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
MARCH 18, 2015

K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MARCH 18, 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
	Mike Metropolis	Vice Chairman
	Chloe Firebaugh	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

Board of Supervisors
K-Bar Ranch Community
Development District

March 10, 2015

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, March 18, 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 Meeting held on January 21, 2015 .....Tab 1
- B. Consideration of Operation and Maintenance Expenditures for January and February 2015 .....Tab 2

4. BUSINESS ITEMS
- A. Administer Oath to Newly Elected Officer.....Tab 3
- B. Presentation of Field Inspection Reports .....Tab 4
- C. Consideration of Plant Installation Proposal from LMP.....Tab 5
- D. Consideration of Proposal for Top Choice Fire Ant Treatment .....Tab 6
- E. Ratification of Proposal for Playground Mulch.....Tab 7
- F. Consideration of Proposals for Amenity Center Improvements .....Tab 8
- G. Consideration of Proposal for Additional Dog Waste Stations ...Tab 9
- H. Consideration of Development Acquisition Agreement.....Tab 10
- I. Consideration of Proposal for License Plate Security Cameras.....Tab 11
- J. Consideration of Electric Install for License Plate Security Camera .....Tab 12
- K. Consideration of Irrigation Cost Sharing Agreement (under separate cover)
- L. Discussion Regarding Basset Creek Monument Lighting Issues .....Tab 13
- M. Presentation of Public Facilities Report .....Tab 14

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was 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.

Present and constituting a quorum were:

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

Also present were:

Joseph Roethke	**District Manager, Rizzetta & Co., Inc.**
Tyree Brown	**Operations Manager, Rizzetta Amenity Services**
Tracy Robin	**District Counsel, Straley & Robin**
Tonja Stewart	**District Engineer, Stantec**
Brad van Rooyen	**Home Encounter**
Jeff Hesenius	**LMP**
Scott Griffith	**M/I Homes**
Scott Steady	**Developer Counsel**
Angelo Bellucia	**Icon Engineering**
Tim Plate	**Heidt Design**
Shelby Horton	**Heidt Design**
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**

- A resident asked why the Brighthouse bill at the Amenity Center was so high and she was told it covers the security system and 5 IP addresses due to it being a commercial account.

DRAFT

- Several residents commented about the security issues. They were told that there is a proposal from City of Tampa Police which will be considered for off-duty patrol. A Board Supervisor said that the residents need to prepare their own properties to be more secure by contacting police for advice, trim their shrubs, install automatic lights, etc.
- A resident commented that there is a lot of solicitation in the neighborhood. This is an HOA issue.
- A resident noted that there are cows in the pasture behind Pride Elementary that gets loose in the streets. Ms. Stewart will work on this with the attorney. It was mentioned that the fences are being repaired and a gate was installed.
- Tree trimming around the street lights is not being done. Mr. Brown will check with LMP on the status of them trimming the trees.
- There is a developer sign at Wild Tamarind and Yellow Clover that blocks the view of cars for people to cross the road. The Developer will have the signed moved.
- A resident requested for more dog waste stations to be installed.
- A resident commented about a lot of traffic off of Mistflower and requested that speed bumps be installed. They were told to contact the City to request them directly.
- A resident asked about installing hi-definition security cameras at the entrance gates that can take pictures of license plates and of people's faces upon entering and leaving the District. This will be discussed during Supervisor's Requests later on in the meeting.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Regular and Audit Meetings held on November 19, 2014 and Landowner Meeting held on November 21, 2014**

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the regular and audit minutes held on November 19, 2014 and the landowner meeting minutes held on November 21, 2014 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of Operations and Maintenance Expenditures for November and December 2014**

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board ratified the Operation & Maintenance expenditures for November 2014 totaling ($21,038.74) and for December 2014 totaling ($46,782.09) for K-Bar Ranch Community Development District.

(Mr. Lefere left while the meeting was in progress at 6:40 p.m.)

DRAFT

FIFTH ORDER OF BUSINESS **Presentation from M/I Homes Regarding Future K-Bar Ranch Development**

Mr. Steady, Developer's Counsel from M/I Homes, discussed some plans for future development of K-Bar Ranch CDD. Mr. Steady introduced Mr. Griffith, Mr. Plate, Mr. Bellucia, and Ms. Horton when reviewing future development plans. There are areas adjacent to K-Bar Ranch CDD that are currently zoned for agricultural use, and M/I Homes is looking to re-zone these areas for planned development. Mr. Steady entertained various questions from the Board and the audience regarding this development.

Mr. Bellucia discussed details regarding the potential changes to the roadway as a result of this development. Ms. Stewart clarified some questions from audience members regarding the future development. A lengthy discussion ensued.

Mr. Heidt added some additional details and answered questions from the audience regarding the phasing and timelines of the project. No formal Board action is required on this project.

SIXTH ORDER OF BUSINESS **Presentation of Resolution 2015-02, Canvassing and Certifying Election**

Mr. Roethke presented Resolution 2015-02 to the Board, canvassing and certifying the results of the Landowner Election on November 21, 2014.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board adopted Resolution 2015-02 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 reviewed the details of the report with the Board. Mr. Metropolis mentioned an issue with fire ants around pond banks. Mr. Brown will work with the landscaper on treating these and will also request a proposal for a top choice treatment.

EIGHTH ORDER OF BUSINESS **Ratification of Annual Proposal from LMP**

Mr. Roethke presented a proposal for annual installation at the Stone Creek monument from LMP that requires Board ratification.

Mr. Roethke also noted that the previous landscaper may have been installing annuals in this location at no extra cost. When the new landscaper bid on this project this area was not

DRAFT

included, because the map only included CDD-owned lands. The Stone Creek monument is owned by the Stone Creek HOA. Mr. Robin suggested getting a landscape easement in place to allow the District to maintain this area, if desired by the Board.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board ratified the proposal for annual installation from LMP at a cost of ($315.00) and allows District Staff to create a landscape easement agreement with the Stone Creek HOA for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Irrigation Repair Proposals**

Mr. Roethke presented several proposals for irrigation repairs throughout the District. Mr. Brown added some details regarding these proposals.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the irrigation repair proposals from LMP at a total cost of ($5,880.10) for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS **Discussion of Irrigation Cost Sharing Agreement**

Mr. Roethke presented two Irrigation Cost Sharing Agreements, one between the CDD and Laurel Vista HOA, and another between the CDD and Stone Creek HOA. Mr. Robin added some additional details regarding these agreements. A discussion ensued and Ms. Stewart added some additional details regarding the agreement. Mr. Robin noted that the agreement between the CDD and Stone Creek HOA is not ready to be executed at this time.

ELEVENTH ORDER OF BUSINESS **Consideration of Proposal for Off-Duty Deputy Service**

Mr. Roethke provided a proposal for off-duty Deputy Services from the City of Tampa Police Department to the Board. A discussion ensued regarding security issues. The Board decided not to move forward with this proposal at this time. Ms. Valenti and Mr. Metropolis suggested installing license plate cameras at the District entrance.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board authorized Board Chair and District Staff to purchase and install license plate security cameras at the District entrance, not to exceed ($5,000.00) for K-Bar Ranch Community Development District.

DRAFT

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2015-03, Series 2006 Project Completion**

Mr. Roethke presented Resolution 2015-03 to the Board, which will certify the Series 2006 Project as complete.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2015-03 for K-Bar Ranch Community Development District.

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

Mr. Roethke presented a Development Acquisition Agreement to the Board. Ms. Valenti mentioned that the proposals for the Amenity Area improvements discussed at the previous meeting are not yet available at this time, due to some issues with the available space. A vendor is currently reviewing the area to see if a tennis court can fit. A discussion ensued regarding possible suggestions for alternate amenities if the tennis court cannot fit. Mr. Metropolis discussed obtaining another bond for future expansion of the Amenity Center building, or expanding the current pool. Ms. Valenti will bring this suggestion back to the developer and will provide an update at the next meeting.

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

Mr. Roethke asked for a motion to accept the recommendation made by the Audit Review Committee on November 19, 2014. As a reminder, the Audit Review Committee selected Grau & Associates as the auditor for FY 2014/2015, with renewal options for FY 2015/2016 and FY 2016/2017.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board approved the recommendation from the audit review committee to select Grau & Associates as the auditor for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel
No report.

DRAFT

B. District Engineer

Ms. Stewart distributed a Public Facilities Report to the Board and reviewed the details.

Ms. Stewart also discussed the remaining issues with adding lighting to the Basset Creek Monument.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, March 18, 2015 at 6:00 p.m. at the New Tampa Regional Library.

Mr. Roethke distributed an updated proposal from KGE Design for the CDD website. Since the last meeting, Mr. Roethke sent all necessary documentation to Mr. Elmer to load on to the website, and he updated his proposal to more accurately reflect the website content. The new proposal is submitted at a cost of $2,800 for website set up, which should be completed within 6-8 weeks.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board approved the proposal from KGE Design for CDD website services at a cost of ($2,800.00) for K-Bar Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Firebaugh asked Board Chair and District Manager to work on adding additional dog waste stations throughout the property.

Mr. Metropolis asked the developers to remove the snipe signs from District property, and asked District Counsel for ideas on how to enforce this.

Ms. Valenti asked when the street lights would be under CDD control and she was answered that the CDD will have control of the street lights once all contracts are fully transferred to the District.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 8:52 p.m. for K-Bar Ranch Community Development District.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

DRAFT

Tab 2

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
January 2015
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2015 through January 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **$28,588.24**

Approval of Expenditures:

_____

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenses

January 1, 2015 Through January 31, 2015

Vendor Name	Check Number	Invoice Numbe	Invoice Description	Invoice Amount
Advanced Drainage & Hydro	0220	1207214	Iron Grate Retainer Check	$ 300.00
Advanced Drainage & Hydro	0220	1209214	Final Completion of Work	$ 595.00
Austin Outdoor, LLC	0233	INV-00000070405	Annuals Installation 10/30/14	$ 1,584.72
Betty Valenti	0234	11415	Recording Fees	$ 131.20
Blue Water Aquatics	0235	19016	Aquatic Service 01/15	$ 1,775.00
Bright House Networks	0236	0463938010109 15	15011 Wild Tamarind Dr 01/15	$ 153.95
City of Tampa Utilities	0239	0456818-001=1 12/14	10511 Wild Tamarind Dr. 12/14	$ 9.66
Landscape Maintenance Professionals, Inc.	0221	89910	Winter Annuals	$ 2,378.25
Landscape Maintenance Professionals, Inc.	0221	90038	Irrigation Repairs	$ 247.44
Landscape Maintenance Professionals, Inc.	0221	90145	Irrigation Repairs	$ 909.37
Landscape Maintenance Professionals, Inc.	0240	91113	Fertilization - 12/14	$ 1,895.00
Nvirotect Pest Control Service, Inc	0222	71114	Pest Control Acct #9822 - 11/14	$ 65.00
Nvirotect Pest Control Service, Inc	0222	72534	Pest Control Acct #9822 - 11/14	$ 65.00
Poop 911	0230	835912	Pet Waste Station Refills	$ 148.75
Poseidon Pool Services, LLC	0223	1909	Monthly Pool Service 12/14	$ 400.00
Rizzetta & Company, Inc.	0224	17480	District Management Services 01/15	$ 3,500.00
Rizzetta Amenity Services, Inc.	0237	1384	Amenity Management Fees 1/15	$ 500.00
Stantec Consulting Services Inc	0225	861508	Engineering Services 11/14	$ 885.75
Straley & Robin	0226	11575	Legal Services 10/14-11/14	$ 1,331.00
Straley & Robin	0226	11637	Legal Services 11/14-12/14	$ 2,512.20
Tampa Electric Company	0227	1261 1714100 12/14	Wild Tamarind Dr. 12/14	$ 1,144.27
Tampa Electric Company	0231	1800 0036674 12/14	Stonecreek TNHMS LD 929 12/14	$ 578.44
Tampa Electric Company	0238	1800 0036674 Deposit	StoneCreek TNHMS LD 929 Deposit	$ 1,155.00
Tampa Electric Company	0232	18000047603 12/14	Bassett Creek Dr 12/14	$ 2,358.48
Tampa Electric Company	0241	Summary 1/15	Electric Summary 01/15	$ 3,624.76
United Building Maintenance, Inc.	0228	009	Pool Cabana/Restroom Maintenance 12/14	$ 340.00
Report Total				**$ 28,588.24**

Advanced Drainage & Hydro

December 7, 2014 INVOICE#1207214

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

Via e-mail: josh.kauffman@aquaticsystems.com

RE: Invoice for Bassett Creek Subdivision (Tampa) Storm Drain Retainer

City of Tampa

1. Iron grate retainer Check ..... $ 300.00

Make check payable to: Advanced Drainage and Hydro Inc.

Mail Check to: 19805 Deer Lake Road
Lutz, FL 33548

Your business is greatly appreciated.

Sincerely,

Advanced Drainage & Hydro Inc.
Donald Kipp

Date Rec'd Rizzetta & Co., Inc._____
D/M approval JR Date 12/18
Date entered DEC 18 2014
Fund 001 GL 57900 OC 4799
Check #_____

Advanced Drainage & Hydro

December 9, 2014 INVOICE#1209214

K-Bar Ranch CDD
C/o Joe Roethke
3434 Colewell Ave, Suite 200
Tampa, FL 33614

Via e-mail: josh.kauffman@aquaticsystems.com

RE: Invoice for Bassett Creek Subdivision (Tampa) Storm Drain Retainer

City of Tampa

1. Iron grate retainer Check ..... $ 300.00
2. Final completion of work $595.00

Final Cost due $595.00

Make check payable to: Advanced Drainage and Hydro Inc.

Mail Check to: 19805 Deer Lake Road
Lutz, FL 33548

Your business is greatly appreciated.

Sincerely,

Advanced Drainage & Hydro Inc.
Donald Kipp

Date Rec'd Rizzetta & Co., Inc._____
D/M approval JR Date 12/18
Date entered DEC 18 2014
Fund 001 GL 57900 OC 4799
Check #_____

RECEIVED
JAN 0 9 2015

AUSTIN OUTDOOR
a yellowstone landscape company

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

Invoice

Invoice:	INV-0000070405	**Account:**	11804
Invoice Date:	September 30, 2014		

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
P.O. Box #849
Bunnell, FL 32110

Terms:	Net 30		
Project Number:	10141039.201.00028	**Invoice Due Date:**	October 30th, 2014
Project Name:	RoundABout Fall Annuals K-Bar CDD Casuals	**Invoice Amount:**	$1,584.72

Description	Quantity	Price	Total Price
Annual Installs	1	1,584.72	$1,584.72

RECEIVED
Date Rec'd Rizzetta & Co., Inc. JAN 12 2015
D/M approval JR JAN 12 2015 Date 1/20
Date entered
Fund 001 GL 53900 OC 4604
Check #

Invoice Total **$1,584.72**

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

AUSTIN OUTDOOR
a yellowstone landscape company

Enhancement Proposal

Job Name:	Round a bout Fall Annual Install 2014		
Property Name:	Kbar Ranch CDD	Date:	September 12, 2014
Client:	K-Bar CDD		
Address:	c/o Rizzetta & Company Inc. 5844 Old Pasco Road Suite 100		
City/State/Zip:	Wesley Chapel, FL 33544		
Phone:	0		

Austin Outdoor, LLC will complete the work described below:

Description
Installation of Fall Annuals in the Round a bout located on Wild Tamarind

Soil amendments will be made to raise the height of the beds and help add health add longevity to the rotation.

Materials & Services	Quantity	Unit Price	Total
Fall Mix	*900*	$ *1.50*	$ *1,350.00*
Soil Amendments	*16*	$ *14.67*	$ *234.72*
TOTAL PRICE			**$ 1,584.72**

ACCEPTANCE OF TERMS

Signature below authorizes Austin Outdoor to perform work as described above and verifies that the prices and specifications are hereby accepted.
Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Austin Outdoor's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client: _____

Date: _____

Prepared by: *Justin Santoro*

Date: September 12, 2014

Internal Use Only			
Project Number:	10141059.001.00028	District:	San Antonio
PO Reference:		Date Work Completed:	9-16-14

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

RECEIVED
JAN 14 2015

Amount:	$131.20
Project Name:	Recording Fees
Date:	1/14/15
Payable To:	Betty Valenti
Address:	4343 Anchor Plaza Pkwy Suite 200 Attn: Betty Valenti
City, State & Zip:	Tampa, FL 33634
Requested By:	Joe Roethke
Special Instructions:	*none.*

Manager Approval: _____

Date Rec'd Rizzetta & Co., Inc._____
D/M approval JR Date 1/20
Date entered _____
Fund 001 GL 51300 OC 4902
Check #_____

Pat Frank
Clerk of the Circuit Court
419 Pierce St. Rm 140
Tampa, FL 33602
(813) 276-8100

Hillsborough County Transaction #: **2130590**
Receipt #: **2075710**
Cashier Date: **1/9/2015 1:27:20 PM**
(DJOHNSON)

Print Date:
1/9/2015 1:27:25 PM

Customer Information	Transaction Information	Payment Summary
() BETTY VALENTI	DateReceived: 01/09/2015 Source Code: Tampa Q Code: Walk In Return Code: Over The Counter Trans Type: RECORDING Agent Ref Num:	Total Fees $1067.91 Total Payments $1067.91

1 Payments		
CREDIT IPASS 11951075		$1067.91
CREDIT CARD SERVICE FEE- COLLECTED BY FACC INCLUDED IN ABOVE TOTAL	1031.8	added to South Cove Recording fee $36.11

6 Recorded Items		
(ASG) ASSIGNMENT	*BK/PG: **23025/236** CFN:**2015012167*** *Date:**1/9/2015 1:26:52 PM*** *From: **K BAY RANCH COMMUINTY DEVELOPMENT DISTRICT** To:* Laurel Vista	
Recording @ 1st=$10Add'l=$8.50 ea.	8	$69.50
Indexing @ 1st 4 Names Free Addt'l=$1 ea.	4	$0.00
(D) DEED Laurel Vista	*BK/PG: **23025/244** CFN:**2015012168*** *Date:**1/9/2015 1:26:52 PM*** *From: **MI HOMES OF TAMPA LLC** To:*	✓
Recording @ 1st=$10Add'l=$8.50 ea.	7	$61.00
Indexing @ 1st 4 Names Free Addt'l=$1 ea.	4	$0.00
Mortgage Doc Stamps @ $0.35 per $100	0	$0.00
Deed Doc Stamps @ $0.70 per $100	10	$0.70 61.70
(D) DEED	*BK/PG: **23025/251** CFN:**2015012169*** *Date:**1/9/2015 1:26:52 PM*** *From: **K BAY RANCH COMMUINTY DEVELOPMENT DISTRICT** To:* Laurel Vista	

Recording @ 1st=$10Add'l=$8.50 ea.	7	$61.00
Indexing @ 1st 4 Names Free Addt'l=$1 ea.	4	$0.00
Mortgage Doc Stamps @ $0.35 per $100	0	$0.00
Deed Doc Stamps @ $0.70 per $100	10	$0.70
(D) DEED	*BK/PG: **23025/258** CFN:**2015012170*** *Date:**1/9/2015 1:26:52 PM*** *From: **M I HOMES OF TAMPA LLC** To:* K-Bar	
Recording @ 1st=$10Add'l=$8.50 ea.	8	$69.50
Indexing @ 1st 4 Names Free Addt'l=$1 ea.	4	$0.00
Mortgage Doc Stamps @ $0.35 per $100	0	$0.00
Deed Doc Stamps @ $0.70 per $100	10	$0.70
(D) DEED	*BK/PG: **23025/266** CFN:**2015012171*** *Date:**1/9/2015 1:26:52 PM*** *From: **K TAMPA LLC** To:* Easton Park	
Recording @ 1st=$10Add'l=$8.50 ea.	2	$18.50
Indexing @ 1st 4 Names Free Addt'l=$1 ea.	4	$0.00
Mortgage Doc Stamps @ $0.35 per $100	0	$0.00
Deed Doc Stamps @ $0.70 per $100	10	$0.70
(AGR) AGREEMENT	*BK/PG: **23025/268** CFN:**2015012172*** *Date:**1/9/2015 1:26:52 PM*** *From: **ESTATES OF SOUTH COVE** To:*	
Recording @ 1st=$10Add'l=$8.50 ea.	88	$749.50
Indexing @ 1st 4 Names Free Addt'l=$1 ea.	4	$0.00
Mortgage Doc Stamps @ $0.35 per $100	0	$0.00
Intangible Tax @ $2 per $1000	0	$0.00

61.70

19.20

749.50
36.11
785.61

0 Search Items

0 Miscellaneous Items

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 #
19016

Date
1/7/2015

P.O. Number		Due Date	2/6/2015	Terms	Net 30	Rep	Von

Description	Service Date	Service Date	Price Each	Quantity	Amount
Aquatic Service	1/6/2015		1,775.00		1,775.00

RECEIVED
JAN 08 2015
Date Rec'd Rizzetta & Co., Inc.
O/M approval JR Date 1/20
Date entered JAN 12 2015
Fund 001 GL 53800 CC 4605
Check #

Please include invoice number with payment.

Thank you for your business

Total $1,775.00

BLUE WATER AQUATICS

RECEIVED
JAN 0 8 2015

SERVICE REPORT

DATE: 1-6-15

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/A			Sunny
501, A, 401, 601, 702																	Wind N 2-4 mph
500, 400, 300, 100, 200																	
EWR-1, 701 M 800L																	
400L, 100L, 500L, ~~200L~~																	
~~300L~~, 600L, 700L																	
FPM POND																	
FPM AREA																	
200L-300L																	

OBSERVATIONS/RECOMMENDATIONS TREATED ALGAE, GRASSES, cattails MISC BRUSH + BROADLEAF, PENNYWORT, ALLIGATORWEED, SWIM RAFTING POND #200L-300L (NOTE FPM POND IS STILL PLATONIC) 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
01/14 - 02/13	01/29/2015	$153.95

BRIGHT HOUSE NETWORKS
business solutions

Account Information

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

Invoice Number
046393801010915
Account Number:
0050463938-01
Invoice Date:
01/09/2015

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 Jan 08, 2015	-153.95
Business Products	153.95
Amount Due on Jan 29, 2015	**$153.95**

IMPORTANT MESSAGE

RECEIVED
JAN 15 2015

approval 92 Date 1/20
JAN 16 2015
entered
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.
©2014 Bright House Networks. Some restrictions apply. Serviceable areas only. Service provided at the discretion of Bright House Networks.

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

7635 1610 NO RP 09 01092015 NNNNNY 01 000163 0001

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

Invoice Number	Account Number	Amount Due	Amount Paid
046393801010915	**0050463938-01**	$153.95	$ 153.95

Payment Due Date
01/29/2015

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*

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
$9.66
Make Check Payable:
City of Tampa Utilities

Your Account Number
0456818-001=1

BILL DATE: 01/12/2015
PAY BY: 01/29/2015

4517
K-BAR RANCH COMMUNITY DEVELOP
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

045681800111 000000966

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: 01/12/2015

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

SERVICE TO: 12/30/2014

Meter Number	Meter Readings Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
005105940 WTR	0696	0695	30	01	00

LAST BILLING			29.53
LESS PAYMENTS			29.53CR
WATER MINIMUM CHARGE			4.50
WATER SUBTOTAL	4.50		
UTILITY TAX 10%			0.45
WASTEWATER CHARGE	1.0 @	4.71	4.71

Amount Now Due
$9.66

Your Account Number
0456818-001=1

Water Customer Class
SMALL COMMERCIAL

Water Usage History

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

RECEIVED
JAN 16 2015

Date Rec'd Rizzetta & Co., Inc.
D/M approval gr Date 1/26
Date entered JAN 21 2015
Fund 001 53600 OC 4302
Check #

See Reverse Side for additional information

Pay This Amount → $9.66

PLEASE PAY BY 01/29/2015 TO AVOID DELINQUENCY

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

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

Invoice

Date	Invoice #
12/4/2014	89910

Bill To

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

	Terms:	Net 30

Description	Qty	Rate	Amount
Annual Change out to include center circle by clubhouse Mixed red and white petunias December Change out	1,359	1.75	2,378.25

RECEIVED
DEC 05 2014
Date Rec'd Rizzetta & Co., Inc.
O/M approval Date
Date entered DEC 15 2014
Fund 001 GL 53900 DC 4604
Check #

KBAR Ranch

Total	$2,378.25
Payments/Credits	$0.00
Balance Due	**$2,378.25**

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

Invoice

Date	Invoice #
12/9/2014	90038

Bill To

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

		Terms:	Net 30
Description	**Qty**	**Rate**	**Amount**
Drip irrigation coupling	6	0.40	2.40
spray nozzle	12	1.72	20.64
1/2 inch cap	5	0.46	2.30
14 x 19 x 12 inch valve box	1	45.00	45.00
PROS06 Hunter 6 inch pop-up	1	11.00	11.00
PGP-ADJ Hunter rotor	2	23.05	46.10
Labor: 1 man @ $ 40.00 per hour	3	40.00	120.00
Initial irrigation inspection repairs needed: Repair drip irrigation leaks. Replace broken rotors, spray head and spray nozzles. Replace damaged valve box. Adjust 7 heads that are leaning, too low or too high. Cap 5 heads in areas that are getting too much water.			
Controller 3 - Laura Vista		**Total**	$247.44
		Payments/Credits	$0.00
		Balance Due	**$247.44**

Rec'd
DEC 11 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval GK Date 12/18
Date entered DEC 15 2014
Fund 001 GL 53900 OC 46009
Check #

LMP 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:	11/25/2014
PROPOSAL #:	22710
LMP REPRESENTATIVE	
DWM	

Controller 3 - Laura Vista

Complete 12/6 David

ITEM	DESCRIPTION	QTY	COST	Total
Irrigation	Drip irrigation coupling	6	0.40	2.40
Irrigation	spray nozzle	12	1.72	20.64
Irrigation	1/2 Inch cap	5	0.46	2.30
Irrigation	14 x 19 x 12 inch valve box	1	45.00	45.00
Irrigation	PROS06 Hunter 6 inch pop-up	1	11.00	11.00
Irrigation	PGP-ADJ Hunter rotor	2	23.05	46.10
Irrigation Labor	Labor: 1 man @ $ 40.00 per hour	3	40.00	120.00
	Initial Irrigation inspection repairs needed: Repair drip irrigation leaks. Replace broken rotors, spray head and spray nozzles. Replace damaged valve box. Adjust 7 heads that are leaning, too low or too high. Cap 5 heads in areas that are getting too much water.			

TOTAL	$247.44

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.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

12/4/14

Irrigation Service/Proposal Request

Property: K - Bar Ranch	DATE 12/6/14
Location	
Timer 3 @ Laurel Vista	

Emergency?

Work Ordered By: David

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 22710

Description of Work to be performed:
Completed M.I. repairs as proposed.
Materials needed :

Foreman:	Special Tools Needed:
Manager David	
Date Completed 12/6/14	
Total Man Hours 3 Hrs.	
Inspected by	
Date	

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

Invoice

Date	Invoice #
12/13/2014	90145

Bill To

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

		Terms:	Net 30
Description	**Qty**	**Rate**	**Amount**
drip irrigation coupling	1	0.40	0.40
PROS06 Hunter 6 inch spray head	26	11.00	286.00
PGP-ADJ Hunter rotor	6	23.05	138.30
Spray nozzle	85	1.73	147.05
1/2 inch sch 80 flex pipe	9	0.68	6.12
1/2 inch coupling	8	0.33	2.64
1/2 inch cap	1	0.46	0.46
Bubbler	4	2.10	8.40
Labor: 1 man @ $ 40.00 per hour	8	40.00	320.00
Initial irrigation inspection repairs needed: Replace broken spray heads, spray nozzles and rotors. Repair drip irrigation leak and lateral line leak. Replace broken bubblers. Adjust 14 heads that are too low, too high or leaning. Move 2 heads for proper coverage.			

RECEIVED
DEC 18 2014

Date rec'd Rizzetta & Co., Inc.
O/M approval GR Date 1/5
Date entered DEC 30 2014
Fund 001 GL 53900 OC 46009

Controller 2 - at clubhouse

Total	
Payments/Credits	
Balance Due	

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

Invoice

Date	Invoice #
12/13/2014	90145

Bill To

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

		Terms:	Net 30
Description	**Qty**	**Rate**	**Amount**
NOTE: Zones 17 and 24 are not working from controller. This will be submitted on a seperate proposa			
Controller 2 - at clubhouse			

Total	$909.37
Payments/Credits	$0.00
Balance Due	**$909.37**

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:	11/25/2014
PROPOSAL #:	22708
LMP REPRESENTATIVE	
DWM	

Controller 2 - at clubhouse

Complete T.T. 12/11/14

ITEM	DESCRIPTION	QTY	COST	Total
Irrigation	drip irrigation coupling	1	0.40	0.40
Irrigation	PROS06 Hunter 6 inch spray head	26	11.00	286.00
Irrigation	PGP-ADJ Hunter rotor	6	23.05	138.30
Irrigation	Spray nozzle	85	1.73	147.05
Irrigation	1/2 inch sch 80 flex pipe	9	0.68	6.12
Irrigation	1/2 inch coupling	8	0.33	2.64
Irrigation	1/2 inch cap	1	0.46	0.46
Irrigation	Bubbler	4	2.10	8.40
Irrigation Labor	Labor: 1 man @ $ 40.00 per hour	8	40.00	320.00
	Initial irrigation inspection repairs needed: Replace broken spray heads, spray nozzles and rotors. Repair drip irrigation leak and lateral line leak. Replace broken bubblers. Adjust 14 heads that are too low, too high or leaning. Move 2 heads for proper coverage. NOTE: Zones 17 and 24 are not working from controller. This will be submitted on a seperate proposal.			

TOTAL	$909.37

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.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

12/4/14

Irrigation Service/Proposal Request

Property: K-Bar Ranch	DATE 12/11/14
Location	
Timer 2 @ clubhouse	

Emergency?

Work Ordered By: David

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 22708

Description of Work to be performed:
M.I. - Repairs
Materials needed :
As Proposed

Foreman:	Special Tools Needed:
Manager David	
Date Completed 12/11/14	
Total Man Hours	
Inspected by	
Date	

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

Invoice

Date	Invoice #
1/16/2015	91113

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

Terms:	Net 30

Description	Qty	Rate	Amount
December Fertilization			
Turf Fertilization (December)	1	950.00	950.00
Ornamental Shrub Ground Cover Fertilization (December)	1	545.00	545.00
Palm Fertilization	1	400.00	400.00

RECEIVED
JAN 22 2015
...te Rec'd Rizzetta & Co., Inc.
...M approval [signature] Date 1/26
...ate entered JAN 23 2015
...und 001 GL 53900 OC 4650
...heck #

Total	$1,895.00
Payments/Credits	$0.00
Balance Due	**$1,895.00**

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

Date: 11/21/14

Account Number:	**9822**
Invoice Number:	71114
Previous Balance:	$0.00
General Household Pests	**$65.00**
SalesTax:	$0.00
Service Amount:	**$65.00**
Check/Cash:	
Technician(s):	Mike

Call For a FREE Lawn Care Quote!

Next service FREE for each referral!!!

10% Discount with Yearly Prepayment!!!

Inspection Area

- ✓ Commercial
- _ Residential
- ✓ Outside
- _ Inside
- _ Bank
- _ Medical
- _ Professional
- _ Retail
- _ Industrial
- _ _____

Type of Service

- ✓ Monthly Service
- _ Bi-Monthly Service
- _ Quarterly Service
- _ Annual Service
- _ Extra Service
- _ Additional Service
- _ Baiting System
- ✓ General Household
- _ Rodent Control
- _ Termite Control
- _ Termite Renewal
- _ Tube System

General Interior Pests / Termite

- _ Acrobat Ants
- _ Argentine Ants
- _ Bees
- _ Carpenter Ants
- _ Crazy Ants
- _ Drain Flies
- _ Drywood Termites
- _ Fire Ants
- _ Fleas
- _ German Roaches
- _ Ghost Ants
- _ Paper Wasps
- _ Pharaoh Ants
- _ Preventative
- _ Roaches
- _ Silverfish
- _ Spiders
- _ Sub Termites
- _ Ticks
- _ _____

Treatment

- _ Advion Ant Bait Station .1%
- _ Advion Ant Gel Bait .05%
- _ Avert Dry Flow Bait .054%.
- _ Advion Roach Bait Stn .5%
- _ Advion Roach Gel Bait .6%
- _ Alpine Aerosol
- _ Dekko S.F. Paks
- _ Gentrol Liquid
- ✓ Inspection
- _ Maxforce Quantum .03%
- _ Niban FG 5%
- ✓ Perimeter Sweep
- _ Talstar Xtra .25%
- _ Termidor .06%
- _ Transport GHP .11%
- ✓ Transport Mikroe .11
- _ Vector Bio - 5 2gal
- _ Wasp Freeze .249%
- _ Ultacide .985%
- _ _____

Rodent Control

- _ Mice
- _ Rats

Treatment

- _ Contrac Blox
- _ Expansion Foam
- _ Final Blox .005%
- _ Glue Boards
- _ Rodent Bait Stations
- _ Snap Traps

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date 1/5

Date entered JAN 02 2015

Instructions

Fund 001 GL 57200 OC 4701

Check # _____

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

Ask us about Automatic Payments for paperless billing!!!

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:	72534
Previous Balance:	$65.00
General Household Pests	**$65.00**
SalesTax:	$0.00
Service Amount:	**$65.00**
Check/Cash:	
Technician(s):	Corey

Date: 12-15-14

Call For a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with Yearly Prepayment!*

*Exclusions apply. Contact office for details.

Inspection Area

- [X] Commercial
- [X] Residential
- [X] Outside
- [X] Inside
- [ ] Bank
- [ ] Medical
- [ ] Professional
- [ ] Retail
- [ ] Industrial
- [ ] _____

Type of Service

- [X] Monthly Service
- [ ] Bi-Monthly Service
- [ ] Quarterly Service
- [ ] Annual Service
- [ ] Extra Service
- [ ] Additional Service
- [ ] Baiting System
- [X] General Household
- [ ] Rodent Control
- [ ] Termite Control
- [ ] Termite Renewal
- [ ] Tube System

General Interior Pests / Termite

- [ ] Acrobat Ants
- [ ] Argentine Ants
- [ ] Bees
- [ ] Carpenter Ants
- [ ] Crazy Ants
- [ ] Drain Flies
- [ ] Drywood Termites
- [ ] Fire Ants
- [ ] Fleas
- [ ] German Roaches
- [ ] Ghost Ants
- [ ] Paper Wasps
- [ ] Pharaoh Ants
- [X] Preventative
- [ ] Roaches
- [ ] Silverfish
- [ ] Spiders
- [ ] Sub Termites
- [ ] Ticks
- [ ] _____

Treatment

- [ ] Advion Ant Bait Station .1%
- [ ] Advion Ant Gel Bait .05%
- [ ] Avert Dry Flow Bait .054%.
- [ ] Advion Roach Bait Stn .5%
- [ ] Advion Roach Gel Bait .6%
- [ ] Alpine Aerosol
- [ ] Dekko S.F. Paks
- [ ] Gentrol Liquid
- [X] Inspection
- [ ] Maxforce Quantum .03%
- [ ] Niban FG 5%
- [ ] Perimeter Sweep
- [ ] Talstar Xtra .25%
- [ ] Termidor .06%
- [ ] Transport GHP .11%
- [X] Transport Mikron .11%
- [ ] Vector Bio - 5 ~~36~~ 4
- [ ] Wasp Freeze .249%
- [ ] Ultacide .985%
- [ ] _____

Rodent Control

- [ ] Mice
- [ ] Rats
- [ ] _____

Treatment

- [ ] Contrac Blox
- [ ] Expansion Foam
- [ ] Final Blox .005%
- [ ] Glue Boards
- [ ] Rodent Bait Stations
- [ ] Snap Traps

PAYMENT DUE UPON RECEIPT. ***We Accept all major credit cards.***

Ask us about Automatic Payments and paperless billing!

Instructions: _____

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval JR Date 1/5

Date entered DEC 30 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: 835912
DATE: 12/31/14
ORDER: 835912

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
12/31/14	12:40 PM		

Purchase Order	Terms	Last Service	Next Date	Time Out
		12/31/14		

Quantity	Item	Description	Price	Total
5	SPECPRICE	Dec. Pet waste removal	$29.75	$148.75

SUBTOTAL	$148.75
TAX	$0.00
TOTAL	$148.75
AMT. PAID	$0.00
BALANCE	$148.75

RECEIVED
JAN 07 2015
date rec'd rizzetta & co., inc.
O/M approval JR Date 1/9
Date entered JAN 08 2015
Fund 001 GL 57200 OC 4707

* 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

RECEIVED
DEC 30 2014

INVOICE

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

INVOICE NO. 1909
TERMS Due on receipt
DATE 12/28/2014
DUE DATE 12/28/2014

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

ate rec'd Rizzetta & Co., Inc.
/M approval JR Date 1/5
ate entered JAN 02 2015
und 001 GL 57200 OC 4600
heck #

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

DATE	INVOICE NO.
1/1/2015	17480

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 January 1, 2015 through January 31, 2015			
	Date Rec'd Rizzetta & Co., Inc._____ D/M approval SR Date 1/5 Date entered DEC 3 0 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 #
1/10/2015	1384

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

RECEIVED
JAN 0 9 2015

Terms	Property
Due on receipt	4001 - CDD

Description	Qty	Rate	Amount
AMENITY MANAGEMENT FEES: Field Services Services for the month of January 2015		500.00	500.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval gr Date 1/20
Date entered JAN 12 2015
Fund 0001 GL 53900 oc 4617
Check # _____

Total $500.00

Stantec

INVOICE

Invoice Number	861508
Invoice Date	December 17, 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 — **December 5, 2014**
Current Invoice Total (USD) — 885.75

Prepare certificate of completion for 2006 bonds;
Site inspection and discussion with operations manager regarding hole in right of way;
Investigate work being done by a survey crews near Basset Creek Estates

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

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Candileri, Amanda L	0.25	63.00	15.75
	Stewart, Tonja L	6.00	145.00	870.00
	Subtotal Professional Services	6.25		885.75

Top Task Subtotal	Engineering Consulting Servs	885.75
	Total Fees & Disbursements	885.75
	INVOICE TOTAL (USD)	**885.75**
	Due on Receipt	

RECEIVED
DEC 18 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval JR Date 1/5
Date entered DEC 30 2014
Fund 001 GL 51300 OC3103
Check #

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

RECEIVED
DEC 0 2 2014
Date Rec'd Rizzetta & Co., Inc.
D/M approval SR Date 12/18
Date entered DEC 15 2014
Fund 001 GL 51400 OC 3107
Check #

November 26, 2014
Client: 001388
Matter: 000001
Invoice #: 11575

Page: 1

RE: GENERAL

For Professional Services Rendered Through November 15, 2014

SERVICES

Date	Person	Description of Services	Hours
10/16/2014	VKB	RESEARCH LOGO REGISTRATION WITH STATE. DRAFT LOGO LICENSE AGREEMENT.	1.8
10/17/2014	VKB	REVIEW EMAIL FROM AND RESPOND TO J. ROETHKE RE: AQUATIC WEED AGREEMENT; REVIEW SCOPE OF SERVICES RE: SAME.	0.2
10/20/2014	VKB	DRAFT AQUATIC WEED AGREEMENT WITH AQUATIC WEED CONTROL, INC; REVIEW AND REVISE LOGO LICENSING AGREEMENT.	1.8
10/29/2014	TJR	TELEPHONE CALL FROM J. ROETHKE RE FAILURE OF NEWSPAPER TO TIMELY RUN NOTICE ADVERTISEMENT OF LANDOWNER MEETING; REVIEW CH 190 RE NOTICE REQUIREMENTS; TELEPHONE CONFERENCE WITH J. ROETHKE; TELEPHONE CONFERENCE WITH J. ROETHKE AND B. VALENTI; TELEPHONE CONFERENCE WITH J. ROETHKE RE LANDOWNER MEETING.	0.7
11/06/2014	VKB	CONFERENCE WITH T. ROBIN RE: LOGO; RESEARCH IF LOGO HAS BEEN MARKED WITH FLORIDA DIVISION OF CORPORATIONS.	0.5
11/07/2014	VKB	REVIEW AND REVISE INTERLOCAL AGREEMENTS FOR STREET LIGHTS AND LANDSCAPING; REVIEW AND RESPOND TO NUMEROUS EMAILS RE: SAME.	1.4

SERVICES

Date	Person	Description of Services	Hours	
11/12/2014	VKB	REVIEW EMAIL FROM AND REPLY TO B. VAN ROOYEN RE: INTERLOCAL LIGHT AGREEMENT.	0.1	
11/12/2014	LH	REVIEW EMAIL FROM J. ROETHKE RE DISCLOSURE OF PUBLIC FINANCE; REVIEW FILES AND PUBLIC RECORDS RE DISCLOSURES FROM 2006 BONDS; EMAIL TO J. ROETHKE TRANSMITTING RECORDED DOCUMENTS FROM 2006 BONDS AND DISCLOSURES FROM 2011 AND 2014 BONDS.	0.4	
11/13/2014	VKB	REVIEW EMAIL FROM AND REPLY TO J. ROETHKE RE: STREET LIGHT INTERLOCAL AGREEMENT.	0.1	
11/14/2014	TJR	CONTACT B. VALENTI RE K-BAR LOGO AND REGISTRATION; REVIEW COMMUNICATIONS FROM J. ROETHKE AND B. VALENTI RE MEETING.	0.3	
		Total Professional Services	7.3	$1,831.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	1.0	$300.00
VKB	Vivek K. Babbar	5.9	$1,475.00
LH	Lynn Hoodless	0.4	$56.00

Total Services	$1,831.00	
Total Disbursements	$0.00	
Total Current Charges		$1,831.00
Less Courtesy Discount		*($500.00)*
PAY THIS AMOUNT		**$1,331.00**

Retainer Balance	**$288.50**

Please Include Invoice Number on all Correspondence

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

RECEIVED
DEC 26 2014

December 22, 2014
Client: 001388
Matter: 000001
Invoice #: 11637

Page: 1

RE: GENERAL

For Professional Services Rendered Through December 15, 2014

SERVICES

Date	Person	Description of Services	Hours
11/17/2014	TJR	REVIEW 2014 YEAR END FINANCIAL STATEMENTS.	0.2
11/19/2014	TJR	REVIEW AGENDA PACKET FOR MEETING; FINALIZE DEEDS TO CORRECT PLAT ERROR; REVIEW DEED TO KRUSEN-DOUGLAS TO RECONVEY UPLAND HABITAT; TELEPHONE CONFERENCE TO J. ROETHKE; TELEPHONE CONFERENCE TO B. VALENTI RE AGENDA AND RELATED MATTERS; REVIEW CHAIN OF COMMUNICATIONS RE WATER CLOGGING RECEIVED FROM T. STEWART; PREPARE FOR AND ATTEND AUDIT COMMITTEE MEETING AND BOS MEETING.	5.2
11/20/2014	VKB	REVIEW REQUIREMENTS FOR REGISTERING LOGO WITH THE STATE; DRAFT CHECKLIST RE: SAME.	0.8
11/24/2014	VKB	REVIEW EMAIL FROM J. ROETHKE RE: STREET LIGHT INTERLOCAL AGREEMENT.	0.2
11/25/2014	LH	REVIEW EMMA RE STATUS OF FILINGS OF QUARTERLY CONTINUING DISCLOSURE REPORTS.	0.2
12/01/2014	VKB	REVIEW AND REVISE CHECKLIST FOR APPLICATION FOR LOGO LICENSE; FILL OUT APPLICATION FOR LOGO LICENSE; REVIEW AND REVISE LOGO LICENSE AGREEMENT; OFFICE CONFERENCE WITH T. ROBIN RE: SAME.; TELEPHONE CALL TO B. VALENTI RE: SAME.	1.4

SERVICES

Date	Person	Description of Services	Hours	
12/02/2014	TJR	REVIEW ISSUES RE COST SHARING AGREEMENT FOR IRRIGATION PUMP; TELEPHONE CONFERENCE WITH T. STEWART RE WELLS AND IRRIGATION SYSTEM.	0.5	
12/02/2014	VKB	REVIEW AND REVISE IRRIGATION WELL PUMP COST SHARING AGREEMENT; OFFICE CONFERENCE WITH T. ROBIN RE: SAME.	0.2	
12/03/2014	TJR	TELEPHONE CALL FROM J. ROETHKE RE WELL AND IRRIGATION SYSTEM.	0.2	
		Total Professional Services	8.9	$2,508.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	6.1	$1,830.00
VKB	Vivek K. Babbar	2.6	$650.00
LH	Lynn Hoodless	0.2	$28.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/15/2014	Photocopies (28 @ $0.15)	$4.20
	Total Disbursements	$4.20

Total Services	$2,508.00	
Total Disbursements	$4.20	
Total Current Charges		$2,512.20
PAY THIS AMOUNT		**$2,512.20**

Retainer Balance	**$288.50**

Please Include Invoice Number on all Correspondence

Date Rec'd Rizzetta & Co., Inc.
O/M approval gf Date 1/5
Date entered DEC 3 0 2014
Fund 001 GL 51400 OC 3107
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
151B-00063

December Billing Information:

100447

K BAR RANCH CDD
WILD TAMARIND DR
TAMPA FL 33614-0000

Account Number
1261 1714100

Statement Date
Dec 18, 2014

Prorated

Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	*As of December 18, 2014*	0.00	
			$0.00
New Charges Due by Jan 12, 2015	***Service for 71 days from Oct 06 to Dec 16***		
Lighting Service Items LS-1	17 Lights, 17 Poles	934.66	
Energy Flat Charge		54.57	
Fuel Charge	1,768 kWh @ $.03872/kWh	68.51	
Florida Gross Receipts Tax	Based on $123.08	3.23	
Franchise Fee	Based on 6.550%	69.53	
City Tax	On 137.70 (Exempt -137.70)	13.77	
This Month's Charges			**$1,144.27**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$1,144.27**

RECEIVED
DEC 23 2014
Date Rec'd Rizzetta & Co., Inc.
O/M approval 9R Date 1/5
Date entered DEC 30 2014
Fund 001 GL53100 OC4307
Check #

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

TECO TAMPA ELECTRIC

Account No.
1261 1714100

New Charges
$1,144.27
Payable by Jan 12

Total Bill Amount
$1,144.27

100447

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

151B-00063 00010-1943

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

34

1 1800 01 1261 1714100 0001144.27

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
218M-00053

December Billing Information:

800063

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

Account Number
1800 0036674

Statement Date
Dec 29, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		1,183.61	
Payments Received - Thank You	*As of December 29, 2014*	-1,183.61	
			$0.00
New Charges Due by Jan 20, 2015	***Service for 32 days from Nov 24 to Dec 26***		
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.		
Total Due			**$578.44**

RECEIVED
Date Rec'd Rizzetta & Co., Inc. JAN 0 1 2015
D/M approval gr Date 1/9
Date entered JAN 0 8 2015
Fund 001 GL 53100OC 4307
Check #

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

800063

TECO TAMPA ELECTRIC

Account No.
1800 0036674

New Charges
$578.44
Payable by Jan 20

Total Bill Amount
$578.44

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

218M-00053 00053-1843

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

350 1830 03 1800 0036674 0000578.44

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
203B-00012

December Billing Information:

300012

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

Account Number
1800 0036674

Statement Date
Dec 26, 2014

BILL FOR DEPOSIT

Deposit due by: January 27, 2015

Total Due Deposit Billing **$1,155.00**

Important Please Note:
Payments received may be applied to any unpaid deposit billing due on this account.

RECEIVED
JAN 07 2015
ate Rec'd Rizzetta & Co, Inc.
VM approval GR Date 1/20
ate entered JAN 12 2015
und 001 GL 15601 OC
Check #

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

300012

DEPOSIT BILL

TECO TAMPA ELECTRIC

Account No.
1800 0036674

Payable by Jan 27

Total Bill Amount
$1,155.00

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

203B-00012 00010-1042

K BAR RANCH CDD
c/o RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8396

0 1830 94 1800 0036674 0001155.00

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
218M-00095

December Billing Information:

800111

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

Account Number
1800 0047603

Statement Date
Dec 29, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		2,473.53	
Payments Received - Thank You	*As of December 29, 2014*	-2,473.53	
			$0.00
New Charges Due by Jan 20, 2015	***Service for 32 days from Nov 24 to Dec 26***		
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.			
Interest On Deposit		-115.05	
Total Miscellaneous Charges			$115.05 CR
Total Due			**$2,358.48**

RECEIVED
Date Rec'd Rizzetta & Co., Inc. JAN 0 1 2015
D/M approval SR Date 1/4
Date entered JAN 0 8 2015
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.

800111

TECO TAMPA ELECTRIC

Account No.
1800 0047603

New Charges
$2,358.48
Payable by Jan 20

Total Bill Amount
$2,358.48

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

218M-00095 00095-1845

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

37 1 1100 01 1800 0047603 0002358.48

K-Bar Ranch CDD
Meter Reading 12/15/14-1/16/15
Due 2/10/15

Account	Billing Date	Service Address	Code	Amount
1261 1672430	1/20/2015	Bassett Creek PH 2A	001-53100-4307	$1,050.39
1261 1676180	1/20/2015	Wild Tamarind	001-53100-4307	$482.61
1261 1705970	1/20/2015	K Bar Ranch East-West Bl	001-53100-4307	$1,050.39
1261 1714100	1/20/2015	Wild Tamarind	001-53100-4307	$499.77
1261 1667191	1/20/2015	10511 Wild Tamarin Dr	001-53100-4301	$392.47
1261 1592401	1/20/2015	19151 1/7 Bassett Creek	001-53100-4301	$149.13
		TOTAL		**$3,624.76**

	Summary	
General Service	**1-53100-4307**	**$3,083.16**
	1-53100-4301	**$541.60**

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JAN 2 3 2015

D/M approval SR Date 1/27

Date entered JAN 2 7 2015

Fund 001 GL 53100 OC 4307

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
3671-10358

January Billing Information:

715167

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

Account Number
1261 1672430

Statement Date
Jan 20, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		977.28	
Payments Received - Thank You	*As of January 20, 2015*	-977.28	
			$0.00
New Charges Due by Feb 10, 2015	***Service for 31 days from Dec 16 to Jan 16***		
Lighting Service Items LS-1	37 Lights, 37 Poles	859.51	
Energy Flat Charge		48.84	
Fuel Charge	1,628 kWh @ $.03830/kWh	62.53	
Florida Gross Receipts Tax	Based on $111.37	2.96	
Franchise Fee	Based on 6.550%	64.01	
City Tax	On 125.43 (Exempt -125.43)	12.54	
This Month's Charges			**$1,050.39**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$1,050.39**

RECEIVED
JAN 2 3 2015
Date Rec'd Rizzetta & Co., Inc.
VM 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.

715167

TECO TAMPA ELECTRIC

Account No.
1261 1672430

New Charges
$1,050.39
Payable by Feb 10

Total Bill Amount
$1,050.39

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

3671-10358 10358-1048

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

39 1110 06 1261 1672430 0001050.39

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
3671-10359

January Billing Information:

715168

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

Account Number
1261 1676180

Statement Date
Jan 20, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		458.33	
Payments Received - Thank You	*As of January 20, 2015*	-458.33	
			$0.00
New Charges Due by Feb 10, 2015	***Service for 31 days from Dec 16 to Jan 16***		
Lighting Service Items LS-1	17 Lights, 17 Poles	394.91	
Energy Flat Charge		22.44	
Fuel Charge	748 kWh @ $.03830/kWh	28.73	
Florida Gross Receipts Tax	Based on $51.17	1.36	
Franchise Fee	Based on 6.550%	29.41	
City Tax	On 57.63 (Exempt -57.63)	5.76	
This Month's Charges			**$482.61**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$482.61**

RECEIVED
JAN 23 2015

Date Hec o 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.

715168

TECO TAMPA ELECTRIC

Account No.
1261 1676180

New Charges
$482.61
Payable by Feb 10

Total Bill Amount
$482.61

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

3671-10359 10359-1049

K BAR RANCH CDD
c/o PHASE 2B
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

40 1 1110 00 1261 1676180 0000482.61

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
3671-10360

January Billing Information:

715169

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

Account Number
1261 1705970

Statement Date
Jan 20, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		1,033.45	
Payments Received - Thank You	*As of January 20, 2015*	-1,033.45	
			$0.00
New Charges Due by Feb 10, 2015	***Service for 31 days from Dec 16 to Jan 16***		
Lighting Service Items LS-1	37 Lights, 37 Poles	859.51	
Energy Flat Charge		48.84	
Fuel Charge	1,628 kWh @ $.03830/kWh	62.53	
Florida Gross Receipts Tax	Based on $111.37	2.96	
Franchise Fee	Based on 6.550%	64.01	
City Tax	On 125.43 (Exempt -125.43)	12.54	
This Month's Charges			**$1,050.39**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$1,050.39**

RECEIVED
JAN 23 2015
ate Rec'd Rizzetta & Co., Inc.
/M approval _____ Date _____
ate entered _____
und _____ GL _____ OC _____

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

715169

TECO TAMPA ELECTRIC

Account No.
1261 1705970

New Charges
$1,050.39
Payable by Feb 10

Total Bill Amount
$1,050.39

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

3671-10360 10360-1040

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

41 1800 02 1261 1705970 0001050.39

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com

3671-10357

Average kWh per day

Jan 2015	106
Dec	97
Nov	79
Oct	67
Sep	44
Aug	68
Jul	78
Jun	81
May	83
Apr	82
Mar	83
Feb	75
Jan 2014	58

Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: **(813) 223-0800** in Hillsborough, **(863) 299-0800** in Polk, or **1-888-223-0800** all other counties.

TECO TAMPA ELECTRIC

Account No.
1261 1667191

New Charges
$392.47
Payable by Feb 10

Total Bill Amount
$392.47

January Billing Information:

715166

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

Account Number
1261 1667191

Statement Date
Jan 20, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H29849	96962	93678	3284	1	

Next Read Date On Or About Feb 16, 2015 Total kWh Purchased 3,284

Account Activity	Explanation	Charge	Total
Previous Balance		375.25	
Payments Received - Thank You	*As of January 20, 2015*	-375.25	
			$0.00
New Charges Due by Feb 10, 2015		***Service from Dec 16 to Jan 16***	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	3,284 kWh @ $.05793/kWh	190.25	
Fuel Charge	3,284 kWh @ $.03874/kWh	127.22	
Electric Service Cost		**$335.47**	
Florida Gross Receipts Tax	Based on $335.47	8.60	
Franchise Fee	Based on 6.550%	22.54	
City Tax	On 258.64 (Exempt 107.97)	25.86	
This Month's Charges			**$392.47**

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

Total Due **$392.47**

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

This New Year brings lower electric rates
Visit **TampaElectric.com/Rates** to download important information about a reduction to your 2015 electric bill. The changes to your rates are part of an annual adjustment approved by the Florida Public Service Commission to reflect the prices of fuel and other factors.

RECEIVED
JAN 23 2015
ate Hec'd Rizzetta & Co., Inc.
/M approval _____ Date _____
ate entered _____
ind _____ GL _____ OC _____

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

715166

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

3671-10357 10357-1047

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

42 1 1100 07 1261 1667191 0000392.47

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

715165

January Billing Information:

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

Account Number
1261 1592401

Statement Date
Jan 20, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
B27328	83026	81897	1129	1	

Next Read Date On Or About Feb 16, 2015 — Total kWh Purchased 1,129

Account Activity	Explanation	Charge	Total
Previous Balance		186.45	
Payments Received - Thank You	*As of January 20, 2015*	-186.45	
			$0.00

New Charges Due by Feb 10, 2015		***Service from Dec 15 to Jan 16***	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	1,129 kWh @ $.05793/kWh	65.41	
Fuel Charge	1,129 kWh @ $.03874/kWh	43.74	
Electric Service Cost		**$127.15**	
Florida Gross Receipts Tax	Based on $127.15	3.26	
Franchise Fee	Based on 6.550%	8.54	
City Tax	On 101.82 (Exempt 37.13)	10.18	
This Month's Charges			**$149.13**

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

Total Due **$149.13**

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

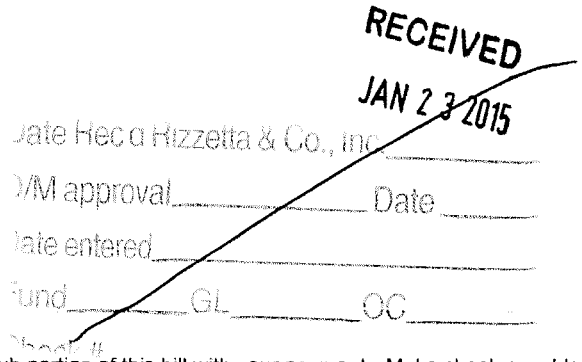
This New Year brings lower electric rates
Visit **TampaElectric.com/Rates** to download important information about a reduction to your 2015 electric bill. The changes to your rates are part of an annual adjustment approved by the Florida Public Service Commission to reflect the prices of fuel and other factors.

Visit our Web site at tampaelectric.com
3671-10356

Average kWh per day

Jan 2015	35
Dec	45
Nov	31
Oct	27
Sep	34
Aug	26
Jul	15
Jun	26
May	15
Apr	7
Mar	14
Feb	30
Jan 2014	29

Report a malfunctioning streetlight:
Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: **(813) 223-0800** in Hillsborough, **(863) 299-0800** in Polk, or **1-888-223-0800** all other counties.



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

TECO TAMPA ELECTRIC

Account No.
1261 1592401

New Charges
$149.13
Payable by Feb 10

Total Bill Amount
$149.13

715165

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

3671-10356 10356-1046

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

43 1110 05 1261 1592401 0000149.13

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
3671-10361

January Billing Information:

715170

K BAR RANCH CDD
WILD TAMARIND DR
TAMPA FL 33614-0000

Account Number
1261 1714100

Statement Date
Jan 20, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		1,144.27	
Payments Received - Thank You	*As of January 20, 2015*	-1,144.27	
			$0.00
New Charges Due by Feb 10, 2015	***Service for 31 days from Dec 16 to Jan 16***		
Lighting Service Items LS-1	17 Lights, 17 Poles	394.91	
Energy Flat Charge		22.44	
Fuel Charge	748 kWh @ $.03830/kWh	28.73	
Florida Gross Receipts Tax	Based on $51.17	1.36	
Franchise Fee	Based on 6.550%	29.41	
City Tax	On 57.63 (Exempt -57.63)	5.76	
This Month's Charges			**$482.61**
Amount not paid by due date may be assessed a late payment charge.			
Late charge as of 01/13/15	@ 1.5% On $1,144.27	17.16	
Total Miscellaneous Charges			$17.16
Total Due			**$499.77**

RECEIVED
JAN 2 3 2015
ate Rec'd Rizzetta & Co., Inc.
/M approval _____ Date _____
ate entered _____
und _____ GL _____ OC _____

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

TECO TAMPA ELECTRIC

Account No.
1261 1714100

New Charges
$499.77
Payable by Feb 10

Total Bill Amount
$499.77

715170

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

3671-10361 10361-1041

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

44 1800 07 1261 1714100 0000499.77

United Building Maintenance, Inc.
5928 Rotella Drive
Wesley Chapel, Florida 33545
Phone (813) 643-3332

INVOICE

K-BAR RANCH CDD
To: RIZZETTA Amenity Services
3434 Colwell Ave
Tampa, Fla. 33614

FOR: K-BAR RANCH CDD

INVOICE # 004
DATE: 1.1.15

DESCRIPTION	# OF WEEKS	RATE PER WEEK	AMOUNT
Pool/Cabana/RestRoom Maintenance For Month of December	4	$85.00	$340.00

Make all checks payable to:

Thank you for your business!

TOTAL $340.00

Net 10

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JR Date 1/5
Date entered DEC 3 0 2014
Fund 001 GL 57200 OC 47016
Check# _____

Pool Cabana/Restroom Maintenance
Service Report for Month of December

Sweep Mulch off Sidewalk 12/16

SERVICE	DATE / PROVIDER
Clean and sanitize toilets and urinals	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Clean and sanitize sinks and counter tops in restrooms	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Clean and sanitize diaper changing stations	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Clean and sanitize hand rails, paper towel dispensers and light switches	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Replenish soap in soap dispensers	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Replenish paper towels and toilet tissue	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Empty trash cans, change out trash bag liners (in restrooms and on pool deck)	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Clean and sanitize mirrors	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Mop floors with clean mop and industrial quality cleaning solution	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Clean and sanitize water fountains	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Straighten and wipe down all pool furniture	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Pick up trash on pool deck and areas within the fenced pool area; place any lost items (in good condition) in the Lost and Found basket	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Pick up trash around park and playground; empty trash containers and replace plastic bags	12/3, 12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/23, 12/29
Empty doggie station containers at park and playground; refill doggie bag holder	— — — — — — —
Wipe down restroom stall sections and doors with disinfectant	12/6, 12/12, 12/20, 12/29
Wipe down window sills	12/3, 12/9, 12/12, 12/22, 12/29
Clean restroom vents	12/12, 12/22
Clean and sanitize trash can receptacles	
Clean spider webs, cobwebs, wasp & mud dauber nests from overhangs, ceiling of cabana, restrooms, windows, and pool furniture	12/6, 12/9, 12/12, 12/16, 12/20, 12/22, 12/29
Dust light fixtures, wipe if needed	12/16, 12/20, 12/22, 12/29
Check light fixtures for light bulbs; replace as needed	12/9, 12/12 (changed)
Clean around the deck; remove/pick up all dirt leaves (if using a water hose or blower, direct spray/blow away from the pool)	12/3, 12/9, 12/12, 12/16, 12/20, 12/22, 12/29
Straighten the supply storage area and clean as needed	12/3, 12/22
Inventory supplies and place order for needed supplies	
MONTHLY SERVICE	
Clean all pool chairs, lounges and tables with appropriate cleaning product	12/3, 12/6, 12/16
Clean railing for stairs	12/22

(000-4697 T0(C?)

Go STEELERS!

BLANK

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
February 2015
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2015 through February 28, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **$47,474.73**

Approval of Expenditures:

_____

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2015 Through February 28, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Blue Water Aquatics	0253	19142	Aquatic Service 2/15	$ 1,775.00
Bright House Networks	0250	046393801020815	15011 Wild Tamarind Dr 2/15	$ 153.95
City of Tampa Utilities	0251	0456818-001=1 01/15	10511 Wild Tamarind Dr. 01/15	$ 36.92
City of Tampa Utilities	0251	0493487-001=0 01/15	19349 Water Maple Dr 01/15	$ 1.36
Creative Cable LLC	0242	100631-D	Camera Repairs	$ 1,169.00
Landscape Maintenance Professionals, Inc.	0254	89143	Landscape Maintenance 12/14	$ 10,240.83
Landscape Maintenance Professionals, Inc.	0254	90355	Landscape Maintenance 01/15	$ 10,240.83
Landscape Maintenance Professionals, Inc.	0254	91416	Landscape Maintenance 02/15	$ 10,240.83
Landscape Maintenance Professionals, Inc.	0254	92118	Mixed Annuals	$ 315.00
Landscape Maintenance Professionals, Inc.	0254	92161	Irrigation Repairs	$ 2,715.71
Landscape Maintenance Professionals, Inc.	0254	92162	Irrigation Repairs	$ 1,065.57
Nvirotect Pest Control Service, Inc	0243	73951	Pest Control Acct #9822 - 1/15	$ 65.00
Nvirotect Pest Control Service, Inc	0255	75598	Pest Control Acct #9822 - 2/15	$ 65.00
Poop 911	0247	858714	Pet Waste Station Refills	$ 119.00
Poseidon Pool Services, LLC	0248	2122	Monthly Pool Service 1/15	$ 400.00
Rizzetta & Company, Inc.	0244	17595	District Management Services 02/15	$ 3,500.00
Rizzetta Amenity Services, Inc.	0252	1421	Amenity Management Fees 2/15	$ 500.00
Stantec Consulting Services Inc	0245	870207	Engineering Services 12/14	$ 321.00
Straley & Robin	0246	11771	Legal Services 12/14-1/15	$ 818.00
Tampa Electric Company	0249	1800 0036674 1/15	Stonecreek TNHMS LD 929 1/15	$ 577.58
Tampa Electric Company	0249	18000047603 1/15	Bassett Creek Dr 1/15	$ 2,469.87
United Building Maintenance, Inc.	0256	004	Maintenance Supplies	$ 4.28
United Building Maintenance, Inc.	0256	657	Pool Cabana/Restroom Maintenance 2/15	$ 340.00
United Building Maintenance, Inc.	0256	730	Pool Cabana/Restroom Maintenance 1/15	$ 340.00
Report Total				**$ 47,474.73**

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 #
19142

Date
2/11/2015

P.O. Number		Due Date	3/13/2015	Terms	Net 30	Rep	Von

Description	Service Date	Service Date	Price Each	Quantity	Amount
Aquatic Service	2/10/2015		1,775.00		1,775.00

RECEIVED
FEB 13 2015
...e Rec'd Rizzetta & Co., Inc.
M approval gR Date 2/24
...te entered FEB 16 2015
...nd 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: 2-10-15

CUSTOMER: K-BAR @ BASSETT CREEK

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
202		✓			✓			✓	✓	✓		✓	✓	N/A			30 SUNNY
301, 501, 502, 503																	○ WIND W 3-8 MPH
101, A, 401, 601																	
702, ELR-1, 400																	
300, 100, 200, 500																	
701-M, 800L, 400L																	
100-L, 500L, 200L																	
300L, 600L, 700L																	
FPM POND																	BOTH LITTLE DIFFERENCE
FPM AREA																	BUT LOOKS BETTER

OBSERVATIONS / RECOMMENDATIONS

TREATED ALGAE, GRASSES, CATTAILS, MISC BRUSH, BROADLEAFS, DUCKWEED POND 202 (NOTE NEW TREES EAST SIDE POND 700L FIVE OF THEM HAVE FALLEN OVER)

—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

Service Period	Due Date	Amount Due
02/14 - 03/13	03/01/2015	$153.95

BRIGHT HOUSE NETWORKS
business solutions

Account Information

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

Invoice Number
046393801020815
Account Number:
0050463938-01
Invoice Date:
02/08/2015

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 Feb 07, 2015	-153.95
Business Products	153.95

Amount Due on Mar 01, 2015 $153.95

IMPORTANT MESSAGE

RECEIVED
FEB 11 2015
...ate Rec'd Rizzetta & Co., Inc.
...M approval JR Date 2/13
...te entered FEB 12 2015
...nd 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.
©2014 Bright House Networks. Some restrictions apply. Serviceable areas only. Service provided at the discretion of Bright House Networks.

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

7635 1610 NO RP 08 02082015 NNNNNY 01 000157 0001

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

Invoice Number	Account Number	Amount Due	Amount Paid
046393801020815	**0050463938-01**	$153.95	$ 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
03/01/2015

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

0001000100504639380107015395

Previous Balance and Payments	
Previous Balance	153.95
Payment Received-Thank You (01/27)	-153.95
Business Products	
Internet	
35Mbps X 3Mbps	129.95
5 Static IP Addresses	20.00
Additional Equipment	
Modem	4.00
Subtotal	**153.95**

Amount Due on Mar 01, 2015 $153.95

Invoice Information

Bright House Networks Business Solutions mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all of your Bright House Networks Business Solutions service(s). Disconnection of Business Phone service may also result in the loss of your phone number.

Business Phone customers can access details on outbound Call Detail Records at: brighthouse.com/myservices. Please make all checks payable to Bright House Networks. Send all payments to the address listed on the payment coupon located on the front of this invoice. For your convenience, if you provide a check as payment, you authorize BHN to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Questions?

If you have questions about your invoice or need further assistance, call Bright House Networks Business Solutions at 877-824-6249 or visit brighthouse.com/business. Please address any questions, issues or concerns about your invoice within 60 days of receipt.

Changing business locations?

Please contact Bright House Networks before moving your Business Phone modem to a new address. To establish service at your new location or to return equipment, please contact your Bright House Networks Business Solutions Account Executive at least twenty one (21) business days prior to your move.

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

Your Account Number
0456818-001=1

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

BILL DATE: 02/10/2015
PAY BY: 02/27/2015

4477
K-BAR RANCH COMMUNITY DEVELOP
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

04568180011 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: 02/10/2015

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

SERVICE TO: 01/30/2015

Meter Number	Meter Readings Current	Meter Readings Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
005105940 WTR	0701	0696	32	05	03

LAST BILLING				9.66
LESS PAYMENTS				9.66CR
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)
FEB	3
JAN	0
DEC	2
NOV	3
OCT	23
SEP	2
AUG	1
JUL	2
JUN	6
MAY	5
APR	1
MAR	0
FEB	4

RECEIVED
FEB 13 2015
Rec'd Rizzetta & Co., Inc.
M approval gR Date 2/16
entered FEB 16 2015
001 GL 53600 DC 4302

See Reverse Side for additional information

Pay This Amount $36.92

PLEASE PAY BY 02/27/2015 TO AVOID DELINQUENCY

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

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

Amount Now Due
$1.36
Make Check Payable:
City of Tampa Utilities

Your Account Number
0493487-001=0

BILL DATE: 02/10/2015
PAY BY: 02/27/2015

4484
K-BAR RANCH CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

04934870010 0000000136

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

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

BILL DATE: 02/10/2015

Service For:
K-BAR RANCH CDD
19349 WATER MAPLE DR

SERVICE TO: 01/30/2015

Meter Number	Meter Readings Current	Meter Readings Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
013025854 LWN	0000	0000	32	00	00

LAST BILLING		3.59CR
LESS PAYMENTS		0.00
UNPAID BALANCE		3.59CR
WATER MINIMUM CHARGE		4.50
WATER SUBTOTAL	4.50	
UTILITY TAX 10%		0.45

Amount Now Due
$1.36

Your Account Number
0493487-001=0

Water Customer Class
SMALL COMMERCIAL

Water Usage History

Months	Gallons (1000's)
FEB	0
JAN	0
DEC	0
NOV	0
OCT	0
SEP	0
AUG	0
JUL	0
JUN	0
MAY	0
APR	0
MAR	0

RECEIVED
FEB 13 2015
ate Rec'd Rizzetta & Co., Inc.
/M approval gR Date 2/16
ate entered FEB 16 2015
und 001 GL 53600 4302

See Reverse Side for additional information

Pay This Amount $1.36

PLEASE PAY BY 02/27/2015 TO AVOID DELINQUENCY

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

Invoice

Date	Invoice #
1/29/2015	100631-D

Creative Cable

P O Box 7884, Wesley Chapel, Fl. 33545

Bill To	Job Site
K-BAR RANCH CCD 3434 COLWELL AVE TAMPA 33614	K-BAR NORTH TAMPA POOL

P.O. No.	Terms

Quantity	Description	Rate	Amount
4	CAMERA 700 TVLINES COLOR NIGHT TIME 3 YEAR REPLACEMENT 1 YEAR ON LABOR	261.00	1,044.00
1	INSTALL LABOR	125.00	125.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. JAN 30 2015

D/M approval JR Date 2/3

Date entered FEB 03 2015

Fund 001 GL 57200 OC 4701

Check #

Total	$1,169.00
Balance Due	$1,169.00

Phone #	813 748 0067

License #: ES12000201

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

Invoice

Date	Invoice #
11/25/2014	89143

Bill To

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

		Terms:	Net 30
Description	**Qty**	**Rate**	**Amount**
MONTHLY LANDSCAPE CONTRACT SERVICES	1	9,490.83	9,490.83
MONTHLY IRRIGATION INSPECTION	1	750.00	750.00
DECEMBER SERVICES			

RECEIVED
Date Rec'd Rizzetta & Co., Inc. FEB 16 2015
D/M approval 92 Date 2/16
Date entered FEB 16 2015
Fund 001 GL 539000c 4604
Check #

Total	$10,240.83
Payments/Credits	$0.00
Balance Due	**$10,240.83**

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

Invoice

Date	Invoice #
1/1/2015	90355

Bill To

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

Terms:	Net 30

Description	Qty	Rate	Amount
MONTHLY LANDSCAPE CONTRACT SERVICES	1	9,490.83	9,490.83
MONTHLY IRRIGATION INSPECTION	1	750.00	750.00
JANUARY SERVICES			

RECEIVED
FEB 16 2015

Date Rec'd Rizzetta & Co., Inc. FEB 16 2015
D/M approval JR Date 2/16
Date entered FEB 16 2015
Fund 001 GL 53900 OC 4604
Check #

Total	$10,240.83
Payments/Credits	$0.00
Balance Due	**$10,240.83**

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

Invoice

Date	Invoice #
2/1/2015	91416

Bill To:

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

Services for the Month of: February 2015

Terms: **Net 30**

Description	Qty	Rate	Amount
MONTHLY LANDSCAPE CONTRACT SERVICES	1	9,490.83	9,490.83
MONTHLY IRRIGATION INSPECTION	1	750.00	750.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. FEB 16 2015
D/M approval _____ Date 2/24
Date entered FEB 17 2015
Fund 001 GL 53900 OC 46004
Check # _____

Total	$10,240.83
Payments/Credits	$0.00
Balance Due	**$10,240.83**

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

Invoice

Date	Invoice #
1/31/2015	92118

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

Terms:	Net 30

Description	Qty	Rate	Amount
Install annuals at Stone Creek monument Mixed annuals at Stone Creek Monument per Management	180	1.75	315.00

RECEIVED
FEB 13 2015
ate Rec'd Rizzetta & Co., Inc.
/M approval gr Date 2/24
ate entered FEB 16 2015
und 001 GL 53900 OC 4604,

Total	$315.00
Payments/Credits	$0.00
Balance Due	**$315.00**

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

Invoice

Date	Invoice #
2/7/2015	92161

Bill To

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

Terms: Net 30

Description	Qty	Rate	Amount
1/2 inch couplings	113	0.33	37.29
PROS06 Hunter 6 inch spray head	113	11.00	1,243.00
spray nozzle	113	1.73	195.49
1/2 inch ell S x FPT	113	0.62	70.06
1/2 inch x close poly nipple	113	0.63	71.19
1/2 inch flex pipe	226	0.68	153.68
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.			

RECEIVED
Date Rec'd Rizzetta & Co. Inc. FEB 16 2015
D/M approval gl Date 2/27
Date entered FEB 17 2015
Fund 001 GL 539000C 4609
Check #

from school entrance on Bassett Creek to Wild Tamarind

Total	$2,715.71
Payments/Credits	$0.00
Balance Due	**$2,715.71**

92161

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

from school entrance on Bassett Creek to Wild Tamarind

Complete 2/4/15 RG Help from Gilberto.

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.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT Betsy Valenti

Irrigation Service/Proposal Request

Property: K-Bar Ranch	DATE 2/4/15
Location	
School entrance to Wild Tamarind.	

Emergency?

Work Ordered By: David V (Paul)

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 22964

Description of Work to be performed:
Replace 4" w/6" sprays & Tear out unneeded drip, reworked as needed.
Materials needed :
As proposed. Used drip fittings & drip as needed from what we tore out.

Foreman:	Special Tools Needed:
Manager David	
Date Completed 2/4/15	
Total Man Hours	
Inspected by	
Date	

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

Invoice

Date	Invoice #
2/7/2015	92162

Bill To

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

		Terms:	Net 30
Description	**Qty**	**Rate**	**Amount**
XCZ-100-PRB-COM Rainbird drip irrigation control zone kit	1	217.20	217.20
1 inch slipfix	1	6.22	6.22
1 inch tee	1	1.34	1.34
1 inch ell	1	1.00	1.00
1 x 1 x 1/2" tee SxSxS	12	1.72	20.64
1 x 3/4 inch reducer bushing	1	0.96	0.96
3/4 inch male adapter	1	0.61	0.61
1 inch sch 40 pvc pipe	20	0.69	13.80
XFD-0912 Drip irrigation tubing 0.9 GPM 12 inch spacing	100	0.59	59.00
TL075FTEE 3/4 inch FPT x barb tee drip adapter	1	1.26	1.26
6 inch soil staples	50	0.15	7.50
Maxij-jet stake assembly	12	2.66	31.92
PROS06 Hunter 6 inch spray head	18	11.00	198.00
spray nozzle	18	1.73	31.14
1/2 inch flex pipe	36	0.68	24.48
1/2 inch ell S x FPT	18	0.62	11.16
controller 2 - round-a-bout island at clubhouse		**Total**	
		Payments/Credits	
		Balance Due	

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

Invoice

Date	Invoice #
2/7/2015	92162

Bill To

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

		Terms:	Net 30
Description	**Qty**	**Rate**	**Amount**
1/2 inch x close poly nipple	18	0.63	11.34
jumbo valve box	1	46.50	46.50
Maxi-jet mister noxxles	12	0.33	3.96
King wire connector tan	2	1.27	2.54
Misc. mister fittings and tubing	1	15.00	15.00
Labor: 1 man @ $ 45.00 per hour	8	45.00	360.00
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.			

RECEIVED
FEB 16 2015
Date Rec'd Rizzetta & Co., Inc.
D/M approval Date 2/24
Date entered FEB 17 2015
Fund 001 GL 53900 OC 4609
Check #

controller 2 - round-a-bout island at clubhouse

Total	$1,065.57
Payments/Credits	$0.00
Balance Due	**$1,065.57**

92162

LMP 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...	Maxil-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:

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.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

LMP 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 separate 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:

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.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT Betty Valenti

Irrigation Service/Proposal Request

Property: K-Bar Ranch	DATE 2/5/15
Location	
Round A Bout Island @ clubhouse	

Emergency?

Work Ordered By: David

Field Contact if any:

Phone _____ FSR/PROPOSAL # 22990

Description of Work to be performed:
Seperate Anavals as proposed.
Materials needed :
As Proposed

Foreman: Gilberto	Special Tools Needed:
Manager David	
Date Completed 2/5/15	
Total Man Hours 5 Hrs.	
Inspected by	
Date	

NVIROTECT
PEST CONTROL SERVICES

16210 N. Florida Ave.
Lutz, FL 33549

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

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

INVOICE

Account Number:	**9822**
Invoice Number:	73951
Previous Balance:	$0.00
General Household Pests	**$65.00**
SalesTax:	$0.00
Service Amount:	**$65.00**
Check/Cash:	
Technician(s):	Tony

Date: 1-23-15

Call For a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with Yearly Prepayment!*

*Exclusions apply. Contact office for details.

Inspection Area

- X Commercial
- _ Residential
- X Outside
- X Inside
- _ Bank
- _ Medical
- X Professional
- _ Retail
- _ Industrial
- x clubhouse

Type of Service

- X Monthly Service
- _ Bi-Monthly Service
- _ Quarterly Service
- _ Annual Service
- _ Extra Service
- _ Additional Service
- _ Baiting System
- X General Household
- _ Rodent Control
- _ Termite Control
- _ Termite Renewal
- _ Tube System

General Interior Pests / Termite

- _ Acrobat Ants
- _ Argentine Ants
- _ Bees
- _ Carpenter Ants
- _ Crazy Ants
- _ Drain Flies
- _ Drywood Termites
- _ Fire Ants
- _ Fleas
- _ German Roaches
- _ Ghost Ants
- _ Paper Wasps
- _ Pharaoh Ants
- X Preventative
- _ Roaches
- _ Silverfish
- _ Spiders
- _ Sub Termites
- _ Ticks
- _ _____

Treatment

- _ Advion Ant Bait Station .1%
- _ Advion Ant Gel Bait .05%
- _ Avert Dry Flow Bait .054%
- _ Advion Roach Bait Stn .5%
- _ Advion Roach Gel Bait .6%
- _ Alpine Aerosol
- _ Dekko S.F. Paks
- _ Gentrol Liquid
- X Inspection
- _ Maxforce Quantum .03%
- _ Niban FG 5%
- _ Perimeter Sweep
- _ Talstar Xtra .25%
- _ Termidor .06%
- _ Transport GHP .11%
- X Transport Mikron .11%
- _ Vector Bio - S
- _ Wasp Freeze .249%
- _ Ultacide .985%
- _ _____

Rodent Control

- _ Mice
- _ Rats
- _ _____

Treatment

- _ Contrac Blox
- _ Expansion Foam
- _ Final Blox .005%
- _ Glue Boards
- _ Rodent Bait Stations
- _ Snap Traps

RECEIVED
JAN 26 2015
Rizzetta & Co., Inc.

We Accept all major credit cards.
Ask us about Automatic Payments and paperless billing!

Date Rec'd
D/M approval _____ Date _____
Instructions
Date entered JAN 29 2015
Fund 001 GL 57200 OC 4701
Check # _____

NVIROTECT
PEST CONTROL SERVICES

16210 N. Florida Ave.
Lutz, FL 33549

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

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

INVOICE

Account Number:	**9822**
Invoice Number:	75598
Previous Balance:	$0.00
General Household Pests	**$65.00**
SalesTax:	$0.00
Service Amount:	**$65.00**
Check/Cash:	
Technician(s):	

Date: 2-15-15

Call For a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with Yearly Prepayment!*

*Exclusions apply. Contact office for details.

Inspection Area

- X Commercial
- _ Residential
- X Outside
- _ Inside
- _ Bank
- _ Medical
- _ Professional
- _ Retail
- _ Industrial

Type of Service

- X Monthly Service
- _ Bi-Monthly Service
- _ Quarterly Service
- _ Annual Service
- _ Extra Service
- _ Additional Service
- _ Baiting System
- X General Household
- _ Rodent Control
- _ Termite Control
- _ Termite Renewal
- _ Tube System

General Interior Pests / Termite

- _ Acrobat Ants
- _ Argentine Ants
- _ Bees
- _ Carpenter Ants
- _ Crazy Ants
- _ Drain Flies
- _ Drywood Termites
- _ Fire Ants
- _ Fleas
- _ German Roaches
- _ Ghost Ants
- _ Paper Wasps
- _ Pharaoh Ants
- X Preventative
- _ Roaches
- _ Silverfish
- _ Spiders
- _ Sub Termites
- _ Ticks
- _ _____

Treatment

- _ Advion Ant Bait Station .1%
- _ Advion Ant Gel Bait .05%
- _ Avert Dry Flow Bait .054%
- _ Advion Roach Bait Stn .5%
- _ Advion Roach Gel Bait .6%
- _ Alpine Aerosol
- _ Dekko S.F. Paks
- _ Gentrol Liquid
- X Inspection
- _ Maxforce Quantum .03%
- _ Niban FG 5%
- _ Perimeter Sweep
- _ Talstar Xtra .25%
- _ Termidor .06%
- X Transport GHP .11%
- _ Transport Mikron .11%
- _ Vector Bio - 5
- _ Wasp Freeze .249%
- _ Ultacide .985%
- _ _____

Rodent Control

- _ Mice
- _ Rats

Treatment

- _ Contrac Blox
- _ Expansion Foam
- _ Final Blox .005%
- _ Glue Boards
- _ Rodent Bait Stations
- _ Snap Traps

RECEIVED
FEB 19 2015

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date 2/24

PAYMENT DUE UPON RECEIPT.
FEB 20 2015

We Accept all major credit cards.
Ask us about Automatic Payments and paperless billing!

Date entered _____

Instructions: _____

Fund 001 GL 57200oc 4701

Check # _____

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

Service Slip / Invoice

INVOICE: 858714
DATE: 01/21/15
ORDER: 858714

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
01/21/15	12:46 PM		

Purchase Order	Terms	Last Service	Map Code	Time Out
		01/28/15		

Quantity	Item	Description	Price	Total
4	SPECPRICE	Pet Waste Station Bag Refill and Scooping	$29.75	$119.00
1	SPECPRICE	January services 1/7 1/14 1/21 1/28	$0.00	$0.00

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

RECEIVED
FEB 02 2015
Date Rec'd Hizzetta & Co., Inc.
O/M approval JR Date 2/10
Date entered FEB 05 2015
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

POOP 911

22

Service Slip / Invoice

Poseidon Pool Services, llc

P.O. Box 6507
Brandon, FL 33508

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

INVOICE

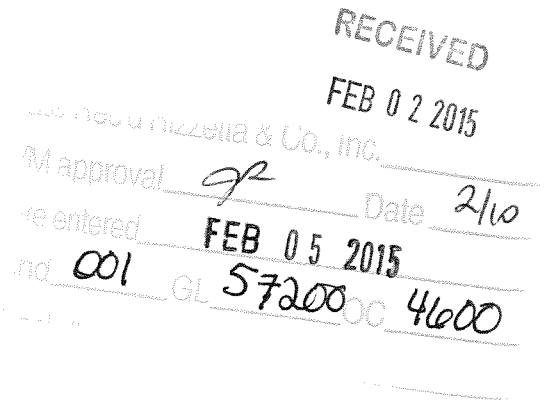
BILL TO
Joe Roethke
Rizzetta & Company
3434 Coldwell Ave., Suite 200
Tampa, FL 33614

INVOICE NO. 2122
TERMS Due on receipt
DATE 01/28/2015
DUE DATE 01/28/2015

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



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

DATE	INVOICE NO.
2/1/2015	17595

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 February 1, 2015 through February 28, 2015			

RECEIVED
JAN 27 2015

Date rec'd Rizzetta & Co., Inc.
DM approval
Date JAN 29 2015 2/3
Date entered
Fund 001 GL 51300 OC 3101

Total	**$3,500.00**

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

Invoice

Date	Invoice #
2/10/2015	1421

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 February 1, 2015 - February 28, 2015		500.00	500.00

RECEIVED
FEB 0 9 2014

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval QR Date 2/13
FEB 1 0 2015
Date entered _____
Fund 001 GL 53900 OC 4617
Check # _____

Total $500.00

Stantec

INVOICE

Invoice Number	870207
Invoice Date	January 23, 2015
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 — **January 16, 2015**
Current Invoice Total (USD) — 321.00

Initiate public facilities report;
follow up regarding monument replacement;
discuss issues with chair

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

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Molloy, Judith June (JJ)	1.50	69.00	103.50
Stewart, Tonja L	1.50	145.00	217.50
Subtotal Professional Services	3.00		321.00

Top Task Subtotal	Engineering Consulting Servs	321.00
	Total Fees & Disbursements	321.00
	INVOICE TOTAL (USD)	**321.00**
	Due on Receipt	

RECEIVED
JAN 2 6 2015
ate rec'd rizzetta & Co., Inc.
/M approval JR Date 2/3
ate entered JAN 2 9 2015
ind 001 GL 51300 OC 3103

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

January 22, 2015
Client: 001388
Matter: 000001
Invoice #: 11771

Page: 1

RE: GENERAL

For Professional Services Rendered Through January 15, 2015

SERVICES

Date	Person	Description of Services	Hours	
12/18/2014	VKB	DRAFT RESOLUTION ADOPTING ENGINEER'S CERTIFICATE OF COMPLETION OF 2006 PROJECT AND ACCEPTING COMPLETION OF THE PROJECT.	0.6	
12/22/2014	TJR	REVIEW COMMUNICATIONS FROM M. METROPOLIS AND J. ROETHKE RE SECURITY CONCERNS; TELEPHONE CONFERENCE WITH J. ROETHKE.	0.2	
12/23/2014	VKB	TELECONFERENCE WITH B. VALENTI RE: LOGO AND IRRIGATION WELL COST SHARING AGREEMENT; REVIEW AND REVISE LOGO APPLICATION AND IRRIGATION WELL COST SHARING AGREEMENT; DRAFT EMAIL TO B. VALENTI RE: SAME.	1.6	
01/05/2015	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING DECEMBER 31, 2014.	0.2	
01/13/2015	TJR	REVIEW AND RESPOND TO J. ROETHKE RE STATUS OF OWNERSHIP ON AMENITY CENTER AND LIABILITY FOR REAL ESTATE TAXES; REVIEW RECORDED DEEDS TO DISTRICT AND HOA RE PARCEL O.	0.4	
01/14/2015	TJR	TELEPHONE CALL FROM J. ROETHKE RE TAX BILL ON AMENITY CENTER.	0.2	
		Total Professional Services	3.2	$818.00

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	0.8	$240.00
VKB	Vivek K. Babbar	2.2	$550.00
LH	Lynn Hoodless	0.2	$28.00

Total Services	$818.00	
Total Disbursements	$0.00	
Total Current Charges		$818.00
PAY THIS AMOUNT		**$818.00**

Retainer Balance **$288.50**

Please Include Invoice Number on all Correspondence

RECEIVED
JAN 2 6 2015

...ue nec o nizzetta & Co., inc.
/M approval QR Date 2/3
...te entered JAN 2 9 2015
...oo 001 GL 51400 OC 3107

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
428M-00053

January Billing Information:

800059

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

Account Number
1800 0036674

Statement Date
Jan 28, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		578.44	
Payments Received - Thank You	*As of January 28, 2015*	-578.44	
			$0.00
New Charges Due by Feb 18, 2015	***Service for 31 days from Dec 26 to Jan 26***		
Lighting Service Items LS-1	19 Lights, 19 Poles	441.37	
Energy Flat Charge		25.08	
Fuel Charge	836 kWh @ $.03830/kWh	32.11	
Florida Gross Receipts Tax	Based on $57.19	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 $91.58	7.28	
City Tax	On 64.47 (Exempt 27.11)	6.45	
This Month's Charges			**$577.58**
	Amount not paid by due date may be assessed a late payment charge.		
Total Due			**$577.58**

RECEIVED
FEB 0 2 2015

Date Hec o Rizzetta & Co., inc.
O/M approval SP Date 2/6
FEB 05 2015
Date entered
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.

800059

TECO TAMPA ELECTRIC

Account No.
1800 0036674

New Charges
$577.58
Payable by Feb 18

Total Bill Amount
$577.58

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

428M-00053 00053-1043

K BAR RANCH CDD
c/o RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8329

1 1830 07 1800 0036674 0000577.58

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY® TECO TAMPA ELECTRIC

Visit our Web site at tampaelectric.com
428M-00095

January Billing Information:

800107

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

Account Number
1800 0047603

Statement Date
Jan 28, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		2,358.48	
Payments Received - Thank You	*As of January 28, 2015*	-2,358.48	
			$0.00
New Charges Due by Feb 18, 2015	***Service for 31 days from Dec 26 to Jan 26***		
Lighting Service Items LS-1	174 Lights, 0 Poles	2,021.01	
Energy Flat Charge		114.84	
Fuel Charge	3,828 kWh @ $.03830/kWh	147.03	
Florida Gross Receipts Tax	Based on $261.87	6.96	
Franchise Fee	Based on 6.550%	150.51	
City Tax	On 295.20 (Exempt -295.20)	29.52	
This Month's Charges			**$2,469.87**
Amount not paid by due date may be assessed a late payment charge.			
Total Due			**$2,469.87**

RECEIVED
FEB 0 2 2015
ate Rec'd Rizzetta & Co., Inc.
VM approval JP Date 2/10
FEB 0 5 2015
ate entered
und 0001 GL 53100 OC 4307

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

800107

TECO TAMPA ELECTRIC

Account No.
1800 0047603

New Charges
$2,469.87
Payable by Feb 18

Total Bill Amount
$2,469.87

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

428M-00095 00095-1045

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

30

1 1100 09 1800 0047603 0002469.87

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

INVOICE

INVOICE # 007
DATE: 2/1/15

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

FOR: K-Bar Ranch CDD

DESCRIPTION	# OF WEEKS	RATE PER WEEK	AMOUNT
Supplies			
Toilet Paper			$4.28
Glass Cleaner			
Air Freshner			
Bleach			

RECEIVED
Date Rec'd Rizzetta & Co., Inc. FEB 02 2015
D/M approval _____ Date 2/10
Date entered FEB 05 2015
Fund 0001 GL 57200 OC 4706
Check # _____

Make all checks payable to:

Thank you for your bus

DOLLAR TREE STORES, INC.

DESCRIPTION	QTY	PRICE	TOTAL
[illegible]	1	1.00	1.00
[illegible]	1	1.00	1.00
[illegible]	1	1.00	1.00
[illegible]	1	1.00	1.00

SUB TOTAL $4.00
SALES TAX $0.28
TOTAL $4.28

CREDIT CARD $4.28

DOLLAR TREE STORES, INC.®

Store# 3921 (813) 909-2720
21525 Village Lakes
Shopping Center Drive
Land O Lakes FL 34639-5101

DESCRIPTION	QTY	PRICE	TOTAL
BATH TISSUE 4PK	1	1.00	1.00T
GLASS CLEANER	1	1.00	1.00T
MTN FRH FLRCLNR48Z	1	1.00	1.00T
BLEACH 96Z	1	1.00	1.00T

Sub Total	$4.00
SALES TAX	$0.28
Total	$4.28
Debit Card	$4.28
**********1054	K

SALE

Thank You for Shopping at Dollar Tree
Where Everything's $1.00
Now Shop On-Line at Dollartree.com

We value your opinion!
Please provide your feedback at
www.dollartreefeedback.com
Receive chances to win $1,000 daily plus instant prizes valued at $1,500 weekly or by calling 1-877-368-2540.
For complete rules, eligibility and sweepstakes period and previous winners please visit
www.dollartreefeedback.com
No purchase/survey required to enter.
Sweepstakes sponsored by Empathica, Inc. across multiple international clients.
Survey Code: 1332 0791 1419 0102

We will gladly exchange any unopened item with original receipt. We do not offer refunds.

7191 03921 04 041 5943 1/13/15 12:53
Sales Associate:Amanda

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

INVOICE

INVOICE # 457
DATE: 2/1/15

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 For Month of February	4	$85.00	$340.00

RECEIVED
FEB 02 2015

Date Rec'd Rizzetta & Co., Inc.
D/M approval _____ Date 2/10
Date entered FEB 05 2015
Fund 001 G 57200oc 4706
Check #

Make all checks payable to

TOTAL $340.00

NET 10

Thank you for your business!

United Building Maintenance, Inc.
9928 Rotella Drive
Wesley Chapel, Florida 33545
Phone (813) 843-3332

INVOICE

INVOICE # 730
DATE 2/24/15

TO: K-Bar Ranch CDD
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 For Month of January	4	$85.00	$340.00
		TOTAL	$340.00

Make all checks payable to:

Thank you for your business!

NET 10

Jeff Acres
United Building Maintenance
(813) 843-3332

RECEIVED
FEB 24 2015

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval JA Date 2/25
Date entered FEB 25 2015
Fund 001 GL 57200oc 4706
Check # _____

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

K-BAR RANCH

FIELD INSPECTION REPORT

February 25, 2015

Rizzetta & Co., Inc.

Tyree Brown – Operations Manager

RIZZETTA & COMPANY
INCORPORATED

Landscape

2 Status _____

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

2. Contractor to give a proposal and plan to move Knock out Roses from Cabana area to an area with less moisture for better survival. (photo 2)

3. Remove dead Indian Hawthorne from plant beds on Wild Tamarind.

4. Engineer to evaluate the depressed area on Wild Tamarind across the street from basketball courts. Continues to be a problem.

5. Contractor to give options for annual rotation.

6. Contractor to make sure all pond banks are being mowed on a routine basis.

7. Remove bubblers from street trees on Wild Tamarind. They are well established. And no longer need irrigation.

8. Contractor to give plan to remove Palmettos on Wild Tamarind and Basset Creek Dr to rejuvenate hedge and replace with more compatible plant.

9. Prune Walters Viburnum on Basset Creek evenly on elementary school berm.

10. Contractor to monitor the county mow crews mowing District property near the school and District monument area.

1) Treated all active piles and proposed to treat all turf areas non ponds.
2) See attached proposal for roses transplanting
3) Completed on 2.27.15
5) will have 3 options and color scheme. waiting on availability for spring annuals from our grower. Will have options week of 3.15.15
6) All ponds mowed 2.27.15
7) Crews will be onsite week of the 9th to assess and propose. Best option would be to shut off bubbler and or cap to reduce costs to CDD.
8) Proposal attached for palmetto removal and install of sod.
9) Walters pruned on site 2.27.15

Tab 5

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:	2/5/2015
PROPOSAL #:	24245
LMP REPRESENTATIVE	
JEFFH	

ITEM	DESCRIPTION	QTY	COST	Total
	Plant fill in renovation at Pool House			
Enhancements	Flax Lily (1 gallon)	24	5.25	126.00
Enhancements	Faxahatchee Grass (3 gallon)	12	12.50	150.00
Enhancements	Thyrallis (3 gallon)	5	14.00	70.00
Enhancements	Podocarpus (3 gallon)	5	14.00	70.00
Enhancements	Holly (3 gallon)	13	12.50	162.50

TOTAL	$578.50

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.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

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:	2/5/2015
PROPOSAL #:	24246
LMP REPRESENTATIVE	
JEFFH	

ITEM	DESCRIPTION	QTY	COST	Total
	KBAR Ranch Top Choice to all common areas (no ponds)			
F&P	Top Choice application (per acre)	17	480.00	8,160.00

TOTAL	$8,160.00

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.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

Tab 7

ARBOR-TECH
Environmental Group

PROJECT LOCATION	ESTIMATE
KBAR RANCH	

CONTACT INFORMATION	BRANCH CONTACT
Name: Joe Roethke / Rizzetta	**Arbor-Tech**
Phone: 813.933.5571	**DARREN JENNE**
Fax:	**PHONE: (239)989-3828**
Email: jroethke@rizzetta.com	DJENNE@arbor-tech.net

PROPOSAL FOR:

DESCRIPTION	QTY.	UOM	UNIT PRICE	TOTAL
FILL PLAYGROUND WITH IPEMA CERFIFIED PLAYSAFE MULCH TO HEIGHT OF 13"				$ 1,800.00
				$ -
				$ -
				$ -
				$ -
Notes:				**$ 1,800.00**

Terms: Payment to be received by contractor within 15 days of project completion unless otherwise specified. Contractor shall be entitled to costs of collection including Attorney's fees. Late fees will be charged 1.5% per month or highest rate permitted by law. Late fees begin 30 days after completion of work.

Conditions: All quantities are estimated. Deliveries and work cannot commence until a signed proposal has been received. All work is to be completed in a workmanlike manner according to standard practices. Customer agrees to pay contractor as indicated in agreement. Should the approval for work be terminated by the customer with or without cause, customer will be required to pay for all materials and work performed as of the date of termination plus cost of demobilization. NOT INCLUDED: Stake out or as-built, permit if required, irrigation repairs or modifications.

			DARREN JENNE	Principle	MARCH 2015
Name	Title	Date	Name	Title	Date

Tab 8

K-Bar Ranch
Amenity Enhancement Proposals

Tennis Court	Florida Courts	Welch Tennis Courts
Single Tennis Court	$34,920	$46,730
Windscreen	$1,640	$1,390
Tennis Practice Wall	$2,500	
Resurface Basketball Court	$1,680	$4,700
Total for Court	$40,740	$52,820

Amenity		Cost
Tot lot for ages 2 – 5, border timbers, mulch, benches, shade structure Shade structure for existing play equipment Swings with 4 seats, mulch, border timbers		$80,347
Shade structure for tennis/basketball courts, bench		$9,093
Water fountain for outside pool area		$3,478
	Total	$92.918

Budget $265,000
Expenditures to date $41,245 (Round-about upgrades)

Balance remaining $223,755

Unbudgeted costs include sidewalks, sod, landscaping, plumbing, permitting, grading

BLANK

Welch Tennis Courts, Inc.
World's Largest Builder of Fast Dry Courts

Construction – Resurfacing – Lighting – Accessories

USTA • USPTA
ASBA • TIA

ALL-WEATHER (ASPHALT) TENNIS COURT CONSTRUCTION AND BASKETBALL RESURFACING PROPOSAL

Welch Tennis Courts, Inc., (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct one (1) "All-Weather" Tennis Court and resurface one-half (½) "All-Weather" Basketball Court at: K Bar Ranch in Tampa, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1) **CONSTRUCTION REQUIREMENTS**: The Owner shall be responsible for determining the physical location of the tennis court, assuring that the construction plans, and the work described in this proposal comply with all applicable zoning requirements, and deed restrictions, including, but not limited to all applicable set-back requirements.
   a. Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.
   b. The Owner shall be responsible for all permit and engineering fees and related acquisition costs.
   c. The Owner shall be responsible for providing the contractor an onsite dumpster during construction.
   d. The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of $250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance in excess of the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided at the Contractor's costs.

2. **SITE PREPARATION**: **Site preparation, including clearing, grubbing, tree and stump removal, debris removal and rock removal, are *not* included in the price of this proposal.** If large rocks, tree roots, tree stumps, debris or other impediments to routine grading of the site are encountered, the Owner shall be responsible for the cost of removing them. If extra fill material is required to achieve the desired finished elevation of the courts (6 inches above the building ground base extending out 3 feet from the perimeter of the court in all directions which is 66 feet x 126 feet), the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner. Grading shall be done to a tolerance of plus or minus one (1) inch of the final sub-grade elevation. Rate and direction of slope shall be one (1) inch in ten (10) feet all in one plane. A compaction of 95% (Modified Proctor) is required and the soil shall be free of all roots and vegetation.

3. **TENNIS COURT CONSTRUCTION**: The Contractor shall construct one (1) all-weather tennis court measuring 60 feet by 120 feet.

a. Base: The base shall consist of six (6) inches of base material topped with one (1) inch of compacted asphalt hot mix. **Welch Tennis Courts, Inc. cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**
b. Surface: After the asphalt has properly cured, the Contractor shall apply two (2) filler coats of Deco Acrylic Resurfacer material to the entire court surface. Then two (2) full coats of Deco Color MP on the entire court surface. The court shall be the Owner's choice of one standard color. No "birdbaths" deeper than 1/16 of an inch shall exist.
c. Court Completion: Regulation playing lines shall be striped using masking tape and special white line paint. Net posts, nets (all synthetic WTC 3.5 or equivalent), synthetic center straps and anchors shall be installed.

4. **FENCING**: The Contractor shall provide and install approximately 176 lineal feet of ten-foot high and approximately 80 lineal feet of three-foot high green or black vinyl fencing.

a. All terminal posts shall be 3 inch and all line posts will be 2½ inch PC-40 Ameristar Permacoat pipe and top rail will be $1^{5}/_{8}$ inch PC Ameristar Permacoat pipe.
b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
c. Fence fabric will be 1¾ inch #9 gauge vinyl mesh on all ten-foot high fence and 2 inch #9 gauge vinyl mesh on all three-foot high fence.
d. Bottom tension wire will be installed on all fence.

5. **WINDSCREEN CURTAINS**: The Contractor shall provide and install, in conjunction with construction, six foot high open mesh polyester windscreen curtains (WTC Premium) in either black or green on all ten foot high fence.

6. **COURT EQUIPMENT**: The Contractor shall provide the following:

(1) Clean Court Units
(1) CourtPro Score Post Units
(1) Miracle Sweep or Court Sponge Units

7. **BASKETBALL COURT RESURFACING**: The Contractor shall resurface a half (½) all-weather basketball court measuring approximately 50 feet by 50 feet.

a. *COURT PREPARATION*: Contractor shall remove all loose dirt, mildew, oil spots and foreign matter from court.
b. *VEGETATION REMOVAL*: Remove all grass or other vegetation growing on the court surface, sterilize and patch with acrylic patch binder as necessary.

c. *CRACK REPAIR*: Patch cracks wider than 1/16 inch with acrylic crack filler. All filled cracks will be sanded level with surrounding court surface. **Contractor cannot guarantee that new cracks will not appear in the future. Contractor cannot guarantee that repaired cracks will not reappear in the future. Cracks that are substantially through the asphalt are structural. The only way to correct structural cracks is to replace the asphalt. The Owner may prefer to pay a smaller amount to repair these cracks rather than suffer the cost of asphalt replacement. Expansion and contraction on each side of a structural crack will result in the reappearance of the crack, based on temperature change of the asphalt. This will occur in several days, weeks or months, but the cracks will reappear.**

d. *PATCHING*: All areas holding 1/8 inch of water for more than one hour after flooding shall be patched with acrylic patch binder. All patches will be sanded level with surrounding court area. **Due to settling of the court regulation slope of 1" in every 10' for proper drainage my not be attainable regardless of the patching specified.**

e. *ACRYLIC RESURFACER COURSE*: Over the entire court area, apply **one (1) coat** of Deco Acrylic Resurfacer, a concentrated and pigmented emulsion fortified with silica sand to provide a leveling and filler coat for succeeding color applications.

f. *ACRYLIC TEXTURE COURSE*: Apply **two (2) coats** of Deco Color MP with silica sand to provide a tough, durable, textured playing surface in the Owner's choice of one standard color.

g. *PLAYING LINES*: Accurately locate, mark, and paint two inch wide playing lines, using white striping heavy bodied acrylic latex compound with pigments and mineral filler to form a high hiding line for application of asphalt or acrylic color coated surfaces.

8. **CONTRACT PRICE:** The Contractor shall complete the work specified in this proposal/contract for the following contract prices:

TENNIS COURT	$46,400.00
WINDSCREE NS	$1,390.00
COURT EQUIPMENT	$330.00
BASKETBALL RESURFACING	$4,700.00
TOTAL	**$52,820.00**

9. **PAYMENT TERMS**: Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE**: Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

10. **ESCALATION CLAUSE:** If, for any reason, construction of the work contemplated by this agreement does not begin within sixty (60) days from the date this proposal is accepted or signed by the Owner, or if there is a significant price increase in the cost of materials, equipment or energy, through no fault of the Contractor, the contract price(s) specified herein, the time for completion, and any other

contract requirements impacted by such price increases or delays in commencement of the work, will be adjusted by written change order modifying this proposal/contract. A price change shall be deemed to be 'significant" if the price of any material, equipment, or unit of energy increases by 5% or more between the date that this proposal/contract is accepted by the Owner and the date that the work under this contract is commenced.

11. **BUILDING REQUIREMENTS**. The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons; **provide staked corners of the tennis court**, provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, pavement access, etc.).

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the court beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

The Owner shall provide an onsite dumpster for the Contractor's use during construction. In the event the Owner is unable to or would like for the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a construction dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the court. If sod is used, it should be placed approximately one inch below the surface level of the court to allow for adequate court drainage.

12. **WARRANTY**: Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

13. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

14. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE**: In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees,

regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

15. **TIME FOR ACCEPTANCE OF PROPOSAL**: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

16. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, accept in writing, which is signed by all parties to this agreement.

ACCEPTED BY:

_____(OWNER) DATE:_____

_____
Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTS, INC.

_____ DATE:_____
George Todd, Jr., President

BLANK

FLORIDA COURTS, INC.
6820 HUDSON AVE.
HUDSON, FL 34667
727-861-0004

floridacourtsinc.com

PROPOSAL B **AGREEMENT** **DATE 2/17/15**
PAGE 1 OF 3

CONTACT: Betty Valenti ph# 813-393-5705 email: bvalenti@mihomes.com

LOCATION: K bar Ranch – 10511 Wild Tamarind – Tampa, FL 33647

CONDITIONS: Resurface 1 half basketball court with a 2 coat system. Re line court.

SURFACING:

1. Florida courts will resurface the existing half basketball court area using Sport Master specifications and materials with a **2 coat color system**. **2 coats of Color Concentrate**, **fortified with sand, will be applied** to provide uniformity & depth of color.

2. Florida Courts will **re stripe all game lines with one coat of primer and one coat of heavy bodied T/C Textured White Line Paint.** This will make for razor sharp clean lines.

3. Florida Courts is licensed and insured. Documents will be provided at the clients request.

4. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **$1,690.**

5. Accounts unpaid for more than 30 days shall bear interest at the rate of 1 ½% per month. In the event legal action is taken for collection, then Florida Courts, Inc., shall be entitled to court costs and reasonable attorney fees.

6. Client agrees to **provide water and electricity** for construction purposes.

7. Florida Courts guarantees workmanship and materials against defects for a period of two years, save normal wear and tear. This guarantee excludes normal wear and tear, abuse or neglect, including (but not limited to) acts of God or nature and/or any other conditions beyond our control; such as sub-base "settling", structural or shrinkage cracks, hydrostatic pressure bubbles, intrusion of grass or weeds, graffiti or other acts of vandalism, damage from roller blades, skateboards, bicycles, maintenance equipment and/or related fluids and/or other such implements and/or apparatus.

8. **Proper court maintenance to be the sole responsibility of client.**

9. Price is subject to change if not accepted within 30 days.

*** Please note: a Start date** cannot be scheduled without our receipt of a fully executed signed contract.

ACCEPTED BY_____ DATE ACCEPTED:_____
CLIENT SIGNATURE

PRINT NAME_____

_____
GREGORY A. VIRCHAU
PRESIDENT
FLORIDA COURTS

Please email or mail signed agreement to:

floridacourts@verizon.net

Florida Courts
6820 Hudson Avenue
Hudson, Fl. 34667

BLANK

FLORIDA COURTS, INC.
6820 HUDSON AVE.
HUDSON, FL 34667
727-861-0004

floridacourtsinc.com

PROPOSAL A **AGREEMENT** **DATE 2/17/15**
PAGE 1 OF 3

CONTACT: Betty Valenti ph# 813-393-5705 email: bvalenti@mihomes.com

LOCATION: K bar Ranch – 10511 Wild Tamarind – Tampa, FL 33647

CONDITIONS: New build of 1 tennis court. 60' x 120' (800 Square yards) Installed close to existing half basketball court.

ASPHALT WORK: (Install New Court 60' x 120')

1. We will have the **existing grass scraped and hauled away for the 60' x 120' new tennis court area.**

2. We will **cut and balance the subgrade** in preparation of installing the following base material.

2. We will **install 6" of crushed concrete or limerock base compacted and rolled**.

3. We will have installed **1" of compacted Type S3 asphalt to the new tennis court dimension of 60' x 120'.**

4. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **$17,950.** Payment schedule as follows: 50% ($8,975.) due before surface work is to begin, 50% ($8,975.) due upon completion of work.

5. Accounts unpaid for more than 30 days shall bear interest at the rate of 1 ½% per month. In the event legal action is taken for collection, then Florida Courts, Inc., shall be entitled to court costs and reasonable attorney fees.

NOTE: May have to remove 2 trees. One small oak, approx. 15' tall and one palm tree approx. 12' tall. Tree removal and any damage to the existing sidewalk will be repaired and paid for by Florida Courts.

NOTE: There is a 30 day asphalt cure time before surfacing of the new asphalt can begin. Florida courts is not responsible for damage to underground utilities or sod leading up to the court.

FENCING:

1. We will have **12' powder coated line and terminal poles set in concrete footers to be 10' above the new asphalt surface.** Poles to be 10' apart for the perimeter of the new tennis court.

2. We will have installed **new 10' vinyl coated 1 ¾" fence mesh for the perimeter of the 60' x 120' court. All powder coated hardware and tension bars will be provided and installed.**

3. We will have **installed bottom tension wire to the perimeter of the court and this will be hog clipped to the bottom of the fence. Fence will be properly tied to line poles top rails and corner mid rail with vinyl coated tie wire.**

4. We will have **installed two walk in gates with latches.**

5. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **$8,930.** Payment schedule as follows: 50% ($4,020.) due before surface work is to begin, 50% ($4,020.) due upon completion of work.

6. Accounts unpaid for more than 30 days shall bear interest at the rate of 1 ½% per month. In the event legal action is taken for collection, then Florida Courts, Inc., shall be entitled to court costs and reasonable attorney fees.

SURFACING:

1. Florida Courts will **install 2 tennis net post sleeves and 1 center anchor in concrete footers**.

2. Florida Courts will **flood the court** and check for low areas, then will correct, as best as possible, those areas where standing water covers 1/8" in depth (thickness of a nickel) after the surface has been able to dry under normal conditions for 1 hour.

3. Florida courts will surface the new asphalt court area using Sport Master specifications and materials with a **4 coat color system**, in the colors chosen by the client, (no additional charge for two-tone). **2 coats of Acrylic Resurfacer, fortified with sand,** will first be applied to prepare the court surface for the following color coats. This will be followed by the application of **2 coats of Color Concentrate**, **fortified with sand,** to provide uniformity & depth of color.

4. Florida Courts will **stripe all game lines.** Florida Courts **will provide and install 2 new tennis net posts with external cranks**. **We will provide and install 1 new heavy duty tournament tennis net with center strap.**

5. Florida Courts is licensed and insured. Documents will be provided at the clients request.

6. Florida Courts agrees to provide all tools, materials, labor and supervision to complete the above work For a sum of **$8,040.** Payment schedule as follows: 50% ($4,020.) due before surface work is to begin, 50% ($4,020.) due upon completion of work.

7. Accounts unpaid for more than 30 days shall bear interest at the rate of 1 ½% per month. In the event legal action is taken for collection, then Florida Courts, Inc., shall be entitled to court costs and reasonable attorney fees.

8. Client agrees to **provide water and electricity** for construction purposes.

9. Florida Courts guarantees workmanship and materials against defects for a period of two years, save normal wear and tear. This guarantee excludes normal wear and tear, abuse or neglect, including (but not limited to) acts of God or nature and/or any other conditions beyond our control; such as sub-base "settling", structural or shrinkage cracks, hydrostatic pressure bubbles, intrusion of grass or weeds, graffiti or other acts of vandalism, damage from roller blades, skateboards, bicycles, maintenance equipment and/or related fluids and/or other such implements and/or apparatus.

10. **Proper court maintenance to be the sole responsibility of client.**

11. Price is subject to change if not accepted within 30 days.

*** Please note: a Start date** cannot be scheduled without our receipt of a fully executed signed contract.

ACCEPTED BY_____ **DATE ACCEPTED:_____**
CLIENT SIGNATURE

PRINT NAME_____

GREGORY A. VIRCHAU
PRESIDENT
FLORIDA COURTS

Please email or mail signed agreement to:

floridacourts@verizon.net

Florida Courts
6820 Hudson Avenue
Hudson, Fl. 34667

BLANK

Florida Courts' Proposal for a Practice Wall for K-Bar Ranch CDD Amenity Center Improvements

Separate from the proposal would be a Practice Wall that can be built on site for $2,500. - This is an option that is nice to have on a community court.
Picture of one is attached. This is 8' in height and 12' long.

Thank you,

Greg Virchau
President

FLORIDA COURTS, INC.

6820 Hudson Ave
Hudson, FL 34667

PH# 727-457-8688

www.floridacourtsinc.com

BLANK

From:	floridacourts@verizon.net
To:	bvalenti@mihomes.com
Subject:	Windscreen costs for tennis court at K Bar + References
Date:	Tuesday, February 24, 2015 8:02:48 PM

Betty,

The cost for Florida Courts to provide and install a total of 360 lineal feet of 6' high windscreen with air vents, metal grommets & hemmed (Heavy Duty PVC windscreen for Tennis Courts in green or black) would be: **$1,640.**

This for the K Bar community proposed tennis court.

Here are a couple references:

CONTACT: Janet Ph# 813-246-4999 ext. 4591 email: jchiodi@lazydays.com
LOCATION: Lazy Days RV Center – 6210 County Road 579 – Seffner, FL

CONTACT: Keith Fisk (Operations Manager) ph# 813-973-1671 email: mp1news@yahoo.com
LOCATION: Meadow Pointe Community Development District – 28245 County Line Road – Wesley Chapel, FL 33543

CONTACT: Nancy Intini ph# 813-949-6591 cell# 727-776-8588 fax# 813-949-6462
LOCATION: Oakstead Community Development District – 3038 Oakstead Boulevard

Seal Master - My tennis court material supplier of 17 years.
813-248-8800 Tampa

Thank you,

Gregory Virchau
President

FLORIDA COURTS, INC.

6820 Hudson Ave
Hudson, FL 34667

PH# 727-457-8688

www.floridacourtsinc.com

BLANK

PLAYMORE
Recreational Products & Services

10271 Deer Run Farms Road, Suite 1
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free
www.playmoreonline.com

QUOTATION

02/12/15

Job Number: 8873
Revision:

Client: M/I Homes
4343 Anchor Plaza Parkway,
Suite 200
Tampa FL 33634

Job: Basset Creek
Wild Tamarind Drive
Tampa FL 33647

Contact: Betty Valenti **Phone:** 813-393-5705 **Fax:** 813-393-5789 **Email:** bvalenti@mihomes.com

Sales Rep: Eric Feingold **Terms:** Due With Order

Item	Description	Quantity	Cost	Subtotal
1 Equipment				
ACT-1301	TOT SPOT	1	$13,893.00	$13,893.00
ZZXX0287	5" OD 2-UNIT ALUMINUM ARCH	1	$1,956.00	$1,956.00
ZZXX0370	5" OD ALUMINUM ARCH SWING ADD-A-BAY	1	$1,318.00	$1,318.00
ZZXX0260	BELT SEAT w/SILVER SHLD CHAIN (8' RAIL)	2	$89.00	$178.00
ZZXX0265	INFANT SEAT w/SILVER SHLD CHAIN (8' RAIL)	2	$160.00	$320.00
ZZXX1410	6' PERM BENCH (COATED PLANKS & FRAME)	2	$445.00	$890.00
ZZXX9430	4' BORDER TIMBERS w/STAKE	62	$46.00	$2,852.00
DISCOUNT	COURTESY DISCOUNT	-1	$2,140.70	-$2,140.70
EWF	Engineered Wood Fiber, priced per CY	103	$24.50	$2,523.50
EWF	Weed Mat	2	$165.00	$330.00
Shade Systems	44' x 44' Mega Span Shade System - 12' high w/ Turn-N-Slide, CoolNet Fabric & Powder-coating.	1	$21,396.00	$21,396.00
Shade Systems	20' x 30' Mega Span Shade System - 12' high w/ Turn-N-Slide, CoolNet Fabric & Powder-coating	1	$5,736.00	$5,736.00
DISCOUNT	COURTESY DISCOUNT	-1	$2,713.20	-$2,713.20
		Subtotal:		**$46,538.60**
2 Freight				
Freight	Playworld Freight	1	$1,670.00	$1,670.00
Freight	EWF Freight	1	$750.00	$750.00
Freight	Shade Systems Freight	1	$1,500.00	$1,500.00
		Subtotal:		**$3,920.00**

Notes: Please review terms page for installation information.

PLAYMORE
Recreational Products & Services

10271 Deer Run Farms Road, Suite 1
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free
www.playmoreonline.com

QUOTATION

02/12/15

Job Number: 8873
Revision:

Client: M/I Homes
4343 Anchor Plaza Parkway,
Suite 200
Tampa FL 33634

Job: Basset Creek
Wild Tamarind Drive
Tampa FL 33647

Item	Description	Quantity	Cost	Subtotal
3 Sales Tax				
Sales Tax	Hillsborough County 7%	1	$3,257.70	$3,257.70
		Subtotal:		**$3,257.70**
4 Installation				
PSI Installation	Installation of Playworld Equipment	1	$5,994.00	$5,994.00
Installation	Installation of EWF	1	$1,545.00	$1,545.00
Installation	Installation of 40' x 40' x 12' Shade	1	$16,047.00	$16,047.00
Installation	Installation of 20' x 30' x 12' Shade	1	$4,302.00	$4,302.00
Eng Drwgs	Engineered Sealed Drawings	2	$1,000.00	$2,000.00
		Subtotal:		**$29,888.00**
		Grand Totals:		**$83,604.30**

PLAYMORE
Recreational
Products & Services

10271 Deer Run Farms Road, Suite 1
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free
www.playmoreonline.com

QUOTATION

02/12/2015
Job Number: 8873
Revision:

Client: M/I Homes
4343 Anchor Plaza Parkway,
Suite 200
Tampa FL 33634

Job: Basset Creek
Wild Tamarind Drive
Tampa FL 33647

General Terms:

Acceptance by either a signature or a purchase order based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal including the following:
Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented with order. Specify all color selections in writing. Any discrepancies that arise due to oral color selections will be the responsibility of the customer. If customer is installing equipment, all equipment is to be installed per manufacturer's instructions and appropriate guidelines such as ASTM and CPSC. Installation, site work, building permits, engineered drawings, etc. are not included unless noted.

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, the following options are available.

* Add 5% to the quotation/contract price. Playmore Recreational Products and Services will cover the costs of all the building permit fees and expeditor fees.
* Playmore Recreational Products and Services can assist the customer in obtaining their own permit. Customer is responsible for all fees directly to the permitting agency and/or the expediting company.

NOTE - All zoning, planning, environmental, etc. permits and approvals are the responsibility of others as well as any required site plans. If signed and sealed engineered drawings are needed for the installation of equipment, this will be included on the proposal. If it is omitted and later discovered necessary, the cost will be the responsibility of the customer.

Installation Terms:

Standard Services Include:

* Shipping Notification/Receiving Instructions
* Pre-Installation On-Site Meeting
* Underground Utility Check (Sunshine State One Call)
* Accept Delivery and Unload Equipment (If site is ready)
* Moving New Equipment to Job Site
* Layout of Equipment
* Installation of Equipment and Materials Per Manufacture's Instructions
* Trash Clean Up (Dumpsters and Off-Site Trash Disposal not Standard)
* Post-Installation Walk Through Maintenance Explanation

Customer Responsibilities (unless otherwise noted in the applicable quotation/contract):

* Trash Disposal - Dumpsters or Off Site Disposal.
* Accept Delivery and Unload Equipment (If site is not ready.) $500.00 Charge will Apply if Customer wants Installers to Unload.
* Provide Area for Storage and Staging.
* Secure Site and Equipment.
* Provide Access as Outlined below.

Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):

* Removal of Existing Equipment.
* Site Preparation and Grading, Drainage Systems, etc.
* Engineered Drawings for Purchased Equipment.
* Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

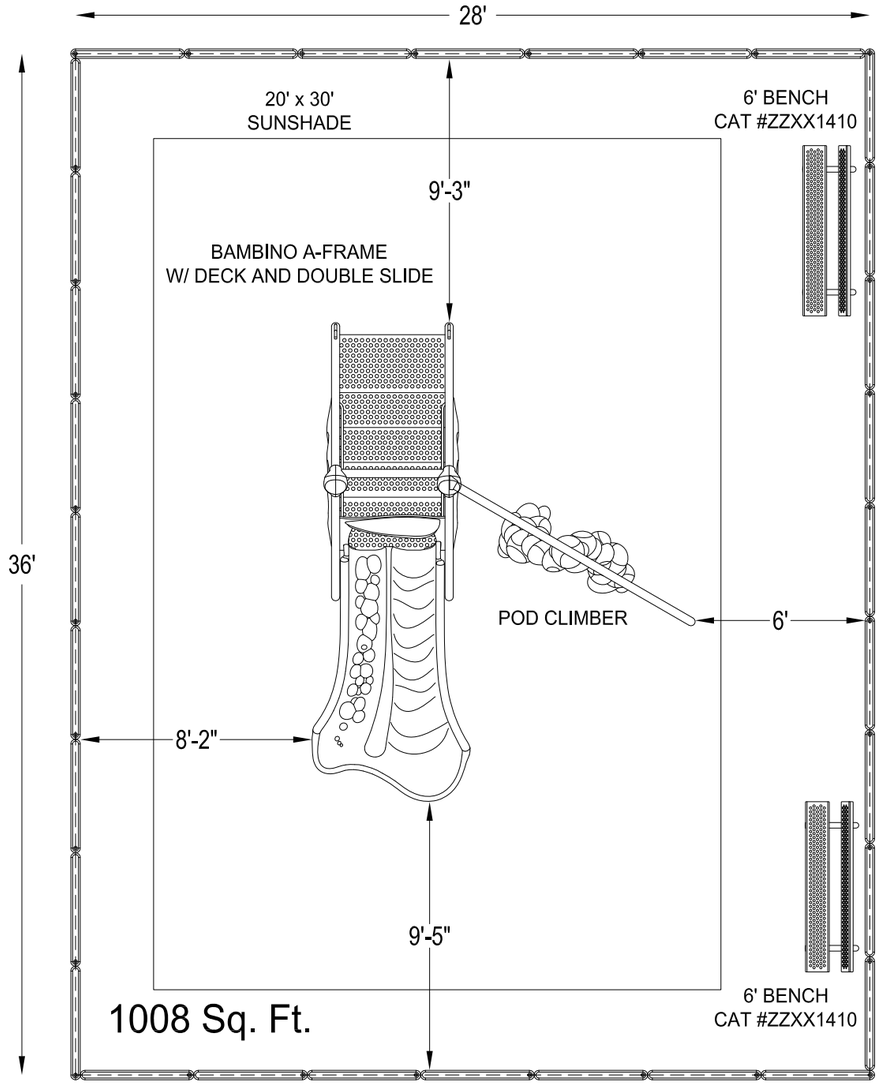
*Any other responsibilities must be clearly outlined in the applicable quotation/contract.

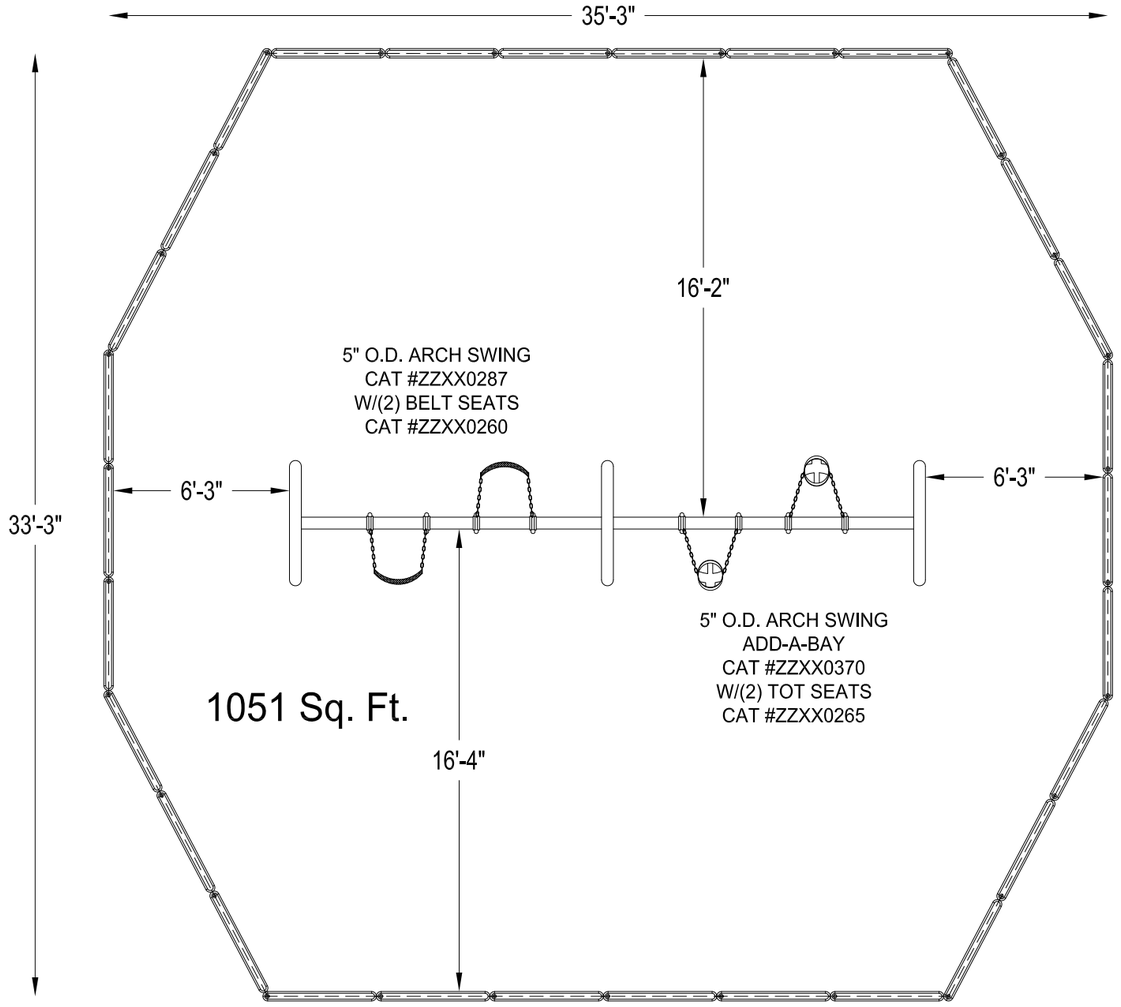
Other Notes:

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as sod, concrete sidewalks, private underground utilities, etc, will be the responsibility of the customer, as will any additional costs associated with limiting damage such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.
Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC gudelines and ASTM starndards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Acceptance Signature _____ Date _____ P.O. # _____





*Playground Supervision Required

's

ASTM F1487-11

13 USERS

2-12

PLAYWORLD™

© 2007 Playworld Systems, Inc.
Playworld™ Is a brand of Playworld Systems®, Inc.

14' X 17' X 12'

4 Ft.

SEE DWG

28' X 36'

PROJECT NO:	REV:	DATE:
Basset Creek	-	10-FEB-15
SYSTEM: CHALLENGERS		SCALE: 3/16" = 1'-0"
SITE PLAN		DRAWN BY: STARR MEJIA

BASSET CREEK PLAYGROUND

TAMPA, FL

Playmore Recreational Products
10271 Deer Run Farms Rd Ste #1
Fort Myers, FL 33966
888-886-3757

Basset Creek Playground

PLAYMORE
Recreational
Products & Services

Basset Creek Playground

PLAYMORE
Recreational
Products & Services

BLANK

PLAYMORE
Recreational Products & Services

10271 Deer Run Farms Road, Suite 1
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free
www.playmoreonline.com

QUOTATION

02/25/15

Job Number: 8925
Revision:

Client: M/I Homes
4343 Anchor Plaza Parkway,
Suite 200
Tampa FL 33634

Job: Basset Creek Court Shade
Wild Tamarind Drive
Tampa FL 33647

Contact: Betty Valenti **Phone:** 813-393-5705 **Fax:** 813-393-5789 **Email:** bvalenti@mihomes.com

Sales Rep: Eric Feingold **Terms:** Due With Order

Item	Description	Quantity	Cost	Subtotal
1 Equipment				
ZZXX1401	6' PICNIC TABLE (COATED TOP & FRAME)	1	$864.00	$864.00
ZZXX1409	HOLD DOWN KIT	1	$65.00	$65.00
Shade Systems	10' x 12' Offset T-Cantilever Shade System - 10' high w/ Turn-N-Slide, Powder-Coating, and CoolNet Fabric.	1	$4,196.00	$4,196.00
DISCOUNT	COURTESY DISCOUNT	-1	$419.60	-$419.60
		Subtotal:		**$4,705.40**
2 Freight				
Freight	Playworld Freight	1	$265.00	$265.00
Freight	Shade Systems Freight	1	$493.00	$493.00
		Subtotal:		**$758.00**
3 Sales Tax				
Sales Tax	Hillsborough County - 7%	1	$329.38	$329.38
		Subtotal:		**$329.38**
4 Installation				
Installation	Installation of Table and Shade	1	$3,300.00	$3,300.00
		Subtotal:		**$3,300.00**
		Grand Totals:		**$9,092.78**

Notes: Please review terms page for installation information.

PLAYMORE
Recreational Products & Services

10271 Deer Run Farms Road, Suite 1
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free
www.playmoreonline.com

QUOTATION

02/25/2015
Job Number: 8925
Revision:

Client: M/I Homes
4343 Anchor Plaza Parkway,
Suite 200
Tampa FL 33634

Job: Basset Creek Court Shade
Wild Tamarind Drive
Tampa FL 33647

General Terms:

Acceptance by either a signature or a purchase order based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal including the following:
Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented with order. Specify all color selections in writing. Any discrepancies that arise due to oral color selections will be the responsibility of the customer. If customer is installing equipment, all equipment is to be installed per manufacturer's instructions and appropriate guidelines such as ASTM and CPSC. Installation, site work, building permits, engineered drawings, etc. are not included unless noted.

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, the following options are available.

* Add 5% to the quotation/contract price. Playmore Recreational Products and Services will cover the costs of all the building permit fees and expeditor fees.
* Playmore Recreational Products and Services can assist the customer in obtaining their own permit. Customer is responsible for all fees directly to the permitting agency and/or the expediting company.

NOTE - All zoning, planning, environmental, etc. permits and approvals are the responsibility of others as well as any required site plans. If signed and sealed engineered drawings are needed for the installation of equipment, this will be included on the proposal. If it is omitted and later discovered necessary, the cost will be the responsibility of the customer.

Installation Terms:

Standard Services Include:

* Shipping Notification/Receiving Instructions
* Pre-Installation On-Site Meeting
* Underground Utility Check (Sunshine State One Call)
* Accept Delivery and Unload Equipment (If site is ready)
* Moving New Equipment to Job Site
* Layout of Equipment
* Installation of Equipment and Materials Per Manufacture's Instructions
* Trash Clean Up (Dumpsters and Off-Site Trash Disposal not Standard)
* Post-Installation Walk Through Maintenance Explanation

Customer Responsibilities (unless otherwise noted in the applicable quotation/contract):

* Trash Disposal - Dumpsters or Off Site Disposal.
* Accept Delivery and Unload Equipment (If site is not ready.) $500.00 Charge will Apply if Customer wants Installers to Unload.
* Provide Area for Storage and Staging.
* Secure Site and Equipment.
* Provide Access as Outlined below.

Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):

* Removal of Existing Equipment.
* Site Preparation and Grading, Drainage Systems, etc.
* Engineered Drawings for Purchased Equipment.
* Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

*Any other responsibilities must be clearly outlined in the applicable quotation/contract.

Other Notes:

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as sod, concrete sidewalks, private underground utilities, etc, will be the responsibility of the customer, as will any additional costs associated with limiting damage such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.
Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC gudelines and ASTM starndards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Acceptance Signature _____ Date _____ P.O. # _____

Tab 9

POOP 911 Tampa

March 6, 2015

Dear Joe,

Enclosed you'll find a quote that includes additional pet waste stations and ongoing weekly service at your **K Bar Ranch Community**. It is our mission to provide you with professional and reliable pet waste management services.

I look forward to working with you on this worthwhile project. In the meantime, please do not hesitate to call me if you need further assistance. I can be reached at 813-842-0909.

Sincerely,

Bryan Taylor

Owner, POOP 911 ***Tampa***

,

Commercial Quote

K Bar Ranch

Community Development District

Date: 3/6/2015

Description of services and area to be cleaned:

Description	***Price***	***Price***
Install 3 pet waste stations at property management's direction.	$265.00each	$795.00
Weekly maintenance for each station.	$5.95	$17.95*
Pick up bags are included up to 6000 bag per year with 8 or more stations being serviced		
*service already provided for 5 pet stations throughout K Bar Ranch.		

To accept this quotation, sign here and return:

Tab 10

GENERAL FUNDING AND ACQUISITION AGREEMENT
(Recreational Amenity Enhancements)

This General Funding and Acquisition Agreement is dated as of the ____ day of _____, 2015, 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 _____, 2015, 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

By: _____

Name: _____

Title: _____

M/I Homes of Tampa, LLC,
a Florida limited liability company

By: _____

Name: _____

Title: _____

Attest:

_____

Name: _____
Secretary/Assistant Secretary

K-Bar Ranch Community Development District

By: _____
Betty Valenti
Chair of the Board of Supervisors

Tab 11

Next Generation
Security Systems ★ Video Surveillance ★ Fire Alarms

Entry System License Capture

K Bar Ranch

10511 Wild Tamarind Dr.
Tampa, FL 33647
(813) 933-5571

Prepared by:
Securiteam
Administrator
Rob@mysecuriteam.com
(813) 909-7775

Summary of Qualifications

Securiteam Inc.

- Founded in 2005 Securiteam is locally owned and operated
- Installations include The USCG, Wal-Mart, Black & Decker, Moffitt Cancer Center, National Gypsum, Kinder-Morgan and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- $5 million liability Insurance policy
- Excellent Rating by the BBB
- 24/7/365 live tech support

Key Personnel

Rob Cirillo – Founder & CEO

- 25 Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME

Jody Kamps – Customer Service Manager

- 30+ Years of customer service experience
- 20+ Years of customer service management

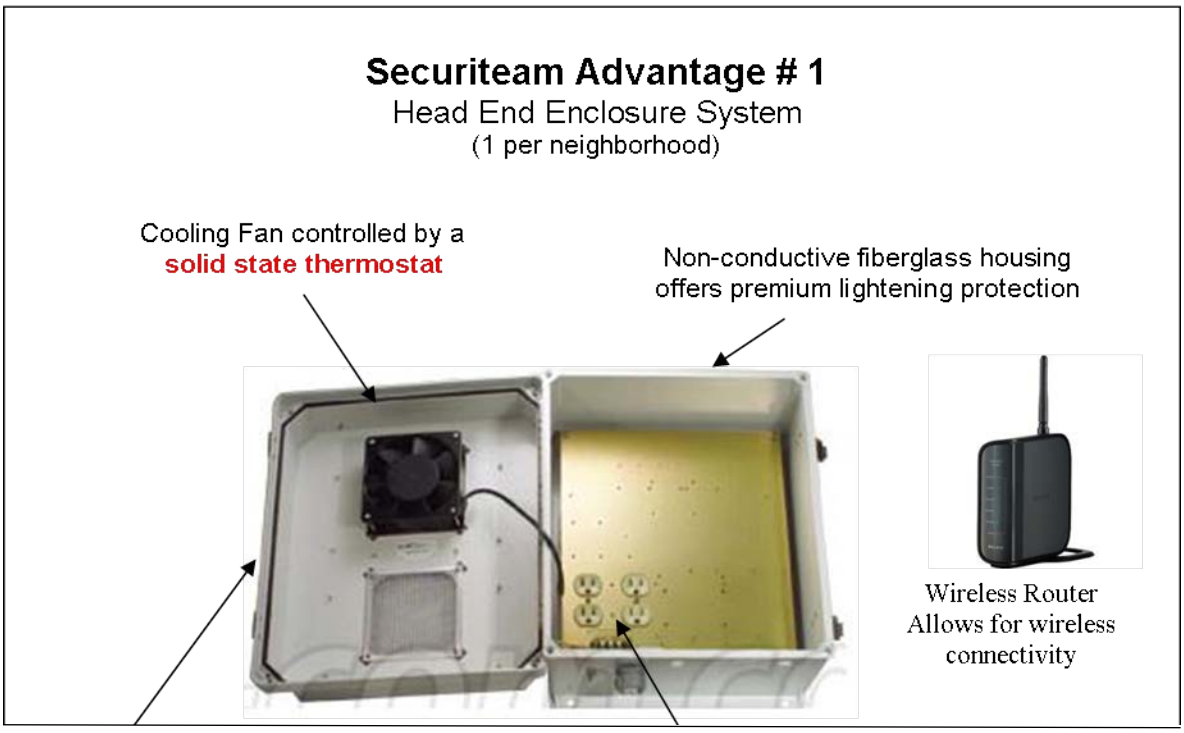
Technical Team

- Installers and Service Technicians average over 6 years of experience
- All employees that are background checked
- No questionable day labor “pickup crews”

Proposal Summary

- We have tested several configurations for similar gate entry applications.
- Tests were conducted in the daytime and after dark with different cameras.
- Genuine Panasonic high definition (3 megapixel) cameras are used for overview
- A hybrid DVR is featured that will accept both analog or Next Generation HD (IP) cameras

THE SECURITEAM ADVANTAGE



Securiteam Advantage

The most advanced License Capture

1/3" Sony super HAD image sensor

600 lines of resolution

Custom focal lengths are available via the 6-50 mm Varifocal lens, which allows for flexible mounting positions and optimal zoom.

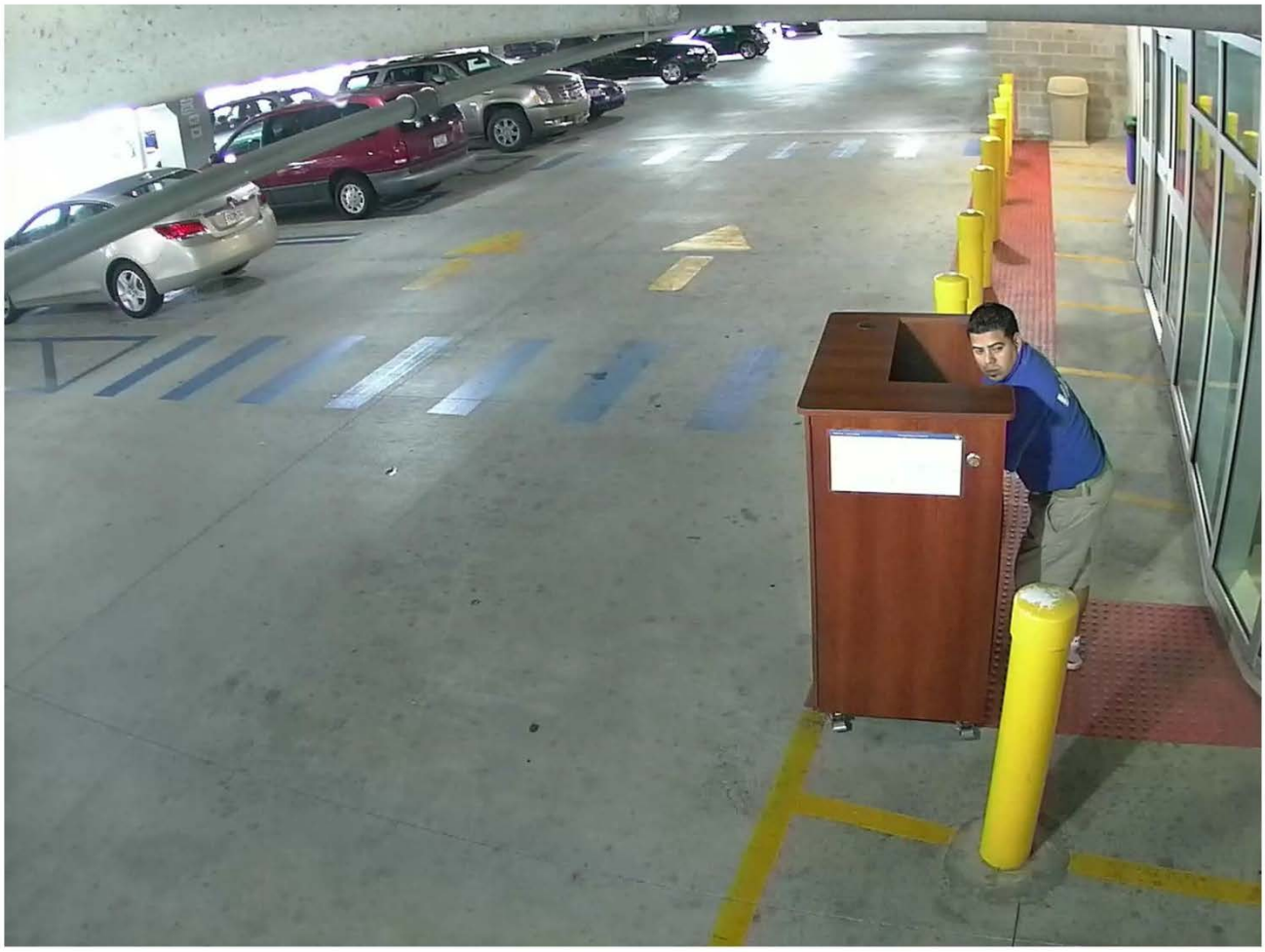
Plate capture up to 50 MPH

Headlight masking filters out tail lights

Fairgate test shot at 9:30 PM

Securiteam
Next Generation
Security Systems ★ Video Surveillance ★ Fire Alarms

Securiteam Advantage
High Definition Megapixel Resolution
&
Color Reproduction



* Actual Securiteam installation

K Bar Ranch
Entry System License Capture

MAIN ENTRY

1	Platinum Hybrid DVR (4 IP Cameras + 4 Analog Cameras)
1	Platinum 3 Year Warranty
1	1 Terabyte hard drive
1	Digital Watchdog license plate capture camera
2	2-peice BNC crimp for RG59U
1	Panasonic Full 1080P HD Vandal Dome
1	SD Card for onboard camera backup
1	5-Port Industrial POE Switch
1	Mounting post (includes footer)
1	Large Premium Weatherproof Enclosure with Cooling Fan
1	L-Com Universal Pole Mounting Kit Pole Diameter 3-12 inches

PROJECT SUMMARY

TOTAL (Plus Applicable Taxes) **$4,976**

- **50% down and balance upon substantial completion**
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam at the mounting pole**
- **Wireless router will provide local (to the entrance) wireless connectivity for video review**

Product Details

Platinum Hybrid DVR (4 IP Cameras + 4 Analog Cameras)
•4CH Analog+4CH IP
•H.264 video compression
•Third-party network cameras supported
•4-ch synchronous playback
• Up to 5 Megapixels resolution recording
• HDMI and VGA output at up to 1920×1080P resolution
** 3-year manufacturers warranty **
http://www.ltsecurityinc.com/amfilerating/file/download/file_id/337/
Dimensions:

Platinum 3 Year Warranty
3-Year Manufacturers Warranty on all Platinum Recorders and Cameras
Dimensions:

1 Terabyte hard drive
Enterprise grade drive ptimized for the demanding requirements todays HD Surveillance Systems
Dimensions:

Digital Watchdog license plate capture camera
The LPR has been engineered to deliver the best performance in capturing license plates in any extreme light conditions. Its Plate Recognition Technology guarantees consistent, reliable plate capture both day and night. The 6 to 50mm varifocal auto iris lens provides unquestionable 560 TVL images from a range of
13 to 30 feet. The LPR also comes with the HME technology to mask overly bright lights that prevent the camera from capturing clear images of the license plates. 2-year mfg warranty.
http://publiclibrary.dwcc.tv/Cameras/LPR650/spec%20lpr.pdf
Dimensions:

Panasonic Full 1080P HD Vandal Dome
*** 3-year Panasonic Warranty***
Compact size Full HD Dome Network Camera * Wide angle view but very low lens distortion * High Resolution(1080p Full HD images up to 30fps) * Face Detection with Super Dynamic Technology * Fog and Smoke Reduction * 2-area VIQS (Variable Image Quality on Specified Area) * Cropping * Various Transmission Modes * SDXC Memory card edge recording * Smartphone, Tablet PC monitoring * Waterproof and dustproof with Built-in Microphone * Vandal Resistant Mechanism * In-vehicle compatible
http://ssbu-t.psn-web.net/Products/IP_camera/WV-SW158/Specsheet/WV-SW158_2A-108AL.pdf
Dimensions:

SD Card for onboard camera backup
SD cards located inside the IP camera provide a secure on on board backup in the event of network failure. Video is stored in the SD card until network connectivity is restored then off-loaded automatically onto the NVR
Dimensions:

5-Port Industrial POE Switch
The KBC ESUL5P Ethernet series is a 5 port, unmanaged industrial switch with 4 of the ports supplying IEEE802.3af compliant PoE. The series is designed for use in a wide range of operating temperatures in non–environmentally conditioned, industrial applications. Operating temperature is -40 to +165 degrees F.
http://www.kbcnetworks.com/specification-downloads/technical-specifications/network/esul5p-technical-specifications-english/download
Dimensions:

Large Premium Weatherproof Enclosure with Cooling Fan
Molded Fiberglass Reinforced Polyester (FRP) industrial Enclosure
Stainless steel quick release latches with padlock hasps
NEMA Type 3R, 3RX / IP24 rated
Fully gasketed raised Vented lid with removable filters & integral mounting flange
Features aluminum mounting plate with surge protected duplex 120 VAC Outlets & Thermostat Controlled Cooling System
Dimensions:

L-Com Universal Pole Mounting Kit Pole Diameter 3-12 inches
NBP141004 Series Universal Mounting Kit
Easily attaches the Enclosure to the Pole with Steel Bands (not supplied by L-Com)
Can be installed on poles 3 to 12-inches in diameter
http://www.l-com.com/item.aspx?id=29960#.UJwQa8W5OSp
Dimensions: 7.25w 8.9h 1.58d

Tab 12

Rhythms Electric Corporation
EC13003930
727-460-8779
rhythmselectric@me.com

Quotation For: K Bar Ranch CDD- License plate camera service install
Date: 2-19-2015

Scope of Work:

- Install a new 60 amp electrical service at the nearest point possible to desired license plate camera location
- New service shall have a new meter, 8 circuit main breaker panel board and 1 GFI outlet or hardwired equipment whip

Time Frame:

- Work shall take 6 weeks start to finish including permitting and TECO lead times

What is included in contract:

- Obtainment of all permits, within scope of work
- Payment of all government fees, sales taxes and other costs including utility connections in connection with this work
- Work shall be installed in proper location as requested by owner/officer
- Work shall be installed as a complete electrical system
- All supervision, labor, material, equipment, machinery, factory trained personnel, and all other items necessary to complete the electrical system
- All material shall be new of first class quality, shall be furnished, delivered, erected, connected and finished in every detail.

What is not Included:

- Possible TECO costs to install a new sub transformer if nearest transformer does not have accessible or proper taps (Very slight chance this will occur)

Base Bid: $2,000

Cost Breakdown:

Labor	$1250
Material	$550
Permitting	$200

Tab 13

DESCRIPTION SKETCH (Not a Survey)

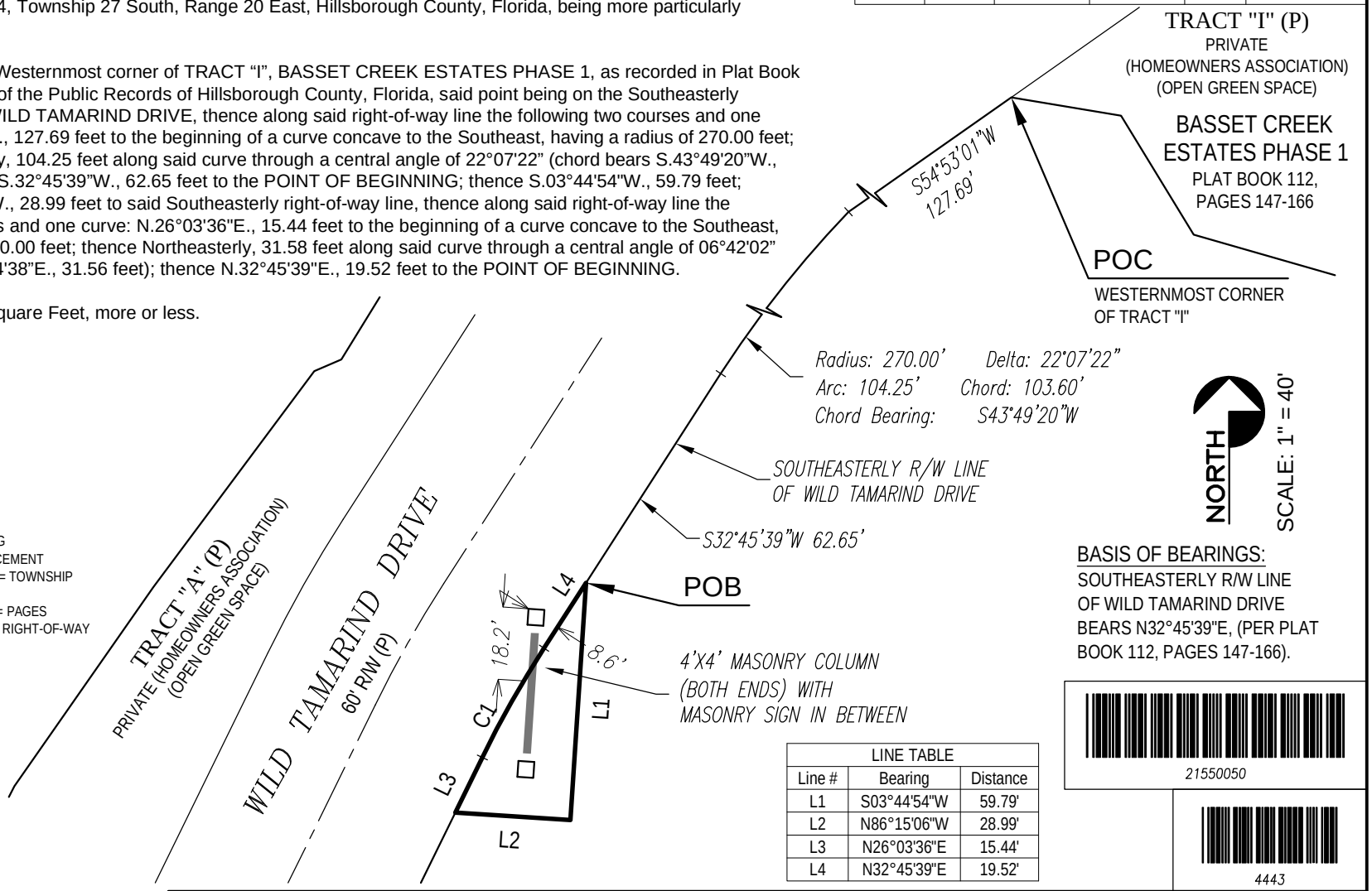
DESCRIPTION:

A portion of Section 4, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Westernmost corner of TRACT "I", BASSET CREEK ESTATES PHASE 1, as recorded in Plat Book 112, pages 147-166 of the Public Records of Hillsborough County, Florida, said point being on the Southeasterly right-of-way line of WILD TAMARIND DRIVE, thence along said right-of-way line the following two courses and one curve: S.54°53'01"W., 127.69 feet to the beginning of a curve concave to the Southeast, having a radius of 270.00 feet; thence Southwesterly, 104.25 feet along said curve through a central angle of 22°07'22" (chord bears S.43°49'20"W., 103.60 feet); thence S.32°45'39"W., 62.65 feet to the POINT OF BEGINNING; thence S.03°44'54"W., 59.79 feet; thence N.86°15'06"W., 28.99 feet to said Southeasterly right-of-way line, thence along said right-of-way line the following two courses and one curve: N.26°03'36"E., 15.44 feet to the beginning of a curve concave to the Southeast, having a radius of 270.00 feet; thence Northeasterly, 31.58 feet along said curve through a central angle of 06°42'02" (chord bears N.29°24'38"E., 31.56 feet); thence N.32°45'39"E., 19.52 feet to the POINT OF BEGINNING.

Containing 926.25 Square Feet, more or less.

CURVE TABLE					
Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C1	270.00'	06°42'02"	31.58'	31.56'	N29°24'38"E



LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SEC. = SECTION TWP. = TOWNSHIP
RGE. = RANGE
PB = PLAT BOOK PG'S = PAGES
(P) = PLAT R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS

BASIS OF BEARINGS:

SOUTHEASTERLY R/W LINE OF WILD TAMARIND DRIVE BEARS N32°45'39"E, (PER PLAT BOOK 112, PAGES 147-166).

LINE TABLE		
Line #	Bearing	Distance
L1	S03°44'54"W	59.79'
L2	N86°15'06"W	28.99'
L3	N26°03'36"E	15.44'
L4	N32°45'39"E	19.52'

21550050

4443

NOTES:

1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913.

2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.

3. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

Drawn: MAC | Checked: | Client No: 4443

Original No.: 21550050 | Current No.: 21550050

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code.

SCOTT R. FOWLER DATE OF SIGNATURE

FLORIDA REGISTERED LAND SURVEYOR NO. 5185

Drawing Date: 3-06-15

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | L.B. 3913

Sec.: 4 Twp.: 27 S. Rge.: 20 E.

P:\Surveying\2040049\21550050dskt_SignEasement.dwg, 3/6/2015 5:26:52 PM

Tab 14

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

PUBLIC FACILITIES REPORT

JANUARY 2015

STANTEC CONSULTING SERVICES INC.

2205 NORTH 20TH STREET

TAMPA, FL 33605

(813) 223-9500

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES REPORT

1. Provide a description of existing public facilities owned and operated by the special district. This description should include the current location, capacity, and current demands placed on the facility.

The K-Bar Ranch Community Development District (the "District") is located within Section 4, Township 27 South, Range 20 East in northern Hillsborough County, within the City of Tampa. The District currently owns and operates approximately 30 various wet detention stormwater management systems, an amenity center, and the landscaping, irrigation and hardscaping for the District. See Exhibit A for a Site Plan.

The current capacity of the District's facilities is not quantifiable, but the facilities have been constructed in conformance with the community's design and construction permits with all facilities currently considered to be operating at acceptable levels. The community is currently fully developed with no additional demands currently anticipated to utilize the District's facilities.

2. Provide a description of each public facility the District is building, improving or expanding, or is currently proposing to build, improve, or expand within seven years. For each public facility identified, describe how the District currently proposes to finance the facility.

No improvements and/or expansion are proposed, and the District is fully developed.

3. If the special district currently proposes to replace any of the facilities identified in Paragraph 1 or 2 within the next ten years, then a date for scheduled replacement of said amenities shall be provided.

There are currently no plans to replace any District facilities within 10 years.

4. Provide the anticipated time the construction, improvement or expansion of each facility will be completed.

The District is fully developed with no plans for construction, improvement, or expansion.

5. Provide the anticipated capacity of and demands of each public facility when completed. In the case of an improvement/expansion of a public facility, both the existing and anticipated capacity shall be listed.

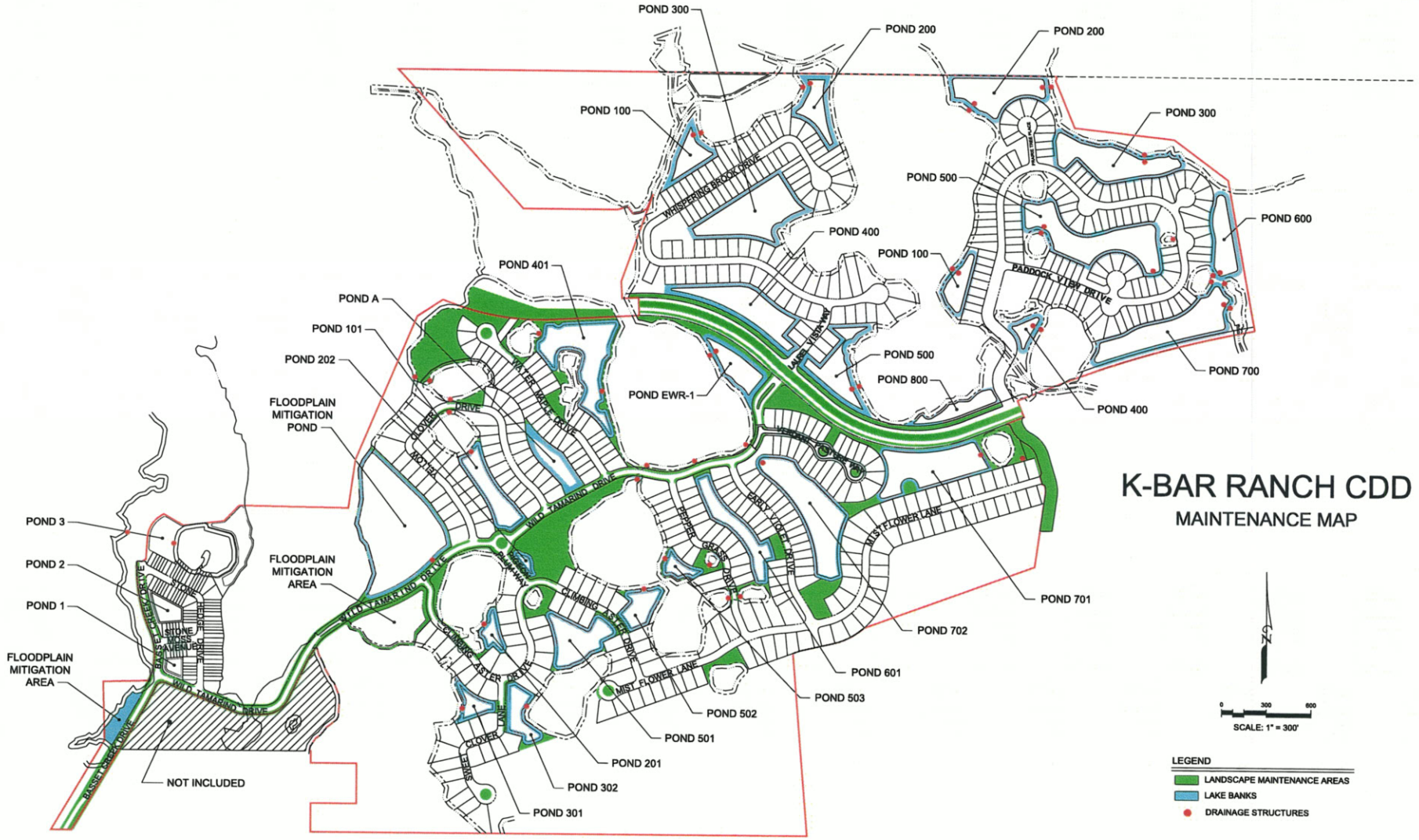
It appears that the District's public facilities have been adequately sized for the District's needs, based on their current operations. The District is fully developed with no improvement and/or expansion currently planned.

Tonja L. Stewart, P.E.

Senior Project Manager

K-Bar Ranch CDD Engineer

EXHIBIT A


K-BAR RANCH CDD
MAINTENANCE MAP
POND 300
POND 200
POND 200
POND 100
POND 300
POND 500
POND 600
POND 400
POND 100
POND 401
POND A
POND 101
POND 202
POND 500
POND 800
POND 700
POND 400
POND EWR-1
FLOODPLAIN MITIGATION POND
FLOODPLAIN MITIGATION AREA
FLOODPLAIN MITIGATION AREA
POND 3
POND 2
POND 1
NOT INCLUDED
POND 701
POND 702
POND 601
POND 503
POND 502
POND 501
POND 201
POND 302
POND 301
WHISPERING BROOK DRIVE
PADDOCK VIEW DRIVE
WILD TAMARIND DRIVE
CLIMBING ASTER DRIVE
MIST FLOWER LANE
EARLY VIOLET DRIVE
PEPPER GRASS DRIVE
WATER MAPLE DRIVE
CLOVER DRIVE
STONE MOSS AVENUE
BASSET CREEK DRIVE
SCALE: 1" = 300'
LEGEND
LANDSCAPE MAINTENANCE AREAS
LAKE BANKS
DRAINAGE STRUCTURES
REVISED: July 28, 2014