K-Bar Ranch
Community Development District

Financial Statements
(Unaudited)

June 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

K-Bar Ranch Community Development District

Balance Sheet

As of 6/30/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	90,851	0	0	0	90,851	0	0
Investments	390,947	0	561,759	0	952,706	0	0
Investments - Reserve Funds	0	139,759	0	0	139,759	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	13,809	0	0	0	13,809	0	0
Due From Other Funds	10,166	0	0	0	10,166	0	0
Amount Available in Debt Service	0	0	0	0	0	0	561,759
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,561,036
Fixed Assets	0	0	0	0	0	7,363,940	0
Total Assets	505,773	139,759	561,759	0	1,207,291	7,363,940	9,122,795
Liabilities							
Accounts Payable	42,044	0	0	0	42,044	0	0
Accrued Expenses Payable	1,690	0	0	0	1,690	0	0
Due To Other Funds	0	10,166	0	0	10,166	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	9,122,795
Total Liabilities	43,734	10,166	0	0	53,900	0	9,122,795
Fund Equity & Other Credits							
Beginning Fund Balance	474,525	84,846	893,554	7,591	1,460,515	7,363,940	0
Net Change in Fund Balance	(12,486)	44,747	(331,795)	(7,591)	(307,124)	0	0
Total Fund Equity & Other Credits	462,038	129,593	561,759	0	1,153,391	7,363,940	0
Total Liabilities & Fund Equity	505,773	139,759	561,759	0	1,207,291	7,363,940	9,122,795

See Notes to Unaudited Financial Statements

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	594	594	0.00%
Special Assessments					
Tax Roll	558,374	558,374	601,396	43,022	(7.70)%
Off Roll	7,351	7,351	7,351	0	0.00%
Total Revenues	565,725	565,725	609,341	43,616	(7.71)%
Expenditures					
Financial & Administrative					
Administrative Services	4,500	3,375	3,375	0	25.00%
District Management	14,500	10,875	10,875	(0)	24.99%
District Engineer	10,000	7,500	8,428	(928)	15.72%
Disclosure Report	5,000	3,750	4,600	(850)	8.00%
Trustees Fees	10,000	8,962	10,964	(2,002)	(9.63)%
Financial Consulting Services	10,000	8,750	8,750	0	12.49%
Accounting Services	13,000	9,750	9,750	0	25.00%
Auditing Services	3,300	3,300	3,300	0	0.00%
Arbitrage Rebate Calculation	650	0	4,000	(4,000)	(515.38)%
Public Officials Liability Insurance	3,750	3,750	2,250	1,500	40.00%
Legal Advertising	1,000	750	1,028	(278)	(2.77)%
Dues, Licenses & Fees	175	175	550	(375)	(214.28)%
Miscellaneous Fees	0	0	855	(855)	0.00%
Website Fees & Maintenance	2,100	1,575	790	785	62.38%
Legal Counsel					
District Counsel	23,590	17,692	12,247	5,446	48.08%
Debt Service Payments					
Principal	0	0	22,880	(22,880)	0.00%
Security Operations					
Security Monitoring Services	0	0	3,000	(3,000)	0.00%
Electric Utility Services					
Utility Services	12,000	9,000	7,638	1,362	36.34%
Street Lights	117,000	87,750	85,495	2,255	26.92%
Water-Sewer Combination Services					
Utility Services	1,500	1,125	583	542	61.11%
Stormwater Control					
Fountain Maintenance	0	0	300	(300)	0.00%
Lake/Pond Bank Maintenance	5,000	3,750	0	3,750	100.00%
Aquatic Maintenance	22,000	16,500	16,125	375	26.70%

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Mitigation Area Monitoring & Maintenance	6,700	5,025	995	4,030	85.14%
Wetland Monitoring & Maintenance	15,760	11,820	14,493	(2,673)	8.03%
Aquatic Plant Replacement	5,000	3,750	0	3,750	100.00%
Other Physical Environment					
Property Insurance	8,500	8,500	5,347	3,153	37.09%
Landscape Maintenance	160,000	120,000	117,629	2,371	26.48%
Irrigation Repairs	10,000	7,500	8,209	(709)	17.91%
Holiday Decorations	7,500	7,500	5,250	2,250	30.00%
Rust Prevention	7,500	5,625	5,331	294	28.91%
Field Operations	6,000	4,500	4,500	0	25.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	11,250	2,737	8,513	81.75%
Parks & Recreation					
Pool Service Contract	4,800	3,600	3,600	0	25.00%
Pool Repairs	2,500	1,875	688	1,187	72.48%
Maintenance & Repair	10,000	7,500	4,627	2,873	53.72%
Cable Television & Internet	4,800	3,600	2,460	1,140	48.75%
Clubhouse - Facility Janitorial Service	4,500	3,375	3,743	(368)	16.82%
Dog Waste Station Supplies	2,500	1,875	2,046	(171)	18.14%
Contingency					
Amenity Center Improvements	295,000	221,250	193,259	27,991	34.48%
Miscellaneous Contingency	15,000	11,250	7,286	3,964	51.42%
Capital Outlay	20,600	15,450	21,845	(6,395)	(6.04)%
Total Expenditures	860,725	653,574	621,828	31,746	27.76%
Excess of Revenues Over (Under) Expenditures	(295,000)	(87,849)	(12,486)	75,363	95.76%
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Carry Forward Fund Balance	295,000	295,000	0	(295,000)	100.00%
Total Other Financing Sources (Uses)	295,000	295,000	0	(295,000)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	207,151	(12,486)	(219,637)	0.00%
Fund Balance, Beginning of Period					

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	0	0	474,525	474,525	0.00%
Fund Balance, End of Period	0	207,151	462,038	254,888	0.00%

See Notes to Unaudited Financial Statements

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	191	191	0.00%
Special Assessments				
Tax Roll	54,722	54,722	0	0.00%
Total Revenues	54,722	54,913	191	0.35%
Expenditures				
Contingency				
Capital Reserve	54,722	10,166	44,556	81.42%
Total Expenditures	54,722	10,166	44,556	81.42%
Excess of Revenues Over (Under) Expenditures	0	44,747	44,747	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	44,747	44,747	0.00%
Fund Balance, Beginning of Period	0	84,846	84,846	0.00%
Fund Balance, End of Period	0	129,593	129,593	0.00%

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund--Series 2006/2016

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	241	241	0.00%
Special Assessments				
Debt Service Prepayments	0	13,349	13,349	0.00%
Tax Roll	383,364	383,364	0	0.00%
Total Revenues	383,364	396,954	13,590	3.55%
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	5,550	(5,550)	0.00%
Financial Consulting Services	0	15,000	(15,000)	0.00%
Verification Agent	0	1,750	(1,750)	0.00%
Placement Agent	0	70,500	(70,500)	0.00%
Rating Evaluation Service	0	10,000	(10,000)	0.00%
Bank Origination Fee	0	14,100	(14,100)	0.00%
Legal Counsel				
District Counsel	0	17,500	(17,500)	0.00%
Trustee Counsel	0	5,250	(5,250)	0.00%
Bond Counsel	0	35,000	(35,000)	0.00%
Placement Agent Counsel	0	7,500	(7,500)	0.00%
Bank Counsel	0	5,000	(5,000)	0.00%
Debt Service Payments				
Interest	258,364	129,574	128,790	49.84%
Principal	125,000	0	125,000	100.00%
Total Expenditures	383,364	321,724	61,640	16.08%
Excess of Revenues Over (Under) Expenditures	0	75,231	75,231	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(230,248)	(230,248)	0.00%
Bond Proceeds	0	4,700,000	4,700,000	0.00%
Bond Retirement	0	(4,884,574)	(4,884,574)	0.00%
Total Other Financing Sources (Uses)	0	(414,822)	(414,822)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(339,591)	(339,591)	0.00%
Fund Balance, Beginning of Period	0	540,612	540,612	0.00%
Fund Balance, End of Period	0	201,021	201,021	0.00%

See Notes to Unaudited Financial Statements

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund--Series 2011

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	35	35	0.00%
Special Assessments				
Debt Service Prepayments	0	1,613	1,613	0.00%
Tax Roll	59,251	59,251	0	0.00%
Total Revenues	59,251	60,899	1,648	2.78%
Expenditures				
Debt Service Payments				
Interest	49,251	47,600	1,651	3.35%
Principal	10,000	15,000	(5,000)	(50.00)%
Total Expenditures	59,251	62,600	(3,349)	(5.65)%
Excess of Revenues Over (Under) Expenditures	0	(1,701)	(1,701)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(1,701)	(1,701)	0.00%
Fund Balance, Beginning of Period	0	60,832	60,832	0.00%
Fund Balance, End of Period	0	59,132	59,132	0.00%

See Notes to Unaudited Financial Statements

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund--Series 2014

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	289	289	0.00%
Special Assessments				
Tax Roll	260,890	260,890	0	0.00%
Total Revenues	260,890	261,178	289	0.11%
Expenditures				
Debt Service Payments				
Interest	205,890	196,681	9,209	4.47%
Principal	55,000	55,000	0	0.00%
Total Expenditures	260,890	251,681	9,209	3.53%
Excess of Revenues Over (Under) Expenditures	0	9,497	9,497	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	9,497	9,497	0.00%
Fund Balance, Beginning of Period	0	292,109	292,109	0.00%
Fund Balance, End of Period	0	301,606	301,606	0.00%

K-Bar Ranch Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund--Series 2006

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Total Revenues	0	4	4	0.00%
Excess of Revenues Over (Under) Expenditures	0	4	4	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	230,248	230,248	0.00%
Other Costs	0	(237,842)	(237,842)	0.00%
Total Other Financing Sources (Uses)	0	(7,595)	(7,595)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(7,591)	(7,591)	0.00%
Fund Balance, Beginning of Period	0	7,591	7,591	0.00%
Fund Balance, End of Period	0	0	0	0.00%

K-Bar Ranch Community Development District

Investment Summary

June 30, 2016

Account	Investment		Balance as of June 30, 2016
The Bank of Tampa	Money Market Account	$	145,682
The Bank of Tampa ICS Operating			
Happy State Bank	Money Market Account		139,983
Western Alliance Bank	Money Market Account		105,282
	Total General Fund Investments	**$**	**390,947**
The Bank of Tampa ICS Capital Reserve:			
Western Alliance Bank	Money Market Account	$	139,759
	Total Reserve Fund Investments	**$**	**139,759**
US Bank Series 2011 Reserve	US Bank Money Market Account 2N-Ct	$	14,813
US Bank Series 2011 Revenue	US Bank Money Market Account 2N-Ct		44,319
US Bank Series 2014 Revenue Parcel O	First American Treasury Obligation Fund Class Z		82,051
US Bank Series 2014 Reserve Parcel O	First American Treasury Obligation Fund Class Z		61,628
US Bank Series 2014 Prepayment Parcel O	First American Treasury Obligation Fund Class Z		4
US Bank Series 2014 Revenue Parcel Q	First American Treasury Obligation Fund Class Z		89,369
US Bank Series 2014 Reserve Parcel Q	First American Treasury Obligation Fund Class Z		68,549
US Bank Series 2014 Prepayment Parcel Q	First American Treasury Obligation Fund Class Z		5
US Bank Series 2016 Interest	First American Treasury Obligation Fund Class Z		88,787
US Bank Series 2016 Reserve	First American Treasury Obligation Fund Class Z		86,279
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Z		25,649
US Bank Series 2016 Costs of Issuance	First American Treasury Obligation Fund Class Z		306
	Total Debt Service Fund Investments	**$**	**561,759**

K-Bar Ranch Community Development District

Summary A/P Ledger

001 - General Fund

From 6/1/2016 Through 6/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
American Access Controls, Inc.	6/25/2016	29495	Service Call - Pool Gate	305.50
Aquatic Systems, Inc.	6/1/2016	0000340902	Quarterly Fountain Maintenance 06/16	150.00
Blue Water Aquatics, Inc.	6/16/2016	21003	Aquatic Service 06/16	1,775.00
City of Tampa Utilities	7/12/2016	0456818-001=1 06/16	10511 Wild Tamarind Dr. 06/16	44.30
Landscape Maintenance Professionals, Inc.	6/1/2016	109880	Landscape Maintenance 06/16	10,240.83
Landscape Maintenance Professionals, Inc.	6/28/2016	111010	Removal of 2 Live Oaks	160.00
Landscape Maintenance Professionals, Inc.	6/29/2016	111028	Irrigation Service	109.05
Newagetutors LLC d/b/a VGlobal Tech	10/14/2015	0720-15-10-5	CDD Website-Inital Set Up Fee	1,750.00
Newagetutors LLC d/b/a VGlobal Tech	6/20/2016	0620-16-4	CDD Website Monthly Maintenance 06/16	105.00
Playmore Recreational Products and Services	5/31/2016	X14082	Installation of Shelters & Playworld Equipment	20,015.00
Poseidon Pool Services, LLC	6/28/2016	6042	Monthly Pool Service 06/16	400.00
Robert Saliva	5/23/2016	2238	Troubleshot Bad Converter	170.00
Robert Saliva	6/22/2016	2317	Installation of New Converter for Network	787.60
Rust Off, Inc	6/15/2016	134791	Rust Prevention 06/16	595.00
Straley Robin Vericker	6/21/2016	13362	Legal Services 05/16/16-06/15/16	2,393.75
Tampa Electric Company	6/27/2016	1800 0036674 06/16	Stonecreek TNHMS LD 929 06/16	575.07
Tampa Electric Company	6/27/2016	18000047603 06/16	Bassett Creek Dr 06/16	2,459.18
United Building Maintenance, Inc.	7/1/2016	239	Maintenance Supplies 06/16	8.92
			Total 001 - General Fund	42,044.20
Report Balance				42,044.20

K-Bar Ranch Community Development District
Notes to Unaudited Financial Statements
June 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 06/30/16.
2. See EMMA (Electronic Municipal Market Access) at http://www.emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.