the K-Bar Ranch II Amenities Center located a FL 33647.							
FIFTHTEENTH ORDER OF BUSINESS Supervisor Requests										
Mr. Frank Morales asked about the process of updating the community message boards to inform all homeowner of CDD meetings. K-Bar monument pressure washing can be done after the holiday lights are removed.										
SIXTEEN	тн о	RDER OF BUSINESS	Adjournment							
	•	n Hayes stated that if there was no f to adjourn would be in order.	further business to come before the Board							
favor, th	On a Motion by Ms. Cynthia Gustavel and seconded by Mr. John Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 7:34 p.m. for K-Bar Ranch Community Development District.									

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 2

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2022 For Board Approval

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

Approval of Expenditures:

_____Chairperson

____Vice Chairperson

Assistant Secretary

The total items being presented: \$65,088.16

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Inv	oice Amount
Blue Water Aquatics, Inc.	100083	29355	Aquatic Special Service 10/22	\$	227.38
Blue Water Aquatics, Inc.	100083	29353	Aquatic Service 10/22	\$	2,260.00
Christiane Rinck	100084	CR110222	Board of Supervisor Meeting 11/02/22	\$	200.00
City of Tampa Utilities	100097	2163299 5/11	19349 Water Maple Dr 10/22	\$	13.75
City of Tampa Utilities	100097	2287182	10820 Mistflower Lane 10/22	\$	92.64
Cynthia Gustavel	100085	CG110222	Board of Supervisor Meeting 11/02/22	\$	200.00
Edmund P Radigan	100086	ER110222	Board of Supervisor Meeting 11/02/22	\$	200.00
John C. Bowersox	100087	JB110222	Board of Supervisor Meeting 11/02/22	\$	200.00
K-Bar Ranch II CDD	100101	44811	BOS meeting space rental 09/22	\$	100.00
K-Bar Ranch II CDD	100101	OMR0922-1	Landscape Cost Share Agreement - 09/22	\$	3,500.00
New Tampa Fence, Inc.	100102	2106	New Perimeter Fence 10/22	\$	815.00
Nvirotect Pest Control Service, Inc.	100088	279205	Pest Control Account #9822 11/22	\$	65.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	<u>Inv</u>	oice Amount
Poop 911	100094	6172333	10 Stations Filled/Emptied 10/22	\$	237.90
Proteus Pool Service LLC	100078	kbaro44	Pool Service 10/22	\$	400.00
Republic Services	100079	0696-001062931 11/22	Disposal Service 11/22	\$	158.96
Rizzetta & Company, Inc.	100095	INV0000072720	Out of Pocket Expenses 10/22	\$	57.60
Rizzetta & Company, Inc.	100089	INV0000072689	Personnel Reimbursement 10/28/22	\$	559.16
Rizzetta & Company, Inc.	100098	INV0000072745	Amenity Management & Oversight Personnel 11/11/22	\$	1,698.52
Rizzetta & Company, Inc.	100080	INV0000072594 11/22	District Management Fees 11/22	\$	4,608.08
Rizzetta & Company, Inc.	100100	INV0000071906	Annual Assessment Roll	\$	5,200.00
Romaner Graphics	100096	21391	Install Street Signs 10/22	\$	4,071.00
Securiteam, Inc.	100090	16087	Security Monitoring - Clubhouse 11/22	\$	2,880.00
Solitude Lake Management, LLC	100081	PSI-21887	Quarterly Fountain Service 10/22	\$	164.78
Stantec Consulting Services, Inc.	100099	2002918	Engineering Services 10/22	\$	1,736.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Straley Robin Vericker	100091	22291	Legal Services 10/22	\$ 1,297.00
TECO	ACH	211004822469 5/11	Stonecreek TNHMS LD 929 10/22	\$ 730.46
TECO	ACH	211004822964 5/11	Bassett Creek Drive - Streetlights 10/22	\$ 3,304.13
TECO	ACH	321000017103 5/11	Electric Summary 10/22	\$ 15,765.33
U.S. Bank	100092	6709512	Trustee Fees Series 2011 10/1/22-09/30/23	\$ 1,885.63
United Building Maintenance,	100082	380	Pool Cabana/Restroom Maintenance 11/22	\$ 600.00
Inc. Victoria Shuster	100093	VS110222	Board of Supervisor Meeting 11/02/22	\$ 200.00
Yellowstone Landscape	100103	TM 446938	Monthly Landscape Maintenance 11/22	\$ 11,659.84
Report Totals				\$ 65,088.16

Blue Water Aquatics, Inc.

5119 State Road 54 New Port Richey, FL 34652 727-842-2100 office@bluewateraquaticsinc.com www.bluewateraquaticsinc.com



INVOICE

BILL TO
K-Bar Ranch CDD I
c/o Rizzetta & Co.

3434 Colwell Ave, Ste 200

Tampa, FL 33614

 INVOICE
 29355

 DATE
 10/28/2022

 TERMS
 Net 45

 DUE DATE
 12/12/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/24/2022	EutroSORB WC Treatment Water Column Phosphorus Inactivator Ponds 702, 200, 200L	1	227.38	227.38

BALANCE DUE \$227.38



SERVIC DATE:				ACCOUNT #					Melissa work order#				
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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

Blue Water Aquatics, Inc.

5119 State Road 54 New Port Richey, FL 34652 727-842-2100 office@bluewateraquaticsinc.com www.bluewateraquaticsinc.com



INVOICE

BILL TO

K-Bar Ranch CDD I c/o Rizzetta & Co. 3434 Colwell Ave, Ste 200 Tampa, FL 33614 INVOICE 29353

DATE 10/28/2022

TERMS Net 45

DUE DATE 12/12/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/18/2022	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/19/2022	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/24/2022	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/25/2022	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	2,260.00 R E	2,260.00 CEIVE 10/31/202

\$2,260.00

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	DATE: 10-18-22				-	Meli	ER#		
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BLUE WATER AQUATICS

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

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BLUE WATER AQUATICS

Aquatic & Environmental Services

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

WWW.BLUEWATERAQUATICSINC.COM

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

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BLUE WATER AQUATICS

Aquatic & Environmental Services

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

WWW.BLUEWATERAQUATICSINC.COM

- Algae & Aquatic Weed Control Programs
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- Noxious Tree & Brush Control
- Mitigation Services

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BLUE WATER AQUATICS

weed, primose, spike rush

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

K-BAR RANCH CDD

Regular Meeting: November 2, 2022

SUPERVISOR PAY REQUEST

Check if Paid
V
V



(*) Does not get paid

Note: Supervisors are only paid if check present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:05 pm
Meeting End Time:	7:35 pm
Total Meeting Time:	Thora Jomnites
Time Over (3) Hours:	6
Total at \$175 per Hour:	\$0.00
ADDITIONAL OR CONTINUED MEETING	G TIMECARD

Meeting Date:	
Additional or Continued Meeting?	0
Total Meeting Time:	4
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	10
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature



Amount Now Due \$13.75

Make Check Payable: **City of Tampa Utilities**

Your Account Number 2163299



BILL DATE:

11/08/2022

PAY NEW CHARGES BY:

11/29/2022

K-BAR RANCH CDD 3434 Colwell AVE UNIT 200 Tampa, FL 33614

00002163299 0000001375

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT

K-BAR RANCH CDD 3434 Colwell AVE UNIT 200 Tampa, FL 33614

Bill Date: 11/08/2022

Service For: K-BAR RANCH CDD

19349 WATER MAPLE DR

Service To: 11/04/2022

Amount Now Due \$13.75

Your Account Number 2163299

Water Customer Class COMMERCIAL

Meter Numbe	er	Current	Previous	Days Serv		CCF (100 cu ft)	Gallons (1000's)
13025854	IRR	0	0	25		0	0
LAST BILL	NG						13.75
LESS PAYN	MENTS						13.75 CR
WATER BA	SE CHARG	SE 1"	1 Met	er @	12.5	0	12.50
TBW PASS	-THROUG	1	C	0.0 @	0.0	4	0.00
WATER	R SUBTOTA	L	12.50				
UTILITY TA	X 10%						1.25

Pay This Amount — \$13.75



Amount Now Due

\$92.64
Make Check Payable:
City of Tampa Utilities

Your Account Number

2287182





BILL DATE: 11/08/2022

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PAY NEW CHARGES BY: 11/29/2022

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K-BAR RANCH COMMINUTY DEVELOP C/O K-BAR RANCH 2 CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

00002287182 0000009264

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT.



Amount Now Due \$92.64

Your Account Number 2287182

Water Customer Class
COMMERCIAL

Water Usage History			
Months	Gallons (1000's)		
NOV	7		
OCT	8		
SEP	7		
AUG	9		
JUL	32		
JUN	28		
MAY	14		
APR	10		
MAR	10		
FEB	8		
JAN .	16		
DEC	46		
NOV	40		

K-BAR RANCH COMMINUTY DEVELOP C/O K-BAR RANCH 2 CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614

Service For:

K-BAR RANCH COMMINUTY DEVELOP 10820 MISTFLOWER LN SERVICE TO: 11/04/2022

BILL DATE: 11/08/2022

Meter Number	Meter Current	Readings Previous	Days of	CCF (100 cu ft)	Gallons (1000's)
				,	(,
19073747 WATER	267	265	24	2	1
19073745 WATER	861	853	24	8	6
LAST BILLING					161.29
LESS PAYMENTS					161.29CR
LATE CHARGE FEE			10/1	3/2022	2.33
WATER BASE CHARG	E 1 1/2"	2 Me	ters @	25.00	50.00
WATER TIER 1 CHA	RGE		10.0 @	3.17	31.70
TBW PASS-THROUGH			10.0 @	0.04	0.40
WATER SUBTOTAL	_	82.10			
UTILITY TAX 10%					8.21

See Reverse Side for additional information

Pay This Amount \$92.64

PAYMENT OPTIONS

Payments made after 7pm will post the next business day.

Pay Online: Visit tampa.gov/COTU to pay by credit or debit card. MasterCard, Visa, American Express and Discover accepted.

Set Up AutoPay: Sign up online at tampa.gov/COTUAutopay (or contact the Call Center) to have payments automatically deducted from your checking or savings account.

By Mail: Use the pre-addressed envelope included with the bill. Remember to include your entire utility account number and service address on all checks and money orders.

By Phone: Call (813) 274-8811 to pay by credit or debit card. MasterCard, Visa, American Express and Discover accepted. **In Person:** Pay in person at one of the businesses listed below:

- Amscot, all locations: This venue accepts cash only payments.
- Westshore Pharmacy,
 3206 S. Westshore Boulevard:
 Only use to pay bills that are current.

START/STOP SERVICES

To start or discontinue Water, Wastewater, Reclaimed Water or Solid Waste services, please contact the Utilities Call Center or visit us at tampa. gov/COTU to fill out a change of service form.



WATER USE RESTRICTIONS

Water use restrictions may change seasonally due to water supply conditions. For a recorded summary of the current water use restrictions call the Water Use Restrictions Hotline or visit us at tampa.gov/WaterRestrictions.



SOLID WASTE COLLECTION

For days of service, holiday schedules, missed pickup or special services, please contact the Utilities Call Center or visit us at tampa.gov/SolidWaste.



Water meters are read on a monthly basis.



Utilities Call Center 8am - 5pm, Monday–Friday (813) 274-8811 Fax: (813) 274-8430

Water Emergency (24/7)

(813) 274-8811

Wastewater Emergency (24/7)

(813) 898-1420

Water Use Restrictions Hotline

(813) 274-8032



Stay Safe

Sign up to receive important information and emergency notifications (including changes to your service) on your cell phone, email or landline phone.

Sign up for Alert Tampa online at tampa.gov/AlertTampa.

Your Charges Explained

Amount Now Due: This month's charges are now due and will become delinquent the day after the due date listed on the bill. Bills with an unpaid balance from the previous month are delinquent and subject to late fees and service discontinuance. To request a payment arrangement, contact the Utilities Call Center.

CCF: One hundred cubic feet or 748 gallons. Water and wastewater charges are based on units of usage metered in hundreds of cubic feet (CCF).

Reclaimed Water Charge: Charges associated with reclaimed water use. Reclaimed water is not subject to water use restrictions.

Solid Waste Charges: Charges associated with collection and disposal of residential or commercial solid waste.

TBW Pass-Through: Charge associated with the purchase of water from Tampa Bay Water. The City of Tampa purchases water from Tampa Bay Water during times when the City's water supply needs to be supplemented.

Utility Tax: Ten percent (10%) of all drinking and reclaimed water charges. Proceeds are used for City of Tampa capital improvements and other public purposes.

Water Tier Charge: Charges associated with drinking water production and distribution. All water customers are subject to a tiered-rate structure. For details on what tier rates apply to your account contact the Utilities Call Center or go to tampa.gov/WaterRates.

Wastewater Charge: Charges associated with collecting, pumping and treating wastewater.

Water - Wastewater Base Charge: Charges that cover fixed costs during times of low water usage.

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Wesley Chapel, Florida · (813) 994-1001</u> <u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u> <u>www.kbarranchedd.com</u>

Check Request

Amount: \$100.00

Date: 09/07/22

Payable to: K-Bar Ranch II CDD RECEIVET

Address: 3434 Colwell Ave., Ste 200

Tampa, Fl 33614

Description: Room Rental

Requestor: Tiffany Judd, Senior Accountant

Coding: 57200-4401

K-Bar Ranch II

INVOICE

Community Development District

3434 Colwell Ave., Ste 200 Tampa, FL 33614 Phone 813.933.5571

DATE: September 30, 2022

Bill To: INVOICE: OMR0922-1

K-Bar Ranch CDD 3434 Colwell Ave., Ste 200 Tampa, FL 33614 Phone 813.933.5571

DUE DATE	DESCRIPTION	AMOUNT
Due Upon Receipt	Landscape Cost Share Agreement - September 2022 Yellowstone Invoice #TM419739	\$3,500.00
	TOTAL	\$3,500.00

If you have any questions concerning this invoice, contact Tiffany Judd at 813-793-8806 or tjudd@rizzetta.com.

Make all checks payable to K-Bar Ranch II CDD





Bill To:

K-Bar Ranch II CDD c/o Rizzetta & Company, Inc. 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625

Property Name: K-Bar Ranch II CDD

INVOICE

INVOICE #	INVOICE DATE
TM 419739	9/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2022 Invoice Amount: \$38,246.75

Description Current Amount

Monthly Landscape Maintenance September 2022

\$38,246.75

Monthly Base Pay \$7899.86 Irrigation Part 4 \$788.42 Addendums 1-7 \$22106.75 Addendum 8 \$2829.50 Addendum 9 \$2998.00 Fertilization Part 2 \$1624.21

TOTAL MONTHLY: \$38,2486.75

IN COMMERCIAL LANDSCAPING

Invoice Total \$38,246.75

Rec 08/30/22

New Tampa Fence, Inc.

24727 State Road 54 Lutz, FL 33559 US newtampafence@gmail.com www.newtampafence.com

Invoice



BILL TO

KBar Ranch / Rizzetta HOA 10511 Wild Tamarind Dr. Tampa, FL 33647

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
2106	10/21/2022	\$815.00	10/21/2022	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Gate PRIVACY pvc WHITE 10 wide double	with stainless steel hardware and aluminum post insert	1	615.00	615.00
	Labor gate installation		2	100.00	200.00

Replace dumpster gate. Damaged from storm.

BALANCE DUE

\$815.00





16210 North Florida Avenue Lutz, FL 33549

Pest Control Division

K-Bar Ranch CDD 10511 Wild Tamarind Drive Tampa, FL 33647/

Date: 11/3/22

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Office: 813.968.7031 Toll Free: 888.908.8388 www.nvirotect.com

INVOICE

Account Number: 9822 Invoice Number: 279205

Previous Balance: \$65.00

General Household Pests

Sales Tax: \$65.00 \$0.00 \$65.00

Selvi F. (mb.un.): E 11/04/2022 meck / Cash:

Technician(s): Labor

Treatment Area Bedroom Breakroom Garage Kitchen Perimeter Rest Room	Structure Bank Industrial Medical Professional Residence Retail	Frequency Annual Service Every Other Month Monthly Service Quarterly Service Twice Per Month	Type of Service ☐ Additional Service ☐ Extra Service ☐ General Pest Control ☐ In Wall Tube System ☐ Rodent Control ☐ Annual Service
General Pest Acrobat Ants Argentine Ants Bed Bugs Carpenter Ants Drain Flies Fire Ants German Roaches Ghost Ants Mosquitos Mud Daubers	☐ Pantry pests ☐ Paper Wasps ☐ Pharaoh Ants ☐ Preventative ☐ Roaches ☐ Silverfish ☐ Spiders ☐ Ticks ☐ White Foot Ants ☐	Treatment Advion Ant Bait Station .1% Advion Ant Gel Bait .05% Advion Roach Bait Stn .5% Advion Roach Gel Bait .6% Alpine Aerosol .25% Biozyme CM Insect Monitors Dekko Silver Fish Paks 20% D-Fense Dust .05% Gentrol Liquid 9% Inspection Maxforce Quantum .03%	□ Niban FG 5% □ Nyguard IGR 10% □ Onslaught 6.4% □ Perimeter Sweep □ Taurus .06% □ Talstar Xtra .25% □ Transport GHP .11% □ Transport Mikron .11% □ Vector Bio 5 □ Wasp Freeze .1% □ Web-Out 10.5% □ □ Astar □
Rodent Control □Mice □Rats □		Treatment ☐ CM Rat Snap Traps ☐ Contrac Blox Bait .005% ☐ Final Blox Bait .005%	☐ Rodent Bait Stations ☐ T-Rex Rat Snap Traps ☐ Victor Glue Boards

Ask us about Automatic Payments or Paperless Billing.

POOP 911 PO BOX 844482 Dallas, TX 75284-4482 877-766-7911

Service Slip / Invoice

INVOICE: 6172333 DATE: 10/26/22 ORDER: 6172333

Bill-To: [116680]

> K Bar Ranch CDD 5844 OLD PASCO RD

STE 100

WESLEY CHAPEL, FL 33544-4010

Work [116680] 813-933-5571 Location:

K Bar Ranch CDD 10511 WILD TAMARIND DRIVE

TAMPA, FL 33647

Work Date Time Technician Time In

10/26/22 **BLAKEW** Blake Wanecski

Purchase Order Terms **Last Service** Map Code Time Out

10/26/22

Quantity	Item	Description	Price	Total
1	SPECPRICE	10 stations emptied/filled	\$237.90	\$237.9
			SUBTOTAL	\$237.9
			TAX	\$0.0
			TOTAL	\$237.9
			AMT. PAID	\$0.0
			BALANCE	\$237.9
			REC	EIVE /08/2022

^{*} Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



Invoice # kbaro44

10/24/2022

Bill To

K-Bar Ranch I c/o Rizzetta and Company 12750 Citrus Park Lane Suite 115 Tampa, Florida 33625 813-933-5571

For

October 2022 Pool Service

Amount
\$400.00

Subtotal \$400.00

Tax Rate
Other Costs

Total Cost \$400.00

Make all checks payable to Proteus Pool Services LLC

If you have any questions concerning this invoice, use the following contact information: Scott Masucci in care of Proteus Pools Ph 813-690-5770 or Email at proteuspools@gmail.com Thank you for your business!



5210 W Linebaugh Ave Tampa FL 33624-503434

Customer Service (813) 265-0292 RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

 Account Number
 3-0696-0034309

 Invoice Number
 0696-001062931

 Invoice Date
 October 17, 2022

 Past Due on 10/17/22
 \$153.17

 Payments/Adjustments
 \$0.00

 Current Invoice Charges
 \$158.96

Total Amount Due | Payment Due Date | \$312.13 | Past Due

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
K Bar Ranch 10511 Wild Tamarind Dr PO ANG	GEL			
Tampa, FL Contract: 9696002 (C1)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:RESOURCE - CLASS 1				
Pickup Service 11/01-11/30			\$120.00	\$120.00
Total Fuel Recovery Fee				\$33.96
Late Fee 10/17				\$5.00
CURRENT INVOICE CHARGES, Due by Novem	nber 06, 2022			\$158.96

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



Past Due	30 Days	60 Days	90+ Days
	\$153.17	\$0.00	\$0.00



5210 W Linebaugh Ave Tampa FL 33624-503434 Thank You For Choosing Paperless

Total Amount Due \$312.13

Payment Due Date Past Due

Account Number 3-0696-0034309

Invoice Number 0696-001062931

Address Service Requested

Total Enclosed

Make Checks Payable To:

For Billing Address Changes, Check Box and Complete Reverse.

K BAR RANCH ANGEL MONTAGNA 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

REPUBLIC SERVICES #696 PO BOX 9001099 LOUISVILLE KY 40290-1099



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service from Republic Services without a written contract, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service from Republic Services pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of Republic Services most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

Invoice

Date Invoice #	
10/31/2022	INV0000072720

Bill To:

K-Bar Ranch CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

		1		
	Services for the month of October	Terms Upon Rece		lient Number 00053
Description	Gelobel			
Office Supplies		7.60	Rate \$1.00	Amount \$7.60
Cell Phone		50.00	\$1.00	\$50.00
		Subtotal	K _L	\$57.60
		Total		\$57.60

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

Invoice

Date	Invoice #
10/28/2022	INV0000072689

Bill To:

K-Bar Ranch CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Terms	С	ient Number
	October	Upon Rece		0053
Description	·	Qty	Rate	Amount
Personnel Reimbursement		1.00	\$559.16	\$559.16
			R	CEIVE 10/31/2022
		Subtotal		\$559.16
		Total		\$559.16

Medicare-FF	Social Security-EE	FUTA	Federal	Employer Unemployment Liability	Federal Taxable Analysis and	Total	F	Analysis:	State				ANALYSIS DEPT: 005300			K-Bar CDD	005300		DEDADTMENT	
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Medicare Surtax-EE

Service Center: 030

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

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Date	Invoice #
11/11/2022	INV0000072745

Bill To:

K-Bar Ranch CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of November November Upon Receipt Obescription O					
November Upon Receipt 0,00053		Services for the month of	Terms	С	lient Number
Amenity Management & Oversight Personnel Reimbursement 1.00 \$750.00 \$750.00 \$948.52 \$948.52 RECEIVED 11/1 4/2022 Subtotal \$1,698.52		November	Upon Recei		
Personnel Reimbursement 1.00 \$948.52 \$	Description				
RECEIVED 11/14/2022 Subtotal \$1,698.52	Amenity Management & Oversight		1.00		
Subtotal \$1,698.52	Personnel Reimbursement		1.00	\$948.52	\$948.52
Subtotal \$1,698.52					
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Total \$1,698.52		H			
Ψ1,030.32			Total		\$1 698 52
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DEDS. NET PAY 660.23			:	
State/Local STATE	Ins	IOS	LOCAL	
STATUTORY DEDUCTIONS Federal 44.17 FIT	47.29 SS	11.06 MED		
GROSS 762.75		.65% of CO		
&4 Reg / O/T Earn 3 & 4 Earn 5				
HOURS Reg / O/T Hours 3 & 4 41.00				
DEPARTMENT 005300	N-Bal COD			ANALYSIS DEPT: 005300

660.23 NET CASH:

	660.23	660.23
Deduction Analysis	CK1 CHECK1	Total
	762.75	762.75
Memo Analysis:	N- X ELIG/C	Total

Total

44.17 BY STATE WAGES ٦¥× Analysis:

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STATE

STATE

Federal Taxable Analysis and

all significations of the control of				
Employer Unemployment Liability	TAXABLE	PCT	TAX	
Federal	762.75		44.17	
FUTA	161.50	.60	. 76,	١,
Social Security-EE	762.75	6.20	47.29	
Social Security-ER	762.75	6.20	47.29	•
Medicare-EE	762.75	1.45	11.06	
Medicare-ER	762.75	1.45	11,06	`
Medicare Surtax-EE		06'		

1.3300 TAXABLE PCT 161.50 Employer Unemployment Liability
PL SUI
Total State Taxable Analysis and

2.15

£ 15 = 61.47

161.50

41.00 hours

948.52 Gruss 762.76 90.97 33.32 # Takes 61.47 Instrance Payallyers Work comp

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

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Date	Invoice #
11/1/2022	INV0000072594

Bill To:

K-BAR RANCH CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Γ	Services for the month of	Term	- I	Cli	ient Number
	November	Upon R	eceipt		
Description		Qty	Rate		Amount
Accounting Services Administrative Services Email Accounts, Admin & Maintenance Financial & Revenue Collections Landscape Consulting Services Management Services Website Compliance & Management	November	Upon R 1.00 1.00 5.00 1.00 1.00 1.00 1.00	\$1,30 \$39 \$1 \$43 \$80 \$1,50	0.00 0.00 5.00 3.33 0.00	\$1,300.00 \$390.00 \$75.00 \$433.33 \$800.00 \$1,509.75 \$100.00
		Subtota		REG	CEIVE 10/24/202 \$4,608.08
		Total			\$4,608.08

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

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Date	Invoice #
10/1/2022	INV0000071906

Bill To:

K-BAR RANCH CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

	Services for the month of	Terms Upon Rece		Client Number	
	October			00363	
Description		Qty	Rate	Amount	
Assessment Roll (Annual)		RECEI 11) 17)	\$5,200.0 VED /202;D	00 \$5,200.00	
1		Subtotal		\$5,200.00	
		Total		\$5,200.00	



20108 Pond Spring Way Tampa, FL 33647 813-991-6069 romanergraphics@gmail.com

INVOICE # 21391

TO:	
COMPANY NAME: _KBar Ranch	
DATE:10/26/22	
All signs on Verdant Pasture Way:	
Replace standard u-channel posts with	
fluted powder coated aluminum posts.	
Match existing frame and ball finial.	
Europa base.	
Includes removal of existing sign post,	
re-using existing signs.	
Extend 3" diameter posts and add soil plates	
to each post.	
(1) Stop sign & (1) No Outlet, 2 @ \$818.50 each	_\$1,637.00_
(1) Speed Limit sign	\$719.50
One Way (w/ existing posts) 3 @ \$571.50 each	\$1,714.50
	#4.074.00
	\$4,071.00
	11/08/2022
	Thank You,

Securiteam Inc.

Invoice

13745 N. Nebraska Ave.

Tampa, FL 33613 Phone: 813-909-7775



Fax: 888-596-8464

NET 30

Bill To
K-Bar Ranch CDD I C/O Rizzetta & Co. 3434 Coldwell Ave Ste 200 Attn: Lynn Hayes Wesley Chapel Tampa, FL 33614

Installation Address
K-Bar Clubhouse 10511 Wild Tamarind Dr. Tampa, FL 33647

Date	Invoice #	Due Date	Acct #
11/1/2022	16087	12/1/2022	VID0046

Qty	Description
	K-Bar Cabana Clubhouse Virtual Security Guard:
2	
3	Remote Video Monitoring (monthly Base Rate), Includes: Daily Remote Camera Checks
	Up to 120 Activity driven events per month
	Voice down communication system
3	Remote Video Monitoring additional 12 hours
	added per agreement 7/7/20
3	Card and Database Management Service (Additional per card charge: \$25)
	This invoice is for the 90-Day billing cycle with services for next month
	RECEIVE
	11/01/2022

Subtotal \$2,880.00 **Sales Tax (0.0%)** \$0.00 **Total** \$2,880.00 **Balance Due** \$2,880.00



Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202

INVOICE

Page: 1

Invoice Number: PSI-21887 Invoice Date: 10/25/2022

Bill

K Bar Ranch CDD To: Rizzetta and Company 3434 Colwell Ave, #200 Tampa, FL 33614

Ship

To: K Bar Ranch CDD Rizzetta and Company 3434 Colwell Ave, #200 Tampa, FL 33614

Tax Ident. Type Legal Entity

Customer ID P.O. Number P.O. Date

0013880 10/19/2022

Ship Date 10/19/2022 Due Date 11/24/2022 Terms Net 30

Ship Via

Our Order No. SalesPerson

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance - September 1 1 164.78 164.78

Every 3 Months from 3/1/2022 to 2/28/2023

K Bar Ranch VTX Fountain 1 Site #1



Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 164.78

164.78 Subtotal: Invoice Discount: 0.00 Total Sales Tax: 0.00 0.00 Payment Amount: 164.78 Total:



INVOICE Page 1 of 1

Invoice Number Invoice Date Purchase Order Customer Number Project Number 2002918 November 11, 2022 215600266 83719 215600266

Bill To

K-Bar Ranch CDD Accounts Payable 3434 Colwell Avenue, Suite 200 Tampa FL 33614 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States

Project K Bar Ranch CDD General Consulting

Project Manager

Stewart, Tonja L 1,736.00 For Period Ending

October 28, 2022

Current Invoice Total (USD)

Prepare for and attend October CDD meeting; follow up regarding proposal for pool improvement work; review concern regarding invasive vegetion along lots along Water Maple Drive; site visit with Supervisor Bowersox to review tree concerns in Stonecreek; review Laurel Vista mitered end sections with sediment

Top Task 2023 2023 FY General Consulting

Professional Services

Category/Employee		Current Hours Rate		Current Amount	
	Nurse, Vanessa M	0.50	144.00	72.00	
	Stewart, Tonja L	8.00	208.00	1,664.00	
	Subtotal Professional Services	8.50		1,736.00	

Top Task Subtotal

2023 FY General Consulting

1,736.00

Total Fees & Disbursements INVOICE TOTAL (USD)

1,736.00

1,736.00

RECEIVED

Due upon receipt or in accordance with terms of the contract

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT c/o Rizzetta & Company 3434 Colwell Ave., Suite 200 Tampa, FL 33614

November 01, 2022
Client: 001388
Matter: 000001
Invoice #: 22291

Page: 1

RE: GENERAL

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/4/2022	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH L. HAYES RE: UPCOMING BOARD MEETING.	0.4	\$110.00
10/4/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2011 BONDS AND SERIES 2014 BONDS.	0.2	\$32.00
10/5/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.0	\$1,100.00
10/7/2022	VKB	REVIEW EMAIL FROM L. HAYES; REVIEW SUMMARY OF ACTIONS.	0.2	\$55.00
		Total Professional Services	4.8	\$1,297.00

November 01, 2022 Client: 001388 Matter: 000001 Invoice #: 22291

Page: 2

Total Services \$1,297.00
Total Disbursements \$0.00

 Total Current Charges
 \$1,297.00

 Previous Balance
 \$1,155.00

 Less Payments
 (\$1,155.00)

 PAY THIS AMOUNT
 \$1,297.00

RECEIVE 11/02/2022

Please Include Invoice Number on all Correspondence



tampaelectric.com

K BAR RANCH CDD STONECREEK TNHMS LD 929

TAMPA, FL 33647-0000

Statement Date: 11/28/2022 Account: 211004822469

Past Due - Pay Immediately

\$730.46

Current month's charges: Total amount due: **Payment Due By:**

\$730.46 \$1,460.92

12/19/2022

Your Account Summary

Previous Amount Due Payment(s) Received Since Last Statement

Past Due - Pay Immediately **Current Month's Charges**

Total Amount Due

\$1,460.92 -\$730.46

\$730.46

\$730.46

\$1,460.92





for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



- Scammers can alter caller ID numbers to make it look like TECO is calling.
- · We will never ask you to buy a prepaid card or download a payment app.
- · Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call 800-873-TIPS.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL mail phone online

See reverse side for more information

Account: 211004822469

Past Due - Pay Immediately **Current month's charges:**

Total amount due: **Payment Due By:**

\$1,460.92 12/19/2022

\$730.46

\$730.46

Amount Enclosed

621754274964

K BAR RANCH CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390

MAIL PAYMENT TO: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County) 863-299-0800 (Polk County) 888-223-0800 (All other counties)

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866-832-6249

Hearing Impaired/TTY

Power Outages Toll-Free 877-588-1010

Energy-Saving Programs

813-275-3909

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TECO

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Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices^{su} – The associated fees and charges for leased outdoor lighting services.

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Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

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Sun to Gos − The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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tampaelectric.com



Account: 211004822469 Statement Date: 11/28/2022 Current month's charges due 12/19/2022

Details of Charges – Service from 10/21/2022 to 11/18/2022

Service for: STONECREEK TNHMS LD 929, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	686 kWh	@ \$0.03102/kWh	\$21.28	
Fixture & Maintenance Charge	19 Fixtures		\$266.76	
Lighting Pole / Wire	19 Poles		\$357.39	
Lighting Fuel Charge	686 kWh	@ \$0.04060/kWh	\$27.85	
Storm Protection Charge	686 kWh	@ \$0.01028/kWh	\$7.05	
Clean Energy Transition Mechanism	686 kWh	@ \$0.00033/kWh	\$0.23	
Florida Gross Receipt Tax			\$1.45	
Franchise Fee			\$44.67	
Municipal Public Service Tax			\$3.78	
Lighting Charges				9

\$730.46 Lighting Charges

Total Current Month's Charges

\$730.46

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tampaelectric.com

Statement Date: 11/28/2022 Account: 211004822964

Past Due - Pay Immediately

\$3,304.13

Current month's charges: Total amount due:

\$3,327,32 \$6,631.45

Payment Due By: 12/19/2022

Your Account Summary

Previous Amount Due Payment(s) Received Since Last Statement

Past Due - Pay Immediately

Current Month's Charges

K BAR RANCH CDD K-BAR RANCH CDD

BASSETT CREEK DR

TAMPA. FL 33647-0000

Total Amount Due

\$3,304.13 \$0.00

\$3.304.13

\$3,327.32

\$6,631.45



move a safe distance away and call 911.

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Past Due - Pay Immediately **Current month's charges:**

Total amount due: **Payment Due By:**

\$3.327.32 \$6,631.45 12/19/2022

\$3,304,13

Amount Enclosed

621754274965

K BAR RANCH CDD K-BAR RANCH CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390

MAIL PAYMENT TO: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



tampaelectric.com

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Account: 211004822964 Statement Date: 11/28/2022 Current month's charges due 12/19/2022

Details of Charges – Service from 10/21/2022 to 11/18/2022

Service for: BASSETT CREEK DR, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2597 kWh	@ \$0.03102/kWh	\$80.56
Fixture & Maintenance Charge	87 Fixtures		\$1264.16
Lighting Pole / Wire	87 Poles		\$1639.58
Lighting Fuel Charge	2597 kWh	@ \$0.04060/kWh	\$105.44
Storm Protection Charge	2597 kWh	@ \$0.01028/kWh	\$26.70
Clean Energy Transition Mechanism	2597 kWh	@ \$0.00033/kWh	\$0.86
Florida Gross Receipt Tax			\$5.48
Franchise Fee			\$204.54

Lighting Charges \$3,327.32

Total Current Month's Charges

\$3,327.32

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K-Bar Ranch CDD

Teco Summary

Master Account Number - 321000017103 11/3/2022

Account	Billing Date	Service Address	<u>Code</u>	Amount		
211004669555		19151 1/7 Bassett Creek	001-53100-4301		Pump/Lift Station	
211004669811	11/3/2022	Stonecreek Twnhms	001-53100-4307	\$542.82	Street Lights	
211004820109	8/4/2022	19238 Climbing Aster Dr PMP	001-53100-4301		Pump/Lift Station	
211004820364	11/3/2022	10511 Wild Tamarin Dr	001-53100-4301	\$352.77	Pump/Lift Station	
211004820612	11/3/2022	Bassett Creek PH 2A	001-53100-4307	\$1,410.52	Street Lights	
211004820794	11/3/2022	Wild Tamarind Phase 2B	001-53100-4307	\$645.39	Street Lights	
211004821040	11/3/2022	Wild Tamarind Dr.	001-53100-4307	\$2,173.76	Street Lights	
211004821263	11/3/2022	K Bar Ranch East-West Bl	001-53100-4307	\$3,110.22	Street Lights	
211004821479	11/3/2022	Wild Tamarind Dr.	001-53100-4307	\$1,732.70	Street Lights	
211004821727	11/3/2022	K Bar Parcel Q	001-53100-4307	\$3,515.86	Street Lights	
211004821958	11/3/2022	19181 Bassett Creek Dr	001-53100-4301	\$24.69	Pump/Lift Station	
211004822220	11/3/2022	10420 Wild Tamarind Dr	001-53100-4301	\$437.77	Pump/Lift Station	DECEIVED
211004822691	11/3/2022	Bassett Creek Dr	001-53100-4307	\$1,684.16	Street Lights	11/04/2022
221002895730	11/3/2022	10395 Wild Tamarind Dr	001-53100-4301	\$28.38	Sign	
		TOTAL		\$15,765.33		
		Street Lights	Summary 001-53100-4307	\$14,815.43		
		Utility Services	001-53100-4301 001-15601	\$949.90		
		TECO Credits	\$			
		TOTAL		\$15,765.33		



tampaelectric.com | fy 9 8 & in

Statement Date: 11/03/22 Account: 321000017103

> **Current month's charges:** Total amount due: **Payment Due By:**

\$15,765.33 \$15,765.33 11/17/22

K BAR RANCH CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390

Your Account Summary

Previous Amount Due Payment(s) Received Since Last Statement Credit balance after payments and credits

Current Month's Charges

Total Amount Due

\$15,878.33 -\$15.878.33 \$0.00 \$15,765.33

\$15,765.33



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See reverse side for more information

Account: 321000017103

Current month's charges: \$15.765.33 **Total amount due:** \$15,765.33 11/17/22 Payment Due By: **Amount Enclosed**

700750002358

K BAR RANCH CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390

MAIL PAYMENT TO TECO P.O. BOX 31318 TAMPA, FL 33631-3318



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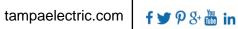
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Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
K BAR RANCH COMMUNITY DE	211004669555	19151 BASSETT CREEK TAMPA, FL 33647-0000	\$106.29
K BAR RANCH COMMUNITY DE	211004669811	STONECREEK TWNHMS TAMPA, FL 33647-0000	\$542.82
K BAR RANCH COMMUNITY DE	211004820364	10511 WILD TAMARIND DR TAMPA, FL 33647-0000	\$352.77
	211004820612	BASSETT CRK, PH 2A TAMPA, FL 33647-0000	\$1410.52
	211004820794	WILD TAMARIND PHASE 2B TAMPA, FL 33647-0000	\$645.39
K BAR RANCH COMMUNITY DE	211004821040	WILD TAMARIND DR TAMPA, FL 33647-0000	\$2173.76
	211004821263	K BAR RANCH EAST WEST BL TAMPA, FL 33647-0000	\$3110.22
	211004821479	WILD TAMARIND DR TAMPA, FL 33614-0000	\$1732.70
	211004821727	K BAR PARCEL Q TAMPA, FL 33647-0000	\$3515.86
K BAR RANCH COMMUNITY DE	211004821958	19181 BASSETT CREEK DR TAMPA, FL 33647-0000	\$24.69
	211004822220	10420 WILD TAMARIND DR TAMPA, FL 33647-0000	\$437.77
K BAR RANCH COMMUNITY DE	211004822691	BASSETT CREEK DR TAMPA, FL 33647-0000	\$1684.16
	221002895730	10395 WILD TAMARIND DR TAMPA, FL 33647	\$28.38





Account: 211004669555

Statement Date: 10/31/22

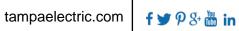
Details of Charges - Service from 09/14/22 to 10/12/22

Service for: 19151 BASSETT CREEK, TAMPA, FL 33647-0000 Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	Previous = Reading	Total Used	Multiplier	Billing Period
1000114652	10/12/22	32,907	32,274	633 kWh	1	29 Days
Daily Basic Ser	rvice Charge	29 days	@ \$0.75000	\$21.75	Tampa Elect	ric Usage History
Energy Charge)	633 kWh	@ \$0.07089/kWh	\$44.87	Kilowatt-F	lours Per Day
Fuel Charge		633 kWh	@ \$0.04126/kWh	\$26.12	(Average)
Storm Protection	on Charge	633 kWh	@ \$0.00315/kWh	\$1.99	OCT 2022 SEP	22
Clean Energy 1	Transition Mechanism	633 kWh	@ \$0.00402/kWh	\$2.54	AUG	23
Florida Gross F	Receipt Tax			\$2.49	JUL JUN	24
Electric Service	ce Cost			\$99.76	MAY	23
Franchise Fee				\$6.53	APR MAR	22
Total Electric Cost, Local Fees and Taxes				\$106.29	FEB	24
Current Mo	nth's Electric Charge	es		\$106.29	JAN DEC	32
				¥100.20	NOV	26
					OCT	29





Account: 211004669811 Statement Date: 10/31/22

Details of Charges - Service from 09/14/22 to 10/12/22

Service for: STONECREEK TWNHMS, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting oct vice items to 1 (Bright Gridles) to	1 20 days	
Lighting Energy Charge	291 kWh @ \$0.03102/kWh	\$9.03
Fixture & Maintenance Charge	14 Fixtures	\$209.60
Lighting Pole / Wire	14 Poles	\$275.31
Lighting Fuel Charge	291 kWh @ \$0.04060/kWh	\$11.81
Storm Protection Charge	291 kWh @ \$0.01028/kWh	\$2.99
Clean Energy Transition Mechanism	291 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.61
Franchise Fee		\$33.37
Lighting Charges		\$542.82

Current Month's Electric Charges \$542.82



tampaelectric.com

Rate Schedule: General Service - Non Demand



Account: 211004820364

Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: 10511 WILD TAMARIND DR, TAMPA, FL 33647-0000

Meter Number	Read Date	Current - Reading -	Previous = Reading	Total Used	Multiplier	Billing Period
1000118429	10/12/22	7,967	5,444	2,523 kWh	1	29 Days
Daily Basic Se	rvice Charge	29 d	ays @ \$0.75000	\$21.75	Tampa Elec	tric Usage History
Energy Charge	e	2,523 k	kWh @ \$0.07089/kWh	\$178.86	Kilowatt-l	Hours Per Day
Fuel Charge		2,523 k	kWh @ \$0.04126/kWh	\$104.10	(Average	9)
Storm Protection	on Charge	2,523 k	Wh @ \$0.00315/kWh	\$7.95	OCT 2022 SEP	87
Clean Energy	Transition Mechanism	2,523 k	kWh @ \$0.00402/kWh	\$10.14	AUG	81 73
Florida Gross I	Receipt Tax			\$8.28	JUL JUN	84
Electric Servi	ce Cost			\$331.08	MAY	88
Franchise Fee				\$21.69	APR MAR	57
Total Electric	Cost, Local Fees and Tax	es		\$352.77	FEB	77
Current Mo	onth's Electric Charg	es		\$352.77	JAN DEC NOV	86 76



tampaelectric.com



Account: 211004820612 Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: BASSETT CRK, PH 2A, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1153 kWh @\$0.03102/kWh	\$35.77
Fixture & Maintenance Charge	37 Fixtures	\$530.60
Lighting Pole / Wire	37 Poles	\$695.97
Lighting Fuel Charge	1153 kWh @\$0.04060/kWh	\$46.81
Storm Protection Charge	1153 kWh @\$0.01028/kWh	\$11.85
Clean Energy Transition Mechanism	1153 kWh @\$0.00033/kWh	\$0.38
Florida Gross Receipt Tax		\$2.43
Franchise Fee		\$86.71

Lighting Charges \$1,410.52 \$1,410.52

Current Month's Electric Charges



\$645.39



Account: 211004820794

Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: WILD TAMARIND PHASE 2B, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	423 kWh @ \$0.03102/kWh	\$13.12
Fixture & Maintenance Charge	17 Fixtures	\$250.28
Lighting Pole / Wire	17 Poles	\$319.77
Lighting Fuel Charge	423 kWh @ \$0.04060/kWh	\$17.17
Storm Protection Charge	423 kWh @ \$0.01028/kWh	\$4.35
Clean Energy Transition Mechanism	423 kWh @ \$0.00033/kWh	\$0.14
Florida Gross Receipt Tax		\$0.89
Franchise Fee		\$39.67
Lighting Charges		

Current Month's Electric Charges \$645.39



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Account: **211004821040**Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: WILD TAMARIND DR, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge 1808 kWh @ \$0.03102/kWh \$56.08 Fixture & Maintenance Charge 57 Fixtures \$815.48 Lighting Pole / Wire 57 Poles \$1072.17 Lighting Fuel Charge 1808 kWh @ \$0.04060/kWh \$73.40 Storm Protection Charge 1808 kWh @ \$0.01028/kWh \$18.59 Clean Energy Transition Mechanism 1808 kWh @ \$0.00033/kWh \$0.60 Florida Gross Receipt Tax \$3.81 Franchise Fee \$133.63

Lighting Charges \$2,173.76

Current Month's Electric Charges \$2,173.76



\$3,110.22



Account: 211004821263

Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: K BAR RANCH EAST WEST BL, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1985 kWh @ \$0.03102/kWh	\$61.57
Fixture & Maintenance Charge	69 Fixtures	\$1441.99
Lighting Pole / Wire	69 Poles	\$1299.36
Lighting Fuel Charge	1985 kWh @\$0.04060/kWh	\$80.59
Storm Protection Charge	1985 kWh @\$0.01028/kWh	\$20.41
Clean Energy Transition Mechanism	1985 kWh @\$0.00033/kWh	\$0.66
Florida Gross Receipt Tax		\$4.19
Franchise Fee		\$190.52
Municipal Public Service Tax		\$10.93
Lighting Charges		

Current Month's Electric Charges \$3,110.22



\$1,732.70



Account: 211004821479 Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: WILD TAMARIND DR, TAMPA, FL 33614-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1264 kWh @ \$0.03102/kWl	n \$39.21
Fixture & Maintenance Charge	37 Fixtures	\$817.07
Lighting Pole / Wire	37 Poles	\$695.97
Lighting Fuel Charge	1264 kWh @\$0.04060/kWl	n \$51.32
Storm Protection Charge	1264 kWh @\$0.01028/kWl	n \$12.99
Clean Energy Transition Mechanism	1264 kWh @\$0.00033/kWI	n \$0.42
Florida Gross Receipt Tax		\$2.67
Franchise Fee		\$106.09
Municipal Public Service Tax		\$6.96
Lighting Charges		

Current Month's Electric Charges \$1,732.70



\$3,515.86



Account: 211004821727

Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

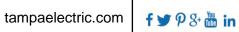
Service for: K BAR PARCEL Q, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2598 kWh @ \$0.03102/kWh	\$80.59
Fixture & Maintenance Charge	92 Fixtures	\$1335.68
Lighting Pole / Wire	92 Poles	\$1731.50
Lighting Fuel Charge	2598 kWh @ \$0.04060/kWh	\$105.48
Storm Protection Charge	2598 kWh @ \$0.01028/kWh	\$26.71
Clean Energy Transition Mechanism	2598 kWh @ \$0.00033/kWh	\$0.86
Florida Gross Receipt Tax		\$5.48
Franchise Fee		\$215.25
Municipal Public Service Tax		\$14.31
Lighting Charges		

Current Month's Electric Charges \$3,515.86





Account: 211004821958

Statement Date: 10/31/22

Details of Charges - Service from 09/14/22 to 10/12/22

Service for: 19181 BASSETT CREEK DR, TAMPA, FL 33647-0000

Rate Schedule:	General Service	 Non Demand
----------------	-----------------	--------------------------------

Meter Read Date Number	Current - Reading	Previous = Reading	Total Used	Multiplier	Billing Period
1000114651 10/12/22	761	754	7 kWh	1	29 Days
Daily Basic Service Charge	29 da	ays @ \$0.75000	\$21.75	Tampa Elec	tric Usage History
Energy Charge	7 k	Wh @ \$0.07089/kWh	\$0.50	Kilowatt-l	Hours Per Day
Fuel Charge	7 k	Wh @ \$0.04126/kWh	\$0.29	(Average	e)
Storm Protection Charge	7 k	Wh @ \$0.00315/kWh	\$0.02	OCT 2022 SEP	0.2
Clean Energy Transition Mechanism	7 k	Wh @ \$0.00402/kWh	\$0.03	AUG	0.2
Florida Gross Receipt Tax			\$0.58	JUL JUN	0.2
Electric Service Cost			\$23.17	MAY	0.2
Franchise Fee			\$1.52	APR	0.2
Total Electric Cost, Local Fees and Ta	axes		\$24.69	MAR FEB	0.2
Current Month's Electric Char	ane		\$24.69	JAN DEC	0.2
Surrent Month's Liectric Onal	yes		\$24.09	NOV	0.3
				OCT 2021	0.2



tampaelectric.com

Rate Schedule: General Service - Non Demand

\$437.77



214 214

213 212

Account: 211004822220 Statement Date: 10/31/22

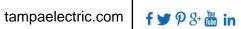
Current Month's Electric Charges

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: 10420 WILD TAMARIND DR, TAMPA, FL 33647-0000

Meter Read Date	Current - Reading	Previous = Reading	Total Used	Multiplier	Billing Period
1000114649 10/12/22	63,827	60,652	3,175 kWh	1	29 Days
Daily Basic Service Charge	29 days	@ \$0.75000	\$21.75	Tampa Elect	ric Usage History
Energy Charge	3,175 kWh	@ \$0.07089/kWh	\$225.08	Kilowatt-H	lours Per Day
Fuel Charge	3,175 kWh	@ \$0.04126/kWh	\$131.00	(Average	e)
Storm Protection Charge	3,175 kWh	@ \$0.00315/kWh	\$10.00	OCT 2022 SEP	109
Clean Energy Transition Mechanism	3,175 kWh	@ \$0.00402/kWh	\$12.76	AUG	110
Florida Gross Receipt Tax			\$10.27	JUL JUN	107
Electric Service Cost			\$410.86	MAY	214
Franchise Fee			\$26.91	APR MAR	213
Total Electric Cost, Local Fees and Tax	ces		\$437.77	FEB	214
				JAN	24





Account: 211004822691 Statement Date: 10/31/22

Details of Charges - Service from 09/14/22 to 10/12/22

Service for: BASSETT CREEK DR, TAMPA, FL 33647-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1095 kWh @\$0.03102/kWh	\$33.97	
Fixture & Maintenance Charge	36 Fixtures	\$811.11	
Lighting Pole / Wire	36 Poles	\$677.16	
Lighting Fuel Charge	1095 kWh @\$0.04060/kWh	\$44.46	
Storm Protection Charge	1095 kWh @\$0.01028/kWh	\$11.26	
Clean Energy Transition Mechanism	1095 kWh @\$0.00033/kWh	\$0.36	
Florida Gross Receipt Tax		\$2.31	
Franchise Fee		\$103.53	
Lighting Charges			9

\$1,684.16

Current Month's Electric Charges \$1,684.16



tampaelectric.com



Account: 221002895730

Statement Date: 10/31/22

Details of Charges – Service from 09/14/22 to 10/12/22

Service for: 10395 WILD TAMARIND DR, TAMPA, FL 33647 Rate Schedule: General Service - Non Demand

Meter Location: SIGN

Meter Number	Read Date	Current Reading	-	Previous = Reading	Total U	sed	Multiplier	Billing Period	
1000557047	10/12/22	503		487	16 kW	/h	1	29 Days	
Daily Basic Service Charge			9 days	@ \$0.75000	\$21.75		Tampa Electric Usage History Kilowatt-Hours Per Day		
Energy Charge			6 kWh	@ \$0.07089/kWh	\$1.13				
Fuel Charge			6 kWh	@ \$0.04126/kWh	\$0.66		(Average)		
Storm Protection Charge			6 kWh	@ \$0.00315/kWh	\$0.05		OCT 0.6 2022 SEP 0.5 AUG 0.6		
Clean Energy Transition Mechanism			6 kWh	@ \$0.00402/kWh	\$0.06				
Florida Gross Receipt Tax					\$0.61		JUL JUN	0.5	
Electric Service Cost					\$24.26		MAY	0.5	
Franchise Fee					\$1.59		APR MAR	0.6	
Municipal Public Service Tax					\$2.53	\$2.53		0.5 FEB 0.5	
Total Electric Cost, Local Fees and Taxes					\$28.38	JAN DEC	0.8		
Current Month's Electric Charges					\$28.38	NOV OCT 2021	0.5		
Total Current Month's Charges				\$15,765.33		2021			

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

3

NOV - 2 2022

3003895-00

MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

6709512

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000003219 02 SP

106481582867868 P

RIZZETTA & COMPANY INC 3434 COLWELL AVE STE 200 TAMPA, FL 33614





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 A 12 page 100 page 10

NOV = 2 2022

Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 6709512 149171000 10/25/2022 LEANNE DUFFY 407-835-3807

RIZZETTA & COMPANY INC 3434 COLWELL AVE STE 200 TAMPA, FL 33614

K-BAR RANCH CDD SERIES 2011

The following is a statement of transactions pertaining to your account. For further Information, please review the attached

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,885.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

K-BAR RANCH CDD SERIES 2011

Invoice Number: 6709512
Account Number: 149171000
Current Due: \$1,885.63

Direct Inquiries To: Phone: LEANNE DUFFY 407-835-3807

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 149171000 Invoice # 6709512 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: Account Number: Direct Inquiries To:

Phone:

6709512 10/25/2022 149171000 LEANNE DUFFY 407-835-3807

K-BAR RANCH CDD SERIES 2011

Accounts Included 149171000

149171001

149171002

149171004

149171006

149171007

In This Relationship:

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	1,750.00	100.00%	\$1,750.00
Subtotal Administration Fees - In Advance	ce 10/01/2022 - 09/30/2023	3		\$1,750.00
Incidental Expenses 10/01/2022 to 09/30/2023	1,750.00	0.0775		\$135.63
Subtotal Incidental Expenses		·		\$135.63
TOTAL AMOUNT DUE				\$1,885.63



INVOICE

United Building Maintenance, Inc.

5928 Rotella Drive Wesley Chapel, Florida 33545 Phone (813) 843-3332

K-BA-RANCH CDD TO: RIZZETTA AMENITY Services 3434 Colwell Ave

FOR:

INVOICE # 380

K-BARRAnch CDD

11/1/22

DESCRIPTION	# of Weeks	rate per Week	AMOUNT	
Pool CABANA / RESTROOM	4	\$ 15000	\$6000	
MAIN. TENANCE				
Month of				
November		ž		
		I	10/25/2022	

Make all checks payable to:

Thank you for your business!

TOTAL

\$600

NeT 10



Bill To:

K-Bar Ranch I CDD c/o The Verandahs CDD 3434 Coldwell Ave. Suite 200 Tampa, FL 33614

Property Name: K-Bar Ranch I CDD

INVOICE

INVOICE #	INVOICE DATE
TM 446938	11/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2022

Invoice Amount: \$11,659.84

Description Current Amount

Monthly Landscape Maintenance November 2022

\$11,659.84

Part 1- General Landscape Services \$8,248.00

Part 4- Irrigation Services \$545.00

Part 2-Fert \$260.00

Palms & St Augustine \$2,606.84

RECEIVE 10/26/2022

Invoice Total

\$11,659.84

IN COMMERCIAL LANDSCAPING

Tab 3

K BAR RANCH

LANDSCAPE INSPECTION REPORT



December 12, 2022
Rizzetta & Company
Jason Liggett – Landscape Specialist



SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- Continue to work on district owned parcels that abut to Conservation areas and push mower deck to gain back district property.
- Monitor damaged turf around the fencing at the amenity center.
- ❖ Next inspection is January 9th at 9:00 am

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.

 During my inspection, the Saint Augustine around the fence areas was not doing well. It looks like we have overspray by the vendor when trying to form the beading around the fence. Or this could be from the pressure washing of the sidewalks. These areas if they don't come back will need to be replaced. (Pic 1,1a,1b,1c)



2. Treat the turf weeds in the Saint Augustine under the palm trees to the east of the trash compactor area.







K-Bar Ranch



- 3. Treat the dollar weed Throughout the Amenity center back field and along the tennis court.
- Diagnose and treat the Podocarpus to the east of the amenity center building. These are showing signs of decline.
- During my inspection, the brown patch was still present continue to monitor the situation and treat this on both Wild tamarind and Bassett Creek Drive. We will need to do 14 day follow ups. (Pic 5,5a)



- Prune the dead from the Dwarf Bottle Brush in the center island on Wild Tamarind.
- 7. Treat the turf weeds throughout the Saint Augustine on Wild Tamarind to includes the bank side of the ROW.

8. Treat the fire any mounds throughout the Wild Tamarind Drive and Bassett creek Drive ROW.(Pic 8)



- 9. Provide the district a price to Top choice the irrigated areas in the district. If this has been done, I recommend approving application.
- 10. Trimming of the Sabal palms at the main entrance to the community still need to be trimmed.
- 11. Make sure during mowing services we are hard edging around all drainage and valve boxes.
- 12. Treat the Fakahathce grass on the outbound side of Wild Tamarind near the Foxtail Fern and Purple Fountain grass bed.





K-Bar Ranch

13. The area on the inbound side of Wild Tamarind before the metal railing fence still needs to be string trimmed back down the hill. This area is unsightly when you pull into the community. (pic 13).



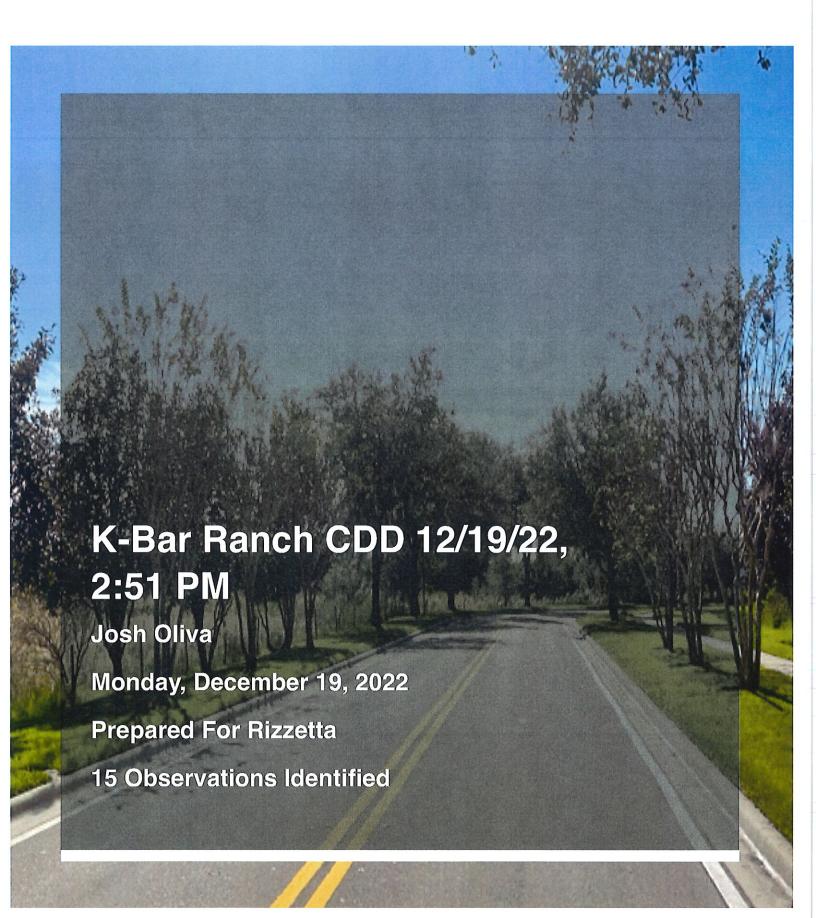
- 14. Remove the vines from the schilling Hollie beds on at eh corner of Wild Tamarind and Bassett Creek Drive.
- 15. Provide the district a price to remove the Schilling Hollies on the in bound side of Bassett creek Drive just pass the main entrance between the sidewalk and the road. Also provide the district a price to remove the Schilling Hollies at the corner of Bassett Creek Drive and Wild Tamarind producing a different design for these areas.
- 16. Remove the vines from the black fence on Sweet Clover at the round about.
- 17. Remove the Magnolia Leaf drop from the Early Violet common area space.
- 18. The newly installed beds still have dayflower in them on Clover pine. I would suggest making these beds just a little bigger so round up can be used.
- 19. Continue to work on pushing back the overgrowth in Heron Preserve in the district owned parcels that abut to conservation areas.

20. Provide the district with a price to remove the Red Cedar trees at the monument sign at Bassett Creek. Transplant these to the open area to the north of Stonecreeks monument sign in the open areas. Replace open areas with plant material at the monument sign.



Tab 4







Flowers
Property Manager
Winter flowers have been installed and are doing well.



Plumbago
YL Crew
Trim down the plumbago at the round about in front of the amenity center



St. Augustine
Property Manager
All st. Augustine was treated on
the 14th of December with
selective herbicide for broadleaf
and sedge weed control.

Also applied was a systemic fungicide to all areas as well as a selective herbicide and micro nutrients to improve vigor.



Turf Treatments
Property Manager
Turf treatments applied on the
14th of December. Signs with
dates visible throughout K-Bar I.
Follow up treatment scheduled for
the week of new years.



Schilling
Property Manager / YL Crew
Prune out the pockets of schillings
that have brown in them.

Pull back mulch at bases of plants to ensure proper air flow in roots.



Water maple Common Area
YL Crew
Ensure we are detailing all
common areas as contracted with
services regularly.



Brown Patch
Property Manager
Brown patch was treated on the
14th of December and will be
treated again the week of the
29th.



Overall Landscaping
Property Manager
Overall healthy landscaping
throughout



Vines In Schilling
Property Manager
Vines in schilling are being
removed regularly with service.

Pre emergents will be applied in March to suppress any growth.

Vines are being removed at base and dabbed with soil sterilant herbicide to ensure growth from ground does not persist through the winter season.



Mowing Services
Property Manager
Mowing services are being
completed regularly



Brown Patch @ Wild Tamarind
Property Manager / YL Crew
Brown patch at wild tamarind has
been treated on the 14th of
December.

Turf has improved but secondary application will be applied the week of the 29th of December.



Pond Mowing
Property Manager
Pond mowing is being completed
regularly



Laurel Vista Pond Mowing
Property Manager
Laurel Vista Pond mowing is being
completed

There are still a few areas that Yellowstone is currently working on as far as conservation push back. All conservation push backs will be completed the week of the 19th with services.



Laurel Vista Common Area
Property Manager
The new plant bed at Laurel vista
is being trimmed and maintained.
Bed weeds have been removed
and plants trimmed.

Crape Myrtles will get cutback in March @ Spring.

Palm Trimming
Property Manager

All palms have been trimmed throughout as of week of December 22nd.

Yellowstone trimmed all palms inside 10ft mark

Sub Contractor did all palms outside the 10ft.

Josh Oliva Yellowstone





30319 Commerce Dr San Antonio, FL 33576

www.yellowstonelandscape.com

Fertilization & Pest Action Report

Property K-Bar I		
Date 12/14/22	Technician <u>K</u>	P. + F.P. +JM
Treatment Service call		Temperature マスプ
Turf V Shrubs Trees Palms	Actions Disease Weed O	ther Wind
Weather Condition	Overcast Sunny	Mild Strong
Soil Conditions	Moist Wet Sati	urated Standing Water
Anticipated return		
	ppication on a	perty Usha a 11 st. Augustine Selective Herbicides mic Insecticides Newts mix today.

Tab 5



Proposal #270108

Date: 12/20/2022 From: Joshua Oliva

Proposal For

Tampa, FL 33625

K-Bar Ranch I CDD c/o Rizzetta & Company, Inc. 12750 Citrus Park Land Suite 115

main: mobile: Location

Terms: Net 30

10511 Wild Tamarind DR Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

Transplanting of Cedars at Bassett Creek

 Price to transplant the two cedars trees at Bassett creek to Stonecreek where trees had fallen during recent storm.

- Yellowstone would not be responsible for warranty of the CEDAR trees ONLY.
- Price includes installation of two Japanese Blueberry Trees at the Bassett Creek monument on both sides in place of the cedars are being removed.
- Irrigation material and adjustments included for the transplanting as well as the installation of the Jap. Blueberry trees

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$428.57	\$428.57
Japanese Blueberry Tree, 3 GAL	2.00	\$593.34	\$1,186.67
Cocoa Brown Mulch	6.00	\$11.40	\$68.40
Irrigation Labor	4.00	\$78.57	\$314.28
Irrigation Part(s)	1.00	\$285.71	\$285.71
Transplanting	1.00	\$1,849.37	\$1,849.37

Client Notes



X	TOTAL	\$4,133.00
Signature	SALES TAX	\$0.00
	SUBTOTAL	\$4,133.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact	Assigned To
Print Name:	Joshua Oliva Office:
Title:	joliva@yellowstonelandscape.com
Date:	

Blank Tab



Proposal #270132 Date: 12/20/2022

From: Joshua Oliva

Proposal For

Location

K-Bar Ranch I CDD c/o Rizzetta & Company, Inc. 12750 Citrus Park Land Suite 115 Tampa, FL 33625

main: mobile: 10511 Wild Tamarind DR Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

Bassett Creek Cedar Tree Removal Only

- Terms: Net 30
- Price to remove the two cedar trees ONLY at the Bassett Creek monument
- Root balls included in removals.
- · Fill dirt included to back fill any deeper holes created with the removal

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$1,255.62	\$1,255.62
Fill Dirt	1.00	\$57.14	\$57.14
Client Notes			
	SUBTOTAL		\$1,312.76
Signature	SALES TAX		\$0.00
X	TOTAL		\$1,312.76

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact	Assigned To
Print Name:	Joshua Oliva Office:
Title:	joliva@yellowstonelandscape.con
Date:	

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Proposal #270037 Date: 12/20/2022

From: Joshua Oliva

Proposal For

Location

Terms: Net 30

K-Bar Ranch I CDD c/o Rizzetta & Company, Inc. 12750 Citrus Park Land Suite 115 Tampa, FL 33625

main: mobile: 10511 Wild Tamarind DR Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

Podocarpus Install At Stonecreek

- Price to install 4, 7 gallons Podocarpus to help with immediate privacy in this area where trees had fallen during storm on Wild Tamarind, just past the Stonecreek entrance.
- Irrigation material and adjustments included.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT			
General Labor	1.00	\$142.86	\$142.86			
Podocarpus Maki, 7 GAL	4.00	\$76.06	\$304.22			
Irrigation Labor	1.00	\$78.57	\$78.57			
Irrigation Part(s)	1.00	\$71.43	\$71.43			
Client Notes						
	SUBTOTAL		\$597.08			
Signature	SALES TAX	SALES TAX				
x	TOTAL		\$597.08			

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact	Assigned To
Print Name:	Joshua Oliva
Title:	Office: joliva@yellowstonelandscape.com
Date:	

Tab 6

										14 CONT
DATE: 12/6/2022			AQUATECH: Davien M + Chris T							
				ACCOUNT #						
SITE	M.S.P.E.C.T.O.	AMB BAY	40,000 AT	ATY MULE	40,000 C. J.	CATANISES	SUBMERSE	SWE TO THE STATE OF THE STATE O	MATER LE	WEATHER CONDITIONS
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300L, 50057, 700L										
(DOL, 400, 300.										
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3										
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primrose, Algorial to treat w	ter set	Made	or ay	jass,	Joh	V B	out	00	Pond	500

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

1001

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

LAKE MANAGEMENT . AQUATIC SERVICES . ENVIRONMENTAL PLANNING

SERVICE R		AQUATECH: Darren M & Chris T ACCOUNT # WORK ORDER #										
SITE /	MSPECTOW THEAT	AIRBOAT	10000A7 100.42	ATV MULE BAC.	1	SATALLE OF THE SECOND OF THE S	SUBMERSED	BAUSH	DON'GEN	HESTO LEVE		ATHER DITIONS
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100, 300, 701M 112x, 111x, 113x	X		X		X						No	wind
702	X		X		X							
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OBSERVATIONS / RECOMME	ENDATION	is T	ceel	red	4	ay	ses	to	Bru	sh	and	Algge
					ی			,				3

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

LAKE MANAGEMENT . AQUATIC SERVICES . ENVIRONMENTAL PLANNING

SERVICE	RE	POF	T) 1			
DATE: 12/12/22						ACCOUNT #										
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601, FPM Area 301		X		X		X						li i	New old	d		
1,2,3, FPM Range		X		X			X			X						
302		X		X			X			X	11					
101, A.1, 501,	X			X												
101, A, 1, 501, 502, 503	X			X												
							Ī									
			+					#								
OBSERVATIONS/RECOM	MEN	DATION	us T	(eo	ted	1	1/4	pre.	, To	1981	do	300	ss, slen	dor		
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LAKE MANAGEMENT . AQUATIC SERVICES . ENVIRONMENTAL PLANNING

CHOTOMER K-B-- Rosel- CDDTK

SERVICE REPORT DATE: 12/23/22				ACCOUNT # WORK ORDER #							
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200											
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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING
CUSTOMER

Tab 7



UPCOMING DATES TO REMEMBER

• Next Meeting: February 1, 2023 @ 6:00 PM

District Manager's Report January 4

2023

FINANCIAL SUMMARY

8/31/2022

K

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General Fund Cash & Investment Balance:

\$1,078,490

Reserve Fund Cash & Investment Balance:

\$444,547

Debt Service Fund Investment Balance:

\$540,658

Total Cash and Investment Balances:

\$2,063,695

General Fund Expense Variance: \$7,109

Over Budget