

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

***Agenda Package***

***Board of Supervisors  
Business Meeting***

***Tuesday  
July 17, 2012***

***6:00 p.m.***

***New Tampa Regional Library  
10001 Cross Creek Boulevard  
Tampa, Florida***

# **K-Bar Ranch Community Development District**

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

July 10, 2012

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

Dear Board Members:

The Special Meeting and Budget Workshop of the Board of Supervisors of the K-Bar Ranch CDD is scheduled for **Tuesday, July 17, 2012** at 6:00 p.m. at the **New Tampa Regional Library, 10001 Cross Creek Boulevard, Tampa, Florida**. *The advanced copy of the agenda for each meeting is attached.*

The primary purpose of this meeting is to present and discuss the proposed budget for fiscal year 2012-2013, a copy of which is enclosed.

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: **Tuesday, July 17, 2012**  
Time: 6:00 p.m.  
Location: New Tampa Regional Library  
10001 Cross Creek Boulevard  
Tampa, FL 33605

***Special Meeting & Budget Workshop***

***Agenda***

1. Roll Call
2. Fiscal Year 2012-2013 Budget
  - A. Presentation of Proposed Budget
  - B. Discussion
3. Other Matters
4. Staff Reports
5. Supervisors Requests and Audience Comments
6. Adjournment

**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**

	<b>FY 2012 ADOPTED BUDGET</b>	<b>ACTUAL YEAR TO DATE 3/31/2012</b>	<b>PROJECTED NEXT 6 MONTHS</b>	<b>PROJECTED BALANCE 9/30/2012</b>	<b>FY 2013 PROPOSED BUDGET</b>
<b>REVENUES</b>					
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)
<b>TOTAL REVENUES</b>	<b>276,258</b>	<b>179,202</b>	<b>96,691</b>	<b>275,893</b>	<b>306,056</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE:</b>					
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
<b>TOTAL ADMINISTRATIVE</b>	<b>89,531</b>	<b>46,519</b>	<b>42,905</b>	<b>89,424</b>	<b>99,120</b>
<b>FIELD OPERATIONS:</b>					
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
<b>TOTAL FIELD OPERATIONS</b>	<b>162,700</b>	<b>85,884</b>	<b>99,114</b>	<b>184,998</b>	<b>191,796</b>
<b>AMENITY CENTER OPERATIONS</b>					
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	-	-	-	-	-
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>19,200</b>	<b>5,830</b>	<b>2,800</b>	<b>8,630</b>	<b>15,140</b>
<b>TOTAL EXPENDITURES</b>	<b>271,431</b>	<b>138,233</b>	<b>142,019</b>	<b>274,422</b>	<b>306,056</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>4,827</b>	<b>40,969</b>	<b>(45,328)</b>	<b>1,471</b>	<b>-</b>
FUND BALANCE - BEGINNING	-	10,582	-	10,582	12,053
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,827</b>	<b>\$ 51,552</b>	<b>\$ (45,328)</b>	<b>\$ 12,053</b>	<b>\$ 12,053</b>

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
<b>Total</b>	<b>378</b>		<b>342.9</b>

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
<b>Subtotal (Net)</b>	<b>\$ 293,303.57</b>
Early Payment Discount (4.0%)	\$ 12,752.33
County Charges (4.0%)	\$ 12,752.33
<b>Total (Gross)</b>	<b>\$ 318,808.23</b>

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
<b>Total</b>				<b>378</b>	<b>\$ 318,811.28</b>

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**

		<b>FY 2012 ADOPTED BUDGET</b>	<b>FY 2013 PROPOSED BUDGET</b>
<b>REVENUE</b>			
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)
<b>TOTAL REVENUE</b>		<b>395,593</b>	<b>395,643</b>
<b>EXPENDITURES</b>			
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
<b>TOTAL EXPENDITURES</b>		<b>395,356</b>	<b>394,684</b>
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>		<b>238</b>	<b>959</b>

**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
<b>Total</b>		<b>289</b>		<b>\$ 306,963.00</b>

**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
<b>Total</b>		<b>89</b>		<b>\$ 100,958.04</b>

**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**

<b>Period Ending</b>	<b>Principal (a)</b>	<b>Coupon</b>	<b>Interest (a)</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
	\$ -		\$ -	\$ -	\$ 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	-
<b>Total</b>	<b>5,190,000.00</b>		<b>4,308,225.00</b>	<b>9,498,225.00</b>	

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**

		<b>FY 2012 ADOPTED BUDGET</b>	<b>FY 2013 PROPOSED BUDGET</b>
<b>REVENUE</b>			
ASSESSMENT ON -ROLL (Gross)	(a)	64,404	\$ 64,404
INTEREST			
DISCOUNTS	(a)	(2,576)	(2,576)
<b>TOTAL REVENUE</b>		<b>61,828</b>	<b>61,827</b>
<b>EXPENDITURES</b>			
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
<b>TOTAL EXPENDITURES</b>		<b>44,326</b>	<b>61,964</b>
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>		<b>17,502</b>	<b>(136)</b>

**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
<b>Total</b>		<b>289</b>		<b>\$ 49,239.82</b>

**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
<b>Total</b>		<b>89</b>		<b>\$ 15,163.82</b>

**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**

<b>Period Ending</b>	<b>Principal (a)</b>	<b>Coupon</b>	<b>Interest (a)</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
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	-
<b>Total</b>	<b>680,000.00</b>		<b>1,036,749.58</b>	<b>1,716,749.58</b>	

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 unplatted 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 District's 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	<u>\$ 60,943.56</u>

**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	<u>\$ 115.92</u>





### **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

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#### **Sacramento, CA**

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Sacramento, CA 95841  
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#### **Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
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#### **Boise, ID**

950 West Bannock, 11th Floor  
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#### **Phoenix, AZ**

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