



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors' Meeting
April 5, 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 Frank Morales John Bowersox Edmund Radigan Cynthia Gustavel | Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Debby Wallace | 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.

March 29, 2023

Board of Supervisors
K-Bar Ranch Community
Development District

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, April 5, 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 agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Presentation of the Landscape Inspection Report.....Tab 1
 - B.** Presentation of the Yellowstone Landscape Report.....Tab 2
 1. Consideration of Yellowstone's Revised Stone Creek Cedar Tree Installation Proposal.....Tab 3
 2. Consideration of Yellowstone's Proposal to Remove and Replace Crepe Myrtle Trees at the Basset Creek Monument.....Tab 4
 - C.** Presentation of Blue Water Aquatics Report.....Tab 5
 1. Review of Blue Water Aquatics Action Items.....Tab 6
 2. Consideration of Blue Water Aquatic's Monthly Eutrosorb Services Proposal.....Tab 7
 3. Consideration of Blue Water Aquatics Special Services Agreement for Water Maple Drive.....Tab 8
 - D.** District Chairperson
 1. Discussion of Amenity Center Improvements
 - E.** District Counsel
 - F.** District Engineer
 - G.** District Manager
 1. Consideration of School Outfitters Park Bench Updated Proposal.....Tab 9
 2. Consideration of Romaner Park Bench Installation Proposal.....Tab 10
- 4. BUSINESS ITEMS**
 - A.** Discussion of RFP for all Rizzetta Contracted Services
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors Meeting on March 1, 2023.....Tab 11
 - B.** Consideration of the Operation and Maintenance Expenditures for February 2023.....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,
Debby Wallace
District Manager

Tab 1

K BAR RANCH

LANDSCAPE INSPECTION REPORT



March 15, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

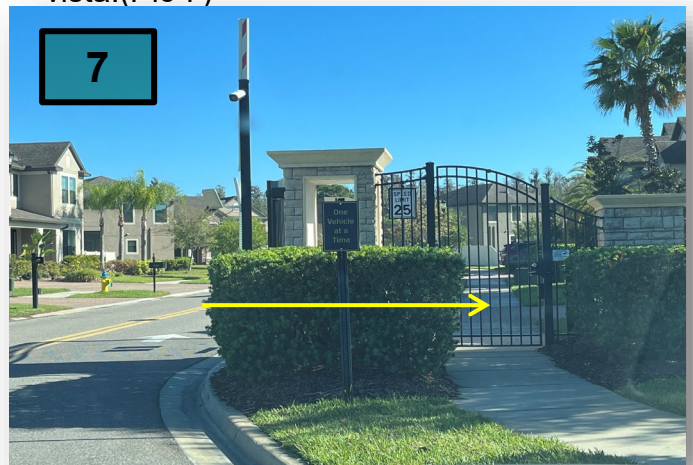
SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Complete the red items on the report. Some of these items are going on 3 months make sure the items are being addressed monthly.
- ❖ Have we completed the Ornamental Fertilizations for march for the property?

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. Remove the moss from the Ligustrum hedge row at the exit side as you are leaving the clubhouse. This is the hedge between Wild Tamarind and the basketball court.
2. **During my inspection it looks like we have completed all the crape myrtles in the district.**
3. This was an area that I have brought up in the past during normal mowing services make sure we are mowing and string trimming the area before the bridge on the inbound side of Wild Tamarind.(Pic 3)
4. We still haven't received the proposal to replace the Schilling Hollies on the inbound side of Bassett Creek Drive and the corner of Wild Tamarind. When can we expect these?
5. Provide the district a price to fill in the empty loropetalum beds along Bassett Creek Drive.
6. **Remove the moss from the pepper grass drive cypress trees this is a carryover from last month.**
7. Perform a 50% cutback on the Bottle Brush on both side of the main entrance to Laurel vista.(Pic 7)



K-Bar Ranch

8. Diagnose and treat the decline in the Bottle Brush on the inbound and outbound side of Laurel vista behind the beds. Improve the vigor.
9. **During my inspection, the edge of the pond across from the playground has not been addressed. See last months report for the area.(Pic 9)**




10. During my inspection, the CDD owned tree rings in Heron Preserve have not been completed. When will this be done?

11. **During my inspection I noticed the oak trees from last months report were not completed. These area the tree in front of the small areas we cutback in Heron preserve.(Pic 11)**



Tab 2



**K-Bar Ranch CDD 3/17/23,
8:24 AM**

Josh Oliva

Friday, March 17, 2023

Prepared For Rizzetta

17 Observations Identified



Peppergrass Common Area Moss Removal

Property Manager

Moss was removed from trees at peppergrass



Heron Preserve Pond Erosion

Property Manager

Pond across from playground at heron preserve has pond bank erosion.

Crews are string trimming and will continue to string trim as close to water line as possible to avoid high growth.



Pond Signage

YL Crews

We need to ensure we are string trimming all pond signage with every service.



Pond Mowing

Property Manager

Pond mowing is being completed in Laurel vista.



Laurel Vista Common Area
Property Manager
Common area in whispering oaks
is being maintained.

YL crew - ensure we cut back
crape Myrtles



Pond Signage @ Laurel Vista
Property Manager
Ensure we are string trimming all
pond signs in Laurel vista.



Pocket Prune Schilling
Property Manager / YL Crew
Schilling was treated for white
flies. Pocket prune the areas.



Crape Myrtle Pruning
Property Manager
Crape Myrtle are being pruned
throughout



Gold mound

Property Manager

Gold mound are pushing new growth from frost damage.



Healthy Landscape

Property Manager

Overall healthy landscape throughout



Cutbacks

Property Manager

Plant material is being cut back that was damaged by frost



Oak Tree In Front Of Amenity Center

Property Manager / YL Horticulture

Single oak in front of clubhouse is showing signs of stress. Diagnose and treat oak tree. Will monitor recovery



Trimming Services
Property Manager
Trimming services is being completed



Mowing Services
Property Manager
Mowing services is being completed throughout



Spring Flowers

Property Manager

Spring flowers are installed and in great shape. Will continually monitor flowers



Sweet Clover

Property Manager

Crape at sweet clover that is leaning was installed crooked tree is established and will
Need to be dug up and reset



Sweet clover Common Area
Property Manager
Fence is being maintained and
free of vines or weeds

Josh Oliva
Yellowstone

Tab 3



Proposal #286619

Date: 03/14/2023

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

Stonecreek Cedar Tree Install

Terms: Net 30

- *Price to install 3 - **65GAL- Brodie Eastern Red Cedar** Trees in the area cedars were removed just before Stonehenge entrance on Wild Tamarind.*
- *Irrigation material and adjustments included in overall price.*

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|--------------------------|----------|------------|------------|
| General Labor | 1.00 | \$879.00 | \$879.00 |
| Eastern Red Cedar, 65GAL | 3.00 | \$785.00 | \$2,355.00 |
| Cocoa Brown Mulch | 5.00 | \$9.99 | \$49.95 |
| Irrigation Part(s) | 1.00 | \$185.71 | \$185.71 |
| Irrigation Labor | 1.00 | \$139.00 | \$139.00 |

Client Notes



Signature

x

| | |
|--------------|-------------------|
| SUBTOTAL | \$3,608.66 |
| SALES TAX | \$0.00 |
| TOTAL | \$3,608.66 |

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

Tab 4



Proposal #294065

Date: 03/16/2023

From: Joshua Oliva

Proposal For

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

main:
 mobile:

Location

10511 Wild Tamarind DR
 Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

Bassett Creek Tree Replacements

Terms: Net 30

- Price to remove cedars located on both sides of the monument at Bassett creek.
- Price includes the removal and **replacement with 2 single trunk 30Gal purple flowering Crape Myrtles.**
- Irrigation includes material and labor to wrap trees in proper drip lines as well as set times for establishment and return to adjust times back down once trees are established.

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|------------------------------------|----------|------------|------------|
| Labor | 1.00 | \$1,285.70 | \$1,285.70 |
| Carpe Myrtle, Single Trunk, 30 GAL | 2.00 | \$500.00 | \$999.99 |
| Cocoa Brown Mulch | 3.00 | \$11.40 | \$34.20 |
| Irrigation Part(s) | 1.00 | \$57.14 | \$57.14 |
| Irrigation Labor | 1.00 | \$78.57 | \$78.57 |

Client Notes

| | | |
|-----------|--------------|-------------------|
| Signature | SUBTOTAL | \$2,455.60 |
| | SALES TAX | \$0.00 |
| | TOTAL | \$2,455.60 |

x

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

Tab 5

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3/1/23

CUSTOMER: K BAR 1

AQUATECH: Darren M

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, 601, 701-M | X | | | X | | | X | | | | X | | Ø | N | Ø | | |
| 1, 2, 3, FPM Pond, | X | | | X | | | | X | X | X | X | | Ø | N | Ø | | 70-81° Sunny |
| 101, 301, 302, 201 | | | | | | | | | | | | | | | | | SSW 5-10 mph |
| 501, 502, A | | | | | | | | | | | | | | | | | |
| 601 , 401, EWR1 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
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OBSERVATIONS/RECOMMENDATIONS Treated for mild torpedo grass, alligator weed, penny wort, primrose and algae in 3 ponds. Ponds in overall good condition.

BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL
(727) 842-2100

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

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3/1/23

CUSTOMER: D.K. Bar 1

AQUATECH: Doug F.

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 |
|-----------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|--------------------------------|--------------------|
| All | ✓ | | | ✓ | | | | ✓ | | | | | | | | |
| B 100, 300, 500 | | | | | | | ✓ | | | | | | | | | Sunny 82 |
| C 300, 400, 500 | | | | | | | | | | ✓ | | | | | | |
| D FPH Area | | | | | | | | | | ✓ | | | | | | |
| | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

OBSERVATIONS / RECOMMENDATIONS All sites treated for algae + invasive growth as needed

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

Tab 6



March 17, 2023

K-Bar Ranch CDD I

Lynn Hayes, Rizzetta & Company

Response to action items for the next K-Bar Ranch CDD I meeting.

Water Maple Drive Pond:

This pond is not maintained under the current aquatic maintenance contract. According to District Engineer - Tonja, it is a jurisdictional wetland which she suspects was created for agricultural purposes. This pond was the source of resident complaints regarding black algae. We investigated and found that it was not black algae, but rather a native floating water fern called Azolla. The plant is dark reddish brown when in full sunlight and grows green when inside canopied swamps. The pond has been added to the proposed contract for next year. The special service agreement was presented as a stopgap to address the complaints before next year's contract takes effect.

EutroSORB:

The main product used to treat algae is granular copper sulfate. This copper is mixed with water in a tank on the back of our 4X4 machines. We are unable to provide exact pricing on copper usage for ponds A, 702, 601, and 101 because our technicians often treat several different ponds with one tank. In other words, one tank is never used exclusively on ponds A, 702, 601, and 101 and we do not track copper usage down to individual ponds.

We can estimate 100 lbs. of copper between the 4 ponds and an hour of labor were being used prior to starting the EutroSORB program. Copper sulfate and labor comes to \$292 per month. The monthly cost of using copper has been lower than using EutroSORB. However, this cost does not factor in service calls for algae complaints between regularly scheduled visits. Although the cost for time and materials related to call backs and algae complaints are covered by us under the prevailing contract, we factor callbacks into our cost analysis for next year's contract renewal.

At the end of every contract year, we do a detailed cost analysis to determine pricing for the following contract year. We do not use across the board price increases for our customers. Every property and body of water is different and requires individual analysis. This includes cost of product used, labor costs, and the number of service calls received during the previous year.



Ponds 601, 702, and 101 had numerous service calls and follow-up visits in 2021. Since we began using EutroSORB, we have had no algae complaints on the ponds that were treated with EutroSORB, nor have we had to use any copper in the ponds that were treated with EutroSORB.

We believe EutorSORB is a superior product to copper as it allows us to be proactive in preventing algae rather than reactive. Additionally, it has no negative impact on the environment. It has proven to reduce algae complaints and service calls, which will ultimately lower costs over time. We have been offering EutroSORB to K-Bar Ranch CDD I at cost.

EutroSORB is manufactured by the SePRO Corporation. Currently, there is no competitive product on the market. We are confident the market will yield a similar product which will eventually lead to lower prices. We will continue to offer the product to K-Bar Ranch CDD I at cost because we believe it is better for the environment, yields better results, and is more cost effective for us and the customer in the long run.

Regards,

A handwritten signature in black ink, appearing to read "Chris Thompson", written in a cursive style.

Chris Thompson
President, Blue Water Aquatics, Inc.
Chris@BlueWaterAquaticsInc.com

Tab 7



Aquatic Management Agreement

This Agreement, with an agreed upon service start date of **October 1, 2023**, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **K-Bar Ranch CDD I** (hereinafter the “Customer”), c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 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 aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

(35) Waterways 48,765 Linear Feet 56.88 Surface Acres @ NWL

Contract Term: The term of this Agreement shall be for twelve (12) 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:

| | |
|---|--------------------------------|
| ⇒ Monthly Maintenance Program for Aquatic Weeds/Algae | \$2,649.00/month |
| ⇒ <i>Invasive Non-Native Plant Control</i> | Included |
| ⇒ Border Grass and Brush Control | Included |
| ⇒ Algae and Submersed Aquatic Weed Control | Included |
| ⇒ Trash & Debris Removal * | * Included |
| ⇒ Pond Dye program (<i>Where Needed</i>) | Included |
| ⇒ Water Maple Drive Natural Pond Treatment | Included |
| ⇒ 6-Month EutroSorb® Program for Ponds A, 101, 601 & 702 | \$435.00/treatment |
| ⇒ Water Testing for Phosphorus | |
| <i>(3 test cycles – initial baseline, midway & final Testing on the 4 ponds @ \$27.00 per test)</i> | \$108.00/per test cycle |
| ⇒ Aquatics Consulting | Included |
| ⇒ Management Reporting | Included |
| <u>Annual Totals:</u> | |
| Pond / Mitigation Maintenance | \$ 31,788.00/year |
| EutroSorb® Program | \$2,610.00/year |
| Water Testing Program | \$324.00/year |
| Total Annual Contract Amount: | \$34,722.00/Year |

Pond Maintenance - Twelve (12) Inspections per year, with treatments performed as necessary. Follow-up treatments performed at no additional cost.

** Trash and Debris removal will consist of trash along pond shorelines and within reach of shorelines.*

EutroSorb® Program – Six (6) treatments per year, April through September.



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 growth and 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 forty-five (45) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, 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. Upon termination of this Agreement, Blue Water Aquatics shall be entitled to payment for all work and/or services rendered up until the effective termination date of the Agreement.

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.

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received, or a new contract has been put into place.

K-Bar Ranch CDD I WMM 10-01-2023

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



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).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

*Virgil Stoltz, VP/General Manager
Blue Water Aquatics, Inc.*

Customer

02/17/2023

Date

Date



**Survey Sheet
K-Bar Ranch CDD I
Site & GEP Surveyed**

| <u>Site #</u> | <u>Linear Footage (LF)</u> | <u>Total Acres @ NHWL</u> | <u>Sump Acres</u> | <u>Littoral Shelf Acres</u> |
|---------------|----------------------------|---------------------------|-------------------|-----------------------------|
| 1 | 500 | 0.27 | 0.27 | N/A |
| 2 | 1,090 | 0.91 | 0.91 | N/A |
| 3 | 2,405 | 2.33 | 1.67 | 0.66 |
| 4 | 560 | 0.22 | 0.22 | N/A |
| 5 | 1,820 | 1.22 | N/A | 1.22 |
| 6 | 2,130 | 3.40 | 2.34 | 1.06 |
| WPMP | 2,470 | 7.51 | 7.51 | N/A |
| WPMA | 1,160 | 1.69 | 1.60 | N/A |
| EWR-1 | 1,155 | 1.29 | 1.29 | N/A |
| 100 | 960 | 0.80 | 0.80 | N/A |
| 101 | 1,395 | 1.24 | 1.24 | N/A |
| 200 | 1,165 | 0.97 | 0.97 | N/A |
| 201 | 535 | 0.25 | 0.25 | N/A |
| 202 | 210 | 0.06 | 0.06 | N/A |
| 300 | 1,930 | 3.52 | 3.52 | N/A |
| 301 | 630 | 0.35 | 0.35 | N/A |
| 302 | 1,050 | 0.78 | N/A | 0.78 |
| 400 | 2,115 | 2.55 | 2.55 | N/A |
| 500 | 1,915 | 1.50 | 1.50 | N/A |
| 501 | 1,340 | 1.57 | 1.57 | N/A |
| 502 | 800 | 0.71 | 0.71 | N/A |
| 100L | 1,445 | 1.70 | 1.70 | N/A |
| 200L | 1,445 | 1.70 | 1.70 | N/A |
| 300L | 1,975 | 2.15 | 2.15 | N/A |
| 400L | 670 | 0.33 | 0.33 | N/A |
| 500L | 2,635 | 3.52 | 3.52 | N/A |

K-Bar Ranch CDD I WMM 10-01-2023

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



**Survey Sheet
K-Bar Ranch CDD I
Site & GEP Surveyed**

| <u>Site #</u> | <u>Linear Footage (LF)</u> | <u>Total Acres @ NHWL</u> | <u>Sump Acres</u> | <u>Littoral Shelf Acres</u> |
|---------------|----------------------------|---------------------------|-------------------|-----------------------------|
| 600L | 1,250 | 1.40 | 1.40 | N/A |
| 700L | 2,125 | 2.87 | 2.87 | N/A |
| 701M | 1,985 | 2.93 | 2.93 | N/A |
| 800L | 800 | 0.26 | 0.26 | N/A |
| 100X | 1,450 | 0.72 | 0.44 | 0.28 |
| 111X | 1,725 | 2.82 | 2.82 | N/A |
| 112X | 940 | 0.88 | 0.88 | N/A |
| 113X | 2,285 | 1.68 | 1.68 | N/A |
| WMDr | 700 | 0.78 | N/A | N/A |
| TOTAL | 48,765 | 56.88 | 52.10 | 4.00 |

K-BAR RANCH CDD I (PONDS OUTLINED IN RED) Site Map



Tab 8



Special Service Agreement

This Special Service Agreement, with targeted start date of March 1, 2023, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **K-Bar Ranch CDD I** (hereinafter the “Customer”), c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Project Site: 19336/19338 Water Maple Drive, Tampa, FL

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

- Item A** – Initial aquatic treatment of invasive weeds and algae on wetland / pond behind Water Maple Drive with approved aquatic herbicides.
- Item B** – Maintenance aquatic treatments of invasive weeds and algae on wetland / pond behind Water Maple Drive with approved aquatic herbicides from April 2023 through September 2023. (After that, the regular aquatic maintenance contract takes over).
- Contract Costs:** Customer agrees to pay Blue Water Aquatics, Inc. the following amount for these specific water management services.

| | | |
|----------------|---------------------------------------|---------------------------|
| Item A: | Initial Treatments | \$195.00/treatment |
| Item B: | Five (5) Additional Treatments | \$50.00/treatment |

| | |
|-------------------------------|------------------|
| TOTAL COST OF PROJECT: | \$ 445.00 |
|-------------------------------|------------------|

Payment of Services: Customer agrees to pay Blue Water Aquatics within forty-five (45) days of invoice for work performed. *Accepted forms of payments are Cash, Money Order, 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 sixty (60) days past due is subject to suspension of future work under this Agreement. Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

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



Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. 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.

*Virgil Stoltz, VP & General Manager
Blue Water Aquatics, Inc.*

Customer

02/21/2023

Date

Date

Survey Sheet K-BAR RANCH CDD I – WATER MAPLE DRIVE WATERWAY Site & GEP Surveyed

| <u>Site #</u> | <u>Linear Footage (LF)</u> | <u>Total Acres @ NHWL</u> |
|---------------|----------------------------|---------------------------|
| WMDr | 700 | 0.78 |
| TOTAL | 700 | 0.78 |

Site Map



Tab 9



Furnishing great places to learn.

www.schooloutfitters.com • PO Box 779193 • Chicago IL 60677-9193

For assistance, please contact:

Paul Burns
Phone: 866-619-5308
Fax: 866-619-4308

paul.burns@schooloutfitters.com

Quote Summary


Quote #: QUO11394606
Valid through: 04/15/2023

Bill to:
K Bar Ranch Community Development
Lynn Hayes
3434 Colwell Ave
Ste 200, Tampa FL 33614-8390 USA

Phone: 1 (813) 994-1001
Fax: N/A
Email: lhayes@rizzetta.com

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

Phone: 1 (813) 994-1001
Fax: N/A
Email: lhayes@rizzetta.com

| Item | SKU# | Description | Qty. | List | % Off | Price Per Item <small>(including options)</small> | Total Price |
|------|----------------|---|------|------------|-------|--|-------------|
| 1. | NOR-NW123SM-D6 | Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L) | 8 | \$1,325.76 | 51% | \$644.88 | \$5,159.04 |
| | |  <p>Options:</p> <ul style="list-style-type: none"> ■ Frame – Black Powder Coat Frame (+ \$0.00) ■ Thermoplastic Plank – Green Thermoplastic Plank (+ \$0.00) <p>Estimated Delivery: 53 business days after order confirmation</p> | | | | | |

Shipping & Handling Breakdown

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

| | |
|----------------------|-------------------|
| Product SubTotal: | \$5,159.04 |
| Shipping & Handling: | \$788.67 |
| Sales Tax: | 0.00 |
| Grand Total: | \$5,947.71 |

Important Shipping Information

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

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

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

Sales Representative Comments

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

Thank you for the opportunity to earn your business.

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

Item Details



Norwood Commercial Furniture

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





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

Specifications


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

Options

Thermoplastic Plank Color:

-  Black Thermoplastic Plank
-  Green Thermoplastic Plank
-  Red Thermoplastic Plank
-  Royal Blue Thermoplastic Plank



Frame Color:

-  Black Powder Coat Frame

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

| | | | | | | | |
|----|----------------|---|---|------------|-----|----------|------------|
| 1. | NOR-NW123SM-D6 | Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L) | 8 | \$1,325.76 | 51% | \$644.88 | \$5,159.04 |
|----|----------------|---|---|------------|-----|----------|------------|

Options:

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

Tab 10



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

JOB ESTIMATE

TO: _____

COMPANY NAME: K Bar Ranch

DATE: 2/22/23

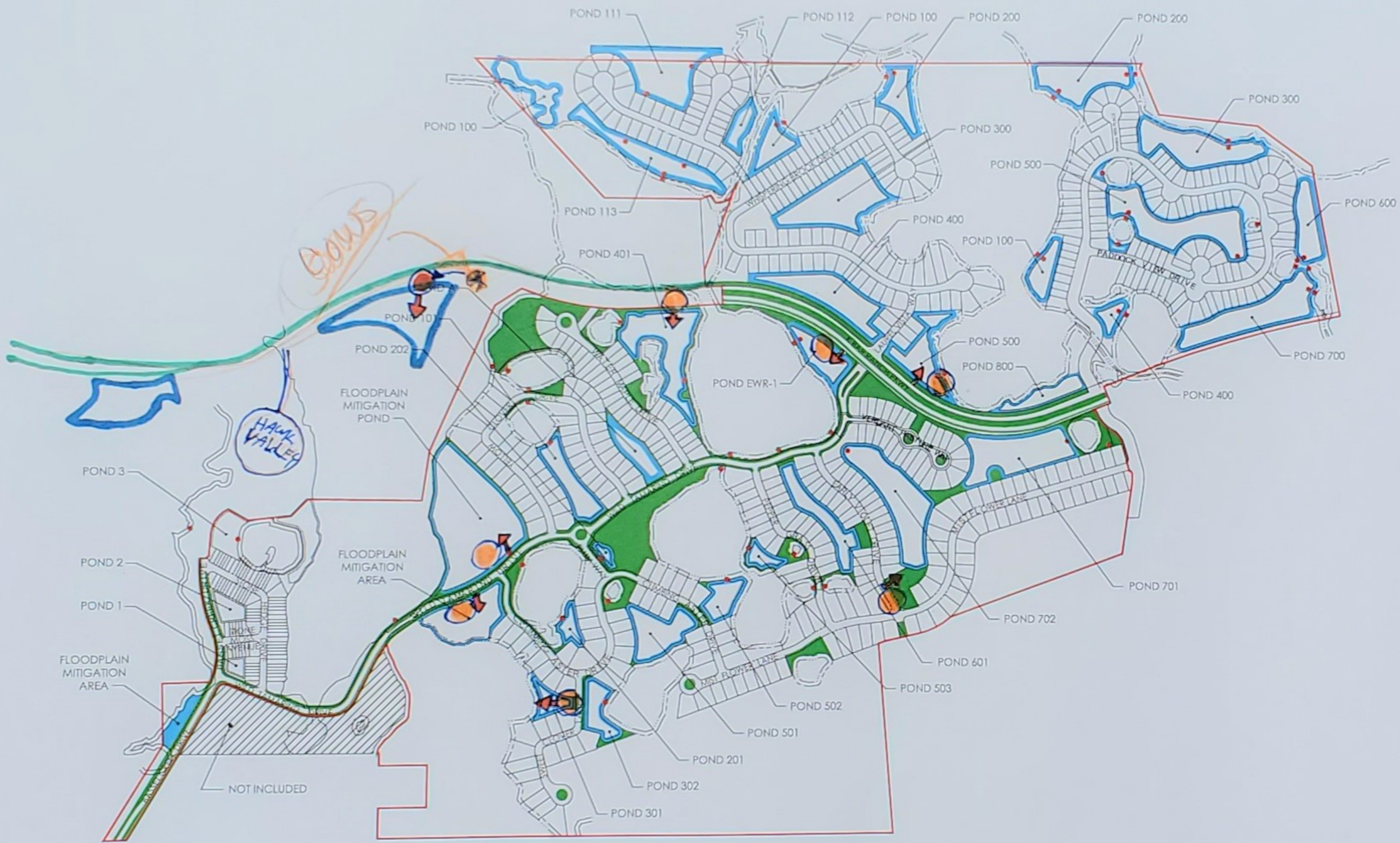
QUOTE: (8) Park Benches:

Assemble, pour concrete footers and anchors.

TOTAL: \$6,400.00

Thank You: Romaner Graphics

8 Benches
Placed best to be in afternoon shade.



Tab 11

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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, March 1, 2023, 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 |
| John Bowersox | Board Supervisor, Assistant Secretary |
| Cynthia Gustavel | Board Supervisor, Assistant Secretary |
| Edmund Radigan | Board Supervisor, Assistant Secretary |

Also Present:

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

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 6:00 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A homeowner inquired on getting signs installed for no trespassing and no feeding the alligators.

57 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of**
58 **the Board of Supervisors**
59 **Meeting on February 1, 2023**
60

51 The minutes were reviewed and approved as amended.
52

On a motion by Ms. Gustavel and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Meeting Minutes from February 1, 2023, as amended, for K-Bar Ranch Community Development District.

53 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation**
54 **and Maintenance Expenditures**
55 **for January 2023**
56
57

58 Mr. Hayes presented the Operation and Maintenance Expenditures for
59 January 2023 totaling \$80,071.54 to the Board of Supervisors.
60

On a motion by Ms. Shuster and seconded by Mr. Morales, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2023 (\$80,071.54) as presented, for K-Bar Ranch Community Development District.

61 **FIFTH ORDER OF BUSINESS** **Presentation of the Landscape**
62 **Specialist Inspection Report**
63
64

65 Mr. Hayes presented the Landscape Inspection report to the Board. At this
66 time the Board did not have any questions or comments.
67

68 **SIXTH ORDER OF BUSINESS** **Consideration of Yellowstone**
69 **Creek Pond Conservation**
70 **Vine Removal Proposal**
71

72 The Board reviewed the proposal and had a brief discussion about this. The
73 Board is requesting the following quotes be brought back to the April 5, 2023
74 meeting. Yellowstone must revise the proposal #286619 to have three 65
75 gallon Red Cedar trees and include the cost for irrigation. If the cost for the
76 irrigation is not included there will need to be an explanation for why it is not
77 included. The Board also wants a proposal to remove and replace the two
78 trees at the Bassett Creek monument with Crepe Mytles. The proposals
79 must be provided by March 20, 2023 to be included in the April 5, 2023.
80

81 The Board also noted they would like Yellowstone to move their vehicles
82 from where they park in the amenity center parking lot and stop propping
83 the pool gate door open while onsite.
84
85
86

87 **SEVENTH ORDER OF BUSINESS**

**Presentation of Yellowstone
Landscape January Irrigation Wet
Check Report**

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The Board had a brief discussion about the irrigation repairs needed,
totaling \$361.40.

On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Yellowstone Proposal for irrigation repairs, as presented, for K-Bar Ranch Community Development District.

94
95 **EIGHTH ORDER OF BUSINESS**

**Presentation of Blue Water
Aquatics Service Report**

96
97
98

The Board reviewed the Blue Water Aquatics report and did not have any
questions or comments.

100
101 **NINTH ORDER OF BUSINESS**

**Consideration of the Blue Water
Aquatics Monthly Midge Fly
Treatment**

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The Board reviewed the proposal and did not have any questions or
comments at this time.

On a motion by Ms. Shuster and seconded by Mr. Morales, with all in favor, the Board of Supervisors approved the Blue Water Aquatics Monthly Midge Fly Treatment proposal, as presented, for K-Bar Ranch Community Development District.

108
109 **TENTH ORDER OF BUSINESS**

**Consideration of the Blue Water
Aquatics Monthly Eurosorb
Services Proposal**

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The Board reviews the Blue Water Aquatics Monthly Eurosorb Services.
The Board has questions and has agreed to table this until the April 5, 2023
meeting. The Board would like Blue Water Aquatics to prepare a
comparison report with the current pond maintenance costs versus the
proposed costs for the Blue Water Aquatics Monthly Eurtrosorb Services.

ELEVENTH ORDER OF BUSINESS

**Consideration of the Blue Water
Aquatics Special Service
Agreement for Water Maple Drive**

The Board reviewed the proposal totaling \$445 and decided to table this until the April 5, 2023 meeting. The Board wants an explanation why this is needed and would like more information about the invasive weeds for the Blue Water Aquatics Special Service Agreement for Maple Drive. All requested information will need to be provided by March 20, 2023 to be included in the April 5, 2023 meeting.

ELEVENTH ORDER OF BUSINESS

**Consideration of Under Pressure
Community Sidewalks, Curbing,
and Monuments Proposal 315**

The Board reviewed and approved the proposal 315 totaling. After Mr. Babbar prepares the final form agreement and authorization Ms. Shuster will provide the areas in Heron Preserve that need to be pressure washed to the Under Pressure and Mr. Hayes.

On a motion by Mr. Radigan and seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Under Pressure Community Sidewalks, Curbing, and Monuments Proposal totaling \$9,025, as presented, for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel Report

Mr. Babbar reviewed, with the Board, his discussion with Ms. Stewart, about the stormwater/ sewer pipes at Basset Creek and that only K-Bar Ranch CDD is responsible for the operations and maintains infrastructure relating to stormwater/ sewer. The Board requested that Ms. Stewart provide a proposal for stormwater/ sewer maintenance costs of the Fiscal Year 2023/2024 budget. This should be provided by March 20, 2023 so it can be reviewed at the April 5, 2023 meeting.

B. District Engineer

Ms. Stewart was not present.

D. District Manager Report

Mr. Hayes reviewed his report and informed the Board the next meeting would be on Wednesday, April 5, 2023 at 6:00 p.m. at the K-Bar Ranch II Amenities Center located at 10820 Mistflower Lane, Tampa, FL 33647.

169 Mr. Hayes had a discussion with the Board about the Amenity Center
170 improvements. The Board provided many ideas/suggestions during the
171 discussion. The Board requests that Mr. Hayes get an updated proposals to
172 add the concrete sidewalk connection to the tennis and basketball courts, add
173 a canopy over the swing sets, and adding a bike rack closer to the pool area
174 on the concrete pad.

175
176 The Board discussed the splash pad and other options for the Amenity Center
177 improvements. Ms. Shuster will contact a contractor to get a proposal with cost,
178 plan, design/ conceptual drawings and provide them to Mr. Hayes by March
179 20,2023 so the can be reviewed at the April 5, 2023 meeting.

180
181 The Board requested that the School Outfitters proposal for the purchase of the
182 park benches with the park bench map, and the Romaner proposal to assemble
183 and install the concrete footers, anchors for the park benches for the April 5,
184 2023 meeting.

185
186 **TENTH ORDER OF BUSINESS**

Supervisor Requests

187
188 Mr. Bowersox and Ms. Gustavel have requested to have security access to the
189 website fixed. Ms. Shuster will provide Mr. Hayes the link to verify access cards to
190 put on the K-Bar CDD website.

191
192 Mr. Bowersox is also requesting The Board is also requesting that Mr. Hayes
193 contact New Tampa Fence to install/ adjust the rear amenity center gate by the
194 playground and inspect/ adjust the pool gate, that is rubbing, at the pool
195 mechanicals.

196
197 **ELEVENTH ORDER OF BUSINESS**

Adjournment

198
199 Mr. Hayes stated that if there was no further business to come before the Board,
200 then a motion to adjourn would be in order.

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|--|
| On a Motion by Ms. Gustavel and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 7:52 p.m. for K-Bar Ranch Community Development District. |
|--|

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 12

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------------|----------------|-----------------------|--|-----------------------|
| Blue Water Aquatics, Inc. | 100171 | 29585 | Aquatic Special Service 12/22 | \$ 227.38 |
| Blue Water Aquatics, Inc. | 100166 | 29756 | Aquatic Service 02/23 | \$ 2,260.00 |
| City of Tampa | 100182 | 1391604 | Alarm Code Violation 02/23 | \$ 40.00 |
| City of Tampa Utilities | 100176 | 2163299 1/23 | 19349 Water Maple DR 01/23 | \$ 13.75 |
| Cynthia Gustavel | 100156 | CG020123 | Board of Supervisors Meeting 02/01/23 | \$ 200.00 |
| Edmund P Radigan | 100157 | ER020123 | Board of Supervisors Meeting 02/01/23 | \$ 200.00 |
| Frank E Morales | 100158 | FM020123 | Board of Supervisors Meeting 02/01/23 | \$ 200.00 |
| John C. Bowersox | 100159 | JB020123 | Board of Supervisors Meeting 02/01/23 | \$ 200.00 |
| K-Bar Ranch II CDD | 100169 | 10423 | Room Rental 01/23 | \$ 100.00 |
| K-Bar Ranch II CDD | 100169 | 100522 | Room Rental 10/22 | \$ 100.00 |
| K-Bar Ranch II CDD | 100169 | 110222 | Room Rental 11/22 | \$ 100.00 |
| K-Bar Ranch II CDD | 100169 | 120722 | Room Rental 12/22 | \$ 100.00 |
| K-Bar Ranch II CDD | 100169 | OMR0123-1 | Landscape Cost Share Agreement 01/23 | \$ 3,500.00 |
| K-Bar Ranch II CDD | 100169 | OMR1022-1 | Landscape Cost Share Agreement - 10/22 | \$ 3,500.00 |
| K-Bar Ranch II CDD | 100169 | OMR1122-1 | Landscape Cost Share Agreement - 11/22 | \$ 3,500.00 |
| K-Bar Ranch II CDD | 100169 | OMR1222-1 | Landscape Cost Share Agreement - 12/22 | \$ 3,500.00 |
| Nvirotect Pest Control Service, Inc. | 100170 | 286922 | Pest Control 02/23 | \$ 65.00 |
| Poop 911 | 100161 | 6496103 | 10 Stations emptied/filled 01/23 | \$ 237.90 |

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------------|----------------|----------------------------------|---|-----------------------|
| Proteus Pool Service LLC | 100165 | kbaro48 | Pool Service 01/23 | \$ 400.00 |
| Republic Services | 100154 | 0696-001082329 02/23 | Disposal Service 02/23 | \$ 183.86 |
| Rizzetta & Company, Inc. | 100181 | INV0000074678 | District Management Fees 01/23 | \$ 4,608.08 |
| Rizzetta & Company, Inc. | 100179 | INV0000074960 | Cell Phone 12/22 | \$ 50.00 |
| Rizzetta & Company, Inc. | 100155 | INV0000075313 | District Management Fees 02/23 | \$ 4,608.08 |
| Rizzetta & Company, Inc. | 100177 | INV0000075869 | Amenity Management & Personnel Reimbursement 02/23 | \$ 2,285.75 |
| Rizzetta & Company, Inc. | 100180 | INV0000075894 | Cell Phone 01/23 | \$ 50.00 |
| Rizzetta & Company, Inc. | 100178 | INV0000077306 | Personnel Reimbursement 02/23 | \$ 1,790.93 |
| Rust Off, LLC. | 100174 | 38548 | Rust Prevention 02/23 | \$ 595.00 |
| Securiteam, Inc. | 100175 | 16448 | Security Monitoring - Clubhouse 02/23 | \$ 2,880.00 |
| Spectrum | | 046393801011523 01/23 AUTOPAY | 10511 Wild Tamarind Dr 01/23 | \$ 237.97 |
| Stantec Consulting Services, Inc. | 100172 | 2041256 | Engineering Services 02/22 | \$ 704.00 |
| Straley Robin Vericker | 100167 | 22693 | Legal Services 01/23 | \$ 1,009.00 |
| TECO | | 211004822469 1/23 | Stonecreek TNHMS LD 929 01/23 | \$ 763.85 |
| TECO | | 211004822964 1/23 | Bassett Creek Drive - Streetlights 01/23 | \$ 3,474.92 |
| TECO | | 211025675680 01.23 | 19238 Climbing Aster Dr 01/23 | \$ 86.11 |
| TECO | | 221008243992 01.23 | 21008243992 01.23 | \$ 1,042.96 |

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------------|----------------|-----------------------|--|----------------------------|
| TECO | | 321000017103 1/23 | Electric Summary 01/23 | \$ 16,812.20 |
| U.S. Bank | 100162 | 6772048 | Trustee Fees Series 2021 12/01/2022-11/30/2023 | \$ 4,040.63 |
| United Building Maintenance, Inc. | 100164 | 385 | Pool Cabana/Restroom Maintenance 02/23 | \$ 600.00 |
| United Building Maintenance, Inc. | 100163 | 386 | Janitorial Supplies 02/23 | \$ 13.49 |
| Victoria Shuster | 100160 | VS020123 | Board of Supervisors Meeting 02/01/23 | \$ 200.00 |
| Yellowstone Landscape | 100173 | TM 482786 | Monthly Landscape Maintenance 02/23 | \$ 11,949.84 |
| Yellowstone Landscape | 100168 | TM 491166 | Mulch Installation 02/23 | <u>\$ 10,465.00</u> |
| Report Totals | | | | <u>\$ 86,895.70</u> |