K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS
MEETING
JANUARY 21, 2015

K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JANUARY 21, 2015 at 6:00 p.m.

New Tampa Regional Library located at 10001Cross Creek Blvd. Tampa, FL 33647

District Board of Supervisors	Betty Valenti	Chairman
	Chloe Firebaugh	Vice Chairman
	Mike Metropolis	Assistant Secretary
	Brady Lefere	Assistant Secretary
	Louise Keehn-Bruell	Assistant Secretary
District Manager	Joseph Roethke	Rizzetta & Company, Inc.
District Counsel	Tracy Robin	Straley & Robin
District Engineer	Tonja Stewart	Stantec

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **6:00 p.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

January 13, 2015

Board of Supervisors
K-Bar Ranch Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, January 21, 2015 at 6:00 p.m.** at the New Tampa Regional Library located at 10001 Cross Creek Blvd. Tampa, FL 33647. The following is the agenda for the meeting.

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS
3. BUSINESS ADMINISTRATION
- A. Consideration of the Minutes of the Board of Supervisors' Regular and Audit Meetings held on November 19, 2014 and Landowner's Meeting held November 21, 2014 .....Tab 1
- B. Consideration of Operation and Maintenance Expenditures for November and December 2014.....Tab 2

4. BUSINESS ITEMS
- A. Administer Oath to Newly Appointed Officer.....Tab 3
- B. Presentation of Resolution 2015-02, Canvassing and Certifying Election .....Tab 4
- C. Presentation of Field Inspection Reports .....Tab 5
- D. Ratification of Annual Proposal from LMP.....Tab 6
- E. Consideration of Irrigation Repair Proposals .....Tab 7
- F. Discussion of Irrigation Cost Sharing Agreement.....Tab 8
- G. Presentation from M/I Homes regarding future K-Bar Ranch Development
- H. Consideration of Proposal for Off-Duty Deputy Services.....Tab 9
- I. Consideration of Resolution 2015-03, Series 2006 Project Completion.....Tab 10
- J. Consideration of Development Acquisition Agreement .....Tab 11
- K. Consideration of Recommendation of Audit Review Committee

5. STAFF REPORTS
- A. District Counsel
- B. District Engineer
- C. District Manager

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Joseph Roethke

Joseph Roethke
District Manager

Tab 1

MINUTES OF MEETING

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

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE MEETING

The second meeting of the Audit Committee of K-Bar Ranch Community Development District was held on **Wednesday, November 19, 2014 at 8:30 p.m.** at the New Tampa Regional Library located at 10001 Cross Creek Blvd. Tampa, FL 33647.

Present and constituting a quorum:

Betty Valenti	**Audit Committee Member**
Chloe Firebaugh	**Audit Committee Member**
Mike Metropolis	**Audit Committee Member**
Brady Lefere	**Audit Committee Member**
Louise Keehn-Bruell	**Audit Committee Member**

Also present were:

Joseph Roethke	**District Manager; Rizzetta & Company, Inc.**
Cliff Fischer	**Assistant District Manager; Rizzetta & Company**
Tracy Robin	**District Counsel; Straley and Robin**

Audience

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

THIRD ORDER OF BUSINESS **Ranking of Proposals**

Mr. Roethke presented proposals for audit services to the Audit Committee. Mr. Roethke explained that these audit proposals will cover Fiscal Year 2014-2015, with optional renewals for 2015-2016 and 2016-2017. The Audit Committee completed their scorings sheets and Mr. Roethke tabulated the results.

The results are as follows:

Dufresne & Associates-	450 points
Berger, Toombs, Elam, Gaines & Frank-	455 points
Moss, Krusick & Associates-	461 points
McDirmit Davis-	484 points
Carr, Riggs & Ingram-	485 points
Grau & Associates-	500 points

On a Motion by Ms. Keehn-Bruell, seconded by Mr. Metropolis, with all in favor, the Audit Committee accepted the scoring outcome and appointed Grau & Associates as auditor for FY 2014-15 at a cost of ($3,300.00), with options for FY 2015-16 and FY 2016-17 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS **Adjournment**

On a Motion by Ms. Keehn-Bruell, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 8:43 p.m. for the K-Bar Ranch Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

BLANK

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, November 19, 2014 at 6:00 p.m**. at the New Tampa Regional Library, located at 10001 Cross Creek Blvd. Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	**Board Supervisor, Chairman**
Chloe Firebaugh	**Board Supervisor, Vice Chair**
Mike Metropolis	**Board Supervisor, Assistant Secretary**
Brady Lefere	**Board Supervisor, Assistant Secretary**

Also present were:

Joseph Roethke	**District Manager, Rizzetta & Co., Inc.**
Cliff Fischer	**District Manager, Rizzetta & Co., Inc.**
Tyree Brown	**Operations Manager, Rizzetta Amenity Services**
Tracy Robin	**District Counsel, Straley & Robin**
Brad van Rooyen	**Home Encounter**
Scott Carlson	**LMP**
Jeff Hesenius	**LMP**
Louise Keehn-Bruell	

Audience

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

THIRD ORDER OF BUSINESS **Administer Oath to Newly Appointed Officer**

Mr. Roethke administered the Oath of Office to Mr. Metropolis, and Mr. Metropolis replied in the affirmative. Mr. Roethke informed Mr. Metropolis that he is eligible for compensation of $200.00 per meeting, up to a maximum of $4,800.00 per year. Mr. Metropolis declined compensation.

Mr. Roethke administered the Oath of Office to Ms. Keehn-Bruell, and Ms. Keehn-Bruell replied in the affirmative. Mr. Roethke informed Ms. Keehn-Bruell that she is eligible for compensation of $200.00 per meeting, up to a maximum of $4,800.00 per year. Ms. Keehn-Bruell declined compensation.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board appointed Mr. Lefere to the vacant Board seat for K-Bar Ranch Community Development District.

Mr. Roethke administered the Oath of Office to Mr. Lefere, and Mr. Lefere replied in the affirmative. Mr. Roethke informed Mr. Lefere that he is eligible for compensation of $200.00 per meeting, up to a maximum of $4,800.00 per year. Mr. Lefere declined compensation.

Mr. Roethke confirmed the seat numbers for the newly appointed Board Supervisors as follows: Brady Lefere is in Seat 1, Louise Keehn-Bruell is in Seat 4 and Mike Metropolis is in Seat 5.

FOURTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on September 17, 2014 and Continued Meeting held on October 8, 2014**

Ms. Valenti identified two typos on the September 17, 2014 minutes. Mr. Roethke will change the typos on the final version.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved as amended the regular minutes from September 17, 2014 and the continued meeting minutes held on October 8, 2014 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of Operations and Maintenance Expenditures for September and October 2014**

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance expenditures for September 2014 totaling ($27,979.37) and for October 2014 totaling ($56,163.24) for K-Bar Ranch Community Development District.

A discussion ensued regarding several invoices. Mr. Metropolis discussed the possibility of upgrading the cameras at the amenity center. A discussion ensued.

On a Motion by Mr. Lefere, seconded by Mr. Metropolis, with all in favor, the Board approved a not-to-exceed amount of ($1,200.00) for the purchase and installation of up to four (4) new vandal-proof cameras for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS **Presentation of Resolution 2015-01, Re-designating Officers**

Mr. Roethke presented Resolution 2015-01 to the Board, which will re-designate the officers of the District. A discussion ensued regarding the appointment of the Board Chair and Vice Chair. Ms. Firebaugh made the motion to appoint Ms. Valenti as Chair and Mr. Metropolis as Vice Chair, with the remaining Board Supervisors as Assistant Secretaries.

On a Motion by Ms. Firebaugh, seconded by Ms. Keehn-Bruell, with all in favor, the Board adopted Resolution 2015-01 for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS **Presentation of Field Inspection Reports**

Mr. Roethke presented the field inspection report to the Board, and Mr. Brown discussed the details of the report with Board. Mr. Metropolis mentioned that he is looking forward to LMP starting service on site and working with them in the long term. Mr. Brown detailed the turnover process with the previous landscaper to the new vendor.

Mr. Carlson and Mr. Hesenius from LMP introduced themselves and reviewed their long-term goals and plans for the District. A discussion ensued regarding various landscape maintenance issues.

On a Motion by Mr. Lefere, seconded by Mr. Metropolis with all in favor, the Board approved the proposals as follows: Mulch ($9,625.00) and Annuals ($2,378.25) from LMP for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Off-Duty Deputy Patrol**

Mr. Roethke presented a proposal from the City of Tampa Police Department for off-duty deputy services. A proposal request was also sent to Critical Intervention Services, and they did an assessment of the property over the past 2 weeks. Hector Rodriguez from CIS presented this proposal for security services to the Board, and discussed the background of his company. Mr. Rodriguez entertained several questions from the Board. The Board took no action on any proposal at this time.

NINTH ORDER OF BUSINESS **Consideration of Proposals for Bassett Creek Monument Construction**

Mr. Roethke presented a proposal from Cornerstone for the demolition of the existing Bassett Creek monument and the construction of a monument at a new location. A discussion ensued regarding the details of this proposal. The Board would like to explore options for modifying the monument in its existing location and adding electric service to the monument after it is modified. Mr. Roethke will obtain proposals for this and will bring them back to a future Board meeting.

TENTH ORDER OF BUSINESS **Consideration of Development Acquisition Agreement**

Mr. Roethke presented the Development Acquisition Agreement to the Board and distributed the results of a survey that was completed by M/I Homes regarding the improvements at the Amenity Center. A discussion ensued regarding the survey results. Ms. Firebaugh suggested bringing proposals for several options back to the next Board meeting, at which point the Board can review and approve up to $265,000 worth of improvements, to be funded by Lennar and M/I Homes.

ELEVENTH ORDER OF BUSINESS **Ratification of Conservation Area Maintenance**

Mr. Roethke presented a contract for Conservation Area Maintenance that requires Board ratification.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board ratified the contract with Aquatic Weed Control for Conservation Area Maintenance at a cost of ($8,786.00) annually for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS **Discussion Regarding CDD Website Items**

Mr. Roethke presented a list of required and wish list items for the K-Bar Ranch CDD website. Mr. Metropolis asked about the status of acquiring the K-Bar Ranch logo from the original developer. Mr. Robin is working on the license agreement and noted that the logo is currently not registered. A discussion ensued regarding the wish list items and the Board agreed it contains all necessary items. Mr. Roethke will send all necessary information to Ken Elmer in order to get the website up and running.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board named Mike Metropolis as the coordinator for website updates, which includes the responsibility to keep the District website in compliance with any Florida laws or Statutes for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Laurel Vista Plat Assignment and Quit Claim Deeds**

Mr. Roethke presented plat assignments and quit claim deeds from Laurel Vista to the Board. Mr. Robin detailed the issues that occurred when these areas were originally platted, and noted that the same problem also affected the Heron Preserve HOA.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved plat assignment and quit claim deeds from Laurel Vista HOA to K-Bar Ranch CDD, as well as, any plat assignments or quit claim deeds for the Heron Preserve HOA for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS **Consideration of Recommendation of Audit Review Committee**

This item has been tabled until the next meeting.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel
Mr. Robin updated the Board regarding the status of the upland habitat area owned by Krusen Douglas that was discussed at a previous meeting. This area will not be developed by Krusen Douglas in the future, as it is not zoned for residential or commercial development.

B. District Engineer
Not present.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, January 21, 2015 at 6:00 p.m. at the New Tampa Regional Library.

Mr. Roethke asked the Board for their opinions about Edgars Images request to film the community amenities.

On a Motion by Ms. Keehn-Bruell, seconded by Ms. Valenti, with all in favor, the Board approved photographer's request for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor's requests.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Lefere, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 8:30 p.m. for K-Bar Ranch Community Development District.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

BLANK

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 Landowner's meeting of the K-Bar Ranch Community Development District was held on **Friday, November 21, 2014, at 3:00 p.m.**, at the offices of M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida, for the purpose of electing one supervisor.

Present were:

Betty Valenti	**Board Supervisor, Chairman**
Brady Lefere	**Board Supervisor, Assistant Secretary**
Joseph Roethke	**District Manager, Rizzetta & Company, Inc.**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Roethke called the meeting to order.

SECOND ORDER OF BUSINESS **Election of Meeting Chairman**

The Board requested that Mr. Roethke continue the meeting as Chairman.

THIRD ORDER OF BUSINESS **Roll Call and Determination of Number of Voting Units Present**

Mr. Roethke read the roll call. He announced that the total number of eligible votes for the developers were as follows:

Bassett Creek Lots	has 2 votes per seat
K Bar 184 LLC	has 77 votes per seat
Mobley Homes of Florida	has 21 votes per seat
M/I Homes of Tampa	has 121 votes per seat
Lennar Homes	has 109 votes per seat

FOURTH ORDER OF BUSINESS **Announcement of Candidates/Call for Nominations**

Mr. Roethke announced the candidate as being Brady Lefere.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Mr. Roethke announced the votes as follows: Brady Lefere - 330 votes

SIXTH ORDER OF BUSINESS **Tabulation of Ballots**

Mr. Roethke stated that as a result of these votes, Brady Lefere will receive a 4-year term.

SEVENTH ORDER OF BUSINESS **Landowners' Questions and Comments**

There were no Landowner questions or comments.

EIGHTH ORDER OF BUSINESS **Adjournment**

Mr. Roethke adjourned the Landowner's meeting at 3:04 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

Tab 2

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
November 2014
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2014 through November 30, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **$21,038.74**

Approval of Expenditures:

_____

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenses

November 1, 2014 Through November 30, 2014

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bright House Networks	0194	0050463938-01	15011 Wild Tamarind Dr 11/14	$ 153.95
City of Tampa Utilities	0195	0456818-001=1 10/14	10511 Wild Tamarind Dr. 10/14	$ 36.92
Department of Economic Opportunity	0189	31645	Special District Fee 14/15	$ 175.00
Nvirotect Pest Control Service, Inc	0190	69459	Pest Control Acct #9822 - 10/14	$ 65.00
Poop 911	0191	793720	Pet Waste Station Refills	$ 29.75
Poop 911	0191	793721	Pet Waste Station Refills	$ 29.75
Poop 911	0191	793722	Pet Waste Station Refills	$ 29.75
Poop 911	0191	793723	Pet Waste Station Refills	$ 29.75
Poop 911	0191	793724	Pet Waste Station Refills	$ 29.75
Rhythms Electric Corporation	0192	110	Circuit Installation	$ 400.00
Rizzetta & Company, Inc.	0185	1273	District Management Services 11/14	$ 3,500.00
Rizzetta & Company, Inc.	0185	17305	Dissemination Services FY13/14	$ 2,600.00
Rizzetta Amenity Services, Inc.	0196	1306	Amenity Management Fees 11/14	$ 500.00
Straley & Robin	0186	11465	Legal Services 09/14-10/14	$ 4,804.85
Tampa Bay Times	0197	109583 10/14	Legal Advertising 10/14	$ 44.80
Tampa Electric Company	0187	1800 0036674 10/14	Stonecreek TNHMS LD 929 10/14	$ 578.44
Tampa Electric Company	0187	18000047603 10/14	Bassett Creek Dr 10/14	$ 2,473.53
United Building Maintenance, Inc.	0188	001	Pool Cabana/Restroom Maintenance 10/14	$ 170.00
US Bank	0193	3810699	Trustee Fee Series 2011	$ 1,616.25
US Bank	0193	3813143	Trustee Fee Series 2006 Rev	$ 3,771.25
Report Total				**$ 21,038.74**

Service Period	Due Date	Amount Due
11/14 - 12/13	UPON RECEIPT	$153.95

BRIGHT HOUSE NETWORKS
business solutions

Account Information

Service Address:
KBAR RANCH
15011 WILD TAMARIND DR
TAMPA, FL 33647

Invoice Number
046393801110914
Account Number:
0050463938-01
Invoice Date:
11/09/2014

Contact Us

Online:
brighthouse.com/business
Business Support:
877-824-6249

Account Summary

Previous Balance and Payments	
Previous Balance	153.95
Payments Received as of Nov 08, 2014	-153.95
Business Products	153.95
Amount Due	**$153.95**

It's Here!
We've made the invoice easier to read and understand, with a few important changes. The remit address and your account number have changed. Both can be found on the remit portion of the invoice. Please make a note of both of these for your records and be sure to update your financial instituion if you process your payment through online banking. For Automatic Payments directly through Bright House Networks, don't worry, your payments will process with both old and new information.

RECEIVED
NOV 13 2014
ate Rec'd Rizzetta & Co., Inc.
/M approval JR Date 11/17
ate entered NOV 14 2014
ind 001 GL 57200 OC 4703
ock #

Consider Hosted Voice for your business. It's a cloud-based, turn-key phone system providing big business capabilities without the big price tag.
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BRIGHT HOUSE NETWORKS
business solutions
P.O. BOX 30765
TAMPA, FL 33630-3765

7635 1610 NO RP 09 11092014 NNNNNY 01 000155 0001

KBAR RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Invoice Number	Account Number	Amount Due	Amount Paid
046393801110914	**0050463938-01**	**$153.95**	$.

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Payments received after the due date are charged a late charge. Please enclose this coupon with your payment. Do not send cash. Write your account number on your check or money order and make payable to *Bright House Networks*

Payment Due Date
UPON RECEIPT

BRIGHT HOUSE NETWORKS
P.O. BOX 30765
TAMPA, FL 33630-3765

0001000100504639380107015395

City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
$36.92
Make Check Payable:
City of Tampa Utilities

Your Account Number
0456818-001=1

BILL DATE: 11/10/2014
PAY BY: 11/26/2014

6423
K-BAR RANCH COMMUNITY DEVELOP
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

045681800ll 0000003692

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

K-BAR RANCH COMMUNITY DEVELOP
3434 COLWELL AVE 200
TAMPA, FL 33614

BILL DATE: 11/10/2014

Service For:
K-BAR RANCH COMMUNITY DEVELOP
10511 WILD TAMARIND DR

SERVICE TO: 10/28/2014

Meter Number	Meter Readings Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
005105940 WTR	0691	0686	32	05	03

LAST BILLING				248.88
LESS PAYMENTS				248.88CR
WATER TIER 1 CHARGE		5.0 @	2.43	12.15
TBW PASS-THROUGH		5.0 @	0.00	0.00
WATER SUBTOTAL	12.15			
UTILITY TAX 10%				1.22
WASTEWATER CHARGE		5.0 @	4.71	23.55

Amount Now Due
$36.92

Your Account Number
0456818-001=1

Water Customer Class
SMALL COMMERCIAL

Water Usage History

Months	Gallons (1000's)
NOV	3
OCT	23
SEP	2
AUG	1
JUL	2
JUN	6
MAY	5
APR	1
MAR	0
FEB	4
JAN	0
DEC	0
NOV	0

RECEIVED
NOV 13 2014

Date Received Mizzella & Co., Inc.
D/M approval JR Date 11/17
Date entered NOV 14 2014
Fund OC 1 GL 53600 OC 4302
Check #

See Reverse Side for additional information

Pay This Amount → $36.92

PLEASE PAY BY 11/26/2014 TO AVOID DELINQUENCY

Pay online tampagov.net/COTU or by phone at (813) 274-8811.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY — Invoice No.: 31645 — Date Invoiced: 10/01/2014
FY 2014/2015 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM — Special District Accountability Program

Instructions: In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the **Department of Economic Opportunity** OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: $175.00	LATE FEE: $0.00	RECEIVED: $0.00	FEE DUE, POSTMARKED BY 12/03/2014: $175.00

District's Name, Registered Agent & Office*:

K-Bar Ranch Community Development District
Mr. William Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Telephone: (813) 933-5571
Fax: (813) 935-6212
Status*: Independent
Creation Document: On File
Map: On File
Last Update: 04/03/2014

Website:
E-mail: brizzetta@rizzetta.com

OCT 31 2014

County(ies):	Hillsborough
Local Governing Authority*:	City of Tampa
Function(s)*:	Community Development
Date Established:	10/20/2005
Creation Documents*:	City Ordinances 2005-291 and 2014-17
Statutory Authority*:	Chapter 190, Florida Statutes
Board Selection*:	Elected
Authority to Issue Bonds*:	Yes
Revenue Source*:	Assessments

Date Rec'd Rizzetta & Co., Inc.
D/M approval JR OCT 31 2014 Date 11/4
Date entered
Fund 001 GL 513300 OC 4902
Check #

***Explanations**

Registered Agent:	The person designated by the special district ~~to accept service of process on behalf of the special district~~
Status:	Independent or Dependent - see Section 189.012, F.S.
Local Governing Authority:	The governing body of a unit of local general-purpose government
Functions:	The function/purpose of the special district
Creation Documents:	Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
Statutory Authority:	The Florida Statute governing the function of the special district
Board Selection:	Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
Authority to Issue Bonds:	Yes or No
Revenue Sources:	Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does _____ or does not _____ need to be changed.

Registered Agent's Signature: William J. Rizzetta Date: _____

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported $3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2012/2013 (special districts created after that fiscal year must attach a current income statement verifying $3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2014 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: _____Verified and Approved _____Denied - Reason(s): _____

DETACH AND **RETURN** THIS PORTION WITH YOUR PAYMENT. DEO-SDAP-001 Effective 05/15/2014

DETACH AND **KEEP** THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY — Invoice No.: 31645 — Date Invoiced: 10/01/2014
FY 2014/2015 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT — Postmarked Due Date: 12/03/2014

K-Bar Ranch Community Development District	ANNUAL FEE $175.00	LATE FEE $0.00	RECEIVED $0.00	FEE DUE $175.00

NVIROTECT
PEST CONTROL SERVICES

16210 N. Florida Ave.
Lutz, FL. 33549

Office: 813-968-7031
Toll Free: 888-908-8388
www.Nvirotect.com

INVOICE

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

Account Number:	**9822**
Invoice Number:	69459
Previous Balance:	$0.00
General Household Pests	**$65.00**
SalesTax:	$0.00
Service Amount:	**$65.00**
Check/Cash:	
Technician(s):	Corey

Date: 10-31-14

Call For a FREE Lawn Care Quote!

Next service FREE for each referral!!!

10% Discount with Yearly Prepayment!!!

Inspection Area		Type of Service	
X Commercial	_ Bank	X Monthly Service	_ Baiting System
_ Residential	_ Medical	_ Bi-Monthly Service	X General Household
X Outside	X Professional	_ Quarterly Service	_ Rodent Control
X Inside	_ Retail	_ Annual Service	_ Termite Control
	_ Industrial	_ Extra Service	_ Termite Renewal
	_ _____	_ Additional Service	_ Tube System

General Interior Pests / Termite		Treatment	
_ Acrobat Ants	_ Ghost Ants	_ Advion Ant Bait Station .1%	_ Niban FG 5%
_ Argentine Ants	_ Paper Wasps	_ Advion Ant Gel Bait .05%	_ Perimeter Sweep
_ Bees	_ Pharaoh Ants	_ Avert Dry Flow Bait .054%	_ Talstar Xtra .25%
_ Carpenter Ants	X Preventative	_ Advion Roach Bait Stn .5%	_ Termidor .06%
_ Crazy Ants	_ Roaches	_ Advion Roach Gel Bait .6%	_ Transport GHP .11%
_ Drain Flies	_ Silverfish	_ Alpine Aerosol	X Transport Mikron .11
_ Drywood Termites	_ Spiders	_ Dekko S.F. Paks	_ Vector Bio - 5
_ Fire Ants	_ Sub Termites	_ Gentrol Liquid	_ Wasp Freeze .249%
_ Fleas	_ Ticks	X Inspection	_ Ultacide .985%
_ German Roaches	_ _____	_ Maxforce Quantum .03%	_ _____

Rodent Control	Treatment	
_ Mice	_ Contrac Blox	_ Glue Boards
_ Rats	_ Expansion Foam	_ Rodent Bait Stations
_ _____	_ Final Blox .005%	_ Snap Traps

PAYMENT DUE UPON RECEIPT *We Now Accept Visa, Mastercard and AMEX*

Ask us about Automatic Payments for paperless billing!!!

Instructions: _____

Date Rec'd Rizzetta & Co., Inc. NOV 03 2014

D/M approval GR Date 11/4

Date entered NOV 06 2014

Fund 001 GL 57200 OC 4701

Check # _____

POOP 911
3824 Cedar Springs
Suite 200
Dallas, TX 75219
877-766-7911

Service Slip / Invoice

INVOICE: 793720
DATE: 10/01/14
ORDER: 793720

Bill-To: [116680]
K Bar Ranch CDD
Joe Roethke
3434 COLWELL AVE
Suite 200
TAMPA, FL 33614-8390

Work Location: [116680] 813-933-5571
K Bar Ranch CDD
Joe Roethke
10511 WILD TAMARIND DRIVE
TAMPA, FL 33647

Work Date	Time	Technician	Time In
10/01/14	12:06 PM		

Purchase Order	Terms	Last Service	Map Code	Time Out
		10/29/14		

Quantity	Item	Description	Price	Total
5	SPECPRICE	Pet Waste Station Bag Refill and Scooping	$5.95	$29.75

SUBTOTAL	$29.75
TAX	$0.00
TOTAL	$29.75
AMT. PAID	$0.00
BALANCE	$29.75

RECEIVED
NOV 0 3 2014

Date rec'd Rizzetta & Co., Inc.
D/M approval JF NOV 0 6 2014 Date 11/11
Date entered
Fund 001 GL 57200004709
Check #

* Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

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

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

POOP 911
Service Slip / Invoice

3824 Cedar Springs
Suite 200
Dallas, TX 75219
877-766-7911

INVOICE: 793721
DATE: 10/08/14
ORDER: 793721

Bill-To: [116680]
K Bar Ranch CDD
Joe Roethke
3434 COLWELL AVE
Suite 200
TAMPA, FL 33614-8390

Work Location: [116680] 813-933-5571
K Bar Ranch CDD
Joe Roethke
10511 WILD TAMARIND DRIVE
TAMPA, FL 33647

Work Date	Time	Technician	Time In
10/08/14	11:10 AM		
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/29/14		

Quantity	Item	Description	Price	Total
5	SPECPRICE	Pet Waste Station Bag Refill and Scooping	$5.95	$29.75

SUBTOTAL	$29.75
TAX	$0.00
TOTAL	$29.75
AMT. PAID	$0.00
BALANCE	$29.75

RECEIVED
NOV 0 3 2014

Date Rec'd Hizzetta & Co., Inc.
D/M approval gr Date 11/11
Date entered NOV 0 6 2014
Fund 001 GL 572000 4701
Check #

* Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

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

x _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

POOP 911
3824 Cedar Springs
Suite 200

Service Slip / Invoice

INVOICE: 793722
DATE: 10/15/14

Service Slip / Invoice

10/15/14

Dallas, TX 75219
877-766-7911

ORDER: 793722

Bill-To: [116680]
K Bar Ranch CDD
Joe Roethke
3434 COLWELL AVE
Suite 200
TAMPA, FL 33614-8390

Work Location: [116680] 813-933-5571
K Bar Ranch CDD
Joe Roethke
10511 WILD TAMARIND DRIVE
TAMPA, FL 33647

Work Date	Time	Technician	Time In
10/15/14	11:37 AM		
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/29/14		

Quantity	Item	Description	Price	Total
5	SPECPRICE	Pet Waste Station Bag Refill and Scooping	$5.95	$29.75

SUBTOTAL	$29.75
TAX	$0.00
TOTAL	$29.75
AMT. PAID	$0.00
BALANCE	$29.75

RECEIVED
NOV 03 2014

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JR Date 11/11
Date entered NOV 06 2014
Fund 001 GL 57200 OC 4701
Check # _____

* Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

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

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

POOP 911
3824 Cedar Springs
Suite 200
Dallas, TX 75219
877-766-7911

Service Slip / Invoice

INVOICE: 793723
DATE: 10/22/14
ORDER: 793723

inv: 793723
Date : 10/22/14

Bill-To: [116680]
K Bar Ranch CDD
Joe Roethke
3434 COLWELL AVE
Suite 200
TAMPA, FL 33614-8390

Work Location: [116680] 813-933-5571
K Bar Ranch CDD
Joe Roethke
10511 WILD TAMARIND DRIVE
TAMPA, FL 33647

Work Date	Time	Technician	Time In
10/22/14	11:10 AM		

Purchase Order	Terms	Last Service	Map Code	Time Out
		10/29/14		

Quantity	Item	Description	Price	Total
5	SPECPRICE	Pet Waste Station Bag Refill and Scooping	$5.95	$29.75

SUBTOTAL	$29.75
TAX	$0.00
TOTAL	$29.75
AMT. PAID	$0.00
BALANCE	$29.75

RECEIVED
NOV 0 3 2014
Date Rec'd Rizzetta & Co., Inc.
O/M approval gf Date NOV 0 6 2014 n/a
Date entered
Fund 001 GL 57200 OC 4701
Check #

* Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

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

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

POOP 911
3824 Cedar Springs
Suite 200
Dallas, TX 75219
877-766-7911

Service Slip / Invoice

INVOICE: 793724
DATE: 10/29/14
ORDER: 793724

Service Slip / Invoice

Inv: 793724
Date: 10/29/14

Bill-To: [116680]
K Bar Ranch CDD
Joe Roethke
3434 COLWELL AVE
Suite 200
TAMPA, FL 33614-8390

Work Location: [116680] 813-933-5571
K Bar Ranch CDD
Joe Roethke
10511 WILD TAMARIND DRIVE
TAMPA, FL 33647

Work Date	Time	Technician	Time In
10/29/14	12:06 PM		

Purchase Order	Terms	Last Service	Map Code	Time Out
		10/29/14		

Quantity	Item	Description	Price	Total
5	SPECPRICE	Pet Waste Station Bag Refill and Scooping	$5.95	$29.75

SUBTOTAL	$29.75
TAX	$0.00
TOTAL	$29.75
AMT. PAID	$0.00
BALANCE	$29.75

RECEIVED
NOV 03 2014

Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 11/4
Date entered NOV 06 2014
Fund 001 GL 57200 OC 4701
Check #

* Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

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

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

Rhythms Electric Corporation

EC13003930
727-460-8779
rhythmselectric@me.com

433 37th Ave. NE
Saint Petersburg, FL 33704

Customer

Name	K BAR RANCH CDD	Date	11/3/14
Address	5844 OLD PASCO RD. STE 100	Invoice No.	110
	WESLEY CHAPEL, FL 33544		
Phone	813-994-1001		

Qty	Description	Unit Price	Total
BID	INSTALLED 2 NEW 20 AMP CIRCUITS FOR HOLIDAY LIGHTING AMMENITIES CENTER STONE CREEK ENTRANCE SIGN	$ 400.00	$ 400.00
		Total	**$400.00**

NOV 04 2014

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JR Date 11/4
Date entered NOV 06 2014
Fund 001 GL 53900 OC 4613
Check # _____

Payment Details

Cash
Check *** Please mail to the address listed above

Payment Due: 35 days from invoice date

RIZZETTA & COMPANY, INC.
5020 W Linebaugh Avenue
Suite 200
Tampa, FL 33624

DATE	INVOICE NO.
11/1/2014	1273

BILL TO

K-Bar Ranch CDD
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

TERMS	PROJECT
Due Upon Rec't	363 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		3,500.00	3,500.00
	Services for the period November 1, 2014 November 30, 2014			

RECEIVED
OCT 28 2014

Date Rec'd Rizzetta & Co., Inc.
D/M approval JR OCT 29 2014 Date 11/4
Date entered
Fund 001 GL 51300 OC 3101
Check #

Total	**$3,500.00**

RIZZETTA & COMPANY, INC.
5020 W Linebaugh Avenue
Suite 200
Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/30/2014	17305

BILL TO
K-Bar Ranch CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

TERMS	PROJECT
Due Upon Rec't	363 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
FC RPT	Dissemination Services for FY13-14 Series 2006 and 2011 Bonds		2,600.00	2,600.00

OCT 30 2014

Date Rec'd Rizzetta & Co., Inc._____
DM approval JR Date 11/4
Date entered OCT 30 2014
Fund 001 GL 51300 OC 3104
Check #_____

Total	$2,600.00

Rizzetta Amenity Services, Inc.
5020 W. Linebaugh Avenue
Suite 200
Tampa, FL 33624

Invoice

Date	Invoice #
11/10/2014	1306

Bill To
KBar Ranch CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Terms	Property
Due on receipt	4001 - CDD

Description	Qty	Rate	Amount
AMENITY MANAGEMENT FEES: Field Services Services for the period November 1, 2014 - November 30, 2014		500.00	500.00

NOV 10 2014

Date Rec'd Rizzetta & Co., Inc._____
D/M approval SR Date 11/17
Date entered NOV 13 2014
Fund 001 GL 53900 OC 4617
Check #_____

Total $500.00

STRALEY & ROBIN

Attorneys At Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
c/o RIZZETTA & COMPANY
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

October 28, 2014
Client: 001388
Matter: 000001
Invoice #: 11465

Page: 1

RE: GENERAL

For Professional Services Rendered Through October 15, 2014

SERVICES

Date	Person	Description of Services	Hours
09/16/2014	TJR	REVIEW AGENDA PACKET FOR MEETING; TELEPHONE CONFERENCE WITH T. STEWART (2) RE SUPPLEMENTAL ENGINEER'S REPORT; REVIEW SIGN SETBACK REQUIREMENTS FOR MONUMENT SIGNS; TELEPHONE CONFERENCE WITH B. VALENTI RE MEETING AGENDA AND POOL VANDALISM ISSUES.	1.3
09/16/2014	VKB	DRAFT EMAIL TO J. ROETHKE RE: ENTRANCE SIGN FOR BASSET CREEK; TELECONFERENCE WITH T. STEWART RE: SAME; RESEARCH PLATS AND PROPERTY APPRAISER WEBSITE RE: SAME. CONFERENCE WITH T. ROBIN RE: SAME. REVIEW AND REVISE INTERLOCAL AGREEMENT FOR STREET LIGHTS; CONFERENCE WITH B. VALENTI RE: STREET LIGHTS; REVIEW AND REVISE INTERLOCAL AGREEMENT FOR LANDSCAPING.	3.5
09/17/2014	TJR	PREPARE FOR AND ATTEND BOS MEETING; CONFERENCE WITH B. VALENTI.	3.9
09/22/2014	TJR	REVIEW ASSESSMENT ROLL AND RESIDENT ROLL FOR NOVEMBER ELECTIONS.	0.3
09/24/2014	TJR	REVIEW COMMUNICATIONS FROM J. ROETHKE, T. STEWART AND B. VAN ROOYEN RE TECO BILLING FOR STREET LIGHTS.	0.2

SERVICES

Date	Person	Description of Services	Hours	
09/24/2014	TJR	TELEPHONE CONFERENCE WITH S. SANFORD RE RECREATIONAL AMENITY CONTRIBUTION ISSUE; REVIEW AND RESPOND TO COMMUNICATION FROM B. VALENTI.	0.7	
09/25/2014	TJR	EXCHANGE COMMUNICATIONS WITH B. VALENTI; DRAFT MEMO TO BOS RE ALTERNATIVES FOR DEVELOPER CONTRIBUTION ON RECREATIONAL AMENITY.	0.4	
09/29/2014	TJR	TELEPHONE CALL FROM B. LAFERE RE FUNDING AGREEMENT FOR RECREATIONAL IMPROVEMENTS.	0.2	
10/06/2014	TJR	CONTACT S. STEADY RE TEXT CHANGE IN DEVELOPMENT ACQUISITION AGREEMENT.	0.3	
10/06/2014	LH	REVIEW EMAIL FROM R. DE LA CRUZ AND LANDSCAPE RFP AND BID BREAKDOWN.	0.2	
10/06/2014	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2014.	0.2	
10/07/2014	TJR	TELEPHONE CONFERENCE WITH B. VALENTI RE MEETING AGENDA, COMMUNITY SURVEY, ISSUE WITH ERRONEOUS PLAT DEDICATION, ETC.	0.9	
10/08/2014	TJR	TELEPHONE CALL FROM T. STEWART RE MEETING AGENDA; CONFERENCE CALL WITH T. STEWART AND B. VALENTI; PREPARE FOR AND ATTEND BOS MEETING; CONFERENCE WITH B. VALENTI; REVISE FUNDING AGREEMENT; CONTACT B. LAFERE; CONTACT C. FIREBAUGH RE DISCLOSURE ON SURVEY.	3.7	
10/10/2014	VKB	DRAFT JANITORIAL SERVICES AGREEMENT WITH UNITED BUILDING MAINTENANCE CORP. TELECONFERENCE WITH J. ROETHKE RE: SAME.	0.7	
10/14/2014	TJR	REVIEW COMMUNICATIONS RE DEVELOPER'S AGREEMENT FOR USE OF K-BAR LOGO; ANALYZE ISSUES RE LICENSE FOR USE OF LOGO.	0.3	
10/14/2014	VKB	DRAFT AGREEMENT FOR POOL CLEANING SERVICES WITH POSEIDON.	0.8	
		Total Professional Services	17.6	$4,966.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	12.2	$3,660.00
VKB	Vivek K. Babbar	5.0	$1,250.00
LH	Lynn Hoodless	0.4	$56.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/15/2014	Photocopies (259 @ $0.15)	$38.85
	Total Disbursements	$38.85

Total Services	$4,966.00	
Total Disbursements	$38.85	
Total Current Charges		$5,004.85
Less Courtesy Discount		*($200.00)*
PAY THIS AMOUNT		**$4,804.85**

Retainer Balance **$288.50**

Please Include Invoice Number on all Correspondence

RECEIVED
OCT 30 2014

ate Rec'd Rizzetta & Co., Inc.
M approval GR Date 11/4
ate entered OCT 30 2014
und 001 GL51400 063107

Times Publishing Company
490 1st Ave South
St. Petersburg FL 33701

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

ACCOUNT NUMBER	BILLING PERIOD	AMOUNT DUE:
109583	10/01/14 - 10/31/14	$44.80

CUSTOMER SUMMARY FOR
K-BAR RANCH COMMUNITY DEVELOPMENT

PERIOD ENDING	10/31/14
PREVIOUS BALANCE	$0.00
CURRENT CHARGES	$44.80
CREDITS	$0.00
PAYMENTS	$0.00
BALANCE DUE	**$44.80**

ACCOUNT NAME

K-BAR RANCH COMMUNITY DEV
ATTN: RIZZETTA & COMPANY, I
3434 COLWELL AVE STE 200
TAMPA FL 33614

Sales Rep: Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			$0.00
10/01/14	10/01/14	14628		405	K-BAR RANCH CDD RFP AUDIT	2	2x 3.39	$44.80

RECEIVED
NOV 10 2014
ate Rec'd Rizzetta & Co., Inc.
M approval Date 11/17
ate entered NOV 13 2014
und 001 GL 51300 OC4801
heck #

Tampa Bay Times
tampabay.com

Amount due: $44.80

Due Date: 11/30/2014 Amount Paid:

Billing Date
10/31/2014

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
10/01/14 - 10/31/14	K-BAR RANCH COMM	109583			

Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
$44.80	$44.80	$0.00	$0.00	$0.00	$0.00

K-BAR RANCH COMMUNITY DEVELOPMENT
ATTN: RIZZETTA & COMPANY, INC. -AP
3434 COLWELL AVE STE 200
TAMPA FL 33614

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

2001095830000000000000003110000004480000000000000000000000000000000000000000000002

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
788M-00055

October Billing Information:

800061

K BAR RANCH CDD
STONECREEK TNHMS LD 929
TAMPA FL 33647-0000

Account Number
1800 0036674

Statement Date
Oct 28, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		1,165.86	
Payments Received - Thank You	*As of October 28, 2014*	-578.44	Pd
Total Past Due Amount			**$587.42**
New Charges Due by Nov 18, 2014	***Service for 30 days from Sep 24 to Oct 24***		
Lighting Service Items LS-1	19 Lights, 19 Poles	441.37	
Energy Flat Charge		25.65	
Fuel Charge	836 kWh @ $.03872/kWh	32.30	
Florida Gross Receipts Tax	Based on $57.95	1.52	
Franchise Fee	Based on 6.550%	32.87	
Florida Sales Tax-light/Pole	Based on $441.37	30.90	
Fla State Taxes-energy/Fuel	Based on $92.34	7.34	
City Tax	On 64.87 (Exempt 27.47)	6.49	
This Month's Charges			**$578.44**
Amount not paid by due date may be assessed a late payment charge.			
Late charge as of 10/21/14	@ 1.5% On $587.42	8.81	
Total Miscellaneous Charges			$8.81
Total Due			**$1,174.67**

RECEIVED
OCT 30 2014

Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 11/4
Date entered OCT 30 2014
Fund 001 GL5300 OC 4307
Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800061

TECO TAMPA ELECTRIC

Account No.
1800 0036674

Past due Amount
$587.42
Pay now to avoid disconnection

New Charges
$587.25
Payable by Nov 18

Total Bill Amount
$1,174.67

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

788M-00055 00055-1045

K BAR RANCH CDD
c/o RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

0 1810 02 1800 0036674 0001174.67

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
788M-00097

October Billing Information:

800109

K-BAR RANCH CDD
BASSETT CREEK DR
TAMPA FL 33647-0000

Account Number
1800 0047603

Statement Date
Oct 28, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		2,473.53	
Payments Received - Thank You	*As of October 28, 2014*	-2,473.53	
			$0.00
New Charges Due by Nov 18, 2014	***Service for 30 days from Sep 24 to Oct 24***		
Lighting Service Items LS-1	174 Lights, 0 Poles	2,021.01	
Energy Flat Charge		117.45	
Fuel Charge	3,828 kWh @ $.03872/kWh	147.90	
Florida Gross Receipts Tax	Based on $265.35	6.96	
Franchise Fee	Based on 6.550%	150.51	
City Tax	On 297.03 (Exempt -297.03)	29.70	
This Month's Charges			**$2,473.53**
	Amount not paid by due date may be assessed a late payment charge.		
Total Due			**$2,473.53**

RECEIVED
OCT 30 2014

ate Rec'd Rizzetta & Co., Inc.
/M approval JR Date 11/4
ate entered OCT 31 2014
und 001 GL53100 OC 4307
ook #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800109

TECO TAMPA ELECTRIC

Account No.
1800 0047603

New Charges
$2,473.53
Payable by Nov 18

Total Bill Amount
$2,473.53

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

788M-00097 00097-1047

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

1 1100 01 1800 0047603 0002473.53

INVOICE

United Building Maintenance, Inc.
5928 Rotella Drive
Wesley Chapel, Florida 33545
Phone (813) 843-3332

INVOICE # 001
DATE: 10/31/14

K-BAR RANCH CDD
TO: RIZZETTA Amenity Services
3434 Colwell Ave.
TAMPA, FLA. 33614

FOR: K-BAR RANCH CDD

DESCRIPTION	# OF WEEKS	RATE PER WEEK	AMOUNT
Pool Cabana/Restroom Maintenance	2	$85.00	$170.00

OCT 31 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval OCT 3 Date 2014 11/4
Date entered
Fund 001 GL 57200 OC 4706
Check #

Make all checks payable to:

TOTAL: $170.00

Thank you for your business!

NET 10

OCT 31 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval Date
Date entered
Fund GL OC
Check #

U. B. M.

Pool Cabana/Restroom Maintenance

Service Report for MONTH OF October

SERVICE	DATE			PROVIDER
Clean and sanitize toilets and urinals	10/22	10/25	10/28	10/30
Clean and sanitize sinks and counter tops in restrooms	10/22	10/25	10/28	10/30
Clean and sanitize diaper changing stations	10/22	10/25	10/28	10/30
Clean and sanitize hand rails, paper towel dispensers and light switches	10/22	10/25	10/28	10/30
Replenish soap in soap dispensers	10/22	10/25	10/28	10/30
Replenish paper towels and toilet tissue	10/22	10/25	10/28	10/30
Empty trash cans, change out trash bag liners (in restrooms and on pool deck)	10/22	10/25	10/28	10/30
Clean and sanitize mirrors	10/22	10/25	10/28	10/30
Mop floors with clean mop and industrial quality cleaning product	10/22	10/25	10/28	10/30
Clean and sanitize water fountains	10/22	10/25	10/28	10/30
Straighten and wipe down all pool furniture	10/22	10/25	10/28	10/30
Pick up trash on pool deck and areas within the fenced pool area – place any orphan items that are in good condition in the Lost and Found basket	10/22	10/25	10/28	10/30
Pick up trash around park and playground; empty trash containers and replace plastic bags	10/22	10/25	10/28	10/30
Empty doggie station containers at park and playground; refill scooper bag holder N/A				
Wipe down restroom stall sections and doors with disinfectant	10/28			
Wipe down window sills	10/28			
Clean restroom doors	10/25			
Clean and sanitize trash can receptacles				
Clean spider webs, cocoons, wasp & mud dauber nests from overhangs, ceiling of cabana, restrooms, windows, and pool furniture	10/22			
Dust light fixtures, wipe if needed	10/22			
Check light fixtures for light bulbs; replace as needed				
Clean pool deck, remove/pick up all dirt leaves (If using a water hose or blower, direct spray/blow away from the pool.)	10/22			

Kill / Knock Down WASP Nests 10/25

Clean Glass Inside/out 10/28

Spray Pool Pavers For Weeds 10/28

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

Invoice Number:	3810699
Account Number:	149171000
Invoice Date:	10/24/2014
Direct Inquiries To:	MARY ELIZABETH DRIGGS
Phone:	407-835-3804

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

K-BAR RANCH CDD SERIES 2011

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE $1,616.25

All invoices are due upon receipt.

NOV 07 2014

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JR Date 11/11
Date entered NOV 07 2014
Fund 001 GL 51300 OC 3105
Check # _____

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

K-BAR RANCH CDD SERIES 2011

Invoice Number:	3810699
Account Number:	149171000
Current Due:	$1,616.25
Direct Inquiries To:	MARY ELIZABETH DRIGGS
Phone:	407-835-3804

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 149171000
Invoice # 3810699
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

All of us serving you™

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

Invoice Number: 3810699
Invoice Date: 10/24/2014
Account Number: 149171000
Direct Inquiries To: MARY ELIZABETH DRIGGS
Phone: 407-835-3804

K-BAR RANCH CDD SERIES 2011

Accounts Included In This Relationship: 149171000, 149171001, 149171002, 149171004, 149171006, 149171007, 149171008, 149171009, 149171010

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	1,500.00	100.00%	$1,500.00
Subtotal Administration Fees - In Advance 10/01/2014 - 09/30/2015				**$1,500.00**
Incidental Expenses 10/01/2014 to 09/30/2015	1,500.00	0.0775		$116.25
Subtotal Incidental Expenses				**$116.25**
TOTAL AMOUNT DUE				$1,616.25

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

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

Invoice Number:	3813143
Account Number:	7914339
Invoice Date:	10/24/2014
Direct Inquiries To:	MARY ELIZABETH DRIGGS
Phone:	407-835-3804

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

K-BAR RANCH CDD 2006 REVENUE

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE $3,771.25

All invoices are due upon receipt.

NOV 07 2014

Date Rec'd Rizzetta & Co., Inc._____
D/M approval GR Date 11/11
Date entered NOV 07 2014
Fund 001 GL 51300 OC 3105
Check #_____

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

K-BAR RANCH CDD 2006 REVENUE

Invoice Number:	3813143
Account Number:	7914339
Current Due:	$3,771.25
Direct Inquiries To:	MARY ELIZABETH DRIGGS
Phone:	407-835-3804

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 7914339
Invoice # 3813143
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

All of us serving you™

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

Invoice Number: 3813143
Invoice Date: 10/24/2014
Account Number: 7914339
Direct Inquiries To: MARY ELIZABETH DRIGGS
Phone: 407-835-3804

K-BAR RANCH CDD 2006 REVENUE

Accounts Included In This Relationship: 7914336, 7914337, 7914339, 7914340, 7914341, 7914343, 7914344, 7914345, 7914346

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,500.00	100.00%	$3,500.00
Subtotal Administration Fees - In Advance 10/01/2014 - 09/30/2015				**$3,500.00**
Incidental Expenses 10/01/2014 to 09/30/2015	3,500.00	0.0775		$271.25
Subtotal Incidental Expenses				**$271.25**
TOTAL AMOUNT DUE				$3,771.25

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

BLANK

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
December 2014
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2014 through December 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **$46,782.09**

Approval of Expenditures:

_____

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenses

December 1, 2014 Through December 31, 2014

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	0214	72477	Wetland/Upland Maintenance - Semi-Annual	$ 4,393.00
Austin Outdoor, LLC	0198	INV-0000072756	Landscape Maintenance 11/14	$ 4,932.13
Blue Water Aquatics	0199	18828	Aquatic Service 11/14	$ 1,775.00
Blue Water Aquatics	0215	18942	Aquatic Service 12/14	$ 1,775.00
Bright House Networks	0216	046393801120914	15011 Wild Tamarind Dr 12/14	$ 153.95
City of Tampa Utilities	0217	0456818-001=1 11/14	10511 Wild Tamarind Dr. 11/14	$ 29.53
Illuminations Holiday Lighting	0204	KB1201	Holiday Lighting and Decoration	$ 2,625.00
Landscape Maintenance Professionals, Inc.	0200	88789	Landscape Maintenance 11/14	$ 5,495.42
Landscape Maintenance Professionals, Inc.	0200	88888	Winter Annuals	$ 4,050.00
MI Homes of Tampa, LLC	0205	MIHomes 12/14	Survey Reimbursement 12/14	$ 265.86
Mike Metropolis	0206	MM 12/5/14	Website Reimbursement	$ 517.85
Poop 911	0207	814035	Pet Waste Station Refills	$ 119.00
Poseidon Pool Services, LLC	0208	1671	Monthly Pool Service 11/14	$ 400.00
Rhythms Electric Corporation	0209	126	Circuit Installation	$ 198.00
Rizzetta & Company, Inc.	0201	17366	District Management Services 12/14	$ 3,500.00
Rizzetta Amenity Services, Inc.	0210	1343	Amenity Management Fees 12/14	$ 500.00
Stantec Consulting Services Inc	0202	849142	Engineering Services 10/14	$ 217.50
Tampa Bay Times	0211	AD #32321 10/31/14	Legal Advertising 10/14	$ 128.32
Tampa Bay Times	0211	AD #32592 11/14	Legal Advertising 11/14	$ 49.90
Tampa Bay Times	0211	AD #38259 11/12/14	Legal Advertising 11/14	$ 55.00
Tampa Electric Company	0212	1800 0036674 11/14	Stonecreek TNHMS LD 929 11/14	$ 1,183.61
Tampa Electric Company	0212	18000047603 11/14	Bassett Creek Dr 11/14	$ 2,473.53
Tampa Electric Company	0203	Summary 11/14	Electric Summary 11/14	$ 2,983.73

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenses

December 1, 2014 Through December 31, 2014

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Tampa Electric Company	0218	Summary 12/14	Electric Summary 12/14	$ 3,030.76
Tampa Electric Company	0219	WR1230317	Heron Preserve Lights Deposit	$ 5,590.00
United Building Maintenance, Inc.	0213	002	Pool Cabana/Restroom Maintenance 11/14	$ 340.00
Report Total				**$ 46,782.09**

AQUATIC WEED CONTROL, Inc.
P.O. Box 593258
Orlando, FL 32859
TEL 407.859.2020 FAX 407.859.3275

INVOICE

INVOICE NUMBER: 72477

SOLD TO:

K Bar Ranch CDD C/o DPFG
3434 Colwell Ave Suite 200
Tampa, FL 33614

Customer I.D.	Customer P.O.	Sales Rep I.D.
KBA001	Bassett Creek Ph. I	
Payment Terms	**Invoice Date:**	**DUE DATE:**
Net 30 Days	12/8/14	1/7/15

Description of Services	Amount:
Semi-Annual wetland maintenance of approx. 32.54 acre preserve West Unit	2,603.00
Semi-Annual upland maintenance of approx. 7.16 acre preserve East Unit	1,790.00

RECEIVED
DEC 10 2014
ate nec a rizzetta & Co., inc.
/M approval JK Date 12/18
ate entered DEC 15 2014
ind 001 GL 53800 OC 4607

Subtotal	4,393.00
Sales Tax	
Total Invoice Amount	$4,393.00
Payment Received	
Check No: TOTAL DUE	$4,393.00

4% Service Charge added for invoices paid by Credit Card

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000072756
Invoice Date: November 1, 2014

Account: 11804
PO Number:

Bill To:
K-Bar CDD
c/o Rizzetta & Company
434 Colwell Ave.
Suite 200
Tampa, FL 33614

Remit To:
Austin Outdoor, LLC
Attn: Accounts Receivable
Post Office Box 849
Bunnell, FL 32110

Project Number: 10141039.101
Property Name: K-Bar CDD
Terms: NET 30

Invoice Due Date: December 1, 2014
Invoice Amount: $4,932.13
Month of Service: November 2014

Description	Current Amount
Monthly Landscape Maintenance - Contract End 11.15.14	4,932.13

Invoice Total **4,932.13**

RECEIVED
NOV 07 2014
Date Rec'd Rizzetta & Co., Inc.
PM approval Date NOV 13 2014 11/12
Date entered
Fund 001 GL 5390000 46004

Should you have any questions or inquiries please call (386) 437-6211.

Blue Water Aquatics
Aquatic & Environmental Services

6727 Trouble Creek Road
New Port Richey, Florida 34653
Phone: 727-842-2100
Fax : 727-842-2110

Invoice

Bill To
K-Bar Ranch CDD Rizzetta & Co. Inc. 3434 Colwell Ave #200 Tampa, FL 33614

Invoice #
18828

Date
11/17/2014

P.O. Number		Due Date	12/17/2014	Terms	Net 30	Rep	Von

Description	Service Date	Service Date	Price Each	Quantity	Amount
Aquatic Service	11/13/2014		1,775.00		1,775.00

RECEIVED
NOV 18 2014

Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 12/3
Date entered NOV 20 2014
Fund 001 GL 53800 OC 4605
Check #

Please include invoice number with payment.

Thank you for your business

Total $1,775.00

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 11-13-14

CUSTOMER: K-BAR Ranch

AQUATECH: Vaughn S

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
101, 201, 302, 301	✓			✓			✓	✓	✓			✓		N/L			SUNNY
501, A, 401, 601																	WIND NNW
702, 500, 400																	0-5mph
300, 100, 200																	
EWR-1, 701m																	
800L, 400L, 100L																	
500L-200L, 300L																	
600L, 700L																	
FPM POND (SOUTH CORNER)							✓	ONLY									
FPM AREA	✓																

OBSERVATIONS/RECOMMENDATIONS TREATED ALGAE, GRASSES, CATTAILS PRIMROSE, MISC BRUSH, EXPOSED SPIKERUSH. FPM HAS PLANTONIC ALGAE IN SOUTH EAST CORNER TREATED WHAT I COULD. Thanks Vaughn

BLUE WATER AQUATICS
Aquatic & Environmental Services

6727 TROUBLE CREEK ROAD
NEW PORT RICHEY, FL 34653
(727) 842-2100
FAX (727) 842-2110

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

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

Blue Water Aquatics
Aquatic & Environmental Services

6727 Trouble Creek Road
New Port Richey, Florida 34653
Phone: 727-842-2100
Fax : 727-842-2110

Invoice

Bill To
K-Bar Ranch CDD Rizzetta & Co. Inc. 3434 Colwell Ave #200 Tampa, FL 33614

Invoice #
18942

Date
12/12/2014

P.O. Number		Due Date	1/11/2015	Terms	Net 30	Rep	Von

Description	Service Date	Service Date	Price Each	Quantity	Amount
Aquatic Service	12/11/2014		1,775.00		1,775.00

RECEIVED
DEC 15 2014

Rizzetta & Co., Inc.
VM approval GR Date 12/18
Date entered DEC 18 2014
Fund 001 GL 53800 OC 4605

Please include invoice number with payment.

Thank you for your business

Total $1,775.00

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 12-11-14

CUSTOMER: KBAR Ranch

AQUATECH: Vaughns

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
101, 201, 302, 301		✓			✓			✓	✓	✓			✓		N/H	0	P-cloudy
501, A, 401, 601																	windNNE
702, 500, 400, 300																	3-10mp
100, 200, EWR-1																	
701M, 800L, 400L																	
100L, 500L, 200L, 300L																	
600L, 700L,																	
FPM POND																	
FPM AREA		↓			↓			↓	↓	↓			↓		↓	↓	

OBSERVATIONS/RECOMMENDATIONS TREATED Alage, GRASSES, cattails MISC Brush + BROADLEAFS, FPM POND IS PLATONIC (GREEN) TREATED CORNER of POND ONLY - PICKED UP TRASH - Thanks Vaughn

BLUE WATER AQUATICS
Aquatic & Environmental Services

6727 TROUBLE CREEK ROAD
NEW PORT RICHEY, FL 34653
(727) 842-2100
FAX (727) 842-2110

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

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

Service Period	Due Date	Amount Due
12/14 - 01/13	12/29/2014	$153.95

BRIGHT HOUSE NETWORKS
business solutions

Account Information

Service Address:
KBAR RANCH
15011 WILD TAMARIND DR
TAMPA, FL 33647

Invoice Number
046393801120914
Account Number:
0050463938-01
Invoice Date:
12/09/2014

Contact Us

Online:
brighthouse.com/business
Business Support:
877-824-6249

Account Summary

Previous Balance and Payments	
Previous Balance	153.95
Payments Received as of Dec 08, 2014	-153.95
Business Products	153.95

Amount Due on Dec 29, 2014 $153.95

IMPORTANT MESSAGE

Date Rec'd Rizzetta & Co., Inc. DEC 12 2014
VM approval JR
Date entered DEC 18 2014 Date 12/18
Fund 001 GL 57200 OC 4703

Consider **Hosted Voice** for your business. It's a cloud-based, turn-key phone system providing big business capabilities without the big price tag.

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BRIGHT HOUSE NETWORKS
business solutions

P.O. BOX 31710
TAMPA, FL 33631-3710

7635 1610 NO RP 09 12092014 NNNNNY 01 000165 0001

KBAR RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Invoice Number	Account Number	Amount Due	Amount Paid
046393801120914	**0050463938-01**	**$153.95**	$.

Convenient Ways To Pay

brighthouse.com | Phone | Mail

Payments received after the due date are charged a late charge. Please enclose this coupon with your payment. Do not send cash. Write your account number on your check or money order and make payable to *Bright House Networks*.

Payment Due Date
12/29/2014

BRIGHT HOUSE NETWORKS
P.O. BOX 31710
TAMPA, FL 33631-3710

00010001005046393801070153955

City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
$29.53
Make Check Payable:
City of Tampa Utilities

Your Account Number
0456818-001=1

BILL DATE: 12/09/2014
PAY BY: 12/31/2014

4588
K-BAR RANCH COMMUNITY DEVELOP
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

04568180011 0000002953

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

K-BAR RANCH COMMUNITY DEVELOP
3434 COLWELL AVE 200
TAMPA, FL 33614

BILL DATE: 12/09/2014

Service For:
K-BAR RANCH COMMUNITY DEVELOP
10511 WILD TAMARIND DR

SERVICE TO: 12/01/2014

Meter Number	Meter Readings Current	Meter Readings Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
005105940 WTR	0695	0691	29	04	02

LAST BILLING				36.92
LESS PAYMENTS				36.92CR
WATER TIER 1 CHARGE		4.0 @	2.43	9.72
TBW PASS-THROUGH		4.0 @	0.00	0.00
WATER SUBTOTAL	9.72			
UTILITY TAX 10%				0.97
WASTEWATER CHARGE		4.0 @	4.71	18.84

Amount Now Due
$29.53

Your Account Number
0456818-001=1

Water Customer Class
SMALL COMMERCIAL

Water Usage History

Months	Gallons (1000's)
DEC	2
NOV	3
OCT	23
SEP	2
AUG	1
JUL	2
JUN	6
MAY	5
APR	1
MAR	0
FEB	4
JAN	0
DEC	0

DEC 11 2014
ate Rec'd Rizzetta & Co., Inc.
/M approval gr Date 12/18
ate entered DEC 15 2014
und 001 GL 53600 OC 4302

See Reverse Side for additional information

Pay This Amount $29.53

PLEASE PAY BY 12/31/2014 TO AVOID DELINQUENCY

PAGE 1 OF 1

Pay online tampagov.net/COTU or by phone at (813) 274-8811.

illuminations holiday lighting

Invoice KB1201

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
K-Bar Ranch CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544 (813) 388-6839

Date Rec'd Rizzetta & Co., Inc._____
D/M approval SG Date 12/11
Date entered DEC 10 2014
Fund 001 GL 53900 OC 4613
Check #_____

JOB DESCRIPTION
K-Bar Ranch Holiday Lighting and Decoration

ITEMIZED ESTIMATE: TIME AND MATERIALS			AMOUNT
Amenity Center	Install clear C9s outlining roofline front edge all the way around and up entry gable Install clear C9s outlining roofline gable ridges and hips Install clear mini lights in 7 (trunk) palms in front of amenity center Install lighted garland with bows on columns (2) on front side of amenity center Install 1 x 36" lighted wreath with bows on main gable ridge front side of building		$5,250.00
Bassett Creek Monument	Install 2 x 36" wreath with bows on monument columns Install garland with bows over entrance sign nameplate		
Stone Creek Monument	Install lighted garland with bows over entrance sign nameplate Install 2 x 36" lighted wreaths with bow on each entry monument Install clear C9s outlining Stone Creek name plate Install clear mini lights in crepe myrtles		
	Requires 50% deposit	**PAID**	$2,625.00
		BALANCE DUE UPON RECEIPT	**$2,625.00**

Price includes rental of materials, labor, installation and service.
Please note: Assumes adequate power available at entrances and amenity center
Any loss of material to theft or vandalism K-Bar Ranch CDD will be responsible for reimbursement at cost.
Make Check Payable To: Illuminations Holiday Lighting
Balance Due upon completion of installation.

Tim Gay — PREPARED BY

12/1/2014 — DATE

Landscape Maintenance Professionals, Inc.
PO Box 267
Seffner,FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/9/2014	88789

Bill To
KBAR RANCH CDD RIzzetta & Company, Inc. Attn: Joe Roethke 3434 Colwell Ave., Suite 200 Tampa, FL 33614

		Terms:	Net 30
Description	**Qty**	**Rate**	**Amount**
PRO-RATED MONTHLY LANDSCAPE CONTRACT SERVICES (11/15 - 11/30)	1	4,745.42	4,745.42
MONTHLY IRRIGATION INSPECTION	1	750.00	750.00

RECEIVED
NOV 13 2014

Date Rec'd Rizzetta & Co., Inc.
O/M approval NOV 20 2014 Date 12/3
Date entered
Fund 001 GL 53900 OC 4604

Total	$5,495.42
Payments/Credits	$0.00
Balance Due	**$5,495.42**

LMP Landscape Maintenance Professionals, Inc.
PO Box 267
Seffner,FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/31/2014	88888

Bill To

Covington Park CDD
C/O Rizzetta & Co
3434 Colwell Ave Suite 200
Tampa, FL 33614
GHendrix@rizzetta.com

Terms:			
Description	**Qty**	**Rate**	**Amount**
Installation of Winter Annuals: 2700 Red & White Petunias	2,700	1.50	4,050.00

RECEIVED
NOV 18 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 12/3
Date entered NOV 20 2014
Fund 001 GL 53900 OC 4604

	Total	$4,050.00
	Payments/Credits	$0.00
	Balance Due	**$4,050.00**

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Check Request

Amount:	$265.86
Project Name:	Survey Reimbursement
Date:	12/5/14
Payable To:	M/I Homes
Address:	4343 Anchor Plaza Pkwy Suite 200 Attn: Chloe Firebaugh
City, State & Zip:	Tampa, FL 33634
Requested By:	Joe Roethke
Special Instructions:	*none*

Manager Approval: _____

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval _____ Date 12/11
Date entered DEC 10 2014
Fund 001 GL 57900 OC 4799
Check # _____

KBar Ranch Survey Expenses

Date	Amount	Description
10/21/2014	$52.00	Survey Monkey subscription (2 months)
10/22/2014	$72.25	Printing expense (289 at $.25 per letter)
10/22/2014	$141.61	Postage expense (289 at $.49 per letter)
	$265.86	**TOTAL DUE TO M/I HOMES**

SurveyMonkey®

Invoice #23453166

Close Print

Oct 21, 2014

Paid on October 21, 2014

DESCRIPTION	USER NAME	BILLING PERIOD	QUANTITY	PRICE	AMOUNT
Select Monthly Plan	mihomestampa	Oct 21, 2014 - Dec 20, 2014	2	$26	$52

Total: $52

BILLING DETAILS

Chloe Firebaugh
M/I Homes of Tampa, LLC
Florida
33703
United States

NOTES

PAYMENT INFORMATION

Payment made on October 21, 2014.

Payment Method: MASTERCARD
Card Number(last 4 digits): 0720

245 - 14500 - 170.
99245075-A

KBAR Ranch CDD Survey

PAID

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Check Request

Amount:	$517.85
Project Name:	Website Reimbursement
Date:	12/5/14
Payable To:	Mike Metropolis
Address:	19316 Yellow Clover Dr
City, State & Zip:	Tampa, FL 33647
Requested By:	Joe Roethke
Special Instructions:	*none*

Manager Approval: _____

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval _____ Date 12/14
Date entered DEC 10 2014
Fund 001 GL ~~[illegible]~~ OC ~~[illegible]~~
Check # 51300 5103

RECEIPT

14455 North Hayden Road
Suite 219
Scottsdale, AZ 85260
(480) 505-8877

Date:	6/9/2014 at 4:06 PM MST
Receipt #:	698669585
Customer #:	84381291

Bill To:	Payment Information:
Michael Metropolis 19316 Yellow Clover Drive Tampa, FL, 33647 +1.8137776016	**Michael Metropolis** MASTERCARD ############7450 PAID: $73.85

Item	List Price	Purchase Price	ICANN Fee	Discount	Total Price
.COM Domain Name Registration - 5 Years (recurring) Term: 5 year(s) Name: kbarranchcdd.com *Item number: 105-1* Quantity: 1	$74.95	$72.95	$0.90	-	$73.85

Subtotal:	$73.85
Shipping:	-
Tax:	-
Total:	**$73.85**

Service Slip / Invoice

POOP 911
3824 Cedar Springs
Suite 200
Dallas, TX 75219
877-766-7911

INVOICE: 814035
DATE: 11/26/14
ORDER: 814035

Bill-To: [116680]
K Bar Ranch CDD
Joe Roethke
3434 COLWELL AVE
Suite 200
TAMPA, FL 33614-8390

Work Location: [116680] 813-933-5571
K Bar Ranch CDD
Joe Roethke
10511 WILD TAMARIND DRIVE
TAMPA, FL 33647

Work Date	Time	Technician	Time In
11/26/14	12:27 PM		
Purchase Order	Terms	Last Service	Map Code	Time Out

11/26/14

Quantity	Item	Description	Price	Total
4	SPECPRICE	Nov. Pet station maint. 4 weeks	$29.75	$119.00

SUBTOTAL	$119.00
TAX	$0.00
TOTAL	$119.00
AMT. PAID	$0.00
BALANCE	$119.00

RECEIVED
DEC 0 1 2014
Date Hec'd Hizzetta & Co., Inc.
O/M approval JR DEC 1 0 2014 Date 12/4
Date entered
Fund 001 GL 57200 OC 4707
Check #

* Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

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

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

Poseidon Pool Services, llc

P.O. Box 6507
Brandon, FL 33508

(813) 310-1510
russ.wolter@callposeidon.com
www.callposeidon.com

INVOICE

BILL TO
Joe Roethke
Rizzetta & Company
3434 Coldwell Ave., Suite 200
Tampa, FL 33614

INVOICE NO. 1671
TERMS Due on receipt
DATE 11/28/2014
DUE DATE 11/28/2014

ACTIVITY	QTY	RATE	AMOUNT
Pool Service Monthly pool/spa service - FS K-Bar Ranch	1	400.00	400.00

Thank you Joe for your continued loyalty.

BALANCE DUE $400.00

RECEIVED
DEC 01 2014

Date rec'd Rizzetta & Co., Inc.
VM approval JR DEC 10 2014 Date 12/11
Date entered
Fund 001 GL 57200 OC 4600

Rhythms Electric Corporation

EC13003930
727-460-8779
rhythmselectric@me.com

433 37th Ave. NE
Saint Petersburg, FL 33704

Customer

Name	K BAR RANCH CDD	Date	12/4/14
Address	5844 OLD PASCO RD. STE 100	Invoice No.	126
	WESLEY CHAPEL, FL 33544		
Phone	813-994-1001		

Qty	Description	Unit Price	Total
	SERVICE CALL FOR AMMENITIES CENTER		
1HR	CHRISTMAS LIGHTS HAD TRIPPED A GFI IN THE WOMENS RESTROOM, GFI NEEDED REPLACEMENT AND UPON FURTHER INVESTIGATION THE LOAD SIDE WIRING NEEDED SOME MINOR ADJUSTMENTS	$ 65.00	$ 65.00
1HR	CHANGED DUPLEX OUTLET TO A QUADPLEX WITH 2 DEDICATED OUTLETS AND INSTALLED NEW 20 AMP BREAKER	$ 65.00	$ 65.00
	MATERIAL		
2	GFI	$ 20.00	$ 40.00
1	20 AMP BREAKER	$ 10.00	$ 10.00
1	TWO GANG BOX AND IN USE COVER	$ 18.00	$ 18.00
	Date Rec'd Rizzetta & Co., Inc.		
	D/M approval Date 12/11		
	DEC 10 2014		
	Date entered		
	Fund 001 GL 53900 OC 4613		
		Total	**$198.00**
	Check #		

Payment Details

Cash
Check *** Please mail to the address listed above

Payment Due: 35 days from invoice date

RIZZETTA & COMPANY, INC.
5020 W Linebaugh Avenue
Suite 200
Tampa, FL 33624

DATE	INVOICE NO.
12/1/2014	17366

BILL TO
K-Bar Ranch CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

TERMS	PROJECT
Due Upon Rec't	363 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		3,500.00	3,500.00
	Services for the period December 1, 2014 through December 31, 2014			

RECEIVED
NOV 25 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 12/3
Date entered DEC 02 2014
Fund 001 GL 51300 OC 3101
Check #

Total	**$3,500.00**

Rizzetta Amenity Services, Inc.
5020 W. Linebaugh Avenue
Suite 200
Tampa, FL 33624

Invoice

Date	Invoice #
12/10/2014	1343

Bill To
KBar Ranch CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Terms	Property
Due on receipt	4001 - CDD

Description	Qty	Rate	Amount
AMENITY MANAGEMENT FEES:			
Field Services Services for the month of December 2014		500.00	500.00

Date Rec'd Rizzetta & Co., Inc._____
D/M approval JR Date 12/11
Date entered DEC 10 2014
Fund 001 GL 53900 OC 4617
Check #_____

Total $500.00

Stantec

INVOICE

Invoice Number	849142
Invoice Date	November 14, 2014
Purchase Order	215600266
Customer Number	83719
Project Number	215600266

Bill To
K-Bar Ranch CDD
Joe Roethke
c/o Rizzetta and Company
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

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

Project **K Bar Ranch CDD General Consulting**
Project Manager — Stewart, Tonja L — For Period Ending — **November 7, 2014**
Current Invoice Total (USD) — 217.50

determine completed work for bill of sale for 2014 improvements

Top Task **215** **Engineering Consulting Servs**

Professional Services

Category/Employee		**Current Hours**	**Rate**	**Current Amount**
	Stewart, Tonja L	1.50	145.00	217.50
	Subtotal Professional Services	1.50		217.50

Top Task Subtotal	Engineering Consulting Servs	217.50
	Total Fees & Disbursements	217.50
	INVOICE TOTAL (USD)	**217.50**
	Due on Receipt	

RECEIVED
NOV 14 2014
Date rec'd Rizzetta & Co., Inc.
D/M approval GR Date 12/3
Date entered NOV 20 2014
Fund 001 GL 51300 OC 3103

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

AD SALES HOURS
M - TH 7:30 - 6:30
FRI 7:30-5:30
CUSTOMER SERVICE HOURS
M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
10/31/14 - 11/07/14	K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI
Billing Date	**Customer Account**
11/26/14	109583
Total Amount Due	**Ad Number**
~~$142.72~~ 128.32	32321

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
10/31/14	11/07/14	32321	405	K-Bar Ranch LO Elections	4	46.89	142.72

RECEIVED
DEC 0 1 2014

Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 12/11
Date entered DEC 10 2014
Fund 001 GL 51300 OC 480
Check #

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

Advertising Run Dates	*Advertiser/Client Name*	
10/31/14 - 11/07/14	K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI	
Billing Date	Sales Rep	*Customer Account*
11/26/14	Johnnie Murry	109583
Total Amount Due	*Customer Type*	*Ad Number*
~~$142.72~~ 128.32	AO	32321

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

K-BAR RANCH COMMUNITY DEVELOPMENT
ATTN: RIZZETTA & COMPANY, INC. -AP
3434 COLWELL AVE STE 200
TAMPA, FL 33614

REMIT TO:

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

1001095830000000000323210911000014272000000000000000000000000000000000000005

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

AD SALES HOURS
M - TH 7:30 - 6:30
FRI 7:30-5:30
CUSTOMER SERVICE HOURS
M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
11/05/14 - 11/05/14	K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI
Billing Date	**Customer Account**
11/26/14	109583
Total Amount Due	**Ad Number**
$49.90	32592

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
11/05/14	11/05/14	32592	405	K-Bar Ranch Audit	2	15.39	49.90

RECEIVED
DEC 0 1 2014

Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 12/11
Date entered DEC 1 0 2014
Fund 001 GL 51300 OC 4801
Check #

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	*Advertiser/Client Name*	
11/05/14 - 11/05/14	K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI	
Billing Date	Sales Rep	*Customer Account*
11/26/14	Johnnie Murry	109583
Total Amount Due	*Customer Type*	*Ad Number*
$49.90	AO	32592

ADVERTISING INVOICE

Thank you for your business

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

K-BAR RANCH COMMUNITY DEVELOPMENT
ATTN: RIZZETTA & COMPANY, INC. -AP
3434 COLWELL AVE STE 200
TAMPA, FL 33614

1001095830000000000325920911000004990000000000000000000000000000000000000006

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

AD SALES HOURS
M - TH 7:30 - 6:30
FRI 7:30-5:30
CUSTOMER SERVICE HOURS
M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
11/12/14 - 11/12/14	K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI
Billing Date	**Customer Account**
11/26/14	109583
Total Amount Due	**Ad Number**
$55.00	38259

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
11/12/14	11/12/14	38259	405	K-Bar Ranch Annual Mtg	2	17.17	55.00

RECEIVED
DEC 0 1 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 12/11
Date entered DEC 1 0 2014
Fund 001 GL 51300 OC 4801
Check #

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

Advertising Run Dates	Advertiser/Client Name	
11/12/14 - 11/12/14	K-BAR RANCH COMMUNITY DEVELOPMENT DISTRI	
Billing Date	Sales Rep	Customer Account
11/26/14	Johnnie Murry	109583
Total Amount Due	Customer Type	Ad Number
$55.00	AO	38259

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

K-BAR RANCH COMMUNITY DEVELOPMENT
ATTN: RIZZETTA & COMPANY, INC. -AP
3434 COLWELL AVE STE 200
TAMPA, FL 33614

REMIT TO:

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

1001095830000000003825917110000055000000000000000000000000000000000003

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
998M-00051

November Billing Information:

800060

K BAR RANCH CDD
STONECREEK TNHMS LD 929
TAMPA FL 33647-0000

Account Number
1800 0036674

Statement Date
Nov 26, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		1,174.67	
Payments Received - Thank You	*As of November 26, 2014*	-578.44	
Total Past Due Amount			**$596.23**
New Charges Due by Dec 18, 2014	***Service for 31 days from Oct 24 to Nov 24***		
Lighting Service Items LS-1	19 Lights, 19 Poles	441.37	
Energy Flat Charge		25.65	
Fuel Charge	836 kWh @ $.03872/kWh	32.30	
Florida Gross Receipts Tax	Based on $57.95	1.52	
Franchise Fee	Based on 6.550%	32.87	
Florida Sales Tax-light/Pole	Based on $441.37	30.90	
Fla State Taxes-energy/Fuel	Based on $92.34	7.34	
City Tax	On 64.87 (Exempt 27.47)	6.49	
This Month's Charges			**$578.44**
Amount not paid by due date may be assessed a late payment charge.			
Late charge as of 11/19/14	@ 1.5% On $596.23	8.94	
Total Miscellaneous Charges			$8.94
Total Due			**$1,183.61**

RECEIVED
Date Rec'd Rizzetta & Co., Inc. DEC 01 2014
O/M approval JR Date 12/11
Date entered DEC 10 2014
Fund 001 GL 53100 OC 4307
Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800060

TECO TAMPA ELECTRIC

Account No.
1800 0036674

Past due Amount
$596.23
Pay now to avoid disconnection

New Charges
$587.38
Payable by Dec 18

Total Bill Amount
$1,183.61

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

998M-00051 00051-1041

K BAR RANCH CDD
c/o RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

0 1820 02 1800 0036674 0001183.61

Your Electric Bill

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Visit our Web site at tampaelectric.com
998M-00093

November Billing Information:

800108

K-BAR RANCH CDD
BASSETT CREEK DR
TAMPA FL 33647-0000

Account Number
1800 0047603

Statement Date
Nov 26, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		2,473.53	
Payments Received - Thank You	*As of November 26, 2014*	-2,473.53	
			$0.00
New Charges Due by Dec 18, 2014	***Service for 31 days from Oct 24 to Nov 24***		
Lighting Service Items LS-1	174 Lights, 0 Poles	2,021.01	
Energy Flat Charge		117.45	
Fuel Charge	3,828 kWh @ $.03872/kWh	147.90	
Florida Gross Receipts Tax	Based on $265.35	6.96	
Franchise Fee	Based on 6.550%	150.51	
City Tax	On 297.03 (Exempt -297.03)	29.70	
This Month's Charges			**$2,473.53**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$2,473.53**

RECEIVED
DEC 0 1 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 12/11
Date entered DEC 1 0 2014
Fund 001 GL 53100 OC 4307
Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800108

TECO TAMPA ELECTRIC

Account No.
1800 0047603

New Charges
$2,473.53
Payable by Dec 18

Total Bill Amount
$2,473.53

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

998M-00093 00093-1043

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

1 1100 01 1800 0047603 0002473.53

K-Bar Ranch CDD
Meter Reading 10/16/14-11/14/14
Due 12/10/14

Account	Billing Date	Service Address	Code	Amount
1261 1672430	11/18/2014	Bassett Creek PH 2A	001-53100-4307	$1,051.95
1261 1676180	11/18/2014	Wild Tamarind	001-53100-4307	$483.33
1261 1705970	11/18/2014	K Bar Ranch East-West Bl	001-53100-4307	$1,051.95
1261 1667191	11/18/2014	10511 Wild Tamarin Dr	001-53100-4301	$275.25
1261 1592401	11/18/2014	19151 1/7 Bassett Creek	001-53100-4301	$121.25
		TOTAL		**$2,983.73**

	Summary	
General Service	**1-53100-4307**	**$2,587.23**
	1-53100-4301	**$396.50**

Your Electric Bill

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9371-10420

November Billing Information:

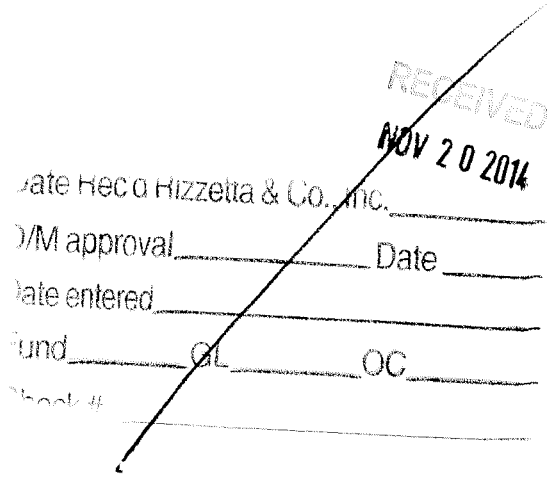
715202

K BAR RANCH CDD
BASSETT CREEK PH 2A
TAMPA FL 33647-0000

Account Number
1261 1672430

Statement Date
Nov 18, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		1,051.95	
Payments Received - Thank You	*As of November 18, 2014*	-1,051.95	
			$0.00
New Charges Due by Dec 10, 2014	***Service for 29 days from Oct 16 to Nov 14***		
Lighting Service Items LS-1	37 Lights, 37 Poles	859.51	
Energy Flat Charge		49.95	
Fuel Charge	1,628 kWh @ $.03872/kWh	62.90	
Florida Gross Receipts Tax	Based on $112.85	2.96	
Franchise Fee	Based on 6.550%	64.01	
City Tax	On 126.17 (Exempt -126.17)	12.62	
This Month's Charges			**$1,051.95**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$1,051.95**



Your Electric Bill

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LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
9371-10421

November Billing Information:

715203

K BAR RANCH CDD
WILD TAMARIND PHASE 2B
TAMPA FL 33647-0000

Account Number
1261 1676180

Statement Date
Nov 18, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		483.33	
Payments Received - Thank You	*As of November 18, 2014*	-483.33	
			$0.00
New Charges Due by Dec 10, 2014	***Service for 29 days from Oct 16 to Nov 14***		
Lighting Service Items LS-1	17 Lights, 17 Poles	394.91	
Energy Flat Charge		22.95	
Fuel Charge	748 kWh @ $.03872/kWh	28.90	
Florida Gross Receipts Tax	Based on $51.85	1.36	
Franchise Fee	Based on 6.550%	29.41	
City Tax	On 57.97 (Exempt -57.97)	5.80	
This Month's Charges			**$483.33**
	Amount not paid by due date may be assessed a late payment charge.		
Total Due			**$483.33**

RECEIVED
NOV 20 2014
Date Rec'd Rizzetta & Co., Inc.
O/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
9371-10422

November Billing Information:

715204

K BAR RANCH CDD
K BAR RANCH EAST-WEST BL
TAMPA FL 33647-0000

Account Number
1261 1705970

Statement Date
Nov 18, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		1,051.95	
Payments Received - Thank You	*As of November 18, 2014*	-1,051.95	
			$0.00
New Charges Due by Dec 10, 2014	***Service for 29 days from Oct 16 to Nov 14***		
Lighting Service Items LS-1	37 Lights, 37 Poles	859.51	
Energy Flat Charge		49.95	
Fuel Charge	1,628 kWh @ $.03872/kWh	62.90	
Florida Gross Receipts Tax	Based on $112.85	2.96	
Franchise Fee	Based on 6.550%	64.01	
City Tax	On 126.17 (Exempt -126.17)	12.62	
This Month's Charges			**$1,051.95**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$1,051.95**

RECEIVED
NOV 20 2014
...ate Rec'd Rizzetta & Co., Inc.
/M approval Date
...ate entered
...und GL OC
...

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
9371-10419

Average kWh per day

Nov 2014	79
Oct	67
Sep	44
Aug	68
Jul	78
Jun	81
May	83
Apr	82
Mar	83
Feb	75
Jan	58
Dec	79
Nov 2013	76

Fuel sources we use to serve you

For the 12-month period ending September 2014, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:
Oil & Gas.....37%
Coal.....58%
Purchased Power.....5%
*Oil makes up less than 1%
Tampa Electric provides this information to our customers on a quarterly basis.

November Billing Information:

715201

K BAR RANCH COMMUNITY DE
10511 WILD TAMARIN DR
TAMPA FL 33647-0000

Account Number
1261 1667191

Statement Date
Nov 18, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
H29849	90479	88269	2210	1	

Next Read Date On Or About Dec 16, 2014 Total kWh Purchased 2,210

Account Activity	Explanation	Charge	Total
Previous Balance		252.18	
Payments Received - Thank You	*As of November 18, 2014*	-252.18	
			$0.00
New Charges Due by Dec 10, 2014		***Service from Oct 16 to Nov 13***	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	2,210 kWh @ $.05913/kWh	130.68	
Fuel Charge	2,210 kWh @ $.03910/kWh	86.41	
Electric Service Cost		**$235.09**	
Florida Gross Receipts Tax	Based on $235.09	6.03	
Franchise Fee	Based on 6.550%	15.79	
City Tax	On 183.43 (Exempt 73.48)	18.34	
This Month's Charges			**$275.25**

Amount not paid by due date may be assessed a late payment charge.

Total Due **$275.25**

Customer Service - Business Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

Holiday lighting safety tips
Make safety your top priority if you choose to string holiday lights this holiday season. Use only holiday lights and cords that are in good condition, never string lights on or near power lines, be sure to turn holiday lights off before going to bed or leaving your home and don't overload electrical outlets.
Visit **tampaelectric.com/safety** for additional tips.

RECEIVED
NOV 20 2014
Date Heco Rizzetta & Co., Inc.
O/M approval_____ Date_____
Date entered_____
Fund_____GL_____OC_____
Check #_____

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com

9371-10418

Average kWh per day

Nov 2014	31
Oct	27
Sep	34
Aug	26
Jul	15
Jun	26
May	15
Apr	7
Mar	14
Feb	30
Jan	29
Dec	28
Nov 2013	27

Fuel sources we use to serve you

For the 12-month period ending September 2014, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

Oil & Gas.....37%
Coal.....58%
Purchased Power.....5%
*Oil makes up less than 1%

Tampa Electric provides this information to our customers on a quarterly basis.

November Billing Information:

715200

K BAR RANCH COMMUNITY DE
19151 1/7 BASSETT CREEK
TAMPA FL 33647-0000

Account Number
1261 1592401

Statement Date
Nov 18, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
B27328	80461	79593	868	1	

Next Read Date On Or About Dec 16, 2014 Total kWh Purchased 868

Account Activity	Explanation	Charge	Total
Previous Balance		112.57	
Payments Received - Thank You	*As of November 18, 2014*	-112.57	
			$0.00

New Charges Due by Dec 10, 2014		***Service from Oct 16 to Nov 13***	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	868 kWh @ $.05913/kWh	51.32	
Fuel Charge	868 kWh @ $.03910/kWh	33.94	
Electric Service Cost		**$103.26**	
Florida Gross Receipts Tax	Based on $103.26	2.65	
Franchise Fee	Based on 6.550%	6.94	
City Tax	On 83.99 (Exempt 28.86)	8.40	
This Month's Charges			**$121.25**

Amount not paid by due date may be assessed a late payment charge.

Total Due **$121.25**

Customer Service - Business Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

Holiday lighting safety tips

Make safety your top priority if you choose to string holiday lights this holiday season. Use only holiday lights and cords that are in good condition, never string lights on or near power lines, be sure to turn holiday lights off before going to bed or leaving your home and don't overload electrical outlets.

Visit **tampaelectric.com/safety** for additional tips.

RECEIVED
NOV 20 2014

Date Rec'd Rizzetta & Co, Inc.
O/M approval Date
Date entered
Fund GL OC

K-Bar Ranch CDD
Meter Reading 11/13/14-12/15/14
Due 1/12/14

Account	Billing Date	Service Address	Code	Amount
1261 1672430	12/18/2014	Bassett Creek PH 2A	001-53100-4307	$977.28
1261 1676180	12/18/2014	Wild Tamarind	001-53100-4307	$458.33
1261 1705970	12/18/2014	K Bar Ranch East-West Bl	001-53100-4307	$1,033.45
1261 1667191	12/18/2014	10511 Wild Tamarin Dr	001-53100-4301	$375.25
1261 1592401	12/18/2014	19151 1/7 Bassett Creek	001-53100-4301	$186.45
		TOTAL		**$3,030.76**

	Summary	
General Service	**1-53100-4307**	**$2,469.06**
	1-53100-4301	**$561.70**

Date Rec'd Rizzetta & Co., Inc.
D/M approval Date 12/26
DEC 2 3 2014
Date entered
Fund 001 GL 53100 OC 4307 - 2469.00
4301 561.70
Check #

Your Electric Bill

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1571-10336

December Billing Information:

715108

K BAR RANCH CDD
BASSETT CREEK PH 2A
TAMPA FL 33647-0000

Account Number
1261 1672430

Statement Date
Dec 18, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		1,051.95	
Payments Received - Thank You	*As of December 18, 2014*	-1,051.95	
			$0.00
New Charges Due by Jan 12, 2015	***Service for 32 days from Nov 14 to Dec 16***		
Lighting Service Items LS-1	37 Lights, 37 Poles	859.51	
Energy Flat Charge		49.95	
Fuel Charge	1,628 kWh @ $.03872/kWh	62.90	
Florida Gross Receipts Tax	Based on $112.85	2.96	
Franchise Fee	Based on 6.550%	64.01	
City Tax	On 126.17 (Exempt -126.17)	12.62	
This Month's Charges			**$1,051.95**
	Amount not paid by due date may be assessed a late payment charge.		
Interest On Deposit		-74.67	
Total Miscellaneous Charges			$74.67 CR
Total Due			**$977.28**

RECEIVED
Date Rec'd Rizzetta & Co., Inc. DEC 22 2014
O/M approval_____ Date_____
Date entered DEC 23 2014
Fund_____ GL_____ OC_____
Check #_____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715108

TECO TAMPA ELECTRIC

Account No.
1261 1672430

New Charges
$977.28
Payable by Jan 12

Total Bill Amount
$977.28

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1571-10336 10336-1846

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

1 1110 03 1261 1672430 0000977.28

Your Electric Bill

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LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
1571-10337

December Billing Information:

715109

K BAR RANCH CDD
WILD TAMARIND PHASE 2B
TAMPA FL 33647-0000

Account Number
1261 1676180

Statement Date
Dec 18, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		483.33	
Payments Received - Thank You	*As of December 18, 2014*	-483.33	
			$0.00
New Charges Due by Jan 12, 2015	***Service for 32 days from Nov 14 to Dec 16***		
Lighting Service Items LS-1	17 Lights, 17 Poles	394.91	
Energy Flat Charge		22.95	
Fuel Charge	748 kWh @ $.03872/kWh	28.90	
Florida Gross Receipts Tax	Based on $51.85	1.36	
Franchise Fee	Based on 6.550%	29.41	
City Tax	On 57.97 (Exempt -57.97)	5.80	
This Month's Charges			**$483.33**
Amount not paid by due date may be assessed a late payment charge.			
Interest On Deposit		-25.00	
Total Miscellaneous Charges			$25.00 CR
Total Due			**$458.33**

RECEIVED
DEC 22 2014

Date Heco Rizzetta & Co., Inc.
O/M approval_____ Date _____
Date entered_____
Fund_____ GL_____ OC_____
Check #_____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715109

TECO TAMPA ELECTRIC

Account No.
1261 1676180

New Charges
$458.33
Payable by Jan 12

Total Bill Amount
$458.33

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1571-10337 10337-1847

K BAR RANCH CDD
c/o PHASE 2B
3434 COLWELL AVE STE 200
TAMPA FL 33614-8396

1 1110 07 1261 1676180 0000458.33

Your Electric Bill

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LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
1571-10338

December Billing Information:

715110

K BAR RANCH CDD
K BAR RANCH EAST-WEST BL
TAMPA FL 33647-0000

Account Number
1261 1705970

Statement Date
Dec 18, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		1,051.95	
Payments Received - Thank You	*As of December 18, 2014*	-1,051.95	
			$0.00
New Charges Due by Jan 12, 2015	***Service for 32 days from Nov 14 to Dec 16***		
Lighting Service Items LS-1	37 Lights, 37 Poles	859.51	
Energy Flat Charge		49.95	
Fuel Charge	1,628 kWh @ $.03872/kWh	62.90	
Florida Gross Receipts Tax	Based on $112.85	2.96	
Franchise Fee	Based on 6.550%	64.01	
City Tax	On 126.17 (Exempt -126.17)	12.62	
This Month's Charges			**$1,051.95**
Amount not paid by due date may be assessed a late payment charge.			
Interest On Deposit		-18.50	
Total Miscellaneous Charges			$18.50 CR
Total Due			**$1,033.45**

RECEIVED
DEC 22 2014

Date Hec a Rizzetta & Co., inc.
O/M approval Date
Date entered
Fund GL OC

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715110

TECO TAMPA ELECTRIC

Account No.
1261 1705970

New Charges
$1,033.45
Payable by Jan 12

Total Bill Amount
$1,033.45

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1571-10338 10338-1848

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

1 1800 05 1261 1705970 0001033.45

Your Electric Bill

We appreciate the opportunity to serve you.

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Visit our Web site at tampaelectric.com

1571-10335

Average kWh per day	
Dec 2014	97
Nov	79
Oct	67
Sep	44
Aug	68
Jul	78
Jun	81
May	83
Apr	82
Mar	83
Feb	75
Jan	58
Dec 2013	79

Visit Tampa Electric's Viewing Center

A destination like no other in West Central Florida, Tampa Electric's Manatee Viewing Center is much more than a place for free environmental education and fun. All ages can enjoy gardens, boardwalks and - when Tampa Bay water temperature is 68 degrees Fahrenheit or colder, lots of manatees! At **tampaelectric.com/manatee**, use our Web cams to help you plan your visit.

December Billing Information:

715107

K BAR RANCH COMMUNITY DE
10511 WILD TAMARIN DR
TAMPA FL 33647-0000

Account Number
1261 1667191

Statement Date
Dec 18, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	33 day period
H29849	93678	90479	3199	1	

Next Read Date On Or About Jan 16, 2015 Total kWh Purchased 3,199

Account Activity	Explanation	Charge	Total
Previous Balance		275.25	
Payments Received - Thank You	*As of December 18, 2014*	-275.25	
			$0.00
New Charges Due by Jan 12, 2015		***Service from Nov 13 to Dec 16***	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	3,199 kWh @ $.05913/kWh	189.16	
Fuel Charge	3,199 kWh @ $.03910/kWh	125.08	
Electric Service Cost		**$332.24**	
Florida Gross Receipts Tax	Based on $332.24	8.52	
Franchise Fee	Based on 6.550%	22.32	
City Tax	On 256.71 (Exempt 106.37)	25.67	
This Month's Charges			**$388.75**
Amount not paid by due date may be assessed a late payment charge.			
Interest On Deposit		-13.50	
Total Miscellaneous Charges			$13.50 CR
Total Due			**$375.25**

Customer Service - Business Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

RECEIVED
DEC 22 2014

Date Rec'd Rizzetta & Co., Inc.
O/M approval Date
Date entered
Fund GL OC
Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715107

TECO TAMPA ELECTRIC

Account No.
1261 1667191

New Charges
$375.25
Payable by Jan 12

Total Bill Amount
$375.25

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1571-10335 10335-1K45

K BAR RANCH COMMUNITY DE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

1 1100 04 1261 1667191 0000375.25

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
1571-10334

Average kWh per day	
Dec 2014	45
Nov	31
Oct	27
Sep	34
Aug	26
Jul	15
Jun	26
May	15
Apr	7
Mar	14
Feb	30
Jan	29
Dec 2013	28

Visit Tampa Electric's Viewing Center
A destination like no other in West Central Florida, Tampa Electric's Manatee Viewing Center is much more than a place for free environmental education and fun. All ages can enjoy gardens, boardwalks and - when Tampa Bay water temperature is 68 degrees Fahrenheit or colder, lots of manatees! At **tampaelectric.com/manatee**, use our Web cams to help you plan your visit.

December Billing Information:

715106

K BAR RANCH COMMUNITY DE
19151 1/7 BASSETT CREEK
TAMPA FL 33647-0000

Account Number
1261 1592401

Statement Date
Dec 18, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
B27328	81897	80461	1436	1	

Next Read Date On Or About Jan 16, 2015 Total kWh Purchased 1,436

Account Activity	Explanation	Charge	Total
Previous Balance		121.25	
Payments Received - Thank You	*As of December 18, 2014*	-121.25	
			$0.00
New Charges Due by Jan 12, 2015		***Service from Nov 13 to Dec 15***	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	1,436 kWh @ $.05913/kWh	84.92	
Fuel Charge	1,436 kWh @ $.03910/kWh	56.15	
Electric Service Cost		**$159.07**	
Florida Gross Receipts Tax	Based on $159.07	4.08	
Franchise Fee	Based on 6.550%	10.69	
City Tax	On 126.10 (Exempt 47.74)	12.61	
This Month's Charges			**$186.45**
	Amount not paid by due date may be assessed a late payment charge.		
Total Due			**$186.45**

Customer Service - Business Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

RECEIVED
DEC 22 2014
Date Rec'd Rizzetta & Co., Inc.
O/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715106

TECO TAMPA ELECTRIC

Account No.
1261 1592401

New Charges
$186.45
Payable by Jan 12

Total Bill Amount
$186.45

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1571-10334 10334-1K44

K BAR RANCH COMMUNITY DE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

0 1110 06 1261 1592401 0000186.45

Tampa Electric Company

LIGHTING SERVICES PROPOSAL

Proposal ID:	2638	Contact Name:	Betty Valenti
Work Request Number:	1230317	Billing Name:	K-Bar Ranch CDD
TECO Rep:	Paul Miller	Billing Address:	3434 Colwell Ave #200 Tampa, FL 33614-8390
		Site Address:	K Bar Parcel Q Tampa, FL 33647-0000

Description	Qty	Rate	TSN
Salem Luminaire 100 Watts HPS Black	92	573	2005660
Winston Fiberglass 16 Ft Black	92	582	2005649

Light & Pole Charge:		2137.16
Energy Charge:	+	99.36
Base Charges for Facilities	=	**2236.52**
Power Relay:	+	0.00
Refund Credit:	-	0.00
Fuel Charge:	+	156.40
Energy Mgmt Credit:	-	0.00
Gross Receipts:	+	7.36
Franchise Fee:	+	159.16
City Tax:	+	31.28
Light & Pole & Area Taxes:	+	187.54
Fuel/Clauses/Fees&Taxes:	=	**566.58**
Total Bill	=	**2803.10**
Total Deposit	=	**5590.00**

Detailed Billing Items:

Clauses Total	
Conservation:	4.60
Capacity Recovery	0.92
Environ. Cost Recovery:	19.32
Fuel Charge Subject to City tax:	**27.60**

Contribution-in-Aid-of-Construction	Amount
No CIAC - The Lighting Engineer has determined that there is no contribution-in-aid-of-construction (CIAC) for this job.	$0.00

Date Rec'd Rizzetta & Co., Inc._____
D/M approval GR Date 12/26
Date entered DEC 23 2014
Fund 001 GL 15601 OC_____
Check #_____

I will make label to mail out SS

United Building Maintenance, Inc.
5826 Rotella Drive
Wesley Chapel, Florida 33545
Phone (813) 843-3332

INVOICE

K-Bar Ranch CDD
TO: Rizzetta Amenity Services
3434 Colwell Ave.
Tampa, Fla. 33614

FOR: K-Bar Ranch CDD

INVOICE #: 002
DATE: 11/30/14

DESCRIPTION	# OF WEEKS	RATE PER WEEK	AMOUNT
Pool/Cabana/Restroom Maintenance For Month of November	4	$85.00	$340.00
		TOTAL	$340.00

Make all checks payable to: United Building Maintenance

Thank you for your business!

NET 10

V.B.M.

Pool Cabana/Restroom Maintenance

Service Report for month of November

SERVICE	DATE				PROVIDER			
Clean and sanitize toilets and urinals	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Clean and sanitize sinks and countertops in restrooms	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Clean and sanitize diaper changing stations	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Clean and sanitize hand rails, paper towel dispensers and light switches	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Restock soap & sanitizer dispensers	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Replenish paper towels and toilet tissue	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Empty trash cans, change out trash bags (here in restrooms and on pool deck)	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Clean and sanitize mirrors	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Mop floors with clean mop and industrial quality cleaning product	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Clean and sanitize water fountains	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Straighten and wipe down all pool furniture	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Pick up trash on pool deck and areas within the fenced pool area – please pay close attention to the corners and under the Lear and Round tables	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Pick up trash around park and playground; empty trash containers and replace plastic bags	11/4	11/8	11/11		11/15	11/20	11/22	11/26 11/28
Empty cigarette station containers at park and playground refill sand per bag holder	N/A	N/A	N/A	11/8	—	—		
Wipe down restroom stall doors and divider with disinfectant	11/8	11/11			11/20	11/22		
Wipe down window sills	11/4	11/8			11/20		11/26	
Clean restroom doors		11/11			11/22			
Clean and sanitize trash can receptacles	11/4							
Clean spider webs, cobwebs, wasp & mud dauber nests from overhangs, ceiling of cabana, restrooms, windows, and pool furniture	11/8				11/22		11/28	
Dust light fixtures, wipe if needed	11/4				11/20	11/22		
Clean light shades for light bulbs replacement needed					11/22			
Clean pool deck, remove debris such as dirt, leaves (if using a water hose or blower, direct debris away from the pool)	11/4	11/8			11/22		11/26	
Straighten bar supply stock, trash and clean counter	11/4							
Inventory supplies and place order for needed supplies								
MONTHLY SERVICE								
Clean all pool chairs, loungers and tables with appropriate cleaning product	11/8	11/22						
Clean ceiling fan blades	11/4							

Start Too cleaning pool chairs 11/8

Jeff Acres
United Building Maintenance
(813) 843-3332

Tab 3

K-BAR RANCH COMMUNITY
DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

_____
Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this ___ day of _____, 201___ before me, personally appeared _____, to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of K-Bar Ranch Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public
STATE OF FLORIDA

My Commission Ends: _____

Tab 4

RESOLUTION 2015-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, K-Bar Ranch Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the Community Development District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, such landowners meeting was held on November 21, 2014, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited person was duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Brady Lefere 330 Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisor, the above-named person is declared to have been elected for the following term of office:

Brady Lefere Seat No. 1 Four Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF JANUARY, 2015.

ATTEST:

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Its:_____

Tab 5

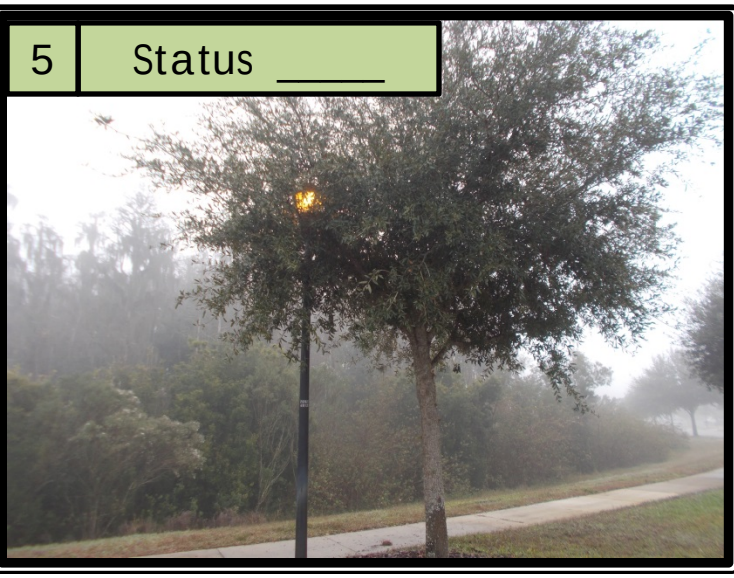
K-BAR RANCH

FIELD INSPECTION REPORT

December 16, 2014,
Rizzetta & Co., Inc.
Tyree Brown – Operations Manager

RIZZETTA & COMPANY
INCORPORATED

Landscape



4. Contractor to prune street tree on Climbing Aster from street light. (photo 5)

5. All strapping on trees on K Bar Ranch Bl need to be removed.

6. District needs to repair wall at pool cabana area. (photo 1)

7. Contractor to continue to investigate irrigation in community and offer solutions.

The following are action items for LMP 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.

1. Trim grass and weeds from around field drain area near basketball courts.

2. Irrigation leak in plant bed on Wild Tamarind. Contractor to repair.

3. Contractor to treat all active fire ants mounts in the community.

1) Edged and cleaned out on 11.18.14
2) Irrigation repaired mainline break by buried valve on 12.23.14 will send proposal and or repair ticket to Tyree and district once drafted.
3) contiued treatment and ant drenching on 12.1.5.8.11.17.14
4) Cleanout light fixture on 12.23.14
5) will provide district proposal and time line to remove all tree straps.
6) District item.
7) Proposals have been sent for areas

Tab 6

Landscape Maintenance Professionals, Inc.

P.O. BOX 267
SEFFNER, FL 33583
O: 813.757.6500
F: 813.757.6501

SUBMITTED TO
KBAR RANCH CDD RIzzetta & Company, Inc. Attn: Tyree Brown 3434 Colwell Ave., Suite 200 Tampa, FL 33614

ESTIMATE

DATE:	12/24/2014
PROPOSAL #:	23154
LMP REPRESENTATIVE	
JEFFH	

ITEM	DESCRIPTION	QTY	COST	Total
Enhancements	Install annuals at Stone Creek monument Mixed annuals at Stone Creek Monument per Management	180	1.75	315.00

TOTAL	$315.00

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

Tab 7

Landscape Maintenance Professionals, Inc.

P.O. BOX 267
SEFFNER, FL 33583
O: 813.757.6500
F: 813.757.6501

ESTIMATE

SUBMITTED TO
KBAR RANCH CDD RIzzetta & Company, Inc. Attn: Tyree Brown 3434 Colwell Ave., Suite 200 Tampa, FL 33614

DATE:	12/9/2014
PROPOSAL #:	22959
LMP REPRESENTATIVE	
DWM	

Controller 1 - shared with townhomes

ITEM	DESCRIPTION	QTY	COST	Total
Irrigation Related Pa...	PGP-ADJ rotor	45	23.05	1,037.25
Irrigation Related Pa...	PROS06 Hunter 6 inch spray head	4	11.00	44.00
Irrigation Related Pa...	spray nozzle	9	1.73	15.57
Irrigation Related Pa...	1/2 x 3/4 inch poly nipple	23	0.68	15.64
Irrigation Related Pa...	1/2 inch x close poly nipple	2	0.63	1.26
Irrigation Related Pa...	1/2 inch cap	9	0.46	4.14
Irrigation Related Pa...	drip irrigation coupling	13	0.40	5.20
Irrigation Related Pa...	drip irrigation tubing	5	0.59	2.95
Irrigation Labor	Labor: 1 man @ $ 45.00 per hour Initial irrigation inspection repairs needed for shared controller. Zones - 18, 19, 20, 21, 22, 26, 28, 29, 30, 37, 38, 39, 41, 41, 43, 44, 45, 46 and 61.	10	45.00	450.00

TOTAL	$1,576.01

TERMS AND CONDITIONS:

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OWNER / AGENT

BLANK

Landscape Maintenance Professionals, Inc.

P.O. BOX 267
SEFFNER, FL 33583
O: 813.757.6500
F: 813.757.6501

ESTIMATE

SUBMITTED TO
KBAR RANCH CDD RIzzetta & Company, Inc. Attn: Tyree Brown 3434 Colwell Ave., Suite 200 Tampa, FL 33614

DATE:	12/11/2014
PROPOSAL #:	22991
LMP REPRESENTATIVE	
DWM	

controller 1 - zone 30 Bassett Creek across from school

ITEM	DESCRIPTION	QTY	COST	Total
Irrigation Related Pa...	zone 30: zone not working from controller - locate and troubleshoot. This will be done on a time and material basis with a not to exceed limit of $300.00. This will include minor wire repairs and solenoid as needed. NOTE: this will not include valve replacement. If valve replacement is needed a seperate proposal will be submitted.	1	300.00	300.00

TOTAL	$300.00

TERMS AND CONDITIONS:

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OWNER / AGENT

BLANK

Landscape Maintenance Professionals, Inc.

P.O. BOX 267
SEFFNER, FL 33583
O: 813.757.6500
F: 813.757.6501

SUBMITTED TO

KBAR RANCH CDD
RIzzetta & Company, Inc.
Attn: Tyree Brown
3434 Colwell Ave., Suite 200
Tampa, FL 33614

ESTIMATE

DATE:	12/11/2014
PROPOSAL #:	22990
LMP REPRESENTATIVE	
DWM	

controller 2 - round-a-bout island at clubhouse

ITEM	DESCRIPTION	QTY	COST	Total
Irrigation Related Pa...	XCZ-100-PRB-COM Rainbird drip irrigation control zone kit	1	217.20	217.20
Irrigation Related Pa...	1 inch slipfix	1	6.22	6.22
Irrigation Related Pa...	1 inch tee	1	1.34	1.34
Irrigation Related Pa...	1 inch ell	1	1.00	1.00
Irrigation Related Pa...	1 x 1 x 1/2" tee SxSxS	12	1.72	20.64
Irrigation Related Pa...	1 x 3/4 inch reducer bushing	1	0.96	0.96
Irrigation Related Pa...	3/4 inch male adapter	1	0.61	0.61
Irrigation Related Pa...	1 inch sch 40 pvc pipe	20	0.69	13.80
Irrigation Related Pa...	XFD-0912 Drip irrigation tubing 0.9 GPM 12 inch spacing	100	0.59	59.00
Irrigation Related Pa...	TL075FTEE 3/4 inch FPT x barb tee drip adapter	1	1.26	1.26
Irrigation Related Pa...	6 inch soil staples	50	0.15	7.50
Irrigation Related Pa...	Maxij-jet stake assembly	12	2.66	31.92
Irrigation Related Pa...	PROS06 Hunter 6 inch spray head	18	11.00	198.00
Irrigation Related Pa...	spray nozzle	18	1.73	31.14
Irrigation Related Pa...	1/2 inch flex pipe	36	0.68	24.48
Irrigation Related Pa...	1/2 inch ell S x FPT	18	0.62	11.16
Irrigation Related Pa...	1/2 inch x close poly nipple	18	0.63	11.34
Irrigation Related Pa...	jumbo valve box	1	46.50	46.50
Irrigation Related Pa...	Maxi-jet mister noxxles	12	0.33	3.96
Irrigation Related Pa...	King wire connector tan	2	1.27	2.54
Irrigation Related Pa...	Misc. mister fittings and tubing	1	15.00	15.00
Irrigation Labor	Labor: 1 man @ $ 45.00 per hour	8	45.00	360.00

TOTAL

TERMS AND CONDITIONS:

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OWNER / AGENT

Landscape Maintenance Professionals, Inc.

P.O. BOX 267
SEFFNER, FL 33583
O: 813.757.6500
F: 813.757.6501

SUBMITTED TO
KBAR RANCH CDD RIzzetta & Company, Inc. Attn: Tyree Brown 3434 Colwell Ave., Suite 200 Tampa, FL 33614

ESTIMATE

DATE:	12/11/2014
PROPOSAL #:	22990
LMP REPRESENTATIVE	
DWM	

controller 2 - round-a-bout island at clubhouse

ITEM	DESCRIPTION	QTY	COST	Total
	Add valve using spare control wire to seperate annuals from existing zone and convert rotors to spray heads. Add drip zone for plant material and Maxi-jet misters for annuals.			

TOTAL	$1,065.57

TERMS AND CONDITIONS:

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OWNER / AGENT

BLANK

Landscape Maintenance Professionals, Inc.

P.O. BOX 267
SEFFNER, FL 33583
O: 813.757.6500
F: 813.757.6501

ESTIMATE

SUBMITTED TO
KBAR RANCH CDD RIzzetta & Company, Inc. Attn: Tyree Brown 3434 Colwell Ave., Suite 200 Tampa, FL 33614

DATE:	12/9/2014
PROPOSAL #:	22961
LMP REPRESENTATIVE	
DWM	

from school entrance on Bassett Creek to Wild Tamarind

ITEM	DESCRIPTION	QTY	COST	Total
Irrigation Related Pa...	1/2 inch couplings	113	0.33	37.29
Irrigation Related Pa...	PROS06 Hunter 6 inch spray head	113	11.00	1,243.00
Irrigation Related Pa...	spray nozzle	113	1.73	195.49
Irrigation Related Pa...	1/2 inch ell S x FPT	113	0.62	70.06
Irrigation Related Pa...	1/2 inch x close poly nipple	113	0.63	71.19
Irrigation Related Pa...	1/2 inch flex pipe	226	0.68	153.68
Irrigation Labor	Labor: 1 man @ $ 45.00 per hour	21	45.00	945.00
	4 inch spray heads are being blocked by turf need to be changed to 6 inch heads for proper coverage. Zone 18: replace 63 four inch spray heads to six inch spray heads. Zone 19: replace 50 four inch spray heads to six inch spray heads. Zone 44: rework drip irrigation which is currently running into ditch and woods.			

TOTAL	$2,715.71

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

BLANK

Landscape Maintenance Professionals, Inc.

P.O. BOX 267
SEFFNER, FL 33583
O: 813.757.6500
F: 813.757.6501

SUBMITTED TO

KBAR RANCH CDD
RIzzetta & Company, Inc.
Attn: Tyree Brown
3434 Colwell Ave., Suite 200
Tampa, FL 33614

ESTIMATE

DATE:	12/11/2014
PROPOSAL #:	22989
LMP REPRESENTATIVE	
DWM	

controller 1 - annual beds at monuments

ITEM	DESCRIPTION	QTY	COST	Total
Irrigation Related Pa...	Maxi-Jet stake assembly	12	2.66	31.92
Irrigation Related Pa...	1/2 inch coupling	1	0.33	0.33
Irrigation Related Pa...	1/2 inch tee	1	0.62	0.62
Irrigation Related Pa...	PROS06 Hunter 6 inch spray head	1	11.00	11.00
Irrigation Related Pa...	1/2 inch ell S x FPT	2	0.62	1.24
Irrigation Related Pa...	1/2 inch x close poly nipple	1	0.63	0.63
Irrigation Related Pa...	1/2 x 2/3 inch poly nipple	1	0.68	0.68
Irrigation Related Pa...	1/2 inch flex pipe	15	0.68	10.20
Irrigation Related Pa...	Hunter MP Rotator nozzle	1	10.50	10.50
Irrigation Related Pa...	Maxi-Jet mister nozzle	12	0.33	3.96
Irrigation Related Pa...	spray nozzle	1	1.73	1.73
Irrigation Related Pa...	Misc. mister fittings and tubing	1	15.00	15.00
Irrigation Labor	Labor: 1 man @ $ 45.00 per hour	3	45.00	135.00
	Seperate annuals from turf zones use existing drip zones and revamp as needed. Add Maxi-Jet misters for annuals, move 1 rotor 9 ft. and add 1 spray head to rotor zone with MP Rotator nozzle.			

TOTAL	$222.81

TERMS AND CONDITIONS:

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OWNER / AGENT

Tab 8

IRRIGATION WELL PUMP COST SHARING AGREEMENT

This Irrigation Well Pump Cost Sharing Agreement (the "**Agreement**") is entered into this 21st day of January, 2015, by and between the **K-Bar Ranch Community Development District** (the "**District**"), a special purpose unit of local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, Florida 33614, and the Laurel Vista Homeowners Association, Inc., a Florida non-profit corporation, whose mailing address is 18215 Branch Road, Hudson, Florida 34667 (the "**HOA**") (collectively, the "**Parties**").

Background Information.

The HOA and the District share an irrigation well pump which is owned and maintained by the HOA and is located on the parcel shown on **Exhibit "A"**. The HOA and the District desire to share the utility, maintenance, repair and replacement expenses for the irrigation well pump. The District and the HOA have determined that based upon estimated use of the irrigation well pump by each entity, the District is responsible for 80% of the costs of the pump and the HOA is responsible for 20% of the costs of the pump.

OPERATIVE PROVISIONS

1. **Payments**. The District hereby covenants and agrees to pay during the term hereof, to the HOA on the 15th day of each and every month thereafter for the term hereof, 80% of the expenses for the utilities, operation, maintenance and repair of the irrigation well pump for the previous month. In the event that the irrigation well pump needs to be replaced, the District shall be responsible for paying the HOA 80% of the costs to replace the irrigation well pump.

2. **Construction of Language**. The term agreement shall be inclusive of each other, also to include renewals, extensions, or modifications of the Agreement. Words of any gender used in this Agreement shall be held to include any other gender, and words in the singular shall be held to include the plural and the plural to include the singular, when the tense requires. The paragraph headings and titles are not a part of this Agreement and shall have no effect upon the construction and interpretation of any part hereof.

3. **Successors and Assigns**. This Agreement shall bind and inure to the benefit of the successors, assigns, heirs, executors, administrators, and legal representatives of the parties hereto.

4. **Non-Waiver**. No waiver of any covenant or condition of this Agreement by either party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

5. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

6. **Renewal and Termination**. This Agreement shall automatically renew on an annual basis. Either party may terminate this Agreement with sixty (60) days written notice to the other party if that party determines that it does not need to use the irrigation well pump any longer.

7. **Governing Law**. This agreement shall be governed by Florida law with venue in Hillsborough County, Florida.

8. **Enforcement of Agreement**. In the event the either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

IN WITNESS WHEREOF, The District and HOA have caused this instrument to be executed as of the date first above written, by their respective officers or parties thereunto duly authorized.

Signed and sealed in the presence of:

K-Bar Ranch **Community Development District**	**Laurel Vista Homeowners** **Association, Inc.,** a Florida non-profit corporation
By: _____ Betty Valenti Chair of the Board of Supervisors	By: _____ Betty Valenti President

BLANK

Exhibit "A"

K-BAR RANCH - PARCEL O

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 150

THIS IS NOT A CERTIFIED COPY

POINT OF BEGINNING
N.W. CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST;
S.W. CORNER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 20 EAST; AND
S.W. CORNER OF MEADOW POINTE III PARCEL "SS"
(PLAT BOOK 51, PAGES 138 - 142)
4"x4" FOUND CONCRETE MONUMENT No I.D.

MEADOW POINTE III PARCEL "SS"
(PLAT BOOK 51, PAGES 138-142)
PASCO COUNTY, FLORIDA

N.E. CORNER OF SECTION 3
4"x4" FCM (TOP BROKEN)
No I.D.

NORTHERLY BOUNDARY LINE OF SECTION 4.

NORTHERLY BOUNDARY LINE OF SECTION 3.

Basis of Bearings
N89°59'19"E 5344.57'

UNPLATTED

190' FLORIDA POWER CORPORATION EASEMENT PER O.R. BOOK 5960 PAGE 333 ASSIGNED TO TECO PER O.R. BOOK 14514, PAGE 1072. THE SOUTHERLY 90' TO BE RELEASED UPON COMPLETION OF PERMITTING AND CONSTRUCTION OF PHASE 3 OF THE PROJECT PER O.R. BOOK 20104, PAGE 824.

PART OF PARCEL T-2009-09.02P DESCRIBED IN O.R. BOOK 20085 PAGE 388 and O.R. BOOK 20085 PAGE 404

PART OF PARCEL T-2009-09.01P DESCRIBED IN O.R. BOOK 20085 PAGE 377 and O.R. BOOK 20085 PAGE 422

REFERENCE MONUMENT

EASTERLY BOUNDARY LINE OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST.

WESTERLY BOUNDARY LINE OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST.

WETLAND CONSERVATION AREA

TRACT "A"

N = 1394675.524
E = 557184.883

WHISPERING BROOK DRIVE (PRIVATE)

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "F"

Irrigation Well Pump

SEE SHEET 17

K-BAR RANCH PARKWAY (PUBLIC)

HAUPPI VISTA WAY (PRIVATE)

WILD TAMARIND DRIVE (PUBLIC)

BASSET CREEK ESTATES - PHASE 2A
(PLAT BOOK 118, PAGES 129-143)

WETLAND CONSERVATION AREA "A"

N = 1392693.119
E = 558846.976

S00°27'17"E 2588.71'

LOT 1 BLOCK C
LOT 2

LOT 1 BLOCK D
LOT 2

The wetland areas shall be retained in a natural state pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida as Amended by Chapter 87-495; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. Within the limits of the City of Tampa, a minimum setback of fifteen (15) feet and an average of twenty-five (25) feet shall be required from all wetlands within the City of Tampa, consistent with State of Florida Environmental Resource Permitting (ERP) Rules, Basis of Review, Chapter 40D, F.A.C.

KEY MAP

NORTH

Scale: 1" = 200'
200 100 0 200
GRAPHIC SCALE (IN FEET)

LEGEND
- FOUND 4"x4" CONCRETE MONUMENT PRM LB 3913
- SET 4"x4" CONCRETE MONUMENT PRM LB 3913
- SET PK NAIL & DISK PRM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
- POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- EASEMENT LINE
- MATCH LINE
- N00°24'35"W (R) RADIAL BEARING TIES
- (B) BLOCK NUMBER
- (6) SHEET NUMBER

PLAT NOTES:

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.

ORIGINATING COORDINATES: STATIONS "BRANCH" AND "Z33-131"

2. BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF SECTION 3, BEARS N.89°59'19"E. (GRID).

3. SUBDIVISIONS PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES BUT SHALL NOT INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

(NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION
C/L = CENTERLINE
COT = CITY OF TAMPA
CDD = COMMUNITY DEVELOPMENT DISTRICT
R/W = RIGHT-OF-WAY
O/A = OVER ALL
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
FPK = FOUND PK NAIL
FN+D = FOUND NAIL & DISK
FCM = FOUND CONCRETE MONUMENT
HOA = HOMEOWNERS ASSOCIATION
SN+D = SET NAIL & DISK LB 3913
R.M. = REFERENCE MONUMENT
NTS = NOT TO SCALE
O.G.S. = OPEN GREEN SPACE
O.R. = OFFICIAL RECORDS
TYP = TYPICAL
SEC = SECTION
NAD83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.C.P. = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesc.com

LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

Tab 9

TAMPA POLICE DEPARTMENT

Extra Duty
Conditions of Permit

Extra Duty Office
411 N. Franklin Street
Tampa, FL 33602
(813) 276-3385
Fax (813) 276-3389

Updated April 5, 2012

A. PROCEDURES FOR APPLICATION

1. Apply in person or via Fax (813-276-3389). Requests for service must be received seven (7) days before the event at the address listed on the cover page, between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday. Any requests made less than seven (7) days in advance are only processed with the understanding that the assignment may not be filled.

2. Background check is required for establishments with Alcohol license. The background check requires 2 weeks and an additional fee applies.

B. TYPES OF PERMIT

1. A Permanent Permit is issued when service of officers in an extra-duty capacity will be needed on a regular recurring basis. Upon initiation of a permanent permit, the customer must pay a deposit equal to two (2) months estimated billing. **Upon termination of the permit, the deposit will be applied to any outstanding balance due, and any remaining deposit balance will be refunded to the customer.** The extra duty supervisor may adjust the amount of deposit required based on actual history of extra duty service.

2. A Temporary Permit is issued when service of officers in an extra-duty capacity will be needed during a period of less than two (2) weeks. A temporary customer will be required to pay for the service requested before an Officer will report to the assignment.

   NOTE: The final determination of permit type rests with the Extra Duty Supervisor.

C. PAYMENT METHODS

1. Permanent Permit: Customer will be billed monthly and must make payment upon receipt of billing, in cashier's check, cash, money order, or company check.

   The Director of Finance, or designee, is authorized to declare all fees due and payable, and may revoke the credit privileges for use of the Extra Duty services at any time, upon finding that the user's current billing for usage of the Extra Duty services is delinquent or exceeds the user's payment guarantee (deposit). A billing will be declared delinquent when payment in full has not been received by the City by the last calendar day of the month in which the bill is dated, or twenty (20) calendar days after the initial billing date, whichever is greater.

A late fee of $25.00 will be charged on any delinquent account beginning the forty-fifth (45th) calendar day following the initial billing date, and each subsequent 30 day interval from such date until the account is no longer delinquent.

2. Temporary Permit: Customer must pay for services before the assignment. The acceptable forms of payment are a cashier's check, cash, or money order. Officers can work additional hours with permission granted by the shift commander or extra duty staff. If this should occur, the customer must pay the additional charges the next business day at the Extra Duty Office. To prevent this, the customer can pay for extra hours and if unused will be reimbursed. **NO OFFICER IS ALLOWED TO ACCEPT MONIES FROM A CUSTOMER.**

D. UNSCHEDULED HOURS

1. If an officer works additional hours (i.e. makes an arrest while working extra-duty) on an extra duty assignment, the customer is responsible for prompt payment of the additional costs.

2. If this occurs on a Permanent Permit assignment, the customer's regular billing will reflect the additional costs and the officer will be compensated.

E. OFFICER'S PAY VOUCHER

1. The customer or designee must sign the officer's pay voucher **UPON COMPLETION** of the assignment.

2. For large assignments, the customer or designee must sign the master voucher that covers all officers on that assignment.

F. REFUNDS

1. Permanent Permits - In cases where refunds are due, a credit or refund will be processed as requested by the customer and approved by the Extra Duty Supervisor.

2. Temporary Permits - The customer's refund will be processed within 15 days once requested by the customer.

G. RATE SCHEDULE

1. Routine assignments: "Normal" extra-duty assignments other than Special Events.
2. "Special Event" extra-duty assignment to include but not limited to events:

a. That require a City of Tampa Permit
b. Involve temporary road closures
c. Require right – of – way closures
d. Temporary wet zones
e. Runs and walks
f. Active traffic control – officer actively / physically engaged in directory vehicular / pedestrian traffic
g. Other special events

3. Alcohol Establishments – Refer to Appendix "B"
4. "Specialty Teams" area available – call for additional information
   a. K-9 Team
   b. Dive
   c. Marine
   d. Mounted
   e. Motorcycle
5. Refer to appendix "A" for current hourly rates.
6. Application for Background Check: $100.00
7. Specific Planning Administration required $ 41.00 per hour
8. Holiday Rate: Additional $6 per hour for Routine assignments

NOTE: The City of Tampa will pay the Officer's salary as well as pay for worker's compensation and general liability insurance, administrative resource costs, automobile fuel, maintenance and insurance. THE $7.00 PER HOUR IS INCLUDED IN ABOVE RATES!

H. STAFFING REQUIREMENTS

1. One (1) Sergeant for every 5-10 Officers

2. One (1) Lieutenant for every 2-5 Sergeants

3. One (1) Captain for every two (2) or more Lieutenants

4. Two (2) Officers minimum per 500 with alcohol

5. Three (3) Officers minimum for Beer Tents

If the Extra-Duty Supervisor determines that the size of the event warrants, the customer will work with special events planning officer to determine the number of officers needed for the assignment.

In cases where the customer underestimated the attendance, the On-Site Supervisor may at his/her discretion notify the customer that additional officers are

needed. Whether or not the customer was able to be notified, the additional officers may be called in and the customer will be billed accordingly.

I. CANCELLATION PROCEDURES

1. Cancellations by the Customer

Cancellations by the customer should be made at least 48 hours before the time the assignment begins, we must receive this in writing.

If the Extra Duty Office receives less than 48 hours notice from the customer, (with exception of a natural disaster) the customer will be charged and the assigned officer(s) will be paid the minimum number of hours as indicated on the permit.

Call (**813) 276-3385** for cancellations during business hours, you will also need to provide this request in writing.

Unavoidable cancellations of an impending assignment during non-business hours will be directed to the Shift Commander at **D1 (813) 354-6698, D2 (813) 931-6598 or D3 (813) 242-3819.**

NOTE: It is the responsibility of the customer to notify the Extra Duty Office if the business or organization will be closed for a holiday or for any other purpose when extra duty officers are normally scheduled. If customer fails to notify the Extra Duty Office that officers are not needed that day, the normal minimum charges for the assignment will apply.

2. Cancellations by the Tampa Police Department

Cancellations by the Shift Commander or the Extra Duty Office

Under extraordinary circumstances, if an assigned officer is unable to fulfill the assignment due to illness or injury and the Shift Commander or Extra Duty Office is unable to obtain a substitute, the permit assignment may be cancelled.

Note: If this is a Temporary Permit, the hours scheduled and not worked will be refunded. On a Permanent Permit, only the hours worked will be billed.

Cancellations by the Chief of Police

In the case of a departmental need or community emergency, the Chief or designee may cancel extra-duty permit assignments. The extra-duty officers would then be immediately available for service to the department.

Note: If this is a Temporary Permit, the hours scheduled and not worked will be refunded. On a Permanent Permit, only the hours worked will be billed.

J. WORKERS' COMPENSATION/LIABILITY

The City of Tampa is self-insured for general liability and statutory workers' compensation coverage. Police officers assigned to extra duty work are afforded worker's compensation coverage.

K. OFFICER NOT REPORTING FOR EXTRA DUTY JOB

If an officer was scheduled to work and did not report, the customer should notify the extra duty office at **(813) 276-3385** immediately and also call the Shift Commander at **D1 (813) 354-6698, D2 (813) 931-6598 or D3 (813) 242-3819**.

L. DISCONTINUE SERVICE

If the Chief of Police or designee, the Extra Duty Supervisor, determines that it is in the best interest of the department to discontinue extra duty services, the customer will be notified immediately.

M. HOLIDAY RATE SCHEDULE

The rate schedule will be increased to holiday rates on the following holidays and certain special events:

New Years Day	1/1
Memorial Day	Date Observed
July 4th	7/4
Labor Day	First Monday In September
Thanksgiving Day	Fourth Thursday In November
Christmas Day	12/25
New Years Eve	12/31

N. SCHEDULED HOURS CHANGED

The Extra Duty Office will try to accommodate schedule change requests if made 48 hours prior to the time of the event, we must receive this request in writing.

O. SPECIAL EVENTS

It is the Police Department's responsibility to determine what is the adequate number of security personnel and traffic personnel to staff an event. When applicable, the City of Tampa Traffic Engineering Department will be responsible for developing a Maintenance of Traffic (MOT) plan which will identify mandatory traffic assignments. "Special Event" extra-duty assignments include, but not limited to, events:

1. That require a City of Tampa permit
2. Involve temporary road closures
3. Require right-of-way closures
4. Temporary wet zones
5. Runs and walks
6. Active traffic control – officer actively / physically engaged in directing vehicular pedestrian traffic
7. Other special events

City Co-Sponsored events – The cost of police personnel to maintain safety for the actual event, those Officers assigned to traffic and/or crowd control, will be absorbed by the City of Tampa.

Temporary Wet Zones – All officers required pursuant to a temporary wet zone permit will be at the expense of the event organizers. The Extra Duty Office will provide current rates and coordinate scheduling of the officers. The holiday rate of pay will be applicable.

The Extra Duty Office may, also arrange additional requests for police services, such as money escorts or over night security.

Non-City Co-sponsored events – The Extra Duty Office will schedule officers to work non-city co-sponsored events. The expense will be the responsibility of the event organizers.

> If the event requires additional planning by the police department prior to the day of event, the administrative time will be billed at the current extra duty rate of pay.
>
> The Extra-Duty office may also arrange additional requests for police services, such as money escorts or over night security.

Alcohol Establishments – Refer to Appendix "B"

Appendix “A”

Duty	Base Hourly Rate	Sgt. Hourly Rate	Lt. Hourly Rate	Capt. Hourly Rate	Major Hourly Rate
Routine	$35	$41	$51	$55	$57
Holiday	$41	$49	$53	$59	$63
Special Event	$41	$49	$53	$59	$63

Specialty Team	Base Hourly Rate	Special Event Rate	Hourly Fee for Vehicle/ Animal	Total Regular Event	Total Special Event
Marine	$35	$41	$18	$53	$59
Motors	$35	$41	$8	$43	$49
TRT	$35	$41	$18	$53	$59
Bomb	$35	$41	$18	$53	$59
Mounted	$35	$41	$18	$53	$59
K-9	$35	$41	$18	$53	$59

Command Post will have a charge of $50

Appendix “B”
Alcohol Establishments
Conditions of Permit

A) A business establishment, possessing State of Florida consumption on premises licensing, and being addressed throughout this direct, is described as follows:

1) If, at any time, the property for which the alcoholic beverage zoning classification is sought is operated as a bar / lounge or club, as said terms are defined in City of Tampa Code section 27-523 (**Bar and lounge: Commercial establishment whose principal business is the sale of drinks,** especially alcoholic drinks, and sometimes food which is served to the customer in a ready to consume state for consumption on premises)… Applicability and conditions. Whenever the subject property of a petition is… determined by city council that an alcoholic beverage zoning classification for 1-COP, 2-COP, 4-COP, 1-COPOO-R, 2-COP-R, 4-COP-r, 1-COP-X, 2-COP-X and 4-COP-X…

B) Officer Safety / Staffing Requirements

1) While efforts will be made to comply with the assignment duties as defined by business representatives, the Tampa Police Department maintains exclusive rights in determining the number of officers required in order to maintain a safe environment for all and dictate placement / duties of officers working a particular assignment.
2) Normally, a minimum of two (2) officers will be scheduled to work at an alcohol establishment for officer safety reasons. However, a bureau or division commander may waive this requirement if conditions warrant only one officer. Officers are required to maintain contact with other officers assigned to the detail.
3) On occasion, specific staffing levels and officer placement are influenced by City of Tampa Ordinances / Code and unique circumstances identified by the City of Tampa Council regarding zoning approval for individual establishments / land parcels.
4) Officers are prohibited from working assignments within the confines of the alcohol establishment. Officers shall remain on the outside of the building, patrolling the exterior areas of the business and parking lots.

C. Officer Duties

1) Officers working extra duty assignments at alcohol establishments are responsible for generating reports associated with police activity at the location.
2) Officers shall enter the establishment only in response to an incident requiring official police action. Once concluded, they will return outside.

3) Under no circumstances will officers assume a role, or participate with business representatives, in any activity that is engaged in determining the age of patrons desiring entry into the establishment. Officers shall not “card” (check identification cards or driver’s licenses) any customers / patrons of any business. Officers do have the responsibility to investigate situations, identified by the business representatives wherein individuals proffer counterfeit or false identification.
4) Officers shall not work as a “bouncer” and prohibited from collecting or handling money for the business.
5) Officers will not conduct any activity associate with the business while working on-duty for the department.
6) Officers shall not work in plain clothes, are not permitted to wear any type of department “Police” or “RAID” jackets, and will never wear any clothing other than the Tampa Police department uniforms.

NOTICE TO CUSTOMERS

The officers are at all times subject to the policies of the City of Tampa and the rules and regulations governing employees of the Tampa Police Department (TPD). A Customer has no authority over police personnel and is restricted to providing only a general assignment of duties to be performed by the officer. Those rules never supersede TPD policy or procedures and employers of the extra-duty officers should be so advised. Extra-Duty officers remain under the exclusive control of the department and accountable for strict adherence to department rules and regulations. Any conflicting rules of employers of extra-duty officers will be disregarded. The officer shall refuse to perform any duties deemed to be in conflict with the guidelines established by the Tampa Police Department. As determined by the Department, officers may be recalled from extra-duty to on-duty status.

This permit is for law enforcement work only and does not exempt Customers from obtaining other necessary permits for this event.

The City of Tampa Police Department is NOT obligated to provide extra-duty services. A permit will not be issued to any person, firm, or organization whose offices, members, business, or operations are questionable or for any event of a potentially compromising nature.

Tampa Police Department officers are NOT permitted to receive cash from Customers for any reason whatsoever.

The undersigned customer agrees, individually and on behalf of the named applicant, to promptly pay for extra duty services rendered. Further, the undersigned agrees, individually and on behalf of the named applicant to pay all costs, expenses and attorneys fees incurred in the collection of any sums due hereunder.

Jane Castor
Chief of Police

I have read and understand the "Extra Duty Conditions of Permit" and "Notice to Customers"

_____ _____

Customer - Individually and as Authorized Representative Date

_____

Federal ID #

TAMPA POLICE DEPARTMENT EXTRA DUTY PERMIT APPLICATION

Please Print

☐ Permanent
☐ Temporary Permit No._____ Grid No._____ District_____ Beverage License: ☐ Yes ☐ No

NAME OF APPLICANT (Business, Organization, Function, Customer)	DESIGNATED REPRESENTATIVE	PHONE (Day)	PHONE (Fax/Pager)

ADDRESS OF EVENT	ZIP CODE	BILLING ADDRESS (Permanent Address)	CITY, STATE	ZIP CODE

PERMITTED SERVICE DATE(S), DAYS AND HOURS TO BE WORKED	OFFICERS REPORT TO:	PREDICTED ATTENDANCE

DESCRIPTION OF SERVICES NEEDED	**E-Mail Address**

STAFFING REQUIREMENTS AND RATES

CAPTAIN(S) _____ AT $ _____ PER HOUR LIEUTENANT(S) _____ AT $ _____ PER HOUR
SERGEANT(S) _____ AT $ _____ PER HOUR PATROL OFFICER(S) _____ AT $ _____ PER HOUR

SPECIAL EVENTS AT PREVAILING HOLIDAY RATE OF PAY (REFER TO CONDITION OF PERMIT)

NOTE: ALL OFFICERS WORKING A PERMIT ASSIGNMENT WILL RECEIVE A MINIMUM NUMBER OF HOURS PAY, AS DUE THEIR RANK. THE ABOVE RATES ARE SUBJECT TO CHANGE. FOLLOWING SUCH CHANGE, THE DEPARTMENT SHALL GIVE NOTICE TO THE CUSTOMER WITHIN 14 DAYS.

MINIMUM NUMBER OF HOURS __3__(hours)

PERMIT CANCELLATION

A. ***THE POLICE DEPARTMENT CAN CANCEL A PERMIT ANYTIME, WITH OR WITHOUT CAUSE***

THE CUSTOMER MAY CANCEL A PERMIT BY CONTACTING THE COORDINATOR AT 813-276-3385 48 HOURS PRIOR TO EVENT DURING BUSINESS HOURS, OR NON-BUSINESS HOURS BY CONTACTING THE SHIFT COMMANDER – **D-I 813-354-6600 or D-II 813-931-6500 or D-III 813-242-3819**. IF THIS CANCELLATION IS NOT MADE AT LEAST 48 HOURS PRIOR TO THE DATE AND TIME OF THE PERMIT ASSIGNMENT, THE CUSTOMER MUST COMPENSATE THE DEPARTMENT AT THE MINIMUM NUMBER OF HOURS PAY FOR EACH OFFICER SCHEDULED. THIS MINIMUM VARIES ACCORDING TO THE RANK OF THE SCHEDULED OFFICERS.

I _____, INDIVIDUALLY AND AS AUTHORIZED REPRESENTATIVE OF AFOREMENTIONED CUSTOMER, HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS PERMIT APPLICATION, AND THE "CONDITIONS OR PERMIT", AND FURTHER AGREE THAT I WILL ABIDE BY AND BE SUBJECT TO THESE CONDITIONS IN ALL RESPECTS, AND BE RESPONSIBLE FOR PAYMENT OF ALL SUMS DUE FOR EXTRA DUTY SERVICES PROVIDED.

_____ _____
SIGNATURE OF CUSTOMER OR AUTHORIZED REPRESENTATIVE DATE

OFFICE USE ONLY

☐ *GRANTED*

THE ABOVE APPLICATION FOR PERMIT IS HEREBY GRANTED, AND THE ABOVE APPLICATION, TOGETHER WITH THE AFOREMENTIONED "CONDITIONS OF PERMIT" ARE HEREBY ADOPTED, BY REFERENCE, AND ARE MADE A PART OF AND CONSTITUTE THE TERMS AND CONDITIONS OF THIS PERMIT.

_____ _____
AUTHORIZED SIGNATURE DATE

Tab 10

RESOLUTION 2015-03

A RESOLUTION OF THE BOARD OF SUPERVISORS ("BOARD") OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") ADOPTING THE ENGINEER'S CERTIFICATE OF COMPLETION FOR THE 2006 PROJECT; DECLARING THE 2006 PROJECT COMPLETE; FINALIZING THE SERIES 2006 ASSESSMENTS; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch Community Development District (the "**District**") was established by the City of Tampa, Florida to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water management, landscaping, irrigation, street lighting, hardscaping, and recreational facilities; and

WHEREAS, the District entered into a Master Trust Indenture, dated as of September 1, 2006 (the "**Master Indenture**") with the Trustee to secure the issuance of its K-Bar Ranch Community Development District Special Assessment Bonds, issuable in one or more series from time to time; and

WHEREAS, the District duly authorized and issued its K-Bar Ranch Community Development District Special Assessment Bonds, Series 2006 (the "**2006 Bonds**") in the amount of $5,625,000 pursuant to the First Supplemental Trust Indenture dated September 1, 2006 (the "**First Supplemental Indenture**"), for the purpose of funding the acquisition and construction of the capital improvement program described in the First Supplemental Indenture (the "**2006 Project**")

WHEREAS, in order to repay the 2006 Bonds, the District levied special assessments securing the 2006 Bonds (the "**Series 2006 Assessments**"); and

WHEREAS, the 2006 Project specially benefits certain assessable lands in the District which are subject to the Series 2006 Assessments, and it is reasonable, proper, just and right to continue to assess the costs of the 2006 Project financed with the 2006 Bonds to the specially benefited properties; and

WHEREAS, effective as of the date of this Resolution, the Board further finds that it is in the best interests of the District to declare the 2006 Project complete; and

WHEREAS, as set forth in the Engineer's Certificate of Completion attached as **Exhibit "A"**, the District Engineer has certified the 2006 Project complete; and

WHEREAS, in reliance upon the Engineer's Certificate of Completion, and to be effective as of the date of this Resolution, the District's Board desires to certify the 2006 Project complete; and

WHEREAS, Section 170.08 Florida Statutes requires that upon completion of the 2006 Project, the District is to credit each of the Series 2006 Assessments the difference, if any, between the amount assessed and the actual cost of the improvements; and

WHEREAS, based on the Engineer's Certification of Completion, the actual cost of construction of the 2006 Project is the same as the benefits derived from the 2006 Project so no modification to the Series 2006 Assessments are necessary.

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

SECTION 1. RECITALS. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. GENERAL AUTHORITY. This resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

SECTION 3. COMPLETION OF 2006 Project AND FINALIZATION OF THE SERIES 2006 Assessments. Based on the Engineer's Certificate of Completion attached as **Exhibit "A"**, and the above findings incorporated herein, and to be effective as of the date of this Resolution, the Board hereby adopts the Engineer's Certificate of Completion and hereby certifies the 2006 Project complete and determines that no modifications to the Series 2006 Assessments are necessary.

SECTION 4. GENERAL AUTHORIZATION. The District's Chair, Vice Chair, Secretary, Assistant Secretaries, District Manager, District Counsel, District Engineer, and District Bond Counsel, are hereby authorized, upon the adoption of this Resolution to do all acts and things required of them to effect the transactions described herein, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the transactions. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 21st day of January, 2015.

ATTEST:	**K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT**
Name:	Betty Valenti,
Assistant Secretary	Chair, Board of Supervisors

Exhibit "A" – December 5, 2014 Engineer's Certificate of Completion for 2006 Project.

Stantec
2205 North 20th Street
Tampa, Florida 33605

December 5, 2014

Mr. Joe Roethke
District Manager
K-Bar Ranch Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Reference: K-Bar Community Development District
Bond Series 2006
Certificate of Completion

Dear Joe:

I am providing this letter to certify that the 2006 Infrastructure Improvements are complete, as described in the Report of District Engineer, dated August 22, 2006.

The 2006 Bond Series funded $5,059,169.03 of the total Infrastructure Improvement costs.

Sincerely,

Stantec Consulting Services Inc.

Tonja L. Stewart, P.E.
Senior Project Manager
District Engineer
Tel: (813) 223-9500
Fax: (813) 223-0009
tonja.stewart@stantec.com

Tab 11

GENERAL FUNDING AND ACQUISITION AGREEMENT
(Recreational Amenity Enhancements)

This General Funding and Acquisition Agreement is dated as of the ____ day of _____, 2014, between **M/I Homes of Tampa, LLC,** a Florida limited liability company ("**M/I**") and **Lennar Homes, LLC,** a Florida limited liability company ("**Lennar,**" and collectively with M/I, the "**Developers**") and the **K-Bar Ranch Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "**District**").

Recitals

WHEREAS, the District issued its "**Series 2011 Bonds**" to fund the District's acquisition of certain recreational facilities (the "**Series 2011 Project**") described in the Final Supplemental Report of District Engineer, dated July 13, 2011;

WHEREAS, the District levied its Series 2011 Assessments to secure payment of the Series 2011 Bonds, based on the full build-out assumption of 378 lots, collectively, referred to below as "**Phase I**";

WHEREAS, market conditions materially improved subsequent to issuance of the Series 2011 Bonds;

WHEREAS, M/I and/or Lennar acquired certain remaining property located in the District, along with certain property located outside of and adjacent to the District, and at the Developer's request, the District subsequently caused the boundaries of the District to be modified and expanded to include certain additional property;

WHERAS, exclusive of Phase I, M/I owns and is developing or intends to develop certain land in the District for single family residential purposes, referred to as "**Parcel O-1**" (100 lots) and "**Parcel O-2**" (44 lots), legally described in **Exhibit "A"** attached hereto;

WHERAS, exclusive of Phase I, Lennar owns and is developing or intends to develop certain land in the District for single family residential purposes, referred to as "**Parcel Q**" (121 lots), legally described in Exhibit "A" attached hereto (Parcel O-1, Parcel O-2, and Parcel Q are, collectively, referred to below as "**Phase II**");

WHEREAS, 378 lots in Phase I, and 265 lots in Phase II now constitute all of the developable property and revised full build-out of the District;

WHEREAS, the Developers desire and intend that the owners of residential lots and homes in Phase II will have full access and use of the infrastructure improvements comprising the Series 2011 Project;

WHEREAS, the Phase II lots will receive a benefit from the capital infrastructure and facilities constituting the Series 2011 Project, substantially identical to the benefit received by the Phase I lots;

WHEREAS, the Series 2011 Assessments securing the Series 2011 Bonds cannot be amended and spread over the Phase II lots;

WHEREAS, the Phase II lots should pay a ratable share (the "**Phase II Share**") of the benefit conferred on the Phase II lots by the Series 2011 Project for the use and enjoyment thereof;

WHEREAS, the District's engineer has determined that the aggregate amount of the Phase II Share of the Series 2011 Project is $265,000;

WHEREAS, M/I has agreed to fund a portion of the Phase II Share in the amount of $144,000, and Lennar has agreed to fund a portion of the Phase II Share in the amount of $121,000, for an aggregate amount of $265,000;

WHEREAS, the District has determined that it is in the best interests of the present and future landowners in the District to construct and acquire additional capital infrastructure improvements, generally consisting of enhancements to the recreational amenity infrastructure (the "**Enhancements**"), as described in the Supplemental Engineer's Report prepared by Wilson Miller, dated _____, 2014, a copy of which is attached hereto as **Exhibit "B"**;

WHEREAS, the Developers have agreed to fund construction and delivery of Enhancements having an aggregate value of not less than $265,000, as full equivalent consideration and payment for the Phase II Share; and

WHEREAS, the District has determined that, upon completion, the Enhancements will constitute full, fair and equitable payment for the Phase II Share attributable to the Phase II lots.

Operative Provisions

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for $1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

2. Developer's Share of Costs. M/I shall provide funding for and/or deliver completed improvements to the District for a portion of the Phase II Share of the Enhancements in the amount of $144,000, and Lennar shall provide funding for and/or deliver completed improvements to the District for a portion of the Phase II Share of the Enhancements in the

amount of $121,000, for an aggregate amount of $265,000. Neither of the Developers shall be obligated to pay for any greater share or amount of the Enhancements than the amounts set forth in this section.

3. Funding for the Construction of the Enhancements. The Developers agree to advance to the District (or, at the direction of the District, to the contractor performing the work) such funds as are necessary to enable the District to proceed with the design, engineering, and construction of the Enhancements. The Developers will deposit such funds with the District in advance or make such funds available to the District upon fifteen (15) days after receipt of a written request from the District. As determined by the District, the funds shall be paid directly to the contractor performing the work or placed in the District's depository.

4. Conveyance of the Improvements. From time to time or upon completion of any part of the Enhancements by the Developers, as legally appropriate to effect a transfer to the District or, if required, the City of Tampa as designee of the District, and pursuant to applicable laws and regulations, the Developers shall convey ownership thereof by absolute Bill of Sale or other appropriate instrument of conveyance, free and clear of all liens and encumbrances. The Developers shall, at their expense, furnish the District with evidence of payment for the materials, lien waivers and releases, as appropriate, from the contractors and sub-contractors performing the work. All instruments of conveyance or assignment shall be in a form reasonably acceptable to the District and the Developers, and shall be executed and delivered to the District from time to time, as appropriate. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date as the parties may jointly agree upon.

5. Plan and Specifications. The Developers shall provide the District with copies of all plans, specifications and proposals for the Enhancements. .

6. Phase II Share. Upon completion of construction of the Enhancements and/or conveyance of any portion thereof previously constructed by the Developers, the District Engineer shall certify that the value of the Enhancements is not less than $265,000, which value shall be determined by the actual cost of the Enhancements or the fair market value thereof, whichever is less. Upon such certification of value by the District Engineer, the Phase II Share shall be fully paid for all Phase II lots, and thereafter, the District shall not levy any assessments on any of the Phase II lots in connection with or related to the Series 2011 Project described in the Final Supplemental Report of District Engineer, dated July 13, 2011.

7. Completed Improvements. Any completed improvements comprising a part of the Enhancements ("**Completed Improvements**") conveyed by the Developers shall be completed in accordance with governmental requirements, permits and approvals, and Developers shall be responsible for payment of all costs, permits, fees, material, labor and other expenses required or necessary for delivery of such improvements.

8. Warranty. The Developers shall assign to the District all or any remaining portion of the contractor's standard warranty against defects in materials, equipment, or construction relating to the Completed Improvements.

9. Attorneys' Fees. In the event of any action or proceeding between the Developers and the District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees, costs, and expenses incurred in such action or proceeding and in any appeal by such prevailing party.

10. Applicable Law. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.

11. Survival. The terms and conditions hereof shall survive the closing of the transactions contemplated hereby.

12. Agreement. This Agreement shall constitute the final and complete expression of the parties, and in the event of a dispute, the parties agree that the terms and conditions set forth herein shall not be construed in favor of or against either party. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

13. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

14. Counterparts. This Agreement may be executed in multiple counterparts.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Lennar Homes, LLC, a Florida limited liability company	**M/I Homes of Tampa, LLC,** a Florida limited liability company
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Attest:	**K-Bar Ranch Community Development District**

_____

Name:_____
Secretary/Assistant Secretary

By: _____
Betty Valenti
Chair of the Board of Supervisors