



Rizzetta & Company

K-Bar Ranch Community Development District

Board of Supervisors' Meeting August 2, 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	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Debby Wallace Sean Craft	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.kbarranchcddscdd.com

July 26, 2023

Board of Supervisors
K-Bar Ranch Community
Development District

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the K Bar Ranch Community Development District will be held on **Wednesday, August 2, 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 this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Blue Water Aquatics**
 1. Review of the Aquatics Inspection Report Tab 1
 2. Review of the Midge Fly Report..... Tab 2
 - B. Landscape Inspection Specialist**
 1. Review of Landscape Inspection Report..... Tab 3
 - C. Yellowstone**
 1. Review of Landscaper Report Tab 4
 2. Review of the Irrigation Inspection Report Tab 5
 3. Consideration of Fall Flower Rotation Proposal Tab 6
 4. Consideration of Bed Dirt Addition Proposal..... Tab 7
 - D. District Chairperson**
 - E. District Counsel**
 - F. District Engineer**
 - G. District Manager**
 1. Review of the District Manager's Report..... Tab 8
- 4. BUSINESS ITEMS**
 - A. Public Hearing on FY 2023/2024 Final Budget**
 1. Consideration of Resolution 2023-04, Adopting FY 2023/2024 Final Budget Tab 9
 - B. Public Hearing on FY 2023/2024 Assessments**
 1. Consideration of Resolution 2023-05, Levying O&M Assessments for FY 2023/2024..... Tab 10
 - C. Consideration of Resolution 2023-06, Setting the Meeting Schedule for FY 2023/2024 Tab 11**
 - D. Review of Proteus Pools Resignation Letter Tab 12**
 - E. Consideration of Cooper Pools Maintenance Proposal Tab 13**
 - F. Consideration of O'Neil's Tree Service Proposal..... Tab 14**

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on July 5, 2023 Tab 15
- B. Consideration of Operations & Maintenance
Expenditures for June 2023 Tab 16

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Debby Wallace at dbwallace@rizzetta.com.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

Chris Thompson

Blue Water Aquatics, Inc.

7/24/2023 | 10 Photos



K-Bar Ranch CDD 1 Aquatics Report



July Aquatics Report

According to the South West Florida Water Management District's monthly rainfall summary, there has been 5.49 inches of rain in Hillsborough County as of July 23rd. Temperatures ranged from a high of 92 degrees to a low of 74 degrees. Water levels across the tri-county area are returning to normal. The sandy shorelines are no longer exposed on most ponds. With heavy rain comes nutrient runoff and potential algae blooms. We will focus on algae control for the next few months.

**1**

We treated for: Torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 11:19am

Creator: Chris Thompson

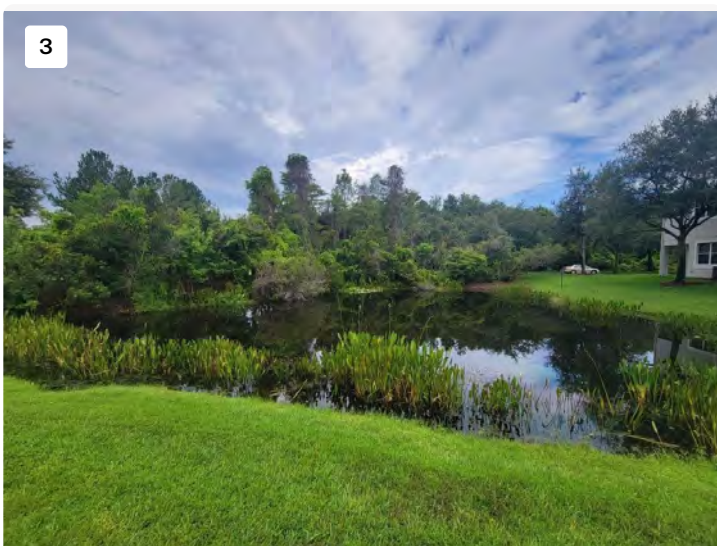
**2**

We treated for: Torpedo grass. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 11:19am

Creator: Chris Thompson

**3**

We did a thorough trash sweep on this pond and backpack sprayed the shoreline along the roadway that was opened up by Yellowstone.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 11:19am

Creator: Chris Thompson

**302**

This shallow pond is packed end to end with healthy Pickerel weed (native). This is a testament to our technician's conservative application methods and proper herbicides.

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 11:20am

Creator: Chris Thompson

**501**

We treated for: Algae and Torpedo grass. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 11:21am

Creator: Chris Thompson

**501**

Our tech came across some planktonic algae in a corner of 501.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 12:06pm

Creator: Chris Thompson

7



501

Applying Green Clean by hand broadcasting it across the area. Green Clean is a non-copper based algaecide that works extremely well on planktonic algae blooms. It is peroxide based and works immediately.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 12:06pm

Creator: Chris Thompson

8



501

Within seconds the hydrogen peroxide goes to work and oxidizes the algae cells.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 12:06pm

Creator: Chris Thompson

9



501

The algae is completely destroyed along with any harmful toxins it may have had.

Project: K-Bar Ranch I CDD

Date: 7/18/2023, 12:31pm

Creator: Chris Thompson



702

We have eliminated a lot of non-natives close to shore in order to open up water flow around the littoral shelf.

Project: K-Bar Ranch I CDD
Date: 7/18/2023, 1:22pm
Creator: Chris Thompson



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

7/5/2023

Customer

K-Bar Ranch CDD I

Weather Conditions

Sunny

Wind

2sw

Temperature

98

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

100x 111x 113x 112x 100 200 300 400 500
800l 100l 50c-s2 200l 300l 600l 700l
400lb500c 500l bb

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Sites treated for invasive

2 of 2

Pond Numbers

500 400 300 113x 111x 100 200 800l 100l
500l bb 200l 300l 400l

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Medium



Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

7/5/2023

Customer

K-Bar Ranch CDD I

Weather Conditions

Partly Cloudy

Wind

5 M0H NW

Temperature

95*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

1, 2, 3, FPM AREA, FPM POND, 302, 302, 201, 501, 502, 503, 101, A, 1, 601, 702, 401, EWR-, 701-M

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Cattails
- ☒ Floating
- ☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Ponds were full of vegetation today due to rain and a lot of sun. Treated mainly for grasses, alligator weed, pennywort, creeping water primrose, and sesbania.

2 of 2

Pond Numbers

FPM AREA, 101, 601, 702, EWR-1



Aquatic Services Report

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae blooms.



Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2

Monday, July 24, 2023

1:40:40 PM

Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

7/19/2023

Customer

K-Bar Ranch CDD I

Weather Conditions

Partly Cloudy

Wind

9 MPH W

Temperature

85*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers

501, 601, 800L

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

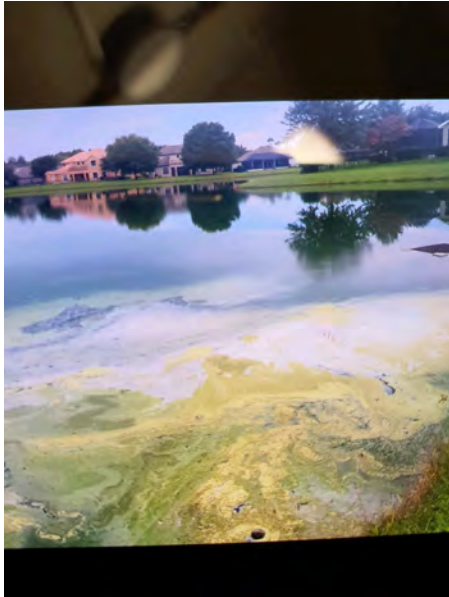
None

Observations/Recommendations

Ponds treated mainly for algae today. Initial treatment for vegetation was a success. Treated mainly for planktonic and filamentous algae.

Pictures of Work Completed

Aquatic Services Report



Tab 2



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 1
Thursday, July 6, 2023
2:45:05 PM

Order report

Service details	
Technician: Darren Maio	Client: K-Bar Ranch CDD I
Service Date	7/3/2023
Request Warranted	Yes
Action Taken	Treated backyard area and Lani for midges.
Service Date	7/3/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Partly Cloudy
Wind	9 MPH NE
Temperature	94*
Multiple Sites Treated	No
Pond Number	702
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Midge Fly Control
Equipment Used	<input checked="" type="checkbox"/> Backpack
Water Level	Medium
Restrictions	None
Observations/Recommendations	Treated midges on Vicki's property. They are midges that were not in the regular treatment area.
Target(s)	<input checked="" type="checkbox"/> Other



Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	7/19/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Partly Cloudy
Wind	NW @ 1-3 mph
Temperature	94
Multiple Sites Treated	No
Pond Number	702
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Midge Fly / Mosquito Control
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
D/Oxygen	N/A
Water Level	Medium
Restrictions	None
Observations/Recommendations	<p>Today we sprayed an adulticide on the perimeter grasses to treat for resting adults. We then dispersed 5lbs of larviciding pellets into the water along the SE shoreline to eliminate larvae burrowed in the mud. We then sprayed a larviciding oil to the surface waters 10ft from shore in order to eliminate any pupae resting at the surface. A moderate number of adults were spotted resting on the pool screen of two homes on the SE shoreline. This comprehensive treatment should lower the population significantly in the coming weeks.</p>

Tab 3

K BAR RANCH

LANDSCAPE INSPECTION REPORT



July 24, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- Complete red items on the report.
- During mowing services if areas cannot be completed due to saturation, please notify district management right away.

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

1. Remove the vines from the schilling hollies at the main entrance to the pool area. Make sure we are pulling the vines from the base of the material.(Pic 1)



- Tamarind before the stone creek monument.(Pic 4)



2. Remove the tall weeds by hand coming up in the center island plant material at the traffic circle on Wild Tamarind Drive.
3. Remove the grassy weeds growing up in the plant material at the bassett creek monument sign .
4. Remove the taller weeds in the ornamental grass bed on the outbound side of Wild

5. **Provide the district a price to remove the schilling Hollie beds on the inbound side of Bassett Creek Drive. Provide with replacement material for this area this includes the area on the corner of Bassett Creek Drive and Wild Tamarind. This still needs to be provided.**

6. Remove the vines from the schilling hollies at the corner of Bassett Creek Drive and Wild Tamarind Drive on the southwest corner.

K-Bar Ranch

7. Remove the vines and detail out the plant beds on the outbound side of Bassett Creek Drive at the main entrance to Kbar ranch. The grasses and hollies are full of vines.(Pic 7)



Yellow clover across from the roundabout.(Pic 11)



12. Remove the oak tree limbs growing in front of the yield sign on the inbound side of Wild Tamarind before the traffic circle.(Pic 12)



13. Treat the bed weeds throughout the water maple common area space.
14. Diagnose and treat the fakahathcee at the water maple drive common area space.
15. Remove the taller weeds by hand throughout the laurel vista bed spaces on the inbound and outbound sides. A lot of it is behind the front plant material.
16. Treat the weeds in the bed spaces at the sitting area on clover pine.(Pic 16 Next page)

8. Treat the fakahatchee grass at the entrance to kbar ranch on Bassett Creek Drive. Once eradicated perform a rejuvenation prune to the material.(Pic 8)



9. Diagnose and treat the decline in the fakahatchee grass behind the down jasmine on Bassett Creek drive on the inbound side before the stop sign.
10. Treat the bed weeds in the center island at the yellow clover round about.

11. Cut the conservation away from the fence on

K-Bar Ranch



16. Treat the bed weeds in the pine tree beds on Kbar Ranch Parkway on the northside of the ROW.
17. Remove the low hanging tree branch on the outbound side of Wild Tamarind between water maple drive and Kbar Ranch parkway.
18. Remove the debris from the traffic circle sign on the outbound side of Wild Tamarind its at the Yellow Clover intersection.(Pic 19)



Tab 4



**K-Bar Ranch CDD 7/24/23,
1:40 PM**

Josh Oliva

Monday, July 24, 2023

Prepared For Rizzetta

14 Observations Identified



CDD pond Mowing

Property Manager/ YL Crew

Pond mowing is being completed throughout district. I did notice some signs need to be weed whacked. Will ensure crew is continually weed whacking pond edges and signage.



Trimming Services

YL Crew/ Property Manager

Trimming services are being completed throughout district.



Oak Trees

Property Manager

Oaks trees are being maintained at contracted height.



Moss Removal/ Ligustrum Treatment

Property Manager

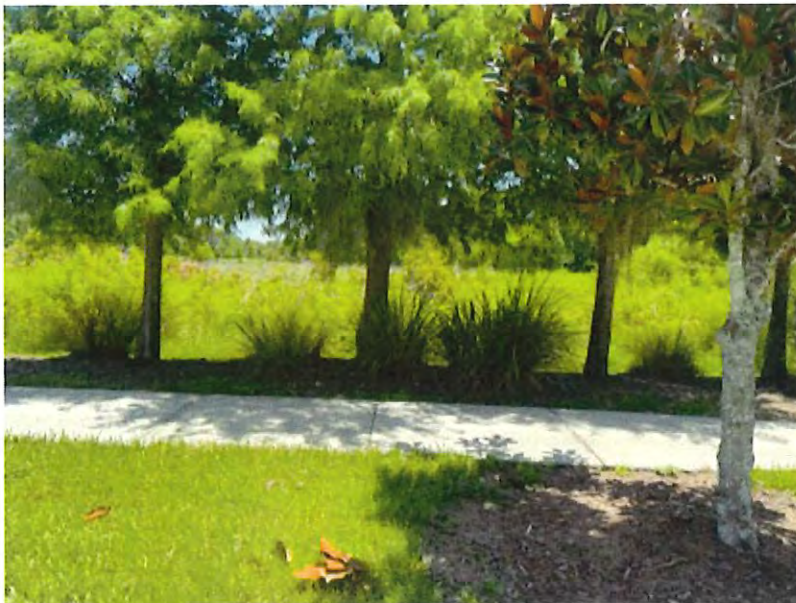
Moss was removed from Ligustrum hedge and treated with contact and systemic insecticides as well as a systemic fungicide and micro nutrients to improve vigor. Will monitor recovery.



Basset Creek Detailing/ Annual Flowers

Property Manager / YL Crew

All entrances and flower beds were detailed and weeds removed. All shrubs trimmed and being maintained.



Yellowclover Common Area

Property Manager

Yellowclover common area fakahatchee grass needs to be treated for spider mites



Pond Mowing

Property Manager

Ponds are being mowed and maintained. String trimming banks is visible



Duranta Recovery

Property Manager

Durantas are recovering from white flies and in great shape. Will continue to monitor.



Heron Preserve Pond Mowing Property Manager

All ponds are being mowed throughout heron preserve. All banks are mostly being string trimmed around.

There are a few banks that we have been battling due to slippery slopes on pond banks.



Laurel Vista Ponds Property Manager

All ponds throughout Laurel vista are being mowed and string trimmed.



Pond Mowing



Mow Duff

Property Manager

Run mow duff spreading duff thin



Pond Bank Erosion @ Heron
Preserve Pond

Property Manager/ District
Engineer

Pond bank erosion at heron pre-
serve pond on corner behind
19303 prairie tree place.



Pond Weed Eating

Property Manager

Ponds that are accessible and not
completely saturated are being
completely mowed and string
trimmed.

Josh Oliva
Yellowstone

Tab 5

ellowstone Landscape (Tampa)



11111 Commercial Blvd, Suite 100, Tampa, FL 33611-1111

Property

K-Bar 1
10511 Wild Tamarind Dr
Tampa, FL 33647

Contact

Sean Craft
scraft@nizzetta.com

Inspection

Date:
Inspector:

7/10/2023
D Pellecchia

Estimate Summary

Total:

\$185.46
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Lateral Line	1	\$185.46
Total (plus applicable taxes):		\$185.46

Service	Quantity	Cost
Replace Sprinkler Head	6	\$0.00
Total (plus applicable taxes):		\$185.46

Signature _____

Date _____

Service Detail

Control 11 Clubhouse - Zone 4 Spray			
Asset	Service	Notes	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Broken spray head and nozzle next to the curb by the pond	\$0.00

Control 11 Clubhouse - Zone 4 Spray			
Asset	Service	Notes	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Broken spray head nozzle	\$0.00

Control 11 Clubhouse - Zone 4 Spray

Asset	Service	Notes	Total
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Caused by Crew: No Broken spray head and nozzle next to sidewalk	\$0.00

Asset	Service	Notes	Total
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Broken spray had a nozzle next to the curb	\$0.00

Tab 6



Proposal #333452

Date: 07/24/2023

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

2023 Fall Flower Rotation

Terms: Net 30

- Price to install **1,098 Fall Flowers** throughout the district.
- **Fall Mix to be installed.**
- **1/2 Yard of Dirt** to be added to all flower beds throughout district raising the flowers beds and to better help with Drainage.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Annual Installation Cost	1.00	\$1,803.470	\$1,803.47

Client Notes

Signature

SUBTOTAL \$1,803.47

SALES TAX \$0.00

x

TOTAL \$1,803.47

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 7



Proposal #333460

Date: 07/24/2023

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

Flower Bed Dirt Addition

Terms: Net 30

- **1 Yard of Dirt** to be added throughout District to raise flower beds and ensure proper drainage and plant production.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor To Spread Soil	1.00	\$220.000	\$220.00
Soil Amendment/Flower Bed Rasing	1.00	\$60.000	\$60.00

Client Notes

Signature

SUBTOTAL \$280.00

SALES TAX \$0.00

x

TOTAL \$280.00

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

Title: _____

Office:

joliva@yellowstonelandscape.com

Date: _____

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 6th @ 6:00 PM

**District
Manager's
Report**

August 2,

2023

K
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FINANCIAL SUMMARY

6/30/2023

General Fund Cash & Investment Balance: \$1,324,364

Reserve Fund Cash & Investment Balance: \$641,141

Debt Service Fund Investment Balance: \$573,328

Total Cash and Investment Balances: \$2,538,833

General Fund Expense Variance: \$51,479 Under Budget

Tab 9

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the K-Bar

Ranch Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

Passed and Adopted on August 2, 2023.

Attested By:

**K-Bar Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Adopted Budget



Rizzetta & Company

Kbar Ranch Community Development District

kbarranchcdd.org

**Approved Proposed Budget for
Fiscal Year 2023-2024**

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Rizzetta & Company

Proposed Budget
K-Bar Ranch Community Development District
General Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 10,159	\$ 10,159	\$ -	\$ 10,159	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 879,144	\$ 879,144	\$ 869,124	\$ 10,020	\$ 989,672	\$ 120,548	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES	\$ 889,303	\$ 889,303	\$ 869,124	\$ 20,179	\$ 989,672	\$ 120,548	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 8,800	\$ 17,600	\$ 12,000	\$ (5,600)	\$ 12,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 3,510	\$ 4,680	\$ 4,680	\$ -	\$ 3,200	\$ (1,480)	Breeze Proposal
District Management	\$ 13,588	\$ 18,117	\$ 18,117	\$ -	\$ 14,000	\$ (4,117)	Breeze Proposal
District Engineer	\$ 6,980	\$ 9,307	\$ 11,000	\$ 1,693	\$ 11,000	\$ -	Add'l \$20k as per Board for capital improvements
Disclosure Report	\$ 2,600	\$ 2,600	\$ 2,600	\$ -	\$ 2,000	\$ (600)	Breeze Proposal
Trustees Fees							
	\$ 12,060	\$ 12,060	\$ 14,105	\$ 2,045	\$ 14,105	\$ -	US Bank Series 2011=\$1,885.63, 2014 Parcel O & Q = \$8,178.32, 2021 Bond =\$4,040.63
Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 4,000	\$ (1,200)	Breeze Proposal
Financial & Revenue Collections	\$ 3,900	\$ 5,200	\$ 5,200	\$ -	\$ 4,000	\$ (1,200)	Breeze Proposal
Accounting Services	\$ 11,700	\$ 15,600	\$ 15,600	\$ -	\$ 10,000	\$ (5,600)	Breeze Proposal
Auditing Services	\$ 3,400	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	Per Contract Grau & Associates
Arbitrage Rebate Calculation							
	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	LLS Tax Solutions-Contract-\$500 yr + ADD \$500 Series 2021 bond
Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,150	\$ 100	Per Egis Estimate - 15% increase
Legal Advertising	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 375	\$ 375	\$ -	\$ 375	\$ -	Bond related fees.
Agenda Books	\$ 58	\$ 77	\$ 800	\$ 723	\$ -	\$ (800)	Board member printed books (Only 1)
Website Hosting, Maintenance, Backup (and Email)	\$ 3,113	\$ 3,638	\$ 3,638	\$ -	\$ 3,638	\$ -	Rizzetta Tech \$2100+Campus Ste.Contract \$1537
Legal Counsel							
District Counsel	\$ 13,373	\$ 17,831	\$ 20,000	\$ 2,169	\$ 20,000	\$ -	
Administrative Subtotal	\$ 91,190	\$ 122,118	\$ 123,465	\$ 1,347	\$ 108,568	\$ (14,897)	
EXPENDITURES - FIELD OPERATIONS							
Security Operations							
Security Monitoring Services	\$ 8,720	\$ 11,627	\$ 16,200	\$ 4,573	\$ 16,200	\$ -	Per Contract Securiteam \$960/month+Add ons +Card Maint.\$80/Month + Repairs
Electric Utility Services							
Utility Services	\$ 12,422	\$ 16,563	\$ 15,100	\$ (1,463)	\$ 15,100	\$ -	
Street Lights	\$ 186,955	\$ 249,273	\$ 183,240	\$ (66,033)	\$ 250,000	\$ 66,760	TECO
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 1,546	\$ 2,061	\$ 2,500	\$ 439	\$ 2,500	\$ -	Republic waste services
Water-Sewer Combination Services							
Utility Services	\$ 1,070	\$ 1,427	\$ 3,500	\$ 2,073	\$ 3,500	\$ -	
Stormwater Control							
Stormwater Assessment	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
Aquatic Maintenance							
	\$ 22,474	\$ 38,000	\$ 38,000	\$ -	\$ 42,000	\$ 4,000	Blue water proposal \$42k (31 ponds EutroSORB)
Fountain Service Repairs & Maintenance	\$ 709	\$ 945	\$ 1,000	\$ 55	\$ 1,000	\$ -	Vertex Water features contract - \$616 - Solitude
Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
Wetland Monitoring & Maintenance	\$ 4,525	\$ 6,033	\$ 10,600	\$ 4,567	\$ 10,600	\$ -	Aquatic weed control contract \$8,786 yr semi-annual + increase
Mitigation Area Monitoring & Maintenance	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Horner Enviromental
Aquatic Plant Replacement	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	DE & Aquatics vendor confirmed
Midge Fly Treatment	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	
Stormwater System Maintenance	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	DE Confirmed
Other Physical Environment							
General Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,150	\$ 100	Per Egis Estimate - 15% increase
Property Insurance	\$ 5,059	\$ 5,059	\$ 5,126	\$ 67	\$ 6,000	\$ 874	Per Egis Estimate - up to 50% increase
Rust Prevention	\$ 5,355	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	Sidewalk Rusk Prevention \$10k
Entry & Walls Maintenance	\$ 1,855	\$ 2,473	\$ 6,500	\$ 4,027	\$ 6,500	\$ -	Monuments, retaining walls projects
Landscape Maintenance	\$ 129,937	\$ 173,037	\$ 173,037	\$ -	\$ 173,037	\$ -	Yellowstone + pond mowing
Holiday Decorations	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ 8,500	\$ 500	Illuminations Holiday Lighting
Irrigation Maintenance & Repairs	\$ 4,468	\$ 5,957	\$ 12,000	\$ 6,043	\$ 12,000	\$ -	
Landscape - Mulch							
	\$ 10,465	\$ 13,953	\$ 25,500	\$ 11,547	\$ 25,500	\$ -	Yellowstone shredded mulch verus pine bark nuggets (\$10,920)

Proposed Budget
K-Bar Ranch Community Development District
General Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
Landscape Annuals	\$ 4,758	\$ 6,344	\$ 7,435	\$ 1,091	\$ 7,435	\$ -	Spring rotation \$1,858.56 Premium versus standard annual plants
Landscape Replacement Plants, Shrubs, Trees	\$ 6,143	\$ 8,191	\$ 35,000	\$ 26,809	\$ 35,000	\$ -	
Landscape Inspection Services	\$ 7,200	\$ 9,600	\$ 9,600	\$ -	\$ 10,200	\$ 600	
Fire Ant Treatment	\$ 3,962	\$ 4,200	\$ 4,200	\$ -	\$ 4,200	\$ -	Yellowstone 1 x per year - \$4,200 Top Choice Only
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ 27,480	\$ 25,000	\$ 25,000	\$ -	\$ 33,000	\$ 8,000	Pressure Washing \$23k, Rust Prevention \$10k
Street Sign Repair & Replacement	\$ 7,708	\$ 10,277	\$ 8,000	\$ (2,277)	\$ 11,000	\$ 3,000	Ave post cost w/installation Estimated \$800 Ea - Est 10 Posts/Repairs/Repalcement
Parks & Recreation							
Budgeted Personnel	\$ 23,995	\$ 29,531	\$ 29,531	\$ -	\$ 51,886	\$ 22,355	Breeze Prop + \$10,886 add'l to keep budget flat
General Management & Oversight	\$ 7,309	\$ 9,000	\$ 9,000	\$ -	\$ 7,500	\$ (1,500)	Breeze Proposal
Room Rental	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	CDD MTGS at K-Bar II Amenity Center \$100x12 months
Pool Permits	\$ 275	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Pest Control	\$ 835	\$ 1,113	\$ 1,000	\$ (113)	\$ 1,000	\$ -	Nvirotect contract + extra treatments
Clubhouse - Facility Janitorial Service	\$ 5,619	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	United Building contract + supplies
Pool Service Contract	\$ 5,394	\$ 7,192	\$ 5,500	\$ (1,692)	\$ 6,000	\$ 500	Proteus Pool Services Contract - \$4,800 per yr + Increase
Pool Repairs	\$ 350	\$ 467	\$ 6,000	\$ 5,533	\$ 6,000	\$ -	
Maintenance & Repairs	\$ 3,014	\$ 4,019	\$ 4,000	\$ (19)	\$ 4,000	\$ -	
Telephone Fax, Internet	\$ 2,492	\$ 3,323	\$ 3,600	\$ 277	\$ 3,600	\$ -	Bright House/Spectrum
Furniture Repair/Replacement	\$ 150	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	
Playground Equipment and Maintenance	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
Tennis Court Maintenance & Supplies	\$ -	\$ 500	\$ 1,600	\$ 1,100	\$ 1,600	\$ -	
Basketball Court Maintenance & Supplies	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Dog Waste Station Supplies & Maintenance	\$ 2,141	\$ 2,855	\$ 3,000	\$ 145	\$ 3,000	\$ -	Poop 911 Contract
Contingency							
Miscellaneous Contingency	\$ 1,400	\$ 1,867	\$ 30,000	\$ 28,133	\$ 32,256	\$ 2,256	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	
Field Operations Subtotal	\$517,418	\$ 698,460	\$ 745,659	\$ 47,199	\$ 881,104	\$ 135,445	
TOTAL EXPENDITURES	\$ 608,608	\$ 820,578	\$ 869,124	\$ 48,546	\$ 989,672	\$ 120,548	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 280,695	\$ 68,725	\$ -	\$ 68,725	\$ -	\$ -	

**Proposed Budget
K-Bar Ranch Community Development District
Reserve Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Annual Budget for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023
REVENUES			
Interest Earnings			
Interest Earnings	\$ -	\$ -	\$ -
Special Assessments			
Tax Roll*	\$ 190,625	\$ 70,077	\$ (120,548)
Other Miscellaneous Revenues			
Miscellaneous Revenues	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 190,625	\$ 70,077	\$ (120,548)
Balance Forward from Prior Year	\$ -	\$ -	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 190,625	\$ 70,077	\$ (120,548)
EXPENDITURES			
Contingency			
Capital Reserves	\$ 190,625	\$ 70,077	\$ (120,548)
Capital Outlay	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 190,625	\$ 70,077	\$ (120,548)
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -

K-Bar Ranch Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2011	Series 2014 (Parcel O-1 Project)	Series 2014 (Parcel Q Project)	Series 2021	Budget for 2023/2024
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
TOTAL REVENUES	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
Administrative Subtotal	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
TOTAL EXPENDITURES	\$58,469.39	\$121,120.59	\$137,495.50	\$306,737.56	\$623,823.04
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

6.00%

Gross assessments

\$663,130.10

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Hillsborough County is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,059,749.00
Hillsborough County Collection Cost @	2%	\$22,547.85
Early Payment Discount @	4%	\$45,095.70
2023/2024 Total		<u>\$1,127,392.55</u>

2022/2023 O&M Budget	\$1,059,749.00
2023/2024 O&M Budget	\$1,059,749.00

Total Difference	<u><u>\$0.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2021 Debt Service - Townhome	\$476.49	\$476.49	\$0.00	0.00%
Series 2011 Debt Service - Townhome	\$166.76	\$166.76	\$0.00	0.00%
O&M - Townhome	\$1,021.69	\$1,021.69	\$0.00	0.00%
Total	\$1,664.94	\$1,664.94	\$0.00	0.00%
Series 2021 Debt Service - SF Basset Creek	\$979.23	\$979.23	\$0.00	0.00%
Series 2011 Debt Service - SF Basset Creek	\$166.76	\$166.76	\$0.00	0.00%
O&M - SF Basset Creek	\$1,857.62	\$1,857.62	\$0.00	0.00%
Total	\$3,003.61	\$3,003.61	\$0.00	0.00%
Series 2014 Debt Service - SF 50' Parcel O-1	\$1,207.83	\$1,207.83	\$0.00	0.00%
O&M - SF 50' Parcel O-1	\$1,857.62	\$1,857.62	\$0.00	0.00%
Total	\$3,065.45	\$3,065.45	\$0.00	0.00%
Series 2014 Debt Service - SF 70' Parcel O-1	\$1,428.57	\$1,428.57	\$0.00	0.00%
O&M - SF 70' Parcel O-1	\$1,857.62	\$1,857.62	\$0.00	0.00%
Total	\$3,286.19	\$3,286.19	\$0.00	0.00%
Debt Service - SF Parcel B	\$0.00	\$0.00	\$0.00	0.00%
O&M - SF Parcel B	\$1,857.62	\$1,857.62	\$0.00	0.00%
Total	\$1,857.62	\$1,857.62	\$0.00	0.00%
Series 2014 Debt Service - SF Parcel Q	\$1,207.83	\$1,207.83	\$0.00	0.00%
O&M - SF Parcel Q	\$1,857.62	\$1,857.62	\$0.00	0.00%
Total	\$3,065.45	\$3,065.45	\$0.00	0.00%

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

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

PRODUCT TYPE	UNITS ASSESSED ⁽¹⁾				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
	O&M	SERIES 2011 DEBT SERVICE	SERIES 2014 DEBT SERVICE	SERIES 2021 DEBT SERVICE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	O&M PER PRODUCT	O&M	2011 DEBT SERVICE ⁽²⁾	2014 DEBT SERVICE ⁽²⁾	2021 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
TH	78	78	0	78	0.55	42.9	7.07%	\$79,692.11	\$1,021.69	\$166.76	\$0.00	\$476.49	\$1,664.94
Single Family - Bassett Creek	300	295	0	295	1.00	300	49.43%	\$557,287.47	\$1,857.62	\$166.76	\$0.00	\$979.23	\$3,003.61
Single Family 50' - Parcel O-1	51	0	51	0	1.00	51	8.40%	\$94,738.87	\$1,857.62	\$0.00	\$1,207.83	\$0.00	\$3,065.45
Single Family 70' - Parcel O-1	47	0	47	0	1.00	47	7.74%	\$87,308.37	\$1,857.62	\$0.00	\$1,428.57	\$0.00	\$3,286.19
Single Family - Parcel B	45	0	0	0	1.00	45	7.41%	\$83,593.12	\$1,857.62	\$0.00	\$0.00	\$0.00	\$1,857.62
Single Family - Parcel Q	121	0	121	0	1.00	121	19.94%	\$224,772.61	\$1,857.62	\$0.00	\$1,207.83	\$0.00	\$3,065.45
	<u>642</u>	<u>373</u>	<u>219</u>	<u>373</u>		<u>606.9</u>	<u>100.00%</u>	<u>\$1,127,392.55</u>					

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

(\$67,643.55)

Net Revenue to be Collected:

\$1,059,749.00

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

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

⁽³⁾ Annual assessment that will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

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

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

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

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

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

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs.

Property Insurance: The District will incur fees to insure items owned by the District for its property needs.

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

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

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

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

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

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

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

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

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

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

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

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

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

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

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

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

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

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

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

Tab 10

RESOLUTION 2023-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

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

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

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

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

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

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

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

Passed and Adopted on August 2, 2023.

Attested By:

**K-Bar Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Budget

Tab 11

RESOLUTION 2022-06

**A RESOLUTION OF THE K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2023/2024**

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

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

WHEREAS, the Board has proposed the Fiscal Year 2023/2024 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2023/2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with section 189.015 (1), Florida Statutes.

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

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

**K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS’ MEETING DATES
FISCAL YEAR 2023/2024

October 4, 2023

November 1, 2023

December 6, 2023

January 3, 2024

February 7, 2024

March 6, 2024

April 3, 2024

May 1, 2024

June 5, 2024

July 3, 2024

August 7, 2024

September 4, 2024

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

Tab 12

Proteus Pool Services LLC

PO Box 2329 Land O Lakes, Florida 34639

813-690-5770

Proteuspools@gmail.com

July 01, 2023

Sean Craft at Rizzetta and Company,

Due to an unfortunate course of events in staffing at Proteus Pool Services, it is with a heavy heart, I need to inform you that I am no longer able to service the community pool at the the K-Bar Ranch Amenity center. Please consider this the 30-day resignation as outlined in Section 14a of our contract.

We have been a contractor for Rizzetta for many years and as this was a decision based on circumstances beyond my control, I will be happy to assist in any way I am able in the event that you require our services after the 30-day time limit is up.

Regards,
Scott C. Masucci
President Proteus Pool Services LLC

Tab 13



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

K-Bar Ranch 1
10511 Wild Tamarind Drive
Tampa, FL 33614
Date 6/28/2023

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

RATE for Commercial Service will

\$_1050_ per month for _3_ visits-per-week service for pools. M-W-F

Main Pool, 29,600 gall

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: __/__/__2023__

Property Address: __ 10511 Wild Tamarind Drive, Tampa, Fl 33614__

Email: __jalexander@rizzetta.com__

Name: __John Alexander__

Phone Number: __954-864-2090__ ext __

Signature: _____

Date: _____

Initial Tech: Bob

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

6/28/2023

Tab 14



O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #20760
Created: 06/21/2023
From: Apollo O'Neil

Proposal For

Kbar Ranch CDD

19350 Water Maple Dr
Tampa, FL 33647

main: 813-933-5571
JLiggett@rizzetta.com

Location

19350 Water Maple Dr

Tampa, FL 33647

Terms

Due Upon Completion

19350 Water Maple Dr 33647

ITEM DESCRIPTION	DBH	AMOUNT
1a) Arboriculture Consulting - Oak, Southern Live		\$ 0.00
The neighbor is concerned about the tree falling on their house. The tree of concern has no condition of concern that can be visibly seen other than large aspect ratio branches. This is common on this species when they grow in open areas with little competition. Fortunately the industry standards account for managing such trees utilizing reduction pruning.		
1b) Prune tree - Oak, Southern Live		\$ 3,600.00
**Client is responsible to obtain permission to go on neighbor's property and roof to access the tree for safety and clean-up.		
Objectives: Increase clearance from roof and grade. Increase safety and reduce risk of failure.		
Raise canopy from the neighbor's roof for 6'-8' avg and over grade by 10' average. Reduction prune the limb growing towards the house. Make (5-7) 2"-4" reduction cuts. Remove dead wood greater than 2" diameter over the neighbor's property.		
**General Pruning Specifications: No cuts larger than 3" diameter on live branches and no more than 30% of foliage removed from an individual branch unless stated otherwise. All distances listed above are averages and assume that the distances can be achieved without removing or trimming branches larger than 3" diameter unless otherwise stated above. All pruning will be done in accordance with the ANSI Z133 safety standards and the ANSI A300 pruning standards. Dead wood smaller than specified may remain in the canopy when done.		
**Price doesn't include hauling away debris from pruning.		
1c) Debris Removal - Oak, Southern Live		\$ 300.00
Haul away and recycle debris.		
**IN AN EFFORT TO KEEP INCREASING COSTS DOWN ON THIS SERVICE SOME PILES MAY SIT FOR A COUPLE DAYS BEFORE BEING HAULED AWAY. Please let us know if this will cause you problems or if you have any limitations regarding this part of the service.		
**Pruning and removing trees can be very hard on turf and landscaping. In an effort to keep the cost of providing tree care and removal services to you at more affordable rates, we utilize machinery to do the work of many men. This ultimately saves you money. For this reason, when we are moving debris on your property, we will utilize machinery. This can cause damage to turf including rutting and turf dieback. If you		



O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #20760
Created: 06/21/2023
From: Apollo O'Neil

are concerned about this, we will be happy to provide an amended proposal (costs more) to add ground protection such as plywood or to remove debris by hand thereby reducing the chances of this type of damage.

****If your proposal is not amended to account for turf or landscape preservation, we will not be responsible for the cost of damages to your landscape.**

1d) Client not present at time of estimate. -

\$ 0.00

In an effort to ensure that our clients are VERY happy with their tree care, tree pruning or tree removal project we always make a large effort to ensure the tree owner(s) can meet on site to discuss the details of the project. This ensures that YOU and O'Neil's Tree Service have the correct expectations in regards to your project. This results in a much happier outcome for all parties. Therefore, our policy is before any work may begin, that a client must meet an estimator/consultant prior to beginning any work. The only exception to this policy could be an out of town client who doesn't reside in the area or a straightforward tree removal project.

****IF YOU, THE CLIENT, IS UNABLE TO BE PRESENT AT THE TIME OF THE PROPOSAL, YOU UNDERSTAND THE SERVICES BEING DONE AND AS LONG AS THE SPECIFICATIONS LISTED ON THE PROPOSAL HAVE BEEN MET, YOU WILL PAY YOUR INVOICE REGARDLESS OF ANY EXPECTATIONS YOU MAY HAVE HAD.**



O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #20760
Created: 06/21/2023
From: Apollo O'Neil

***This estimate/proposal does not serve as an assessment of the overall condition or risk of your trees. Trees are living things, circumstances and conditions can change rapidly creating an unacceptable or higher risk. Trees with targets of people and/or property should be assessed and/or monitored for changes by an ISA Certified Arborist.*

***O'Neil's Tree Service provides monitoring and/or risk assessments appropriate for the current situation at an additional cost. A risk assessment may include Level 3 Advance Assessment arboriculture equipment and/or methodology.*

***Stump grinding and excavation can damage underground utilities such as irrigation, electrical and water. Such damages will be an additional cost to fix. Upon your request we can arrange such repairs with an appropriate licensed and insured contractor and attach the repair bill to the final invoice.*

***All work will be performed in accordance with the ANSI Z133 safety standards for tree care and the ANSI A300 standards for pruning.*

***If no pruning specification is stated on a line item, the general pruning specification will apply: No cuts larger than 3" diameter and no more than 30% of live foliage removed from an individual limb or branch.*

***Client responsibilities: Please help us by communicating your needs and expectations to our estimator. Please don't assume that we will do certain things not mentioned or itemized here as tree care is always done for specific reasons. Unfortunately, we don't currently employ mind readers:) If you don't see items discussed or which are important to you mentioned or itemized on this proposal, they WILL NOT be performed at no cost and you are expected to pay the full price for the services delivered as per this proposal. Optional fields must be selected if the client would like to have them done and if we must come back to perform such services after the fact they will often cost more money than quoted on the this proposal as it will require a separate trip etc.*

***If the total of your proposal is less than \$1000 we will show up to perform the work unannounced at our discretion. This allows us to keep the routes of our crews optimized so we can deliver the best quality tree care at affordable prices. If the work cannot be performed due to vehicles being in the way or otherwise we will be back to perform the work at our convenience.*

SUBTOTAL	\$ 3,900.00
SALES TAX	\$ 0.00
TOTAL	\$ 3,900.00

Signature

x

Date:

Please sign here to accept the terms and conditions



O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #20760
Created: 06/21/2023
From: Apollo O'Neil

Consulting Arborist

Apollo O'Neil
Office: (727) 599-7548
Mobile: (727) 608-3530
apollo@oneilstreeservice.com

Photos

1b) Prune tree - Oak, Southern Live



1b) Prune tree - Oak, Southern Live



1b) Prune tree - Oak, Southern Live

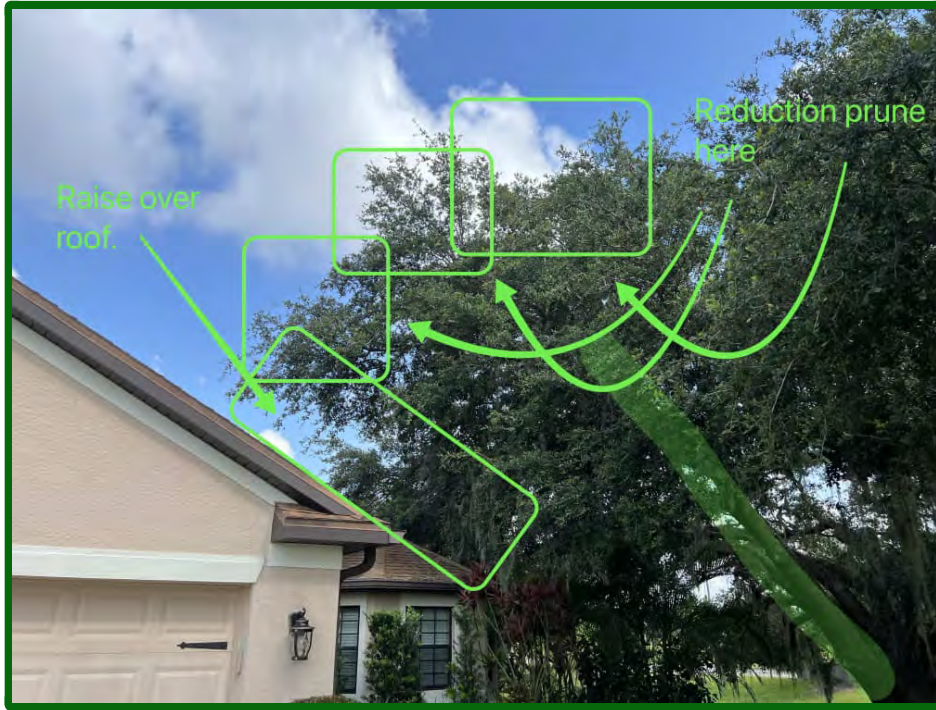




O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #20760
Created: 06/21/2023
From: Apollo O'Neil

1b) Prune tree - Oak, Southern Live





O'Neil's Tree Service
PO Box 492
Ozona, FL 34660

Proposal #20760
Created: 06/21/2023
From: Apollo O'Neil



ID	DESCRIPTION	COLOR
1		

TERMS AND CONDITIONS

The following terms and conditions are a part of the confirmation of work to be performed by O'Neil's Tree Service and with the information on the front constitute the whole agreement.

Types of Pruning:

Crown Cleaning - Removal of detached, broken, dead and diseased branches especially those more than one inch in diameter.

Crown Reduction or Reduction Pruning - This type of pruning is used to reduce the size of a tree by decreasing the length of one or many stems and branches.

Crown Thinning - Thinning should result in an even distribution of branches along individual limbs, not a grouping towards the ends. Do this by removing some of the branches from the edge of the canopy, not from the interior! Caution must be taken not to create an effect known as lions-tailing, which is caused by removing an excessive number of interior lateral branches or limbs and foliage. Before thinning a tree a crown cleaning must be done. Appropriately thinned trees may not look like they were pruned.

Structural Pruning - Structural pruning will increase structural integrity by pruning to one dominant leader. This is done by reducing the length of or removing competing leaders. Do not allow weakly attached branches to grow too long because they could split from the tree.

Crown Raising or Crown Elevation - Instead of removing large low branches all at once, slow their growth by reducing their length so they can be removed later without stressing the tree. Raising is also done by removing smaller branches at the branch tips which are growing downward or weighing the branch down.

Scheduling :

Work crews will arrive at the job site unannounced unless otherwise indicated. O'Neil's Tree Service shall attempt to meet all performance dates, but shall not be held responsible for delays due to inclement weather, response to disasters or other conditions beyond our control.

Workmanship :

All work will be performed in a professional manner by experienced personnel outfitted with appropriate tools and equipment to complete the job properly.

Driveway damage :

O'Neil's Tree Service is not responsible for damage to driveways caused by the weight of our trucks or machinery. This damage rarely occurs and is very dependant on the construction process used to install your driveway. If you do not wish us to use your driveway, let us know beforehand and we will be happy to give you a revised estimate to perform the work manually.

Lawn damage :

O'Neil's Tree Service will make reasonable attempts to prevent damage to your lawn. Falling limbs, wood, trucks, and machinery may cause damage to lawn. While we will make efforts to prevent this damage, we do not repair damage to lawns.

Insurance :

O'Neil's Tree Service is insured for liability resulting from injury of persons or property, and all employees are covered by Workers Compensation Insurance. Proof will be provided upon request.

Ownership :

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by the customer or permission for the work has been obtained by the owner. O'Neil's Tree Service is to be held harmless from all claims for damages resulting from failure to obtain such permission.

Terms of payment :

All accounts are payable upon receipt of the invoice. A service charge of 1.5% per month, which is an annual percentage rate of 18% will be added to accounts thirty days after invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collecting.

Access to work :

Customer shall provide free access to work areas for O'Neil's Tree Service employees and vehicles and agrees to keep driveways clear and available for the movement and parking of required equipment during normal working hours. O'Neil's Tree Service shall not be expected to keep gates closed for animals or children.

Concealed contingencies :

Customer agrees to pay O'Neil's Tree Service on a time and material basis or an additional agreed upon amount in the event additional work impossible to foresee is needed to complete the job. This would include, but is not limited to, concrete or other foreign matter within the tree, stinging insects or nests, rocks, pipe, underground lines or any other condition not apparent in estimating the job.

Stump removal :

Stumps will be cut to within approximately six (6) inches of ground level unless specified to the contrary on the face page of this agreement. Stump removal is not included in this agreement unless specifically provided for on the face page hereof. If the customer request deep grinding, 811 must be called prior to grinding and an additional cost will be added for the additional grinding. It is not part of our normal service to haul away the wood chips from stump grinding, but we can haul them away at an additional cost. **We are not responsible for damage to underground utilities or irrigation components. Stump grinding can damage underground utilities, such as irrigation, internet, water lines, etc. O'Neil's LLC is not responsible for this damage, but we can arrange to have this repaired by a licensed and insured contractor at an additional cost in the event it does occur and attach the cost to the final invoice. You must understand and agree to this before any stump grinding work is performed. Initial here _____**

Length of validity :

This contract is valid for 90 days only.

Our best advertisement is YOU!

If you refer a friend, we want to give you something.

\$1 to \$500
gets you a
\$25.00
gift card.

\$501 to \$5000
gets you a
\$50.00
gift card!

Refer \$5001 or
more and get a
\$100.00
gift card!

**It is our way of
saying thank you.**



*Gift cards are sent to a referrer ONLY when the person whom was referred mentions the referrer's name on the day they book their appointment.

Name:
Address:

Email:
Phone:
Cell:



Refer your friends, family and neighbors!

O'Neil's Instant \$\$ Off Referral Program

O'Neil's will only send handwritten letters and use email addresses for remarketing purposes. We promise we will not annoy your friends, family or neighbors. We will use your name as a reference.

Name:
Address:

Email:
Phone:
Cell:

Name:
Address:

Email:
Phone:
Cell:

Name:
Address:

Email:
Phone:
Cell:

COUPON

2 REFERRED

\$25.00 OFF NOW

COUPON

3 REFERRED

\$50.00 OFF NOW



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/6/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Adcock-Adcock Insurance Agency 315 W. Fletcher Ave. Tampa FL 33612-3414	CONTACT NAME: Tracey Moore PHONE (A/C, No, Ext): 813-933-6691 E-MAIL ADDRESS: traceym@adcock-insurance.com FAX (A/C, No): 813-932-6287
INSURED O'Neil's Tree Service; O'Neil's LLC 233 Hedden Ct Palm Harbor FL 34683	INSURER(S) AFFORDING COVERAGE INSURER A: Greenwich Insurance Company INSURER B: Insurance Company of the West INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 232361623

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NGL100257703	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Pesticide/Herbicide \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			NBA100257803	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			NEC600600203	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WFL505904802	1/1/2023	1/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Oneils Tree Service
233 Hedden Ct
Palm Harbor FL 34683

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Tab 15

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, July 5, 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
Cindy Gustavel	Board Supervisor, Assistant Secretary
Pete Radigan	Board Supervisor, Assistant Secretary

Also Present:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, SRV
Tonja Stewart	District Engineer, Stantec Consulting
Jason Liggett	Landscape Specialist

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 6:02 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Blue Water Aquatics

The Board reviewed the aquatic inspection and midge fly treatment reports.

They would like Blue Water Aquatics to address the film and growth at pond #400.

B. Landscape Inspection Specialist

Mr. Liggett was reminded there is an area with a mowing concern that needs to be inspected.

C. Yellowstone

The Board mentioned a couple of areas of concern. At 19232 Clipper Grass there is a damaged fence due to a mower. At 19310 Water Maple there is a grassy area needing attention.

D. District Chairperson

The Board held brief discussion about the amenity staff hours.

On a motion by Mr. Radigan and seconded by Mr. Morales, with all in favor, the Board of Supervisors approved to extend the hours of the onsite staffing using existing personnel to cover the hours of 9:00a.m. to 8:30p.m. through August 1, 2023 to the degree in which existing staff is capable of covering the additional hours, for K-Bar Ranch Community Development District.

E. District Counsel

The Board held the District Management Services interviews.

On a motion by Ms. Shuster and seconded by Mr. Morales, with all in favor, the Board of Supervisors awarded Breeze District Manager, Amenities, and Field Services, for K-Bar Ranch Community Development District.

The Board notified Rizzetta & Company of their intention to submit a 30-day termination of service notice.

F. District Engineer

There was nothing to discuss with the Board.

G. District Manager Report

Mr. Craft reminded the Board the next meeting will be on Wednesday, August 2, 2023, at 6:00 PM at the K-Bar II Ranch Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

FORTH ORDER OF BUSINESS

**Discussion of Amenity Staff Hours/
Security**

The Board held this discussion under the District Chairperson section of the staff reports.

FIFTH ORDER OF BUSINESS

**Discussion on Lake and
Easement Owned by Mobley
Homes**

The Board held a brief discussion regarding the code enforcement needed in the area and that the CDD held no jurisdiction.

SIX ORDER OF BUSINESS

Vendor Interviews

The Vendor interviews were held under the District Counsel section of the staff reports.

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Regular
Meeting held on June 7, 2023**

On a motion by Ms. Shuster and seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the Meeting Minutes from June 7, 2023, as amended, for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Operation
and Maintenance Expenditures
for May 2023**

On a motion by Ms. Shuster and seconded by Mr. Radigan, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2023 (\$60,403.48) as presented, for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Morales requested Mr. Alexander begin patrolling for trash throughout the community.

TENTH ORDER OF BUSINESS

Adjournment

125
126 Mr. Craft stated that if there was no further business to come before the Board,
127 then a motion to adjourn would be in order.
128

On a Motion by Ms. Gustavel and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 8:55 p.m. for K-Bar Ranch Community Development District.

129
130
131
132
133 _____
Secretary / Assistant Secretary

Chair / Vice Chair

Tab 16

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$59,524.97**

Approval of Expenditures:

____Chairperson

____Vice Chairperson

____Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Affordable Backflow Testing	100291	19828	Backflow Preventer 06/23	\$ 50.00
City of Tampa Utilities	ACH	2163299 06/23 Autopay	19349 Water Maple Drive 06/23	\$ 13.75
Cynthia Gustavel	100282	CG060723	Board of Supervisors Meeting 06/07/23	\$ 200.00
Edmund P Radigan	100283	ER060723	Board of Supervisors Meeting 06/07/23	\$ 200.00
Frank E Morales	100284	FM060723	Board of Supervisors Meeting 06/07/23	\$ 200.00
John C. Bowersox	100285	JB060723	Board of Supervisors Meeting 06/07/23	\$ 200.00
New Tampa Fence, Inc.	100289	2693	Lockey Hydraulic Gate Closer HD 600 06/23	\$ 1,500.00
Nvirotect Pest Control	100292	297718	Pest Control 06/23	\$ 65.00
Service, Inc. Poop 911	100273	6982443	10 Stations Emptied/Filled 05/23	\$ 237.90
Proteus Pool Service LLC	100274	kbar051	Pool Service 05/23	\$ 400.00
Proteus Pool Service LLC	100296	kbar052	Pool Service 06/23	\$ 1,616.74
Republic Services	ACH	0696-001107998 06/23 Autopay	Waste Disposal Services 06/23	\$ 174.30
Rizzetta & Company, Inc.	100272	INV0000080688	District Management Fees 06/23	\$ 4,608.08

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100280	INV0000080842	Amenity Management & Personnel	\$ 2,210.74
Rizzetta & Company, Inc.	100281	INV0000080790	Reimbursement 06/23 Cell Phone 05/23	\$ 50.00
Rizzetta & Company, Inc.	100290	INV0000081305	Personnel Reimbursement 06/23	\$ 1,405.70
Rust Off, LLC.	100293	40076	Rust Prevention Monthly Maintenance 06/23	\$ 595.00
Solitude Lake Management, LLC	100294	PSI-84669	Annual Maintenance 06/01/23- 08/31/23	\$ 164.78
Spectrum	ACH	1711221051423 05/23	10511 Wild Tamarind Dr 05/23	\$ 237.97
Stantec Consulting Services, Inc.	100288	Autopay 2090977	Engineering Services 05/23	\$ 657.00
Straley Robin Vericker	100287	23253	Legal Services 05/23	\$ 1,595.00
TECO	ACH	211004822469 05/23	Electric Services 05/23	\$ 803.26
TECO	ACH	Autopay 211004822964 05/23	Electric Services 05/23	\$ 3,623.58
TECO	ACH	Autopay 211025675680 05/23	211025675680 05/23 Autopay	\$ 104.06
TECO	ACH	Autopay 221008243992 05/23	Kbar Ranch Pkwy - Streetlights 05/23	\$ 1,033.87
TECO	ACH	AUTOPAY Monthly Summary 321000017103 05/23	Electric Services 05/23	\$ 17,412.82

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Building Maintenance, Inc.	100275	393	Pool Cabana/Restroom Maintenance 06/23	\$ 600.00
United Building Maintenance, Inc.	100276	394	Janitorial Supplies 06/23	\$ 32.74
Victoria Shuster	100286	VS060723	Board of Supervisors Meeting 06/07/23	\$ 200.00
Yellowstone Landscape	100277	TM 527929	Tree Replacements 05/23	\$ 2,319.89
Yellowstone Landscape	100278	TM 527928	Landscape Enhancement 05/23	\$ 3,283.95
Yellowstone Landscape	100295	TM 533522	Landscape Maintenance 06/23	<u>\$ 13,728.84</u>
Report Total				<u>\$ 59,524.97</u>