

***K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Business Meeting***

***Wednesday,
May 16, 2012***

10:00 a.m.

***Stantec
2205 North 20th Street
Tampa, Florida***

K-Bar Ranch Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105
Fax: 813-374-9106

May 10, 2012

Board of Supervisors
**K-Bar Ranch Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the K-Bar Ranch CDD is scheduled for **Wednesday, May 16, 2012** at 10:00 a.m. at the offices of **Stantec, 2205 North 20th Street, Tampa, Florida**. *The advanced copy of the agenda for each meeting is attached.*

Enclosed for your review in the Advance Board Package is:

- Minutes of April 18, 2012 Meeting;
- Financials, Check Register, Construction Schedule, and Requisitions as of March 2012;
- Proposed FY 2012-2013 Budget;
- Resolution 2012-7, Approving Proposed Budget and Setting the Public Hearing; and
- County Supervisor of Election's Report on the Number of Registered Voters.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional support material will be forwarded to you under separate cover or distributed at the meeting. If you have any questions, please contact me.

Sincerely,

John Daugirda/jmr

John Daugirda
District Manager

JD:jmr
Enclosures

District: K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: **Wednesday, May 16, 2012**
Time: 10:00 a.m.
Location: Stantec
2205 North 20th Street
Tampa, FL 33605

***Regular Business Meeting
Agenda***

1. Roll Call
2. Business Administration Items:
 - A. Approval of Minutes of April 18, 2012 Meeting
 - B. Acceptance of Financials, Check Register, Construction Schedule, and Requisitions as of March 2012
3. Fiscal Year 2012-2013 Budget
 - A. Presentation of Proposed Budget
 - B. Consideration of Resolution 2012-7, Approving Proposed Budget and Setting Public Hearing
4. Business Items:
 - A. Construction and Property Update
5. Staff Reports
 - A. Manager – Report on the Number of Registered Voters - 181
 - B. Attorney
 - C. Engineer
6. Supervisors Requests and Audience Comments
7. Adjournment

SECTION TWO

Item A

1
2
3
4

**MINUTES OF MEETING
K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5 The meeting of the Board of Supervisors of the K-Bar Ranch Community
6 Development District held on April 18, 2012 at 10:00 a.m. at the offices of Stantec, 2205
7 North 20th Street, Tampa, Florida.
8

9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. Daugirda called the meeting to order.

11 The Board members introduced themselves for the record.

12
13 Present and constituting a quorum were:

14
15 Jamie Goodman Chairperson
16 Len Johnson Vice Chairperson
17 Sasha Goodman Supervisor
18 Michael Metropolis Supervisor
19

20 Also present were:

21
22 John Daugirda Manager
23 John Vericker Attorney
24 Brad Van Rooyen HOA Manager
25

26 Mr. Daugirda established a quorum of the Board was present.
27

28 **SECOND ORDER OF BUSINESS – Business Administration Items**

29 **A. Approval of Minutes of February 15, 2012 Meeting**

30 Mr. Daugirda stated each Board member received a copy of the minutes of the
31 February 15, 2012 Board meeting and requested any additions, corrections or deletions.

32 There not being any,
33

34 On MOTION by Ms. Jamie Goodman SECONDED by Mr. Metropolis, WITH ALL IN
35 FAVOR, the Board approved the Minutes of the February 15, 2012 meeting.
36

37 **B. Acceptance of Financials Check Register as of March 2012**

38 **C. Series 2006 FY 2012 Construction Schedule**

39 **D. Series 20122 FY 2012 Construction Schedule**

4-18-2012

1 **E. Approval/Ratification of Requisitions 2012-1 Site Masters, 2012-1 Ripa, 2012-3**
2 **to 2012-12**

3 Mr. Daugirda reviewed the financial statements and requested a motion to accept.
4

5 On MOTION by Mr. Johnson SECONDED by Ms. Jamie Goodman, WITH ALL IN
6 FAVOR, the Board accepted the financials, construction schedule and check register as of
7 March 2012; and ratified Requisitions 2012-1 to 2012-12.
8

9 **THIRD ORDER OF BUSINESS – Business Items**

10 **A. Discussion on Stone Creek Parking Issue**

11 Mr. Daugirda stated this is in regards to parking on the road by the town homes.

12 Ms. Sasha Goodman stated the problem is that the street they are parking on is going
13 to become a thoroughfare.

14 Mr. Van Rooyen stated I think the question is can the CDD look at what we need to
15 do to get parking spaces approved by the city on that road.

16 A discussion was held.

17 Mr. Daugirda stated we will talk to the engineer and have her give a report at the next
18 meeting.

19
20 **B. Update on Boundary Amendment**

21 Mr. Daugirda stated it is my understanding we are not going forward with the
22 boundary amendment. If this is the case we need to have the Board give action to not to
23 proceed with the amendment.

24 Mr. Vericker stated all we need is a simple motion to withdraw.

25 Following discussion,
26

27 On MOTION by Mr. Johnson SECONDED by Ms. Jamie Goodman, WITH ALL IN
28 FAVOR, the Board withdraw the direction to proceed with the boundary amendment.
29

30 **FOURTH ORDER OF BUSINESS - Staff Reports**

31 **A. Manager**

32 Mr. Daugirda briefed the Board on the 2012 election process. We have not received
33 the number of registered voters count back from the Supervisor of Elections. If the district
34 has 250 registered voters then there will be a general election for two of the open seats. If
35 there are not 250 registered voters, there will be a landowner election for all three seats.

4-18-2012

1 Mr. Metropolis stated I do not think there will be 250 voters as many of our residents
2 are from out of the country. I would like to be re-appointed and I would hope the developer
3 would replace Ms. Brown's seat with a resident. As we get more people involved, it will be
4 better for the community.

5 Mr. Daugirda stated the engineer could not be present today. She has the permitting
6 underway for the ADA lift. She has previously advised the Board that the front gate is ADA
7 compliant.

8 Mr. Daugirda stated the engineer has a cost of living update in her fees. Previously
9 she was at \$160 per hour then she dropped it to \$135, and her firm has requested it go up to
10 \$145 for the next fiscal year. I believe it is fair and reasonable. I request a motion to
11 approve.

12
13 On MOTION by Mr. Johnson SECONDED by Ms. Sasha Goodman, WITH ALL IN
14 FAVOR, the Board approved the engineer's rate of \$145 per hour.

15
16 Mr. Daugirda stated there have been some pool issues. One that was brought to my
17 attention was the developer held a function and the pool was closed.

18 Mr. Metropolis stated about 12 or 13 residents asked why it was closed and what
19 authority did the developer have to close the pool. I asked Mr. Daugirda about it, as I need to
20 give answers to the residents.

21 Mr. Daugirda stated during the development phase there should be a balance to
22 provide the amenities for the community.

23 Mr. Metropolis stated it goes back to needing rules.

24 Mr. Daugirda stated we do not have reservation rules at this time. A resident can
25 have guests and enjoy the amenities.

26 A discussion was held regarding rental of the pool for private parties.

27 Mr. Van Rooyen stated it may be helpful for a letter to go to the residents from the
28 District Supervisors to let people know that the community is still under development and
29 things are done in a priority order.

30 Ms. Goodman stated we have had conversations with architectural group to assist us
31 with problems along the way to complete the development.

4-18-2012

1 Mr. Daugirda stated I think Mr. Van Rooyen has a good idea and we can tie that in
2 with the budget process in sending out a letter to the residents. We need to re-set the
3 expectations.

4 Mr. Metropolis stated we need to have the HOA compel residents to clean up their
5 lots.

6 Mr. Van Rooyen asked Mr. Daugirda, is there is a list of CDD responsibilities or
7 rules? We are having a meeting for the community in May and I would like to make those
8 responsibilities available to the residents.

9 Mr. Daugirda responded I will put together a one page memo for that meeting.

10

11 **B. Attorney**
12 There being no report, the next item followed.

13

14 **C. Engineer**
15 There was no further report, the next item followed.

16

17 **FIFTH ORDER OF BUSINESS – Supervisors Requests and Audience Comments**
18 There being no requests or comments the next item followed.

19

20 **SIXTH ORDER OF BUSINESS – Adjournment**
21 There being no further business,

22

23 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
24 FAVOR, the Board meeting was adjourned at 10:39 a.m.

25

26 **These minutes were prepared in summary format.*

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

31

32

33

34

4-18-2012

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on _____.

3
4
5 _____
6 **Signature**

7
8 _____
9 **Printed Name**

10
11 **Title:**
12 **Secretary**
13 **Assistant Secretary**

Title:
 Chairperson
 Vice Chairperson

SECTION TWO

Item B

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

UNAUDITED FINANCIAL STATEMENTS

AS OF

MARCH 31, 2012

UPDATED 4-12-2012

TABLE OF CONTENTS

I. Financial Statements

II. Bank Reconciliation

III. Check Register

IV. Construction Schedule and Requisitions

K-BAR RANCH CDD
BALANCE SHEET
MARCH 31, 2012

	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND 201	SERIES 2011 DEBT SERVICE FUND 202	SERIES 2006 CONSTRUCTION FUND 301	SERIES 2011 CONSTRUCTION FUND 302
ASSETS:					
CASH	\$ 78,163	\$ -	\$ -	\$ 766	\$ -
INVESTMENTS					
REVENUE FUND	-	198,330	44,133	-	-
CAPITAL INTEREST	-	-	1	-	-
REDEMPTION	-	-	-	-	-
PREPAYMENT	-	-	-	-	-
RESERVE FUND	-	353,771	14,813	-	-
COST OF ISSUANCE	-	-	-	-	-
CONSTRUCTION FUND	-	-	-	9,831	7,940
ASSESSMENT RECEIVABLE	2,477	-	-	-	-
ALLOWANCE FOR UNCOLLECTIBLE	(2,477)	-	-	-	-
INTEREST/DIVIDENDS RECEIVABLE	-	-	-	-	-
DUE FROM OTHER FUNDS	-	18,906	7,529	-	-
PREPAID EXPENSES (Property Insurance)	-	-	-	-	-
UTILITY DEPOSIT (TECO)	450	-	-	-	-
TOTAL ASSETS	\$ 78,613	\$ 571,006	\$ 66,476	\$ 10,597	\$ 7,940
LIABILITIES:					
ACCTS PAYABLE/ACCRUED EXPENSES	\$ 627	\$ -	\$ -	\$ -	\$ -
DUE TO OTHER FUNDS	26,435	-	-	-	-
DEFERRED REVENUE	-	-	-	-	-
FUND BALANCE:					
UNRESERVED/UNDESIGNATED	51,552	-	-	-	-
RESERVED FOR DEBT SERVICE	-	571,006	66,476	-	-
RESERVED FOR CAPITAL PROJECTS	-	-	-	10,597	7,940
TOTAL LIABILITIES & FUND BALANCE	\$ 78,613	\$ 571,006	\$ 66,476	\$ 10,597	\$ 7,940

K-BAR RANCH CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDING MARCH 31, 2012

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUES				
ASSESSMENT ON-ROLL (Gross)	\$ 144,950	\$ 120,019	\$ 102,732 (a)	\$ (17,286)
ASSESSMENT OFF-ROLL - DEVELOPER (Net)	142,539	106,904	76,470	(30,434)
ASSESSMENTS - OTHER	(5,433)	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-
ASSESSMENT - DISCOUNTS	(5,798)	-	-	-
TOTAL REVENUES	<u>276,258</u>	<u>226,923</u>	<u>179,202</u>	<u>(47,721)</u>
EXPENDITURES				
ADMINISTRATIVE:				
MANAGEMENT CONSULTING SERVICES	30,000	15,000	15,000	-
MANAGEMENT CONSULTING SERVICES-OTHER	-	-	2,310 (b)	(2,310)
GENERAL ADMINISTRATIVE	4,800	2,400	2,400	-
MISCELLANEOUS (Faxes, postage & Bnk Fees)	750	375	136	239
DISSEMINATION SERVICES	2,600	2,600	2,600	-
TRUSTEE FEES	3,500	3,500	3,667 (c)	(167)
ARBITRAGE	1,575	-	-	-
COUNTY-PROPERTY TAXES	183	-	-	-
AUDITING	8,000	-	-	-
INSURANCE (Liability, Public Off, Property & Casualty)	1,650	1,650	6,484 (d)	(4,834)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,000	-	1,000
ENGINEERING SERVICES - GENERAL	14,000	7,000	4,493 (e)	2,507
LEGAL SERVICES - GENERAL	14,000	7,000	9,254 (f)	(2,254)
MISCELLANEOUS FEES	500	250	-	250
COUNTY - ASSESSMENT COLLECTION FEES	5,798	-	-	-
COUNTY - ASSESSMENT COLLECTION FEES - OTHER	4,827	-	-	-
TOTAL ADMINISTRATIVE	<u>94,358</u>	<u>40,950</u>	<u>46,519</u>	<u>(5,569)</u>
FIELD OPERATIONS:				
UTILITY - ELECTRICITY	1,200	600	1,470	(870)
UTILITY - STREETLIGHTS	45,000	22,500	23,152	(652)
UTILITY - WATER	-	-	236	(236)
FIELD MANAGEMENT	12,000	6,000	6,000	-
WATERWAY MANAGEMENT PROGR - CONTRACT	10,200	5,100	5,150 (g)	(50)
WATERWAY MANAGEMENT PROGR - OTHER	12,366	6,183	6,183 (h)	-
WETLAND MITIGATION MONITORING & MAINTENANCE	10,934	5,467	1,295 (i)	4,172
LANDSCAPE MAINTENANCE	58,400	29,200	33,993 (j)	(4,793)
IRRIGATION MAINTENANCE	3,900	1,950	685 (j)	1,265
LANDSCAPE REPLACEMENT & MISCELLANEOUS	8,700	4,350	7,720 (j)	(3,370)
TOTAL FIELD OPERATIONS	<u>162,700</u>	<u>81,350</u>	<u>85,884</u>	<u>(4,534)</u>
AMENITY CENTER OPERATIONS:				
LANDSCAPE MAINTENANCE	3,600	1,800	-	1,800
POOL MAINTENANCE SERVICES	3,000	1,500	2,000	(500)
POOL HOUSE CLEANING	-	-	-	-
ELECTRIC COSTS	3,000	1,500	-	1,500
CHEMICALS	1,200	600	-	600
INSURANCE	1,800	1,800	1,800	-
BUILDING MAINTENANCE	2,400	1,200	-	1,200
SUPPLIES	1,200	600	-	600
MISCELLANEOUS EXPENSES	1,200	600	2,030	(1,430)
UTILITY SERVICES	1,800	900	-	900
TOTAL AMENITY CENTER OPERATIONS	<u>19,200</u>	<u>10,500</u>	<u>5,830</u>	<u>4,670</u>

K-BAR RANCH CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDING MARCH 31, 2012

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
TOTAL EXPENDITURES	<u>276,258</u>	<u>132,800</u>	<u>138,233</u>	<u>(5,433)</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	94,123	40,969	(53,154)
FUND BALANCE - BEGINNING	-	-	10,582	10,582
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 94,123</u>	<u>\$ 51,552</u>	<u>\$ (42,571)</u>

Notes:

a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net pending the receipt of County's discount and collection fees information.

Notes: cont...

Assessment On-Roll Budget-Year-To-Date is prorated as follows and reported at net:

December = 60% January = 70% February = 80% March = 90% April = 100%

Assessments are delinquent on April 1.

b) Special consulting services relating to the work performed on boundary amendment.

c) US Bank Trustee Fees - includes incidental expenses (i.e., coping and courier services).

d) District annual insurance paid to Brown & Brown. Annual premium exceeded annual budget.

e) Engineering Services - Wilson Miller (see Page 4 for detail).

f) Legal Services - Greenberg Traurig and Straley Robins (see Page 5 for detail).

g) Blue Water Acquatics at \$850 per month plus \$50 for special planting.

h) Aquatic Weed Control - Maintenance of Bassett Creek at \$1,790 in December and \$4,393.20 in March.

i) Horner Environmental - \$300 for treatment of tri-annual vegetation and \$995 for October & November Wild Life Monitoring.

j) See "Landscape Payment Schedule" attached Page 6 - Valley Crest services through December 2011 and Cornerstone service began in January 2012 and thereafter.

K-BAR RANCH CDD
FY 2012 - SUMMARY OF REVENUE
FOR THE PERIOD ENDING MARCH 31, 2012

<u>RECEIVED FROM</u>	<u>DATE PAID</u>	<u>TOTAL AMOUNT</u>	<u>O&M</u>	<u>DSF 201 SERIES 2006</u>	<u>DSF 202 SERIES 2011</u>
On Roll Collections:					
Tax Collector	11/10/2011	\$ 2,542.53	\$ 874.80	\$ 1,245.29	\$ 422.47
Tax Collector	11/18/2011	9,402.56	3,235.09	4,605.11	1,562.36
Tax Collector	12/6/2011	75,920.59	26,121.58	37,183.81	12,615.20
Tax Collector	12/8/2011	70,039.76	24,098.19	34,303.54	11,638.03
Tax Collector	12/16/2011	95,364.81	32,811.64	46,707.05	15,846.12
Tax Collector	1/5/2012	4,506.73	1,550.61	2,207.27	748.85
Tax Collector	2/6/2012	14,014.52	4,821.90	6,863.92	2,328.70
Tax Collector	3/7/2012	26,792.72	9,218.42	13,122.33	4,451.96
		<u>\$ 298,584.22</u>	<u>\$ 102,732.23</u>	<u>\$ 146,238.32</u>	<u>\$ 49,613.69</u>
Off Roll Collections:					
KBR LLC	11/22/2011	\$ 38,400.00	\$ 38,400.00	\$ -	\$ -
Moabley Homes	1/13/2012	12,476.46	4,648.02	6,806.16	1,022.28
Beazer Homes	1/25/2012	12,476.46	4,648.02	6,806.16	1,022.28
KBR LLC	3/9/2012	28,773.96	28,773.96		
		<u>\$ 92,126.88</u>	<u>\$ 76,470.00</u>	<u>\$ 13,612.32</u>	<u>\$ 2,044.56</u>
Other Revenue: Interest					
Trust Accounts	11/30/2011	\$ -	\$ -	\$ 23.82	\$ 1.12
Trust Accounts	12/31/2011			16.98	1.24
Trust Accounts	1/31/2012			11.66	0.43
Trust Accounts	2/28/2012			12.86	1.17
Trust Accounts	3/31/2012			12.81	-
		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 78.13</u>	<u>\$ 3.96</u>

K-BAR RANCH CDD
FY 2012 - SUMMARY OF ENGINEERING SERVICES
FOR THE PERIOD ENDING MARCH 31, 2012

<u>SERVICE PROVIDER</u>	<u>CHECK #</u>	<u>DATE PAID</u>	<u>AMOUNT</u>
Wilson-Miller, Inc.	1411	11/23/2011	\$ 669.54
Wilson-Miller, Inc.	1416	11/30/2011	728.04
Wilson-Miller, Inc.	1435	12/27/2011	1,686.55
Wilson-Miller, Inc.	1452	1/31/2012	1,409.00
			<u>\$ 4,493.13</u>

K-BAR RANCH CDD
FY 2012 - SUMMARY OF LEGAL SERVICE
FOR THE PERIOD ENDING MARCH 31, 2012

<u>SERVICE PROVIDER</u>	<u>CHECK #</u>	<u>DATE PAID</u>	<u>AMOUNT</u>
GREENBERG TRAURIG	1400	10/20/2011	\$ 437.99
STRALEY & ROBIN	1412	11/23/2011	108.02
STRALEY & ROBIN	1429	12/8/2011	2,662.50
STRALEY & ROBIN	1436	12/28/2011	2,295.60
STRALEY & ROBIN	1455	2/8/2012	2,104.00
STRALEY & ROBIN	1473	3/14/2012	1,562.80
STRALEY & ROBIN	1474	3/14/2012	83.15
			<u><u>\$ 9,254.06</u></u>

K-BAR RANCH CDD
FY 2012 - LANDSCAPING MAINTENANCE
FOR THE PERIOD ENDING MARCH 31, 2012

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>TOTAL AMOUNT PAID</u>	<u>LANDSCAPE MAINTENANCE</u>	<u>IRRIGATION (MAINTENANC E)</u>	<u>MISC.</u>	<u>COMMENTS</u>
ValleyCrest Landscape						
1413	11/23/2011	\$ 685.00		\$ 685.00		
1420	11/30/2011	3,738.00	\$ 3,738.00			
1430	11/30/2011	500.00			500.00	MISC Landsc - Mow
1444	1/17/2012	3,738.00	3,738.00			
1451	1/31/2012	1,929.28	1,929.28			
Cornerstone Solutions Group						
1446	1/25/2012	6,147.00	6,147.00			
1454	2/8/2012	6,147.00	6,147.00			
1458	2/14/2012	7,220.00			7,220.00	Misc Landsc - Mulch
1460	2/17/2012	6,147.00	6,147.00			
1471	3/14/2012	6,147.00	6,147.00			
Total			\$ 33,993.28	\$ 685.00	\$ 7,720.00	

K-BAR RANCH CDD
SERIES 2006 DEBT SERVICE (FD 201)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDING MARCH 31, 2012

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
ASSESSMENTS ON-ROLL (Gross)	\$ 206,335	\$ 170,845	\$ 146,238 (a)	\$ (24,607)
ASSESSMENTS OFF-ROLL (Net)	208,722	156,542	13,612	(142,929)
ASSESSMENTS - OTHER	(11,211)	-	-	-
INTEREST REVENUE	-	-	78	78
DISCOUNT (ASSESSMENTS)	(8,253)	-	-	-
TOTAL REVENUE	<u>395,593</u>	<u>327,387</u>	<u>159,929</u>	<u>(167,458)</u>
EXPENDITURES				
COUNTY ASSESSMENT COLLECTION FEES	8,253	-	-	-
COUNTY ASSESSMENT COLLECTION FEES - OTHER	3,975	-	-	-
INTEREST EXPENSE - SERIES 2006	283,128	141,564	141,428	137
PRINCIPAL - SERIES 2006	100,000	-	-	-
PRINCIPAL PREPAYMENT (SERIES 2006)	-	-	-	-
TOTAL EXPENDITURES	<u>395,356</u>	<u>141,564</u>	<u>141,428</u>	<u>137</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	237	185,823	18,501	(167,322)
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT (201 TO 301)	-	-	(6,307)	(6,307)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>(6,307)</u>	<u>(6,307)</u>
NET CHANGE IN FUND BALANCE	237	185,823	12,195	(173,628)
FUND BALANCE - BEGINNING	-	-	558,811	558,811
FUND BALANCE - ENDING	<u><u>\$ 237</u></u>	<u><u>\$ 185,823</u></u>	<u><u>\$ 571,006</u></u>	<u><u>\$ 385,183</u></u>

a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net pending the receipt of County's discount and collection fees information.

Assessment On-Roll Budget-Year-To-Date is prorated as follows:

December = 60%

January = 70%

February = 80%

March = 90%

April = 100% Assessments are delinquent on April 1.

K-BAR RANCH CDD
SERIES 2011 DEBT SERVICE (FD 202)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDING MARCH 31, 2012

	<u>BUDGET NOT ADOPTED</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
ASSESSMENT ON-ROLL - SERIES 2011 (Gross)	\$ 70,002	\$ 60,482	\$ 49,614	\$ (10,868)
ASSESSMENT OFF-ROLL - SERIES 2011 (Net)	3,919	2,939	2,045	(895)
ASSESSMENT OFF-ROLL - SERIES 2011 (Net) - OTHER	(3,919)	-	-	-
INTEREST REVENUE	-	-	4	4
DISCOUNT (ASSESSMENTS)	(2,800)	-	-	-
TOTAL REVENUE	<u>67,202</u>	<u>63,421</u>	<u>51,662</u>	<u>(11,759)</u>
EXPENDITURES				
COUNTY ASSESSMENT COLLECTION FEES	2,800	-	-	-
INTEREST EXPENSE - SERIES 2011	36,750	11,975	11,975	-
PRINCIPAL - SERIES 2011	-	-	-	-
PRINCIPAL PREPAYMENT (SERIES 2011)	-	-	-	-
TOTAL EXPENDITURES	<u>39,550</u>	<u>11,975</u>	<u>11,975</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	27,652	51,447	39,688	12,035
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT (201 TO 301)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	27,652	51,447	39,688	12,035
FUND BALANCE - BEGINNING	-	-	26,789	26,789
FUND BALANCE - ENDING	<u><u>\$ 27,652</u></u>	<u><u>\$ 51,447</u></u>	<u><u>\$ 66,476</u></u>	<u><u>\$ 38,824</u></u>

K-BAR RANCH CDD
SERIES 2006 CONSTRUCTION FUND (FD 301)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDING MARCH 31, 2012

	FY2012 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE			
DEVELOPER CONTRIBUTIONS	\$ -	\$ 663,322	\$ 663,322
INTEREST REVENUE	-	1	1
TOTAL REVENUE	-	663,323	663,323
EXPENDITURES			
MISCELLANEOUS EXPENDITURES (i.e., Banking Fees)	-	76	(76)
CONSTRUCTION IN PROGRESS	-	663,322	(663,322)
TOTAL EXPENDITURES	-	663,398	(663,322)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(75)	(75)
OTHER FINANCING SOURCES (USES)			
TRANSFER-IN	-	6,307	6,307
TRANSFER-OUT	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	6,307	6,307
NET CHANGE IN FUND BALANCE	-	6,232	6,232
FUND BALANCE - BEGINNING	-	4,365	4,365
FUND BALANCE - ENDING	\$ -	\$ 10,597	\$ 10,597

K-BAR RANCH CDD
SERIES 2011 CONSTRUCTION FUND (FD 302)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDING MARCH 31, 2012

	FY2012 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE			
DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -
INTEREST REVENUE	-	1	1
TOTAL REVENUE	<u>-</u>	<u>1</u>	<u>1</u>
EXPENDITURES			
MISCELLANEOUS EXPENDITURES (i.e., Banking Fees)	-	-	-
COST OF ISSUANCE	-	165	(165)
CONSTRUCTION IN PROGRESS	-	-	-
MISCELLANEOUS EXPENSES	-	-	-
TOTAL EXPENDITURES	<u>-</u>	<u>165</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(164)	(164)
OTHER FINANCING SOURCES (USES)			
BOND PROCEEDS	-	-	-
TRANSFER-IN	-	-	-
TRANSFER-OUT	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	-	(164)	(164)
FUND BALANCE - BEGINNING	-	8,103	8,103
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 7,940</u>	<u>\$ 7,940</u>

**K-BAR RANCH CDD
BANK RECONCILIATION
GENERAL FUND - OPERATING ACCOUNT
MARCH 31, 2012**

Balance Per Bank Statement	\$ 80,315.91
Add: Transfers/Deposits in Transit	-
Less: Outstanding Checks	(2,152.44)
<i>Balance Per Bank</i>	<u>\$ 78,163.47</u>

Beginning Bank Balance Per Books	\$ 45,760.62
Cash Receipts	55,566.68
Cash Disbursements	(23,154.44)
Transfer of Funds	-
Bank Charge	(9.39)
<i>Balance Per Books</i>	<u>\$ 78,163.47</u>

**K-BAR RANCH CDD
BANK RECONCILIATION
SERIES 2006 CONSTRUCTION FUND
MARCH 31, 2012**

Balance Per Bank Statement:	\$ 765.85
Add: Transfers/Deposits in Transit	-
Less: Outstanding Checks	-
<i>Balance Per Bank</i>	<u><u>\$ 765.85</u></u>

Beginning Bank Balance Per Books:	\$ 557,119.25
Cash Receipts	-
Cash Disbursements	(556,333.85)
Transfer of Funds	-
Bank Charge	(19.55)
<i>Balance Per Books</i>	<u><u>\$ 765.85</u></u>

K-BAR RANCH CDD
CHECK REGISTER - NEW GF OPERATING ACCOUNT
FY 2012

CHECK NO.	DATE	PAYEE	TRANSACTION	DISBURSMT	DEPOSIT	BALANCE
EOM	9/30/2011	BALANCE FORWARD		\$ 17,616.08	\$ 9.04	\$ 13,525.08
1395	10/4/2011	DPFG	CDD Mgmt Oct 2011	3,900.00		9,625.08
1396	10/4/2011	DPFG	Bond Disseminating	2,600.00		7,025.08
1397	10/7/2011	Brown & Brown Insurance - FY 2011	Pool Insurance	745.85		6,279.23
1398	10/17/2011	City of Tampa Utilities - FY 2011	Water-Sept 2011	103.52		6,175.71
1399	10/17/2011	St. Petersburg Times - FY 2011	Legal Ad - FY2011	56.06		6,119.65
1400	10/20/2011	Greenburg Traurig	Spec. Assess. 2011 series	437.99		5,681.66
	10/25/2011	Deposit-Tax Collector	Tax Coll- Excess Fee Fy11		1,798.23	7,479.89
	10/28/2011	Deposit-Tax Collector	Tax Coll. Residual Fnd FY11		75.65	7,555.54
1401	10/28/2011	Hawkins Service Company, Inc.	Pool Service Sept 2011	455.00		7,100.54
1402	10/28/2011	Blue Water Aquatics - FY 2011	Water Maint. Sept 2011	850.00		6,250.54
1403	10/28/2011	Anna Devincenzo King	Pool Hs. Clean Oct 2011	195.00		6,055.54
	10/31/2011	Bank Fees	Banking Fees	7.67		6,047.87
EOM	10/31/2011	TOTAL		9,351.09	1,873.88	6,047.87
1404	11/3/2011	Department of Economic Opportunit	Special Assess.Fee FY 2012	175.00		5,872.87
1405	11/4/2011	TECO	Streetlights	1,741.08		4,131.79
1406	11/8/2011	Wayne Gill	Misc Repair-Bathroom Locks	200.00		3,931.79
	11/10/2011	Deposit - Tax Collector	Tax Collector		2,542.53	6,474.32
1407	11/16/2011	City of Tampa Utilities	Water-Oct 2011	51.76		6,422.56
	11/18/2011	Deposit - Tax Collector	Tax Collector		9,402.56	15,825.12
1408	11/22/2011	DPFG	CDD Mgmt Nov 2011	3,900.00		11,925.12
	11/22/2011	K-Bar LLC Special Assessment	Deposit		38,400.00	50,325.12
1409	11/23/2011	Blue Water Aquatics	Service Oct. 2011	850.00		49,475.12
1410	11/23/2011	Horner Environmental	Tri-Annual Vegetation Maint	300.00		49,175.12
1411	11/23/2011	Wilson-Miller	Engineering Svcs 10/14/2011	669.54		48,505.58
1412	11/23/2011	Straley & Robin	Legal Svcs Thru 10/16/2011	108.02		48,397.56
1413	11/23/2011	Valley Crest - Irrigation Repair	Irrigation Repairs 10/2011	685.00		47,712.56
1414	11/29/2011	John Daugirda	Re-Imbursement (Staples)	99.99		47,612.57
1415	11/30/2011	TECO	Streetlights	3,063.35		44,549.22
1416	11/30/2011	Wilson-Miller	Engineering Svcs 11/11/2011	728.04		43,821.18
1417	11/30/2011	Blue Water Aquatics	Aquatics Svcs 11/2011	900.00		42,921.18
1418	11/30/2011	Hill Ward Henderson - FY 2011	Legal Svcs Thru 9/30/2011	627.00		42,294.18
1419	11/30/2011	McDermitt Davis - FY 2011	Audit FY 2010	8,000.00		34,294.18
1420	11/30/2011	Valley Crest Landscape	Landscape Maint Oct 2011	4,238.00		30,056.18
	11/30/2011	Bank Fees	Banking Fees	9.11		30,047.07
EOM	11/30/2011	TOTAL		26,345.89	50,345.09	30,047.07
1421	12/1/2011	DPFG	CDD Mgmt Dec 2011	3,900.00		26,147.07
1422	12/1/2011	VOID	VOID	-		26,147.07
1423	12/1/2011	Brown & Brown of Florida	Insurance 2012	3,170.29		22,976.78
1424	12/1/2011	TECO - Electricity	Electricity	152.48		22,824.30
	12/6/2011	Deposit - Tax Collector	Tax Collector		75,920.59	98,744.89
1425	12/8/2011	Anna Devincenzo King	CDD Cleaning	195.00		98,549.89
1426	12/8/2011	Creative Cable, LLC	Security Cameras	855.00		97,694.89
1427	12/8/2011	Hawkins Service Co	Pool Service	400.00		97,294.89
1428	12/8/2011	Aquatic Weed Contral	Qtrly Weed Control	1,790.00		95,504.89
1429	12/8/2011	Straley & Robin	Legal Matters	2,662.50		92,842.39
	12/8/2011	Deposit - Tax Collector	Tax Collector		70,039.76	162,882.15
1430	12/13/2011	Brown & Brown of Florida	Professional Liability Insu	1,569.85		161,312.30
1431	12/15/2011	City of Tampa Utilities - Water	Water-10511 Wild Tamarind	147.88		161,164.42
	12/16/2011	Deposit - Tax Collector	Tax Collection		95,364.81	256,529.23
1432	12/22/2011	U S Bank - Trustee Fees	Trustee Fees FY 2012	3,666.75		252,862.48
1433	12/22/2011	Blue Water Aquatics - Dec	Aquatics Svcs 12/14/2011	850.00		252,012.48
1434	12/22/2011	Horner Environmental	Wildlife Monitoring Nov-Dec	995.00		251,017.48
1435	12/27/2011	Wilson-Miller	Engineering Svcs thru 12/9/11	1,686.55		249,330.93

K-BAR RANCH CDD
CHECK REGISTER - NEW GF OPERATING ACCOUNT
FY 2012

CHECK NO.	DATE	PAYEE	TRANSACTION	DISBURSMT	DEPOSIT	BALANCE
1436	12/28/2011	Straley & Robin	Legal Svcs thru 12/15/2011	2,295.60		247,035.33
1437	12/28/2011	TECO - Electricity	Electricity	253.38		246,781.95
	12/30/2011	Bank Fees	Banking Fees	9.50		246,772.45
EOM	12/31/2011	TOTAL		24,599.78	241,325.16	246,772.45
1438	1/1/2012	DPFG	CDD Mgmt Jan 2012	3,900.00		242,872.45
1439	1/4/2012	Hawkins Service Company, Inc. - FY	Pool Maintenance/Dec 2011	400.00		242,472.45
1440	1/4/2012	Anna Decincenzo King	CDD Cleaning Dec 2011	195.00		242,277.45
1441	1/4/2012	TECO	Streetlights 11/21-12/21/2011	2,660.13		239,617.32
	1/6/2012	Deposit - Tax Collector	Tax Collection		4,506.73	244,124.05
1442	1/5/2012	K-Bar CDD C/O U S. Bank	Tax Collection Distribution	167,405.34		76,718.71
	1/13/2012	Deposit- Cardel Homes/Meridian Tit	Assessments/O & M		12,476.46	89,195.17
	1/13/2012	Brown & Brown Insurance	Insurance overpayment		14.89	89,210.06
1443	1/17/2012	City of Tampa Utilities	Water-10511 Wild Tamarind	22.15		89,187.91
1444	1/17/2012	ValleyCrest Landscape Maint	Maint. Nov 2011	3,738.00		85,449.91
1445	1/19/2012	Hawkins Service Company, Inc.	Pool Service Oct 2011	400.00		85,049.91
1446	1/25/2012	Cornerstone Solutions Group Inc.	Landscape Maint Jan 2012	6,147.00		78,902.91
1447	1/25/2012	Blue Water Aquatics, Inc.	Aquatic Svcs Jan 2012	850.00		78,052.91
1448	1/25/2012	TECO	Electricity	179.66		77,873.25
	1/25/2012	Deposit- Beazer Homes	Assessment/O & M		12,476.46	90,349.71
1449	1/31/2012	Hawkins Service Company, Inc.	Pool Service Jan 2012	400.00		89,949.71
1450	1/31/2012	TECO -	Electricity Dec 2012	3,202.35		86,747.36
1451	1/31/2012	ValleyCrest Landscape	Part. Dec 2011-final bill	1,929.28		84,818.08
1452	1/31/2012	Wilson-Miller, Inc.	Professional Svcs thru 1/13/12	1,409.00		83,409.08
EOM	1/31/2012	TOTAL		192,837.91	29,474.54	83,409.08
1453	2/1/2012	DPFG	CDD Mgmt Feb 2012	3,900.00		79,509.08
	2/6/2012	Deposit	Tax Collector		14,014.52	93,523.60
1454	2/8/2012	Cornerstone Solutions Group Inc.	Landscape Jan 2012	6,147.00		87,376.60
1455	2/8/2012	Straley & Robin	Legal Expenses	2,104.00		85,272.60
1456	2/8/2012	TECO	Streetlights 12/21-1/24	2,664.24		82,608.36
1457	2/9/2012	Anna Devincenzo King	Pool House Clean Jan 2012	195.00		82,413.36
1458	2/14/2012	Cornerstone Solutions Group Inc.	Mulch	7,220.00		75,193.36
1459	2/14/2012	City of Tampa Utilities	Water	4.95		75,188.41
1460	2/17/2012	Cornerstone Solutions Group	Landscape Maint. Feb 2012	6,147.00		69,041.41
1461	2/17/2012	Blue Water Aquatics	Aquatics Svcs Feb 2012	850.00		68,191.41
1462	2/22/2012	DPFG	Consulting Svcs	2,309.67		65,881.74
1463	2/23/2012	TECO	Electricity	1,361.75		64,519.99
1464	2/28/2012	VOID	VOID	-		64,519.99
1465	2/28/2012	TECO	Streetlights 10/17/11-1/13/12	3,102.49		61,417.50
1466	2/28/2012	K-Bar Ranch CDD c/o U.S. Bank	Direct Collect	15,656.88		45,760.62
EOM	2/29/2012	TOTAL		51,662.98	14,014.52	45,760.62
1467	3/1/2012	DPFG	CDD Mgmt March 2012	3,900.00		41,860.62
	3/7/2012	Deposit	Tax Collector		26,792.72	68,653.34
1468	3/7/2012	Hawkins Service Co	Pool Svcs - Feb 2012	400.00		68,253.34
1469	3/7/2012	VOID	VOID			68,253.34
	3/9/2012	Deposit - O & M	K-Bar LLC O & M FY 2012		28,773.96	97,027.30
1470	3/14/2012	Anna DeVincenzo King	Clean Pool House 2/2012	195.00		96,832.30
1471	3/14/2012	Austin Outdoor, LLC (Cornerstone)	Landscape Maint Mar 2012	6,147.00		90,685.30
1472	3/14/2012	Aquatic Weed Control	Qtrly Weed Control	4,393.20		86,292.10
1473	3/14/2012	Straley & Robin	Legal - General thru 2/15/12	1,562.80		84,729.30
1474	3/14/2012	Straley & Robin (FY 2011)	Legal - Recording Fees	83.15		84,646.15
1475	3/14/2012	City of Tampa Utilities-Water	Water-10511 Wild Tamarind	9.66		84,636.49
1476	3/21/2012	Blue Water Aquatics	Aquatic Svcs Mar 2012	850.00		83,786.49
1477	3/23/2012	TECO (19151 1/7 Bassett Creek)	Elec. & SL 2/16-3/16/2012	1,423.95		82,362.54
	3/27/2012	VOID	Ck 1418 11/30/2011	(627.00)		82,989.54

K-BAR RANCH CDD
CHECK REGISTER - NEW GF OPERATING ACCOUNT
FY 2012

CHECK NO.	DATE	PAYEE	TRANSACTION	DISBURSMT	DEPOSIT	BALANCE
1478	3/27/2012	TECO (Bassett Creek)	Streetlights 1/24-2/22/2012	2,664.24		80,325.30
1479	3/29/2012	TECO (Bassett Creek PH 2A)	Streetlights 1/13-3/14/2012	2,152.44		78,172.86
	3/20/2012	Bank Fees	Analysis fee	9.39		78,163.47
EOM	3/31/2012	TOTAL		\$ 23,163.83	\$ 55,566.68	\$ 78,163.47

K BAR RANCH CDD
CHECK REGISTER - CONSTRUCTION OPERATING ACCOUNT
FY 2012

CHECK NO.	DATE	TRANSACTION	DISBURSMT	DEPOSIT	BALANCE
EOM	9/30/2011	BALANCE FORWARD	\$ 9.86	\$ -	842.11
	10/31/2011	Bank Fees -	9.85		832.26
	11/30/2011	Bank Fees -	9.86		822.40
	12/31/2011	Bank Fees -	9.86		812.54
EOM	12/31/2011	TOTAL	29.57	0.00	812.54
	1/25/2012	Deposit - Developer Funding		106,988.18	107,800.72
	1/31/2012	Bank Fees -	9.86		107,790.86
10020	1/31/2012	Ripa	81,817.29		25,973.57
10021	1/31/2012	HD Supply	25,170.89		802.68
EOM	1/31/2012	TOTAL	106,998.04	106,988.18	802.68
	2/28/2012	Deposit - Developer Funding		556,333.85	557,136.53
	2/29/2012	Bank Fees -	17.28		557,119.25
EOM	2/29/2012		17.28	556,333.85	557,119.25
10022	3/2/2012	Ripa & Associates, Inc.	337,433.09		219,686.16
10023	3/2/2012	Atlanta TNG, LLC	40,393.00		179,293.16
10024	3/2/2012	CIF Distributing, Inc.	17,762.72		161,530.44
10025	3/2/2012	void	-		161,530.44
10026	3/2/2012	HD Supply - Waterworks LLC	133,570.15		27,960.29
10027	3/15/2012	K-Bar 184 LLC Re-fund excess funds	27,174.89		785.40
	3/31/2012	Bank Fees -	19.55		765.85
EOM	3/31/2012	TOTAL	\$ 556,353.40	\$ -	\$ 765.85

**K-BAR RANCH CDD
FY 2012 ASSESSMENT BILLING**

ID	PARCEL	O&M ASSMTS	SERIES 2006 ASSMTS	SERIES 2011 ASSMTS	TOTAL ASSMTS
BLOCK A LOT 3	059226.0766	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 7	059226.0774	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 13	059226.0786	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 17	059226.0794	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 21	059226.0802	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 25	059226.0810	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 28	059226.0816	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 34	059226.0828	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK A LOT 37	059226.0834	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 4	059226.0846	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 5	059226.0848	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 6	059226.0850	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 7	059226.0852	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 8	059226.0854	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 9	059226.0856	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 10	059226.0858	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 11	059226.0860	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 12	059226.0862	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK B LOT 13	059226.0864	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK C LOT 5	059226.0896	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK D LOT 2	059226.0920	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK D LOT 3	059226.0922	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
BLOCK D LOT 4	059226.0924	\$ 774.67	\$ 1,134.36	\$ 170.38	\$ 2,079.41
MOBLEY HOMES - INDIVIDUAL (NET)		<u>\$ 17,817.41</u>	<u>\$ 26,090.28</u>	<u>\$ 3,918.74</u>	<u>\$ 47,826.43</u>
MOBLEY HOMES - DIRECT (NET)		\$ 124,721.87	\$ 182,631.96	\$ -	\$ 307,353.83
SUB-TOTAL - NET DIRECT COLLECT		<u>\$ 142,539.28</u>	<u>\$ 208,722.24</u>	<u>\$ 3,918.74</u>	<u>\$ 355,180.26</u>
ON-ROLL - TAX COLLECTOR (NET)		\$ 133,353.92	\$ 189,828.00	\$ 64,402.20	\$ 387,584.12
TOTAL ASSESSMENTS (NET)		<u>\$ 275,893.20</u>	<u>\$ 398,550.24</u>	<u>\$ 68,320.94</u>	<u>\$ 742,764.38</u>

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION SCHEDULE - OPERATING ACCOUNT (DEVELOPER FUNDED)
AS OF MARCH 31, 2012**

TRANS. DATE	REQUESTION #	PAYEE	INVOICE #	FUNDING	INVOICE TOTAL	CONSTRUCTION DISBURSEMENTS								TOTAL DISBURSEMENTS	CONSTRUCTION ACCOUNT BALANCE REMAINING
						DISTRICT ROADS	OFFSITE IMPROVEMENTS	EARTHWORK	WATER MANAGEMENT CONTROL	SEWER & WASTE WATER MANAGEMENT	WATER SUPPLY	LANDSCAPE/HARDSCAPE	UNDERGROUND PROFESSIONAL SERVICES & FEES		
12/22/2010	2011-63	ATLANTIC CONCRETE	90680		2,002.00									2,002.00	423,829.36
12/22/2010	2011-63	ATLANTIC CONCRETE	90691		1,419.00									1,419.00	422,410.36
12/22/2010	2011-64	RIPA & ASSOC.	90702		5,465.00									5,465.00	416,945.36
EOM - DECEMBER 31, 2010					412,835.52									412,835.52	4,109.84
1/10/2011	DEPOSIT	K-BAR 184 LLC	FUNDING 2011-61,65,66		3,200.00									3,200.00	274,314.90
1/24/2011	2011-61	TOM KINSEY	110810		4,693.66					4,693.66				4,693.66	271,114.90
1/24/2011	2011-65	HD WATERWORKS	234631		92.00					792.00				792.00	265,529.24
1/24/2011	2011-65	HD WATERWORKS	237288		224.27					224.27				224.27	265,404.97
1/24/2011	2011-65	HD WATERWORKS	237877		610.60					610.60				610.60	264,794.37
1/24/2011	2011-65	HD WATERWORKS	237434		305.30					305.30				305.30	264,489.07
1/24/2011	2011-65	HD WATERWORKS	2374475		2,460.00					2,460.00				2,460.00	262,029.07
1/24/2011	2011-65	HD WATERWORKS	2375529		443.87					443.87				443.87	261,585.20
1/24/2011	2011-65	HD WATERWORKS	2382921		(507.28)					(507.28)				(507.28)	262,092.48
1/24/2011	2011-65	HD WATERWORKS	2393273		179.86					179.86				179.86	261,912.62
EOM - DECEMBER 31, 2011					261,002.78					8,337.15				261,002.78	909.84
2/18/2011	DEPOSIT	K-BAR 184 LLC	Req # 67, 68, 69 (Pay Ap 5) & 70	286,060.43											286,970.27
2/23/2011	2011-67	HD WATERWORKS	2098079		77,650.40					77,650.40				77,650.40	209,319.87
2/23/2011	2011-67	HD WATERWORKS	2264270		63,797.77					63,797.77				63,797.77	145,522.10
2/23/2011	2011-67	HD WATERWORKS	2338392		9,626.38					9,626.38				9,626.38	135,895.72
2/23/2011	2011-67	HD WATERWORKS	2360702		216.00					216.00				216.00	135,679.72
2/23/2011	2011-68-Rev.	FAULKNER ENGINEERING	FES3615		6,020.00					6,020.00				6,020.00	129,659.72
2/23/2011	2011-69	RIPA & ASSOC.	PAY APP # 5 - PHASE 2A		81,348.71					81,348.71				81,348.71	6,729.84
2/23/2011	2011-70	K-Bar Ranch CDD	Reimb G/F Fuelcard Invoice FES3662 paid via Check # 1295 (Dated 2-17-11)		3,590.00					3,590.00				3,590.00	3,139.84
EOM - FEBRUARY 28, 2011					223,000.00					2,230.00				223,000.00	909.84
3/17/2011	2011-71	K-Bar Ranch CDD	Req # 71, 72 (Pay Ap 6)	126,190.66											127,100.50
3/17/2011	2011-71	K-Bar Ranch CDD	Reimb G/F for TECCO Deposit paid via Check # 1291 dated 1/25/11 per Outdoor Lighting Agreement.		126,190.66					126,190.66				126,190.66	909.84
3/17/2011	2011-72	RIPA & ASSOC.	PAY APP # 6 - PHASE 2A		13.86					13.86				13.86	895.98
EOM - MARCH 31, 2011					205.20									205.20	52,607.33
4/11/2011	2011-73	PAW Materials	Req # 73 & 74	51,801.25											40,672.15
4/11/2011	2011-73	PAW Materials	36344		11,819.88					11,819.88				11,819.88	33,213.04
4/11/2011	2011-73	PAW Materials	36529		7,459.11					7,459.11				7,459.11	25,769.59
4/11/2011	2011-73	PAW Materials	36564		7,443.45					7,443.45				7,443.45	25,179.01
4/11/2011	2011-73	PAW Materials	36646		590.58					590.58				590.58	22,394.77
4/11/2011	2011-73	PAW Materials	36670		2,784.24					2,784.24				2,784.24	18,830.77
4/11/2011	2011-73	PAW Materials	36671		3,564.00					3,564.00				3,564.00	15,683.92
4/11/2011	2011-73	PAW Materials	36692		3,146.85					3,146.85				3,146.85	12,537.07
4/11/2011	2011-73	PAW Materials	36716		10,169.10					10,169.10				10,169.10	2,367.97
4/11/2011	2011-73	PAW Materials	36717		618.34					618.34				618.34	1,749.63
4/11/2011	2011-74	Tom Stines	31911		4,000.00					4,000.00				4,000.00	895.98
4/15/2011	DEPOSIT	K-BAR 184 LLC	PAY APP # 7 - PHASE 2A	131,509.72											132,405.70
4/22/2011	2011-75	RIPA & ASSOC.	1913		112,025.72					112,025.72				112,025.72	20,379.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	1914		1,530.00					1,530.00				1,530.00	18,849.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	1915		9,180.00					9,180.00				9,180.00	9,669.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	1916		3,460.00					3,460.00				3,460.00	6,209.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	1916		745.00					745.00				745.00	5,464.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	1912		461.00					461.00				461.00	5,003.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	1914		3,310.00					3,310.00				3,310.00	4,673.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	1915		737.00					737.00				737.00	3,936.98
4/22/2011	2011-77	FAULKNER ENGINEERING	FES3763		3,040.00					3,040.00				3,040.00	895.98
4/30/2011	BANK	SUNTRUST (BK FEE)			9.34					9.34				9.34	886.64
EOM - APRIL 30, 2011					32,346.67					32,346.67				32,346.67	33,233.31
5/23/2011	DEPOSIT	K-BAR 184 LLC	PAY APP # 8 - PHASE 2A	32,346.67											886.64
5/26/2011	2011-78	RIPA & ASSOC.			4.55					4.55				4.55	882.09
5/31/2011	BANK	SUNTRUST (BK FEE)			10.56					10.56				10.56	871.53
EOM - MAY 31, 2011					10.56					10.56				10.56	860.97
6/30/2011	BANK	SUNTRUST (BK FEE)			10.56					10.56				10.56	850.41
7/15/2011	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1091	7,154.52											8,426.05
7/19/2011	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1100	131,327.36											139,343.41
7/19/2011	2011-79	RIPA & ASSOC.	PAY APP # 9 - PHASE 2A		7,154.52					7,154.52				7,154.52	132,188.89
7/19/2011	2011-80	RIPA & ASSOC.	PAY APP # 10 - PHASE 2A		131,327.36					131,327.36				131,327.36	871.53
7/30/2011	BANK	SUNTRUST (BK FEE)			9.86					9.86				9.86	861.67
EOM - JULY 31, 2011					9.70					9.70				9.70	851.97
8/31/2011	BANK	SUNTRUST (BK FEE)			9.85					9.85				9.85	842.12
9/30/2011	BANK	SUNTRUST (BK FEE)			-					-				-	842.12

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION SCHEDULE - OPERATING ACCOUNT (DEVELOPER FUNDED)
AS OF MARCH 31, 2012**

TRANSACTION			CONSTRUCTION DISBURSEMENTS										TOTAL DISBURSEMENTS	CONSTRUCTION ACCOUNT BALANCE REMAINING	
DATE	REQUESTION #	PAYEE	INVOICE #	FUNDING	DISTRICT ROADS	OFF SITE IMPROVEMENTS	EARTHWORK	WATER MANAGEMENT CONTROL	SEWER & WASTE WATER MANAGEMENT	WATER SUPPLY	LANDSCAPE/HARDSCAPE	UNDERGROUND POWER	ELECTRIC SERVICES & FEES	PROFESSIONAL SERVICES & FEES	
TRANS. DATE	REQUESTION #	PAYEE	INVOICE #	TOTAL DEVELOPER FUNDING	INVOICE TOTAL	DISTRICT ROADS	OFF SITE IMPROVEMENTS	EARTHWORK	WATER MANAGEMENT CONTROL	SEWER & WASTE WATER MANAGEMENT	WATER SUPPLY	LANDSCAPE/HARDSCAPE	UNDERGROUND POWER	ELECTRIC SERVICES & FEES	CONSTRUCTION ACCOUNT BALANCE REMAINING
EOM - SEPTEMBER 30, 2011															
10/31/2011	BANK	SUNTRUST (BK FEE)			9.86									9.86	832.26
11/30/2011	BANK	SUNTRUST (BK FEE)			9.86									9.86	822.40
12/31/2011	BANK	SUNTRUST (BK FEE)			9.86									9.86	812.54
1/31/2012	BANK	SUNTRUST (BK FEE)			9.86									9.86	802.68
1/25/2012	DEPOSIT	K-BAR 184 LLC		106,984.18											107,790.86
1/31/2012	2012-01	RIPA & ASSOC.	DEPOSIT-CHECK # 1136		81,817.29										25,973.57
2/29/2012	2012-01	K-BAR 184 LLC	PAY APP #1 - PHASE 2B		25,170.89										86,803.68
2/29/2012	2012-01	K-BAR 184 LLC	DEPOSIT-CHECK # 1146	556,333.88											31,632.80
2/29/2012	BANK	SUNTRUST (BK FEE)			17.28									17.28	31,615.52
3/2/2012	2012-03	RIPA & ASSOC.	PAY APP # 2 - PHASE 2B		337,433.09										27,178.43
3/2/2012	2012-04	ATLANTIC TNG, LLC	INV # 92064, 92071, 92074, 92081, 92090, 92097, 92102, 92190, 92194, 92199, 92206, 92208		40,393.00						14,609.00				219,686.16
3/2/2012	2012-05	CHF DISTRIBUTING, INC.	INV # 3057 & 3069		17,762.72						17,762.72				179,593.16
3/2/2012	2012-06	HD SUPPLY - WATERWORKS	INV # 440313, 440381, 440425, 4251508, 4262111, 440658, 4274626, 4290061, 4290488, 4316160, 4317022, 4310325, 4313100		133,570.15					19,917.06					161,530.44
3/15/2012	RETURN	K-BAR 184 LLC	RETURN EXCESS FUNDS	(27,174.89)											27,960.29
3/31/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1150	109,579.18	19.55									36.83	785.40
4/2/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1155	129,328.35											748.57
4/2/2012	TRANSFER	US BANK - DEBT SERVICE	CORRECT INCORRECT DEPOSIT		109,579.18										110,327.75
4/4/2012	2012-07	RIPA & ASSOC.	PAY APPLICATION # 3 & 4 INVOICE # 40757, 40798, 144666 & 144698		109,172.07					31,840.60					239,656.10
4/4/2012	2012-09	PAW MATERIALS, INC.	INVOICE # 92225		5,463.72										130,076.92
4/4/2012	2012-10	ATLANTIC TNG, LLC	INVOICE # 92225		2,004.00						2,004.00				20,904.85
4/4/2012	2012-12	PAW MATERIALS, INC.	INVOICE # 40918, 144730, 144747, 144753 & 144759		12,688.56										15,441.13
				\$ 2,715,554.71	\$ 475,535.61	\$ 484,284.15	\$ 759,932.38	\$ 459,387.06	\$ 394,034.89	\$ 7,200.00	\$ 6,911.46	\$ 127,520.61	\$ 2,714,806.16		

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION SCHEDULE - SERIES 2011
AS OF MARCH 31, 2012**

I. COST OF ISSUANCE

SOURCES:

8/4/2011	Bond Proceeds	\$	94,850.00
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USES:

8/4/2011	Greenberg Traurig	\$	(29,000.00)
8/4/2011	Hill Ward Henderson	\$	(10,000.00)
8/4/2011	DPFG	\$	(12,500.00)
8/4/2011	FMS Bpnds Inc.	\$	(26,500.00)
8/4/2011	Straley & Robin	\$	(5,000.00)
8/4/2011	Riggins, Atkinson Comb & Associates	\$	(1,250.00)
8/4/2011	K-Bar Ranch CDD (Stantec-Wilson Miller)	\$	(7,500.00)
8/4/2011	US Bank	\$	(2,500.00)
8/19/2011	Eckley Contracting Group, LLC	\$	(435.00)

Total Uses	\$	<u>(94,685.00)</u>
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BALANCE - COST OF ISSUANCE	\$	<u>165.00</u>
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II. CONSTRUCTION SCHEDULE

SOURCES:

8/4/2011	Bond Proceeds	\$	558,362.92
	Interest		<u>0.32</u>
	Total Sources	\$	<u>558,363.24</u>

USES:

8/4/2011	2011-01	Meridan Title Co. Inc. (Amenity Center Acquisition)	\$	(550,000.00)
9/28/2011	2011-02	Florida Leak Locators	\$	(425.00)
		Total Uses	\$	<u>(550,425.00)</u>

BALANCE - CONSTRUCTION	\$	<u>7,938.24</u>
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SECTION THREE

Item A

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

FY 2013 PROPOSED BUDGET

UPDATED 4/11/2012

**STATEMENT 1
K-BAR RANCH CDD
FY 2013 PROPOSED BUDGET
GENERAL FUND (O&M)
UPDATED 4/11/2012**

	FY 2012 ADOPTED BUDGET	ACTUAL YEAR TO DATE 3/31/2012	PROJECTED NEXT 6 MONTHS	PROJECTED BALANCE 9/30/2012	FY 2013 PROPOSED BUDGET
REVENUES					
ASSESSMENT ON-ROLL	\$ 144,950	\$ 102,732	\$ 30,622	\$ 133,354	\$ 318,811
ASSESSMENT OFF-ROLL-DEVELOPER (Net)	142,539	76,470	66,069	142,539	-
ASSESSMENT - OTHER	(5,433)	-	-	-	-
INTEREST	-	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-	-
ASSESSMENT - DISCOUNTS	(5,798)	-	-	-	(12,755)
TOTAL REVENUES	276,258	179,202	96,691	275,893	306,056
EXPENDITURES					
ADMINISTRATIVE:					
MANAGEMENT CONSULTING SERVICES	30,000	15,000	15,000	30,000	30,000
MANAGEMENT CONSULTING SERVICES-OTHER	-	2,310	-	2,310	-
GENERAL ADMINISTRATIVE	4,800	2,400	2,400	4,800	4,800
MISCELLANEOUS	750	136	-	136	750
DISSEMINATION SERVICES	2,600	2,600	-	2,600	2,600
TRUSTEE FEES	3,500	3,667	-	3,667	3,500
ARBITRAGE	1,575	-	1,575	1,575	1,575
COUNTY-PROPERTY TAXES (Streetlighting District)	183	-	183	183	183
AUDITING	8,000	-	8,000	8,000	8,000
INSURANCE (Liability, Public Off, Property & Casualty)	1,650	6,484	-	6,484	8,284
REGULATORY AND PERMIT FEES	175	175	-	175	175
LEGAL ADVERTISEMENTS	2,000	-	2,000	2,000	2,000
ENGINEERING SERVICES	14,000	4,493	4,493	8,986	10,000
LEGAL SERVICES	14,000	9,254	9,254	18,508	14,000
MISCELLANEOUS EXPENDITURES	500	-	-	-	500
COUNTY ASSMT ROLL CHARGES	5,798	-	-	-	12,752
TOTAL ADMINISTRATIVE	89,531	46,519	42,905	89,424	99,120
FIELD OPERATIONS:					
UTILITY -ELECTRICITY	1,200	1,470	1,470	2,940	3,132
ELECTRICITY - STREETLIGHTS	45,000	23,152	33,717	56,868	58,000
UTILITY - WATER	-	236	331	567	600
FIELD MANAGEMENT	12,000	6,000	6,000	12,000	12,000
LAKE & POND MAINTENANCE (Blue Water Aquatics)	10,200	5,150	5,150	10,300	10,200
WETLAND MAINTENANCE (Aquatic Weed Control)	12,366	6,183	6,183	12,366	12,400
WETLAND MONITORING & MITIGATION (Horner Env)	10,934	1,295	1,295	2,590	10,000
LANDSCAPE MAINTENANCE (Cornerstone/Austin Outdoor)	58,400	33,993	43,029	77,022	73,764
IRRIGATION MAINTENANCE	3,900	685	959	1,644	3,000
LANDSCAPE REPLACEMENT	8,700	7,720	980	8,700	8,700
TOTAL FIELD OPERATIONS	162,700	85,884	99,114	184,998	191,796
AMENITY CENTER OPERATIONS					
AMENITY CENTER CLEANING	-	-	-	-	2,340
LANDSCAPE MAINTENANCE	3,600	-	-	-	-
POOL MAINTENANCE (Hawkins)	3,000	2,000	2,800	4,800	4,800
MISCELLANEOUS POOL REPAIRS	-	-	-	-	3,000
ELECTRIC COSTS	3,000	-	-	-	-
CHEMICALS	1,200	-	-	-	-
INSURANCE	1,800	1,800	-	1,800	-
BUILDING MAINTENANCE	2,400	-	-	-	5,000
SUPPLIES	1,200	-	-	-	-
MISCELLANEOUS EXPENSES	1,200	2,030	-	2,030	-
UTILITY SERVICES	1,800	-	-	-	-
MANAGEMENT	-	-	-	-	-
TOTAL AMENITY CENTER OPERATIONS	19,200	5,830	2,800	8,630	15,140
TOTAL EXPENDITURES	271,431	138,233	142,019	274,422	306,056
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,827	40,969	(45,328)	1,471	-
FUND BALANCE - BEGINNING	-	10,582	-	10,582	12,053
FUND BALANCE - ENDING	\$ 4,827	\$ 51,552	\$ (45,328)	\$ 12,053	\$ 12,053

STATEMENT 1 A
K-BAR RANCH
FY 2013 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION
PRELIMINARY DRAFT - UPDATED 4/4/2012

O&M ASSESSMENT ALLOCATION - If "All" Assessments On-Roll

1. ERU Calculation

CDD Land Use	Planned Units	ERU / Unit	Total ERU
Townhome	78	0.55	42.9
Single Family	300	1.00	300
Total	378		342.9

2. O&M Assessment Requirement ("AR")

<u>Expenditures</u>	<u>Amount</u>
ADMINISTRATIVE	\$ 86,367.41
FIELD OPERATIONS	\$ 191,796.16
AMENITY CENTER OPERATIONS	\$ 15,140.00
Subtotal (Net)	\$ 293,303.57
Early Payment Discount (4.0%)	\$ 12,752.33
County Charges (4.0%)	\$ 12,752.33
Total (Gross)	\$ 318,808.23

Total ERU	342.9
Total AR / ERU - GROSS	\$ 929.75
Total AR / ERU - NET	\$ 855.37

2. Allocation of O&M Assessment

CDD Land Use	ERU / Unit	AR / ERU	Gross Assmt / Unit	Units	Total Gross Assmt
Townhome	0.55	\$ 929.75	\$ 511.36	78	\$ 39,886.28
Single Family	1.00	\$ 929.75	\$ 929.75	300	\$ 278,925.00
Total				378	\$ 318,811.28

CHANGE IN ASSESSMENTS COMPARED WITH PRIOR YEAR

<u>Fiscal Year</u>	<u>Total Expenditure (NET)</u>
2012 (Net)	\$ 265,633
2013 (Net)	\$ 293,304
\$ Increase / (Decrease)	\$ 27,671
% Change	10.42%

**STATEMENT 2
K-BAR RANCH CDD
FY 2013 PROPOSED BUDGET
SERIES 2006 DEBT SERVICE
UPDATED 4/11/2012**

		FY 2012 ADOPTED BUDGET	FY 2013 PROPOSED BUDGET
REVENUE			
ASSESSMENT ON -ROLL (Gross)	(a)	206,335	\$ 306,963
ASSESSMENT OFF-ROLL-DEVELOPER (Net)		197,511	100,958
INTEREST			
DISCOUNTS	(a)	(8,253)	(12,279)
TOTAL REVENUE		395,593	395,643
EXPENDITURES			
DISSEMINATION AGENT			
TRUSTEE FEES			
ARBITRAGE			
TRUST FUND ACCOUNTING			
COUNTY - ASSESSMENT COLLECTIONS FEES	(a)	12,228	12,279
INTEREST EXPENSE (Nov + May of fiscal year)			
November 1, 2012		141,564	138,703
May 1, 2013		141,564	138,703
PRINCIPAL			
May 1, 2013		100,000	105,000
TOTAL EXPENDITURES		395,356	394,684
EXCESS REVENUE OVER (UNDER) EXPENDITURES		238	959

Table 1: Assessment on Platted Property

Neighborhood	Unit Type	Unit Count	Gross Assessment Rate	Total Assessment
Stone Creek	Townhomes	78	\$ 600.00	\$ 46,800.00
Bassett Creek Phase 1	SF Phase 1	117	\$ 1,233.00	144,261.00
Bassett Creek Phase 2	SF Phase 2	94	\$ 1,233.00	115,902.00
Total		289		\$ 306,963.00

Table 2: Assessment on Unplatted Property

Neighborhood	Unit Type	Unit Count	Net Assessment Rate	Total Assessment
Stone Creek	Townhomes	0	\$ 552.00	\$ -
Bassett Creek Phase 1	SF Phase 1	0	\$ 1,134.36	-
Bassett Creek Phase 2	SF Phase 2	89	\$ 1,134.36	100,958.04
Total		89		\$ 100,958.04

Footnote:

(a) FY 2012 Assessment adjusted to gross assessments

STATEMENT 3
K-BAR RANCH
FY 2013 PROPOSED BUDGET
\$5,625,000 SERIES 2006 Bonds
CUSIP # 482425AA3
PRELIMINARY DRAFT - UPDATED 4/4/2012

Period Ending	Principal (a)	Coupon	Interest (a)	Annual Debt Service	Bonds Outstanding
	\$ -		\$ -	\$ -	\$ 5,190,000
5/1/2012	100,000.00	5.45%	141,427.50		5,090,000
11/1/2012		5.45%	138,702.50	380,130.00	5,090,000
5/1/2013	105,000.00	5.45%	138,702.50		4,985,000
11/1/2013		5.45%	135,841.25	379,543.75	4,985,000
5/1/2014	110,000.00	5.45%	135,841.25		4,875,000
11/1/2014		5.45%	132,843.75	378,685.00	4,875,000
5/1/2015	120,000.00	5.45%	132,843.75		4,755,000
11/1/2015		5.45%	129,573.75	382,417.50	4,755,000
5/1/2016	125,000.00	5.45%	129,573.75		4,630,000
11/1/2016		5.45%	126,167.50	380,741.25	4,630,000
5/1/2017	130,000.00	5.45%	126,167.50		4,500,000
11/1/2017		5.45%	122,625.00	378,792.50	4,500,000
5/1/2018	140,000.00	5.45%	122,625.00		4,360,000
11/1/2018		5.45%	118,810.00	381,435.00	4,360,000
5/1/2019	145,000.00	5.45%	118,810.00		4,215,000
11/1/2019		5.45%	114,858.75	378,668.75	4,215,000
5/1/2020	155,000.00	5.45%	114,858.75		4,060,000
11/1/2020		5.45%	110,635.00	380,493.75	4,060,000
5/1/2021	165,000.00	5.45%	110,635.00		3,895,000
11/1/2021		5.45%	106,138.75	381,773.75	3,895,000
5/1/2022	175,000.00	5.45%	106,138.75		3,720,000
11/1/2022		5.45%	101,370.00	382,508.75	3,720,000
5/1/2023	180,000.00	5.45%	101,370.00		3,540,000
11/1/2023		5.45%	96,465.00	377,835.00	3,540,000
5/1/2024	195,000.00	5.45%	96,465.00		3,345,000
11/1/2024		5.45%	91,151.25	382,616.25	3,345,000
5/1/2025	205,000.00	5.45%	91,151.25		3,140,000
11/1/2025		5.45%	85,565.00	381,716.25	3,140,000
5/1/2026	215,000.00	5.45%	85,565.00		2,925,000
11/1/2026		5.45%	79,706.25	380,271.25	2,925,000
5/1/2027	225,000.00	5.45%	79,706.25		2,700,000
11/1/2027		5.45%	73,575.00	378,281.25	2,700,000
5/1/2028	240,000.00	5.45%	73,575.00		2,460,000
11/1/2028		5.45%	67,035.00	380,610.00	2,460,000
5/1/2029	255,000.00	5.45%	67,035.00		2,205,000
11/1/2029		5.45%	60,086.25	382,121.25	2,205,000
5/1/2030	270,000.00	5.45%	60,086.25		1,935,000
11/1/2030		5.45%	52,728.75	382,815.00	1,935,000
5/1/2031	280,000.00	5.45%	52,728.75		1,655,000
11/1/2031		5.45%	45,098.75	377,827.50	1,655,000
5/1/2032	300,000.00	5.45%	45,098.75		1,355,000
11/1/2032		5.45%	36,923.75	382,022.50	1,355,000
5/1/2033	315,000.00	5.45%	36,923.75		1,040,000
11/1/2033		5.45%	28,340.00	380,263.75	1,040,000
5/1/2034	330,000.00	5.45%	28,340.00		710,000
11/1/2034		5.45%	19,347.50	377,687.50	710,000
5/1/2035	350,000.00	5.45%	19,347.50		360,000
11/1/2035		5.45%	9,810.00	379,157.50	360,000
5/1/2036	360,000.00	5.45%	9,810.00		-
11/1/2036				369,810.00	-
Total	5,190,000.00		4,308,225.00	9,498,225.00	

Max. annual debt service: 382,815.00

**STATEMENT 4
K-BAR RANCH CDD
FY 2013 PROPOSED BUDGET
SERIES 2011 DEBT SERVICE
UPDATED 4/11/2012**

		FY 2012 ADOPTED BUDGET	FY 2013 PROPOSED BUDGET
REVENUE			
ASSESSMENT ON -ROLL (Gross)	(a)	64,404	\$ 64,404
INTEREST			
DISCOUNTS	(a)	(2,576)	(2,576)
TOTAL REVENUE		61,828	61,827
EXPENDITURES			
DISSEMINATION AGENT			
TRUSTEE FEES			
ARBITRAGE			
TRUST FUND ACCOUNTING			
COUNTY - ASSESSMENT COLLECTIONS FEES	(a)	2,576	2,576
INTEREST EXPENSE (Nov + May of fiscal year)			
November 1, 2012		11,975	24,775
May 1, 2013		24,775	24,613
PRINCIPAL			
November 1, 2013		5,000	10,000
TOTAL EXPENDITURES		44,326	61,964
EXCESS REVENUE OVER (UNDER) EXPENDITURES		17,502	(136)

Table 1: Assessment on Platted Property //(a)

Neighborhood	Unit Type	Unit Count	Gross Assessment Rate	Total Assessment
Stone Creek	Townhomes	78	\$ 170.38	\$ 13,289.64
Bassett Creek Phase 1	SF Phase 1	117	\$ 170.38	19,934.46
Bassett Creek Phase 2	SF Phase 2	94	\$ 170.38	16,015.72
Total		289		\$ 49,239.82

Table 2: Assessment on Unplatted Property (total assessment allocated to parcel based on acreage) //(a)

Neighborhood	Unit Type	Unit Count	Gross Assessment Rate	Total Assessment
Stone Creek	Townhomes	0	\$ 170.38	\$ -
Bassett Creek Phase 1	SF Phase 1	0	\$ 170.38	-
Bassett Creek Phase 2	SF Phase 2	89	\$ 170.38	15,163.82
Total		89		\$ 15,163.82

Footnote:

(a) Assessments collected via County tax bill, per bond documents.

STATEMENT 5
K-BAR RANCH CDD
FY 2013 PROPOSED BUDGET
\$680,000 SERIES 2011 Bonds
UPDATED 4/11/2012

Period Ending	Principal (a)	Coupon	Interest (a)	Annual Debt Service	Bonds Outstanding
11/1/2011	\$ -		\$ 11,974.58	\$ 11,974.58	\$ 680,000
5/1/2012		6.50%	24,775.00		680,000
11/1/2012	5,000.00	6.50%	24,775.00	54,550.00	675,000
5/1/2013		6.50%	24,612.50		675,000
11/1/2013	10,000.00	6.50%	24,612.50	59,225.00	665,000
5/1/2014		6.50%	24,287.50		665,000
11/1/2014	10,000.00	6.50%	24,287.50	58,575.00	655,000
5/1/2015		6.50%	23,962.50		655,000
11/1/2015	10,000.00	6.50%	23,962.50	57,925.00	645,000
5/1/2016		6.50%	23,637.50		645,000
11/1/2016	10,000.00	6.50%	23,637.50	57,275.00	635,000
5/1/2017		6.50%	23,312.50		635,000
11/1/2017	10,000.00	6.50%	23,312.50	56,625.00	625,000
5/1/2018		6.50%	22,987.50		625,000
11/1/2018	10,000.00	6.50%	22,987.50	55,975.00	615,000
5/1/2019		6.50%	22,662.50		615,000
11/1/2019	10,000.00	6.50%	22,662.50	55,325.00	605,000
5/1/2020		6.50%	22,337.50		605,000
11/1/2020	10,000.00	6.50%	22,337.50	54,675.00	595,000
5/1/2021		6.50%	22,012.50		595,000
11/1/2021	15,000.00	6.50%	22,012.50	59,025.00	580,000
5/1/2022		6.50%	21,525.00		580,000
11/1/2022	15,000.00	6.50%	21,525.00	58,050.00	565,000
5/1/2023		6.50%	21,037.50		565,000
11/1/2023	15,000.00	6.50%	21,037.50	57,075.00	550,000
5/1/2024		6.50%	20,550.00		550,000
11/1/2024	15,000.00	6.50%	20,550.00	56,100.00	535,000
5/1/2025		7.50%	20,062.50		535,000
11/1/2025	15,000.00	7.50%	20,062.50	55,125.00	520,000
5/1/2026		7.50%	19,500.00		520,000
11/1/2026	20,000.00	7.50%	19,500.00	59,000.00	500,000
5/1/2027		7.50%	18,750.00		500,000
11/1/2027	20,000.00	7.50%	18,750.00	57,500.00	480,000
5/1/2028		7.50%	18,000.00		480,000
11/1/2028	20,000.00	7.50%	18,000.00	56,000.00	460,000
5/1/2029		7.50%	17,250.00		460,000
11/1/2029	20,000.00	7.50%	17,250.00	54,500.00	440,000
5/1/2030		7.50%	16,500.00		440,000
11/1/2030	25,000.00	7.50%	16,500.00	58,000.00	415,000
5/1/2031		7.50%	15,562.50		415,000
11/1/2031	25,000.00	7.50%	15,562.50	56,125.00	390,000
5/1/2032		7.50%	14,625.00		390,000
11/1/2032	30,000.00	7.50%	14,625.00	59,250.00	360,000
5/1/2033		7.50%	13,500.00		360,000
11/1/2033	30,000.00	7.50%	13,500.00	57,000.00	330,000
5/1/2034		7.50%	12,375.00		330,000
11/1/2034	30,000.00	7.50%	12,375.00	54,750.00	300,000
5/1/2035		7.50%	11,250.00		300,000
11/1/2035	35,000.00	7.50%	11,250.00	57,500.00	265,000
5/1/2036		7.50%	9,937.50		265,000
11/1/2036	35,000.00	7.50%	9,937.50	54,875.00	230,000
5/1/2037		7.50%	8,625.00		230,000
11/1/2037	40,000.00	7.50%	8,625.00	57,250.00	190,000
5/1/2038		7.50%	7,125.00		190,000
11/1/2038	40,000.00	7.50%	7,125.00	54,250.00	150,000
5/1/2039		7.50%	5,625.00		150,000
11/1/2039	45,000.00	7.50%	5,625.00	56,250.00	105,000
5/1/2040		7.50%	3,937.50		105,000
11/1/2040	50,000.00	7.50%	3,937.50	57,875.00	55,000
5/1/2041		7.50%	2,062.50		55,000
11/1/2041	55,000.00	7.50%	2,062.50	59,125.00	-
Total	680,000.00		1,036,749.58	1,716,749.58	

Max. annual debt service: 59,250.00

**STATEMENT 6
K-BAR RANCH CDD
BUDGET FISCAL YEAR 2013
SUMMARY OF BUDGET AND ASSESSMENT ADOPTION PROCEDURES**

There will be two key meetings to review and adopt the Fiscal Year 2013 budget and to levy the non ad valorem assessments as follows:

1. FIRST MEETING – Preliminary Presentation of Documents

The **preliminary budget and preliminary general fund assessment documents** have been drafted based upon current year expenditures and projections about the upcoming year's administrative and operations program. At the first meeting, the Board will be asked to consider the following points:

- Review preliminary budget and make any appropriate refinements
- Review preliminary assessments that will track the assessment methodology and budget expenditure level.
- Pass a resolution to set public hearings for the final review and adoption of the budget and assessments.

As necessary, DPDG will perform work **to refine the preliminary budget and preliminary general fund assessment documents** for the July meeting.

2. SECOND MEETING – Final Adoption of Documents

This second Board meeting will include the public hearings on the budget and assessment documents. The Board will be asked to:

- Review the Manager's presentation of the budget and assessments.
- Review public comments.
- Discuss the operating program, funding, expenditures and assessments.
- Pass resolutions **adopting the final budget and levying the final assessments.**

**STATEMENT 7
K-BAR RANCH CDD
FY 2013 GENERAL FUND BUDGET
EXPLANATORY NOTES**

REVENUES

Special Assessments - The District levies non-ad valorem assessments to pay for the fiscal year's operations and maintenance expenditures. All platted land will be placed on the county tax roll for collection. In addition, the District may direct collect the proportionate levied assessments on the un-platted land.

Assessment Discount - The County Tax Collector's statutory procedures gross up the assessments to facilitate collections. For each tax bill, each landowner has the option of taking early payment discounts under the Uniform Method of Collections rules.

EXPENDITURES

Administrative:

Management Consulting Services - The District retains the services of a consulting manager, who is responsible for the daily administration of the Districts business, including and all financial work related to the Bond Funds and Operating Funds of the District and preparation of the minutes for the Board of Supervisors. In addition the District Manager prepares the Annual Budget (s), implements all policies of the Board of Supervisors and attends all meeting of the Board of Supervisors. These services include (but are not limited to) District Management, Recording, Accounting (General Fund, Debt Service & Capital Projects) and Assessment Administration.

General Administrative Expenses - The regular, recurring and standard administrative expenses, such as normal document delivery charges, postage, photocopies and long distance calls, have been grouped in this line item.

Miscellaneous - Accounting for postage, phone charges, faxes, copies, and bank fees.

Disseminating Agent - The Bond Indenture requires the District to provide ongoing disclosure to the bond holders and investment community on the status of the District's assessment collections and payment of debt service.

Trustees Fees - This is required of the District as part of the bond indentures.

Arbitrage Rebate Calculation - This is required of the District as part of the bond indentures.

County Property Taxes – Annual property taxes due on the Street Lighting District.

**STATEMENT 7
K-BAR RANCH CDD
FY 2012 GENERAL FUND BUDGET
EXPLANATORY NOTES**

Auditing Services - The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor.

Insurance (Liability, Property & Casualty) - The District contracts for general liability, director and officer, and property insurance.

Regulatory & Permit Fees – Annual filing fees as required by the Florida Department of Community Affairs.

Legal Advertising - This is required to conduct official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Engineer Services - Requirements for legal services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meeting of the Board of Supervisor's contract preparation.

Legal Services - Covers such items as attendance at scheduled meetings of the Board of Supervisors, contract preparation, review etc.

Miscellaneous Expenditures - Un-anticipated expenditures (i.e., banking fees) not accounted for in another budget category.

County Assessment Collection Fees - The County Property Appraiser and Tax Collector charge service fees to place the assessment roll on the County tax bill and to process collection of assessments under the statutory Uniform Method.

Field Operations:

Electric – General - Electricity associated recreation, irrigation, lighting and other common areas with the District.

Electric – Streetlights - The cost associated with the street lighting electricity and street light leasing from the TECO.

Water-Utility – The cost associated with Amenity Center.

Field Manager - As an anticipated addendum to the consulting managers contract the District will retain the services of a Field Manager. The Field Manager is responsible for the day to day field operations. These responsibilities include, but are not limited to, preparing and bidding services and commodities, contract administration, hiring and maintain qualified personnel, preparation of and implementation of operating schedule and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information and education to public.

**STATEMENT 7
K-BAR RANCH CDD
FY 2012 GENERAL FUND BUDGET
EXPLANATORY NOTES**

Lake and Pond Maintenance - This item relates to the cost to maintain the lakes and ponds with in the District.

Wetland Maintenance – This is the cost of managing and maintaining various wetlands with-in the District.

Wetland Monitoring & Mitigation - The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by regulatory agencies.

Landscape Maintenance Contract - The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include material or irrigation repairs.

Irrigation Maintenance - The District will incur expenditures related to the maintenance of the irrigation systems.

Landscape Replacement – The cost associated with sod, plant, trees, mulch, annuals and other landscaping materials.

Amenity Center Operations:

Amenity Center Cleaning – The costs associated with cleaning the District’s Amenity Center.

Pool Maintenance – Cost associated with maintaining the District pool.

Miscellaneous Pool Repairs – The expenses associated with maintenance and repair of the District’s pool.

Building Maintenance – The District may incur expenses associated with the maintenance and repair of the Amenity Facility.

Working Capital – The District Board may appropriate a working capital reserve to fund District operations during the first quarter of each year pending the receipt of assessments from the County or to fund any shortfalls in assessment collections or an un-anticipated event.

**STATEMENT 8
K-BAR RANCH CDD
FY 2013 PROPOSED BUDGET
CURRENT CONTRACT SUMMARY
UPDATED 4/11/2012**

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	CONTRACT/ AGREEMENT	ANNUAL AMOUNT OF CONTRACT	MONTHLY OR QUARTERLY AMOUNT OF CONTRACT	PAYMENT SCHEDULE	COMMENTS (SCOPE OF SERVICE)
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REVENUE

SPECIAL ASSESSMENTS							
INTEREST							
MISCELLANEOUS REVENUE							
ASSESSMENT DISCOUNT							

EXPENDITURES

MANAGEMENT CONSULTING SERVICE	DPFG	DISTRICT MGMT	YES	\$ 30,000.00	\$ 2,500.00	MONTHLY	BOARD ADVISORY, DISTRICT MGMT, RECORDING, ACCTG. & ASSESSMENTS
GENERAL ADMINISTRATIVE	DPFG	OFFICE	YES	\$ 4,800.00	\$ 400.00	MONTHLY	
MISCELLANEOUS (BANKING)	SUNTRUST		YES				
DISSEMINATION SERVICES	DPFG	DISSEMINATION INFORMATION TO BONDHOLDERS	YES	\$ 2,600.00		ANNUAL	
TRUSTEE FEES	US BANK		YES	\$ 3,500.00		ANNUAL	
ARBITRAGE							
COUNTY - PROPERTY TAXES	HILLSBOROUGH COUNTY - DOUG BELDEN, TAX COLLECTOR	STREETLIGHTING DISTRICT PROPERTY TAXES	REQUIRED	\$ 183.25		ANNUAL	
AUDITING	MCDIRMITT DAVIS	ANNUAL AUDIT	YES	\$ 8,000.00		ANNUAL	
INSURANCE (Liability, Property and Casualty)	BROWN & BROWN	ANNUAL INSURANCE	YES	\$ 8,284.41		ANNUAL	
REGULATORY AND PERMIT FEES	FL DEPT OF COMMUNITY AFFAIRS	REGULATE DISTRICT	REQUIRED	\$ 175.00		ANNUAL	
LEGAL ADVERTISEMENTS & MAILING	ST. PETE TIMES	LEGAL ADVERT.	REQUIRED			RANDOM	
ENGINEERING SERVICES	STANTEC/WILSON MILLER	ENGINEERING	YES			RANDOM	
LEGAL SERVICES	STRALEY & ROBINS	DISTRICT COUNSEL	YES			RANDOM	
ELECTRICITY - GENERAL	TECO		YES			VARIES	
ELECTRICITY - STREETLIGHTING	TECO		YES				
WATER - UTILITY	CITY OF TAMPA UTILITIES		YES				
FIELD MANAGEMENT	DPFG	FIELD MGMT	YES	\$ 12,000.00	\$ 1,000.00	MONTHLY	
LAKE & POND MAINTENANCE	BLUE WATER ACQUATICS	AQUATIC SERVICES	YES	\$ 10,200.00	\$ 850.00	MONTHLY	
WETLAND MAINTENANCE	ACQUATIC WEED CONTROL	AQUATIC SERVICES	YES	\$ 7,160.00	\$ 1,790.00	QUARTERLY	
WETLAND MONITORING & MITIGATION	HORNER ENVIRONMENTAL	WETLANDS, MITIGATION & WILDLIFE MONITORING	YES			RANDOM	
LANDSCAPING MAINTENANCE	AUSTIN OUTDOOR (FORMALLY CORNERSTONE)	LANDSCAPE MAINTENANCE	YES	\$ 73,764.00	\$ 6,147.00	MONTHLY	SERVICE STARTED JANUARY 2012
IRRIGATION MAINTENANCE	AUSTIN OUTDOOR	IRRIGATION	YES			RANDOM	
LANDSCAPE REPLACEMENT & MISC	AUSTIN OUTDOOR	REPLACEMENT	YES			RANDOM	

**STATEMENT 9
K-BAR RANCH CDD
FY 2013 PROPOSED BUDGET
CURRENT UTILITY SUMMARY
UPDATED 4/11/2012**

ELECTRICITY & LEASING - STREETLIGHTS (TECO)

DESCRIPTION	ACCOUNT #	QUANTITY / METER	BILLING
PHASE 1 - Steetlights - Bassett Creek Dr.	1800-0047603	174	\$ 2,664.24
PHASE 2 - Streetlights - Bassett Creek Dr.	1261-1672430	37	\$ 2,152.44
10511 Wild Tamarin Dr.	1261-1667191	H29849	\$ 261.95
		MONTHLY TOTAL	\$ 5,078.63
			12
		ANNUALIZED	\$ 60,943.56

WATER (CITY OF TAMPA UTILITIES)

DESCRIPTION	ACCOUNT #	METER	BILLING
10511 Wild tamarind Drive	0456818-001	5105940 WTR	\$ 9.66
		MONTHLY TOTAL	\$ 9.66
			12
		ANNUALIZED	\$ 115.92

SECTION THREE

Item B

RESOLUTION 2012-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2012-2013 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the K-Bar Ranch Community Development District (the "Board") prior to June 15, 2012, a proposed Operating and Maintenance and Debt Service Budgets (collectively, the "Budget") for Fiscal Year 2012-2013; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

1. The Budget proposed by the District Manager for Fiscal Year 2012-2013 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: July 18, 2012

HOUR: 10:00 a.m.

LOCATION: Stantec
2205 North 20th Street
Tampa, Florida 33605

3. The District Manager is hereby directed to submit a copy of the proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. Notice of this public hearing shall be published in the manner prescribed in Florida law.

5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF May, 2012.

ATTEST:

**BOARD OF SUPERVISORS OF
THE K-BAR RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit A: Proposed FY 2012-2013 Budget

SECTION FIVE

Item A



Earl Lennard
Supervisor of Elections

April 16, 2012

Jean M. Rugg, Manager Associate
DPFG, Inc.
15310 Amberly Drive
Suite 175
Tampa, FL 33647

Dear Jean:

This information is provided in response to your April 4, 2012 letters. The number of qualified registered electors for the following Community Development Districts as of April 15, 2012 is as follows:

Cypress Creek: 612
Forest Brooke: 0
Hawk's Point: 43
K-Bar Ranch: 181
Magnolia Park: 241
Stonebrier: 423
Waterleaf: 0
Westlake Village: 0

If you have any questions or need further assistance please feel free to contact me at (813) 744-5900 x4321.

Sincerely,

Quyen Nguyen

Quyen Nguyen
Systems Software Manager



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpfg.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508