

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

Agenda Package

***Landowners and
Board of Supervisors
Business Meeting***

***Tuesday
November 23, 2010***

10:00 am

***Offices of
Mobley Homes
14824 North Florida Avenue
Tampa, Florida***

K-Bar Ranch Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9102

November 16, 2010

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

Dear Board Members:

The Landowners and Regular Meeting of the Board of Supervisors of the K-Bar Ranch CDD is scheduled for **Tuesday, November 23, 2010** at 10:00 a.m. in the offices of Mobley Homes, 14824 North Florida Avenue, Tampa, Florida. *The advanced copy of the agenda for each meeting is attached.*

Enclosed in the Advance Board Package is:

- Resolution 2011-1, Canvassing and Certifying the Results of the Landowners' Election (3)
- Resolution 2011-2, Election of Officers
- Minutes of 9-21-2010 Board Meeting
- Operations and Maintenance Expenditures – September 30, 2010 Bank Reconciliation and FY 2010 Check Register;
- TECO Outdoor Lighting Agreement;
- RIPA Application for Payment;
- Horner Environmental Proposal for Wetland Mitigation Monitoring & Maintenance for Bassett Creek Phase 1; and
- Horner Environmental Proposals for Wildlife Habitat Monitoring for Bassett Creek Phase 1.

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

cc: Gina Grimes, Attorney
Tonja Stewart, Engineer
Richard Woodville
Jeanne Rugg (Record Copy)

**AGENDA
LANDOWNERS MEETING**

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Tuesday
November 23, 2010
10:00 a.m.

Mobley Homes
14824 North Florida Avenue
Tampa, Florida

1. Call to Order
2. Determination of Number of Voting Units Represented
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor (3)
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions or Comments
8. Adjournment

District: K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: **Tuesday, November 23, 2010**
Time: 10:00 a.m.
Location: Mobley Homes
14824 North Florida Avenue
Tampa, Florida

***Regular Business Meeting
Agenda***

1. Roll Call
2. Organizational Matters:
 - A. Oath of Office of Newly Elected Supervisor from Landowners' Election
 - B. Election of Officers – Resolution 2011-1
 - C. Canvassing and Certifying the Results of the Landowners' Election – Resolution 2011-2
 - D. Compensation of Board Members
3. Business Administration Items:
 - A. Minutes of September 21, 2010 Board Meeting
 - B. Operations and Maintenance Expenditures – September 30, 2010 Bank Reconciliation and FY 2010 Check Register
4. Business Items:
 - A. TECO Outdoor Lighting Agreement
 - B. RIPA Application for Payment
 - C. Horner Environmental Proposal for Wetland Mitigation Monitoring & Maintenance for Bassett Creek Phase 1
 - D. Horner Environmental Proposals for Wildlife Habitat Monitoring for Bassett Creek Phase 1
5. Staff Reports
 - A. Manager
 - B. Attorney
 - C. Engineer
6. Supervisors Requests and Audience Comments
7. Adjournment

SECTION TWO

Item B & C

RESOLUTION 2011-1

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 23, 2010, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

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

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	Votes
_____	Votes
_____	Votes

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____	four (4) year term
_____	four (4) year term
_____	two (2) year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED THIS, 23rd DAY OF NOVEMBER, 2010.

Chairperson

Secretary

RESOLUTION 2011-2

A RESOLUTION DESIGNATING OFFICERS OF THE K-BAR
COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the K-Bar Community Development District at the organizational business meeting **following the landowners meeting held on November 23, 2010** desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
<u>John Daugirda</u>	Secretary
<u>Richard Woodville</u>	Treasurer
<u>John Daugirda</u>	Assistant Treasurer
<u>Jean M. Rugg & Carolyn Stewart</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the K-Bar Community Development District and are hereby declared null and void.

Adopted this 23rd day of November, 2010.

Chairperson

Secretary

SECTION THREE

Item A

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

9 The Regular meeting of the Board of Supervisors of the K-Bar Ranch Community
10 Development District was held on Tuesday, September 21, 2010 at 10:00 a.m. at the
11 offices of Mobley Homes, 14824 North Florida Avenue, Tampa, Florida.

12 Present and constituting a quorum were:

13 Leonard Johnson	Chairman
14 Jamie Goodman	Vice Chairman
15 Mark Mobley	Supervisor
16 Renee Riordan	Supervisor

17 Also present were:

18 John Daugirda	Manager
19 Tonja Stewart	Engineer

20 **FIRST ORDER OF BUSINESS** **Roll Call**

21 Mr. Daugirda called the meeting to order.

22 The Board members introduced themselves for the record.

23 Mr. Daugirda established a quorum of the Board was present.

24
25 **SECOND ORDER OF BUSINESS** **Business Administration**

26 Mr. Daugirda asked is there a nomination of a supervisor to fill the vacant Board
27 of Supervisors seat?

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On MOTION by Mr. Mobley seconded by Ms. Goodman with all in favor Ms. Renee Riordan was appointed as Supervisor to the Unexpired Seat [11/2010].

33 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath
34 of office to Ms. Riordan; a copy of the oath is attached hereto and made a part of the
35 public record.

36 Mr. Daugirda provided Ms. Riordan with the Form 1 Financial Statement for
37 filing with the County Supervisor of Election in which she resides, and reviewed the

1 responsibilities of a supervisor serving on the Board, the Sunshine Law and Public
2 Records Law.

3
4 **A. Financial Statement as of July 31, 2010**

5 Mr. Daugirda reviewed the financial statement and requested a motion to approve.
6

7 On MOTION by Ms. Goodman seconded by Mr. Johnson
8 with all in favor the financial statement as of July 31, 2010
9 were approved.
10

11 **B. Operations and Maintenance Expenditures- September 2010**

12 Mr. Daugirda reviewed the operation and maintenance expenditures for
13 September 2010 and asked if there were any questions.
14

15 On MOTION by Mr. Johnson seconded by Ms. Goodman
16 with all in favor the September 2010 operations and
17 maintenance expenditures were approved.
18

19 **D. Resolution 2010-7- Appointing DPFG as Management Firm**

20 Mr. Daugirda stated Resolution 2010-7 is to confirm DPFG as the appointed
21 management firm and memorializes the actions taken previously to hire our firm.
22

23 On MOTION by Mr. Johnson seconded by Ms. Goodman
24 with all in favor Resolution 2010-7, appointing DPFG as
25 District Manager and Authorizing their Compensation was
26 adopted.
27

28 **C. Resolution 2010-6- Election of Officers**

29 Mr. Daugirda stated when a new supervisor is appointed it is an opportunity to re-
30 examine the officer structure if so desired.

31 Mr. Daugirda reviewed the proposed officer appointments.
32
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1 On MOTION by Mr. Johnson seconded by Ms. Goodman
2 with all in favor Resolution 2010 – 6 Election of Officers
3 was adopted whereby Mr. Johnson was elected Chairman,
4 Ms. Goodman was elected Vice Chairman, Mr. Daugirda
5 was elected Secretary and Assistant Treasurer, Richard
6 Woodville was elected Treasurer, Marc Mobley, Tim Hohl,
7 Renee Riordan, Jeannie Rugg and Carolyn Stewart were
8 elected Assistant Secretaries.

9
10 **E. Resolution 2010-8 Records Officer and Records Management Liaison**
11 **Officer**

12 Mr. Daugirda reviewed Resolution 2010-8 appointing Jean Rugg of DPFG as the
13 Records Officer and Carolyn Stewart of DPFG as the Records Management Liaison
14 Office.

15
16 On MOTION by Mr. Johnson seconded by Ms. Goodman
17 with all in favor Resolution 2010-8 designating Jean Rugg
18 as the Records Officer and Carolyn Stewart as the Records
19 Management Liaison Officer was adopted.

20
21 Mr. Daugirda requested a general motion authorizing DPFG, Mr. Johnson,
22 Chairman and Ms. Goodman, Vice Chairman to complete all necessary management
23 transition steps.

24
25 On MOTION by Mr. Johnson seconded by Ms. Goodman
26 with all in favor DFPG, Chairman Johnson and Vice
27 Chairpman Goodman were authorized to complete all
28 necessary management transition steps.

29
30 **THIRD ORDER OF BUSINESS** **Business Items**

31 **A. Basset Creek Estates Phase 2A Contracts**

32 **2. Developer Funding Agreement**

33 Ms. Stewart stated the existing Developer Funding Agreement covers developer
34 funding for completion of the RIPA construction contact. The developer will provide
35 funds to the District for deposit into the capital projects fund. Construction payments
36 will be authorized and administered through the requisition process.

37
38

1 **Construction Contracts**

2 Ms. Stewart stated the Basset Creek Estates Phase 2A construction plans were
3 advertised and we received three bids and the low bidder is RIPA at \$1,709,955.30.

4 Mr. Daugirda requested a motion to approve the contract.

5
6 On MOTION by Mr. Johnson seconded by Ms. Goodman
7 with all in favor the RIPA Basset Creek Estates Phase 2A
8 Construction Contract in the amount of \$1,709,955.30 was
9 approved.

10
11 Ms. Stewart presented the Atlantic Concrete Products Inc. sales order for
12 materials in the amount of \$76,561 for various storm sewer and sanitary sewer systems.
13 The District will use the sales tax exemption certificate to direct purchase materials.
14 There will be change orders to the master construction contract with deductions for direct
15 purchase of materials.

16 A discussion was held on the payment process.

17
18 On MOTION by Mr. Johnson seconded by Ms. Goodman
19 with all in favor the Atlantic Concrete Products Inc. sales
20 order for materials in the amount of \$76,561 was approved.

21
22
23 **1. Geotechnical Engineer Agreement**

24 Ms. Stewart presented the Faulkner Engineering geotechnical agreement and
25 requested approval.

26
27 On MOTION by Mr. Johnson seconded by Ms. Goodman
28 with all in favor the Faulkner Engineering Geotechnical
29 Agreement in the amount of \$28,660 was approved.

30
31 **Stone Creek Townhome Mitigation Work**

32 Ms. Stewart stated the District is handling the Stone Creek townhome mitigation
33 work. The District is to maintain the offsite wildlife habitat area that is adjacent to the
34 project which is required and involves mitigation work via the permit. I believe the
35 contract was already approved for maintenance. Can you please check the records you
36 get from the previous management firm and fax me a copy so we can get them back on
37 board?

1 Mr. Daugirda stated I will check and report back to you.

2 Ms. Stewart stated on the south side of Basset Creek Estates is a piece of property
3 outside of the District boundaries and was not designated for maintenance and
4 unfortunately is the maintenance that is tied to our permits. It is prudent for the District
5 to get control of this especially with what we are experiencing in this mitigation site. I
6 will get with Ms. Grimes as this may require an off site improvement agreement that the
7 Developer is required to fund. I am soliciting costs from Cruz and Douglas and Horner
8 Environmental for a monitoring and maintenance contract.

9

10 On MOTION by Mr. Johnson seconded by Ms. Goodman
11 with all in favor maintaining the off-site wildlife habitat
12 area as part of the project was approved .

13

14 **FOURTH ORDER OF BUSINESS**

Staff Reports

15 **A. Manager – Transition Update**

16 Mr. Daugirda presented the 2009 audit and stated the management letters report
17 there are no problems with the internal control over accounting or compliant with laws.
18 It is a positive audit. The Chairman signed the AFR and Mr. Daugirda will contact the
19 prior manager regarding filing of the audit and AFR.

20

21 On MOTION by Mr. Johnson seconded by Ms. Goodman
22 with all in favor the Fiscal Year ended September 30, 2009
23 audit was accepted; and staff was authorized to confirm
24 filing.

25

26 Mr. Daugirda stated I have copies of the final budget if anyone needs a copy.

27

28 **Transition**

29 Mr. Daugirda stated the transition is moving along; I will pick up the records and
30 distribute them to the accounting and records managers as required. The Board passed
31 the budget and DMS did file the assessments that are on the roll with Hillsborough
32 County. I have been working with Becky Jenkins. She is a project manager at the site.
33 She spoke to the landscape contractor on some issues.

1 There is a landowners 'meeting on November 23, 2010. In May we will introduce
2 a draft budget and approve it in July.

3 Mr. Daugirda discussed the 2011 meeting schedule.

4 Board consensus was to move the meeting dates to the third Tuesday of the month
5 at 10:00 a.m. at the offices of Mobley Homes.

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On MOTION by Mr. Johnson seconded by Ms. Goodman with all in favor the meeting schedule for Fiscal year 2011 was set for the third Tuesday of the month at 10:00 a.m. at the offices of Mobley Homes, with the exception of the Landowners' election being held on November 23, 2010' staff was authorized to advertise.

13

14

Ms. Stewart stated with limited meetings I would like to request the Chairman and Vice Chairman to be given the authorization to approve construction matters.

15

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On MOTION by Mr. Johnson seconded by Ms. Goodman with all in favor Chairman and Vice Chairman was authorized to take all necessary acts concerning approving new construction projects, including but not limited to signing appropriate requisitions, change orders purchase orders and any other construction related documents.

24

B. Attorney

25

There was no report and the next item followed.

26

27

C. Engineer – Construction Update

28

There was no report and the next item followed.

29

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FIFTH ORDER OF BUSINESS

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Supervisor Requests and Audience Comments

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There were no comments and the next item followed.

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SIXTH ORDER OF BUSINESS

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Adjournment

There being no further business,

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On MOTION by Mr. Riordan seconded by Ms. Goodman
with all in favor the meeting was adjourned at 10:45 a.m.

John Daugirda
Secretary

Leonard Johnson
Chairman

SECTION THREE

Item B

K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
BANK RECONCILIATION - GENERAL FUND
SEPTEMBER 30, 2010

Balance Per Bank Statement	\$ 43,182.67
Add: Transfers/Deposits in Transit	-
Less: Outstanding Checks	-
<i>Balance Per Bank</i>	<u><u>\$ 43,182.67</u></u>

Beginning Bank Balance Per Books	\$ 62,522.13
Cash Receipts	50.39
Cash Disbursements	(19,386.58)
Bank Charges	(3.27)
<i>Balance Per Books</i>	<u><u>\$ 43,182.67</u></u>

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FY 2010**

Check Number	Effective Date	Payee	Matching Document Number	Transaction Description	Check Amount
1143	10/21/2009	K- Bar Ranch CDD - US BANK	KRCDD101909	Account 7914339 - Series 2006 Tax	\$ 3.63
1144	10/28/2009	Blue Water Aquatics	12232	Aquatics Service 9/30	480.00
1145	10/28/2009	Brown & Brown Inc	PKFL1 0294013 08-03	Public Officials Insurance 10/01/09-10/01/10	1,565.35
1146	10/28/2009	Department of Community Affairs	21872	Special District Fee for FY2010	175.00
1147	10/28/2009	District Management Services, LLC	1494	Contractual Services May/June 09	3,910.21
1147	10/28/2009	District Management Services, LLC	1542	Contractual Services June/July 09	4,189.81
1147	10/28/2009	District Management Services, LLC	1589	Contractual Services July/August 09	3,909.27
1148	10/28/2009	Hill, Ward & Henderson, PA	10334846	General Counsel for Services 08/31/09	289.50
1149	10/28/2009	Naturescapes	688	July Landscape Maintenance & Insecticide Application	7,058.33
1149	10/28/2009	Naturescapes	724	Landscape Maintenance August 09 + Addtn'l Pesticides	6,899.99
1149	10/28/2009	Naturescapes	761	Landscape Maintenance September 09	6,899.99
1150	10/28/2009	Times Publishing Company	I1003061682-0720	Notice of Regular Board Meeting/Audit Committee 7/20	43.82
1150	10/28/2009	Times Publishing Company	I1003099707-0914	Notice of Audit Committee 9/14	51.98
1150	10/28/2009	Times Publishing Company	I1003101214-0918	Notice of Regular Board Meeting 9/18	51.98
1151	10/28/2009	WilsonMiller, Inc.	0152790	Prof. Services through 9/25 (General)	480.00
1152	11/11/2009	Aquatic Weed Control, Inc.	37312	Quarterly Upland Maint. of East Unit 10/12	1,790.00
1153	11/11/2009	Blue Water Aquatics	12319	Aquatics Service October 09	480.00
1154	11/11/2009	Doug Belden, Hillsborough County Tax Collector	59226-0379 2009	Street Lights 2009 P/M #4591979	183.25
1155	11/11/2009	K- Bar Ranch CDD - US BANK	KRCDD110509	Account #7914339 - Series 2006 Tax	553.71
1156	11/24/2009	K- Bar Ranch CDD - US BANK	KRCDD112309	Account #7914339 - Series 2006 Tax	1,080.68
1157	12/2/2009	Blue Water Aquatics	12423	Aquatics Service 11/23/09	480.00
1158	12/2/2009	K- Bar Ranch CDD - US BANK	KRCDD112409	Account #7914339 - Series 2006 Tax	1,080.68
1159	12/9/2009	K- Bar Ranch CDD - US BANK	KRCDD120309	Account #7914339 - Series 2006 Tax	72.66
1160	12/16/2009	District Management Services, LLC	1634	Contractual Services September 09	3,907.51
1161	12/16/2009	K- Bar Ranch CDD - US BANK	KRCDD120809	Account #7914339 - Series 2006 Tax	10,668.30
1162	12/23/2009	Blue Water Aquatics	12490	Aquatics Service	480.00

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FY 2010**

Check Number	Effective Date	Payee	Matching Document Number	Transaction Description	Check Amount
1163	12/23/2009	Bond Logistix LLC	41612-11088/120309	Arbitrage Rebater Calculation PE 5/1/09	2,250.00
1164	12/23/2009	City of Tampa	CT122109	Permit Extension Fee	50.00
1165	12/23/2009	District Management Services, LLC	1678	Contractual Services September/October 09	3,908.83
1165	12/23/2009	District Management Services, LLC	1728	Contractual Services October/November 09	3,915.72
1166	12/23/2009	Hill, Ward & Henderson, PA	10336692	Prof. Services through 9/30 (General)	2,544.00
1166	12/23/2009	Hill, Ward & Henderson, PA	10338886	Prof. Services through 10/31 (General)	99.00
1167	12/23/2009	K- Bar Ranch CDD - US BANK	KRCDD121509	Account #7914339 - Series 2006 Tax	52,692.82
1168	12/23/2009	Naturescapes	798	Landscape Maintenance October 09	6,899.99
1168	12/23/2009	Naturescapes	830	Landscape Maintenance November 09 & Irrigation Repair	7,074.99
1169	12/29/2009	Times Publishing Company	I1003169512-1216	Notice of Audit Committee 12/16	108.56
1170	1/6/2010	Brown & Brown Inc	91391	Florida Fee 10/1/09-	11.68
1171	1/6/2010	Hill, Ward & Henderson, PA	10340709	Prof. Services through 11/25 (General)	66.00
1172	1/13/2010	K- Bar Ranch CDD - US BANK	KRCDD011110	Account #7914339 - Series 2006 Tax	10,393.13
1173	1/27/2010	K- Bar Ranch CDD - US BANK	KRCDD012510	Account #7914339 - Series 2006 Tax	2,508.04
1174	1/27/2010	Times Publishing Company	I1003184487-0115	Notice of Audit Committee 1/15	108.56
1175	2/3/2010	Blue Water Aquatics	12569	Aquatic Service 1/14/10	480.00
1176	2/10/2010	K- Bar Ranch CDD - US BANK	KRCDD020810	Account #7914339 - Series 2006 Tax	250.10
1177	2/10/2010	K- Bar Ranch CDD - US BANK	KRCDD020910A	Account 7914339 - Series 2006 Tax	1,148.67
1178	2/10/2010	McDermitt Davis & Company, LLC	18308	Audit for FY2008	3,000.00
1178	2/10/2010	McDermitt Davis & Company, LLC	MD020110	Audit - Incidental Costs	20.00
1179	3/3/2010	Blue Water Aquatics	12671	Aquatic Service 2/16	480.00
1180	3/3/2010	K- Bar Ranch CDD - US BANK	KRCDD030210	Account 7914339 - Series 2006 Tax	2,538.84
1181	3/10/2010	Aquatic Weed Control, Inc.	39129	Quarterly Upland Maint. & Semi-Annual Preserve Maint.	4,393.20
1182	3/10/2010	Central Concrete Products, Inc.	2369	Remove Inlet Protection & Repair Erosion	2,550.00
1183	3/10/2010	District Management Services, LLC	1778	Contractual Services Nov/Dec 09	3,930.41
1183	3/10/2010	District Management Services, LLC	1825	Contractual Services January 2010	3,907.51
1184	3/10/2010	K- Bar Ranch CDD - US BANK	KRCDD030410	Account #7914339 - Series 2006 Tax	250.10
1185	3/10/2010	K- Bar Ranch CDD - US BANK	KRCDD031010	Account 7914339 - Series 2006 Tax	149,851.03

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FY 2010**

Check Number	Effective Date	Payee	Matching Document Number	Transaction Description	Check Amount
1186	3/10/2010	McDirmit Davis & Company, LLC	18308	Audit for FY2008	5,000.00
1187	3/10/2010	Naturescapes	867	Landscape Maintenance December 09	6,899.99
1187	3/10/2010	Naturescapes	936	Landscape Maintenance January 2010	6,899.99
1188	3/10/2010	US Bank	7914339 102109	Trustee Fees 9/1/09-8/31/10	6,000.00
1189	3/10/2010	WilsonMiller, Inc.	0155836	Prof. Services through 1/29 (General)	1,138.75
1190	3/17/2010	District Management Services, LLC	1788	Contractual Services February 2010	3,907.51
1191	3/17/2010	Naturescapes	972	Landscape Maintenance February 2010	6,899.99
1192	4/1/2010	Hill, Ward & Henderson, PA	10344057	Prof. Services through 1/31 (General)	171.50
1193	4/1/2010	Naturescapes	1005	Landscape Maintenance March 2010	6,899.99
1194	4/7/2010	Blue Water Aquatics	12836	Aquatics Service 3/31	480.00
1195	4/7/2010	Hill, Ward & Henderson, PA	10345847	Prof. Services through 2/28 (General)	660.00
1196	4/14/2010	District Management Services, LLC	2022	Contractual Services Feb/Mar 2010	3,978.79
1197	4/14/2010	K- Bar Ranch CDD - US BANK	KRCDD040910	Account 7914339 - Series 2006 Tax	9,391.01
1198	4/14/2010	K- Bar Ranch CDD - US BANK	KRCDD040910A	Account 7914339 - Series 2006 Tax	12.81
1199	4/28/2010	Blue Water Aquatics	12890	Aquatic Service April 2010	480.00
1200	4/28/2010	Raymow Enterprises, Inc.	42127	Landscape Maintenance April 2010	3,738.00
1200	4/28/2010	Raymow Enterprises, Inc.	42824	Install Annuals at Basset/Stone Creek Monuments	110.00
1201	5/5/2010	Aquatic Weed Control, Inc.	39539	Quarterly Upland Maintenance of East Unit 4/1	1,790.00
1202	5/12/2010	District Management Services, LLC	2071	Contractual Services Mar/Apr 2010	3,928.41
1203	5/12/2010	K- Bar Ranch CDD - US BANK	KRCDD051110	Account #7914339 - Series 2006 Tax	9,174.64
1204	5/19/2010	Bond Logistix LLC	41612-11088/050610	Arbitrage Rebate Calculation Series 2006 PE 05/01/10	1,250.00
1205	5/19/2010	District Management Services, LLC	2111	Contractual Services Apr/May 2010	3,920.51
1206	5/19/2010	Raymow Enterprises, Inc.	43375	Irrigation Repairs 5/6	346.00
1207	5/19/2010	WilsonMiller, Inc.	0158138	Prof. Services through 4/30 (General)	303.05
1208	5/26/2010	Blue Water Aquatics	12984	Aquatics Service May 2010	480.00
1209	5/26/2010	Raymow Enterprises, Inc.	43045	Landscape Maintenance May 2010	3,738.00

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FY 2010**

Check Number	Effective Date	Payee	Matching Document Number	Transaction Description	Check Amount
1210	6/16/2010	District Management Services, LLC	2161	Contractual Services May/June 2010	3,909.71
1211	6/23/2010	K- Bar Ranch CDD - US BANK	KR061610	Account #7914339 Series 2006 Tax Rev	4,232.74
1212	6/29/2010	Raymow Enterprises, Inc.	43923	Landscape Maintenance June 2010	3,738.00
1212	6/29/2010	Raymow Enterprises, Inc.	44052	Irrigation Repair 5/25	73.00
1213	7/7/2010	Aquatic Weed Control, Inc.	40317	Quarterly Upland Maintenance of East Unit 6/23	1,790.00
1214	7/7/2010	Blue Water Aquatics	13150	Aquatics Service June 2010	480.00
1215	7/7/2010	Raymow Enterprises, Inc.	44914	Irrigation Repair Clock 1 6/24	162.00
1216	7/14/2010	Raymow Enterprises, Inc.	45047	Irrigation Repair - Sidewalk 6/29	378.00
1216	7/14/2010	Raymow Enterprises, Inc.	45052	Irrigation Repairs 6/23- 6/28/10	286.00
1217	7/21/2010	Aquatic Weed Control, Inc.	40318	Semi-Annual Preserve Maintenance of West Unit 6/23	2,603.20
1218	7/21/2010	District Management Services, LLC	2206	Contractual Services June/July 2010	3,913.39
1219	7/21/2010	Raymow Enterprises, Inc.	44807	Landscape Maintenance July 2010	3,738.00
1220	7/28/2010	K- Bar Ranch CDD - US BANK	KBCDD072110	Account No. 7914339 - Series 2006 Tax	83,033.63
1221	7/28/2010	K- Bar Ranch CDD - US BANK	KBCDD072110-A	Account No. 7914339 - Series 2006 Tax	70,651.52
1222	7/30/2010	District Management Services, LLC	2251	Contractual Services July/August 2010	-
1223	8/1/2010	District Management Services, LLC	2251	Contractual Services July/August 2010	3,910.59
1224	8/4/2010	Blue Water Aquatics	13242	Aquatic Service July	480.00
1225	8/4/2010	K- Bar Ranch CDD - US BANK	KBCDD072910	Account No. 7914339 Series 2006 - Tax Revenue	13.26
1226	8/4/2010	Raymow Enterprises, Inc.	45558	Irrigation Repair - Stone Creek 7/22	90.00
1226	8/4/2010	Raymow Enterprises, Inc.	45561	Irrigation Repair 7/22	319.00
1226	8/4/2010	Raymow Enterprises, Inc.	45817	Install Annuals	110.00
1227	8/4/2010	WilsonMiller, Inc.	0160359	Prof. Services through 7/23 (General)	345.00
1228	8/11/2010	Times Publishing Company	I1003326231-0802	Notice of Public Meeting 8/2	201.94
1229	8/25/2010	Raymow Enterprises, Inc.	45671	Landscape Maintenance Aug 2010	3,738.00
1230	9/1/2010	District Management Services, LLC	2292	Contractual Services Aug/Sept 2010	3,909.71
1231	9/1/2010	Blue Water Aquatics	13369	Aquatic Service - August 2010	480.00

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FY 2010**

Check Number	Effective Date	Payee	Matching Document Number	Transaction Description	Check Amount
1232	9/1/2010	Raymow Enterprises, Inc.	46154	Irrigation Repair-Clock 1 /Check all Clocks	403.00
1233	9/22/2010	K- Bar Ranch CDD - US BANK	KBCDD091710	Account #7914339 Series 2006 - Interest	34.62
1233	9/15/2010	WilsonMiller, Inc.	0161129	Prof. Service through 8/27 (General)	-
1234	9/22/2010	McDirmit Davis & Company, LLC	19565	Audit for FY2009	8,000.00
1235	9/22/2010	Raymow Enterprises, Inc.	46470	Landscape Maintance Sept. 2010	3,738.00
1236	9/22/2010	Lakeside Plantation CDD	0161129	Reimb. re WilsonMiller Inv.#0161129 Eng. Svcs to 8/27/10	2,821.25

Total FY 2010 Cash Disbursements

\$ 617,399.33

SECTION FOUR

Item A



Contract No: 196

Work Request No: 907110

Billing Customer of Record

K-Bar 184, LLC.

Mailing Address:

14824 N. Florida Ave Tampa fl 33613-0000

Tax ID

TAMPA ELECTRIC COMPANY
BRIGHT CHOICES Outdoor Lighting Agreement

Pursuant to the terms and conditions set forth in this outdoor lighting agreement (the "Agreement"), Tampa Electric Company (the "Company") agrees to provide and K-Bar 184, LLC. (the 'Customer') agrees to accept and pay for the outdoor lighting services specified below.

1. Scope of Work

The Company shall furnish, install, operate and maintain, for the term of this Agreement, the following lighting equipment (all of which, together with accessories, attachments, replacement parts, additions and repairs, shall be referred to herein as "Equipment"):

- 32 - Salem Luminaire S-C-V 100 Watts HPS Black
- 32 - Winston Fiberglass 16 Ft. Pole Black

at the following location Bassett Creek Tampa Fl 33647-0000

2. System Design and Approval

Based on written lighting system design specifications provided by the Customer and/or the lighting equipment selected by the Customer, the Company shall prepare and provide the Customer with a copy of the final design sketch at least five (5) business days prior to the commencement of installation of the Equipment at the Installation Site. If the Company is unable to provide some or all of the Equipment selected by the Customer or the Company is unable to install the Equipment in reasonable proximity to the locations identified in the Customer's original design specifications, the Company shall note any material deviations from the Customer's original design specifications or equipment selections in the final design sketch.

If the final design sketch has been provided to the Customer, as required immediately above, and the Customer has not advised the Company of specific changes to be made to the final design sketch prior to the commencement of work at the Installation Site, then the Customer will be deemed to have consented to the configuration and installation of Equipment pursuant to the final design sketch.

The final design sketch will conform, to the extent practicable, to the Customer's preferences or preferred design. However, **THE COMPANY MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, INCLUDING AN IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE** of either the Equipment or the lighting design plan pursuant to which the Equipment is installed.

3. Change Orders

The Equipment shall be configured and installed pursuant to the final design sketch.

Any change order requested by the Customer after consenting to the final design sketch shall be carried out at the Customer's expense.

4. Damage During Construction

The Customer shall be responsible for all costs incurred to repair or replace any Equipment which is damaged by the Customer, its agents, employees, representatives or third parties other than the Company during construction of Customer's facilities including but not limited to costs incurred to repair or relocate Equipment to proper depths in response to a lowering of the grade of the soil above any conduit serving the Equipment.

5. Customer Information and Preparation

Work Request Number: 907110

Customer Initial _____ Date: _____

The Customer shall locate and advise the Company, through the provision of an accurate map and other necessary written descriptions, of the exact location of all underground facilities including, but not limited to: sewage pipes, septic tanks, wells, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("Underground Facilities") at the Installation Site at least two (2) days prior to the commencement of any work by the Company at the Installation Site.

Any and all cost or liability for damage to Underground Facilities by the Company that were not properly identified by the Customer, as described under this Paragraph, shall be paid by the Customer. Except for those claims, losses and damages arising out of Company's sole negligence, the Customer agrees to defend, at its own expense, and indemnify the Company for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Equipment. The phrase "property damage" includes, but is not limited to, damage to the property of the Customer, the Company, or any third parties. For purposes of this indemnification, and the exculpation of liability provided in Paragraph 11 of this Agreement, the "Company" shall be defined as Tampa Electric Company, its parent, TECO Energy, Inc., and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, or parent, sister, of successor corporations.

6. Location of Equipment - Staking

The Customer shall stake the locations of Equipment on roadways and commercial property prior to the installation of the Equipment by the Company. To assist the Customer with the staking process, the Company shall provide the Customer with a final design sketch that reflects the Equipment locations approved by the Customer.

7. Non-Standard Service Charge

The Customer shall pay all costs associated with any additional Company facilities and services that are not considered standard for providing lighting service including, but not limited to: installation of distribution transformers, relays, protective shields, bird deterrent devices, light trespass shields, and any devices required by local regulations to control the level or duration of illumination including any associated planning and engineering costs. Charges also will be assessed for light rotations and light pole relocations. The Company will bill the Customer the actual cost of such non-standard facilities and services as incurred.

8. Customer Contribution in Aid of Construction

The Company shall pay for all normal Equipment installation costs, with the exception of the following:
\$ \$0.00 for the Contribution in Aid of Construction(CIAC).

9. Monthly Payment

During the term of this Agreement, the Customer shall pay the Company monthly for the lighting services provided pursuant to Rate Schedule LS-1 as the rate schedule, which is on file with the Florida Public Service Commission, may be amended from time to time. All bills shall be due when rendered.

The current monthly base charges for facilities installed under this agreement are \$778.03. Fuel and other adjustment clause charges and (where applicable) franchise fees and taxes per month under current tax rates pursuant to the Rate Schedule shall be \$191.34. The total monthly charge of shall be \$969.37 per month.

Customer agrees to deposit with the Company, the additional cash sum of \$1,930.00, which is equivalent to approximately two (2) months service under this Agreement, or upon acceptance if the Company so agrees, provide a surety bond or an irrevocable letter of credit from a bank, in favor of the Company in the same amount. The Company will annually credit the Customer's bill with an interest amount, at the rate currently approved by the Florida Public Service Commission, for cash deposits received. The currently authorized interest rate is 6%.

The monthly charges specified in this agreement are tied to the tariff charges currently on file with the Florida Public Service Commission and may change during the term of this Agreement in accordance with filed changes to the relevant tariffs.

Work Request Number: 907110

Customer Initial _____ Date: _____

10. Term

This Agreement shall be effective on the later of the dates indicated on the signature block ("Effective Date") and shall remain in force for a primary term of ten (10) year(s) (the "Primary Term") beginning on the date the Equipment is installed and all lights are energized and ready for use and shall continue thereafter for successive one year terms (each, a "Renewal Term") until terminated by either party upon providing the other party with ninety (90) days prior written notice of termination.

11. Limitation on Damages

The Company will furnish electricity to operate the Equipment approximately 4200 hours or less, depending on the controlling device, each calendar year. The Company will use reasonable diligence at all times to provide continuous service and maintain the Equipment in operating order. But the Company shall not be liable to the Customer for any damages arising from causes beyond its control or from the negligence of the Company including, but not limited to, complete or partial failure or interruption of service, shut down for repairs or adjustments, delay in providing or restoring service, or for failure to warn of any interruption of service or lighting.

12. Outage Notification

The Customer shall be responsible for monitoring the function of the Equipment and for notifying the Company of all Equipment outages.

13. Vandalism

The Customer shall be responsible for the cost incurred to repair or replace any Equipment that has been damaged as a result of any cause other than normal wear and tear. The Company shall not be required to make such repair or replacement prior to payment by the Customer for such damage. At the Customer's expense, and at the Company's discretion, the Company may install a luminaire protective shield to protect any Equipment repaired or replaced as a result of vandalism.

14. Tree Trimming

The Customer shall arrange for tree trimming by qualified personnel at the Customer's sole expense when the installation of, illumination from or maintenance access to the Equipment is obstructed by trees and other vegetation. The Company will not be responsible for trimming trees for lighting installation or illumination obstruction. Failure to maintain adequate clearance around the luminaire and pole may cause a delay in requested repairs or required maintenance.

15. Termination, Removal

The Customer shall have the right to terminate this Agreement without any liability or obligation to the Company during the three (3) business day period following the Effective Date ("Initial Termination Period"), provided that written notice of such termination is received by the Company no later than the close of business on the third business day following the Effective date. In addition, the Customer may terminate this Agreement during the period that commences at the close of the Initial Termination Period and ends at 5:00 p.m. on the date immediately preceding the date on which installation of the Equipment at the Installation Site is scheduled to commence ("Final Termination Period"), provided that written notice of such termination is received by the Company no later than 5:00 p.m. on the day immediately preceding the date on which installation of the Equipment commences and, provided further, that the Customer reimburses the Company for any costs incurred by the Company up to the time of the termination by the Customer. These costs include, but are not limited to, shipping and storeroom handling cost for items purchased pursuant to or in contemplation of the Agreement, restocking fees on returned purchases, the cost of purchased Equipment that cannot be returned, or in the Company's sole judgment, reasonably absorbed in current inventory, and engineering time. The Customer may not terminate this Agreement once installation of the Equipment has commenced.

In the event that the Customer fails to pay the Company for any of the services provided herein, or violates the terms of this agreement, the Company may, at its option and on five (5) days' written notice, terminate this agreement. If such termination occurs prior to the expiration of the current term, the Customer agrees to pay the Company, as liquidated damages, an amount equal to the net present value of the monthly rate for each service taken, less all applicable fuel and other adjustment clause charges, and (where applicable) franchise fees and taxes, for each month of the unexpired current term.

16. Easements

The customer covenants that it owns or controls the Installation Site or has binding arrangements with the owner to the extent necessary to grant the Company an easement to permit performance of the Agreement. If a tenant of the Installation Site, Customer represents that Customer's lease is for a term of at least the Primary Term. The Customer and the owner or landlord of the Installation Site, if other than the Customer (individually, the "Grantor" collectively, the "Grantors"), hereby grant the Company a **Non-exclusive Easement** for ingress and egress over and under the Installation Site and for installation, inspection, operation, maintenance, repair, replacement, and removal of the Equipment. The easement shall terminate upon the Company's removal of the Equipment. The Equipment shall remain the Company's personal property, notwithstanding the manner or mode of its attachment to the Installation Site and shall not be deemed fixtures. Any claim(s) that the Company has or may hereafter have with respect to the Equipment shall be superior to any lien, right or claim of any nature that any Grantor or anyone claiming through Grantor now has or may hereafter have with respect to the Equipment by law, agreement or otherwise.

In the event that this agreement is terminated pursuant to Paragraph 15 or expires pursuant to Paragraph 10, each of the Grantors expressly grants the Company or its assigns or agents the continued right of entry at any reasonable time to remove the Equipment, or any part hereof, from the Installation Site. The Grantors, individually or collectively, shall make no claim whatsoever to the Equipment or any interest or right therein.

17. Attachments

In no event shall the Customer, or any other Grantor, place upon or attach to the Equipment, except with the Company's prior written consent and as set forth in Tampa Electric's "Guidelines for Attaching Banners to TEC Poles," any sign or device of any nature, or place, install or permit to exist, anything, including trees or shrubbery, which would interfere with the Equipment or tend to create a dangerous condition. The Company is hereby granted the right to remove, without liability, anything placed, installed, or existing in violation of this paragraph.

18. Insurance

Customer, at his sole cost and expense, shall maintain insurance, in amounts and under policy forms satisfactory to Company at all times during the life of this Agreement. Failure to provide insurance in accordance with this Section shall constitute a material breach of this Agreement.

19. Amendments

During the term of this Agreement, Company and Customer may amend or enter into additional addenda to the Agreement ("Addenda") upon the mutual written agreement of both parties in the form of Addendum "A" hereto.

20. Light Trespass

Customer acknowledges and agrees that the Customer is solely responsible for specifying the general location of the Equipment and the direction and orientation of the illumination provided thereby. The Company will not be required to install or continue to operate the Equipment at any location where the service may be or has become objectionable to others. If it is found either during or after installation that the illumination is objectionable to others, the Customer shall be responsible for the costs incurred to relocate, remove, or shield the Equipment in addressing the objection unless the Customer is otherwise able to fully address and satisfy the third party objections in question. In the event removal of any Equipment is the only practicable resolution of the objection, such removal will be deemed a termination prior to the expiration of the Primary Term as provided in Paragraph 15 and Customer promptly shall pay the Company the liquidated damages specified therein for the percentage or portion of the Equipment that must be removed.

21. Assignments

This Agreement shall inure to the benefit of, and be binding upon, the respective heirs, legal representatives, successors and assigns of the parties hereto. This Agreement may be assigned by the Customer only with the Company's prior written consent. In the event of an Assignment, the assignee may be substituted herein for the Customer and/or other Grantor with respect to all Customer rights and obligations, but the initial Customer shall not be released from the obligations of this Agreement except by a separate writing from the Company in the Company's sole discretion.

22. General

No delay or failure by the Customer or the Company to exercise any right under this Agreement shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

This Agreement shall be construed in accordance with and governed by the laws of the State of Florida.

IN WITNESS WHEREOF , the parties, each of whom represents and warrants that he or she is duly authorized to execute this Agreement, have caused this instrument to be executed in due form of law.

Customer: K-Bar 184, LLC.
By/Title : _____
Name (print) _____
Signature: _____
Date: _____
Phone #: (_____) _____

Tampa Electric Company Representative:
By/Title: Claire Francois/ Lighting Field Engineer
Signature: _____
Department: _____
Date: _____

Property Owner: _____
By/Title: _____
Name (print) _____
Signature: _____
Date: _____
Phone #: (_____) _____

Tampa Electric Company Manager:
By/ Title: _____
Signature: _____
Department: _____
Date: _____

Work Request Number: 907110

Customer Initial _____ Date: _____

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	Notes
②	03	22	580001	Recessed TFCO Down	100W CLEAR 4PSS	6200	100

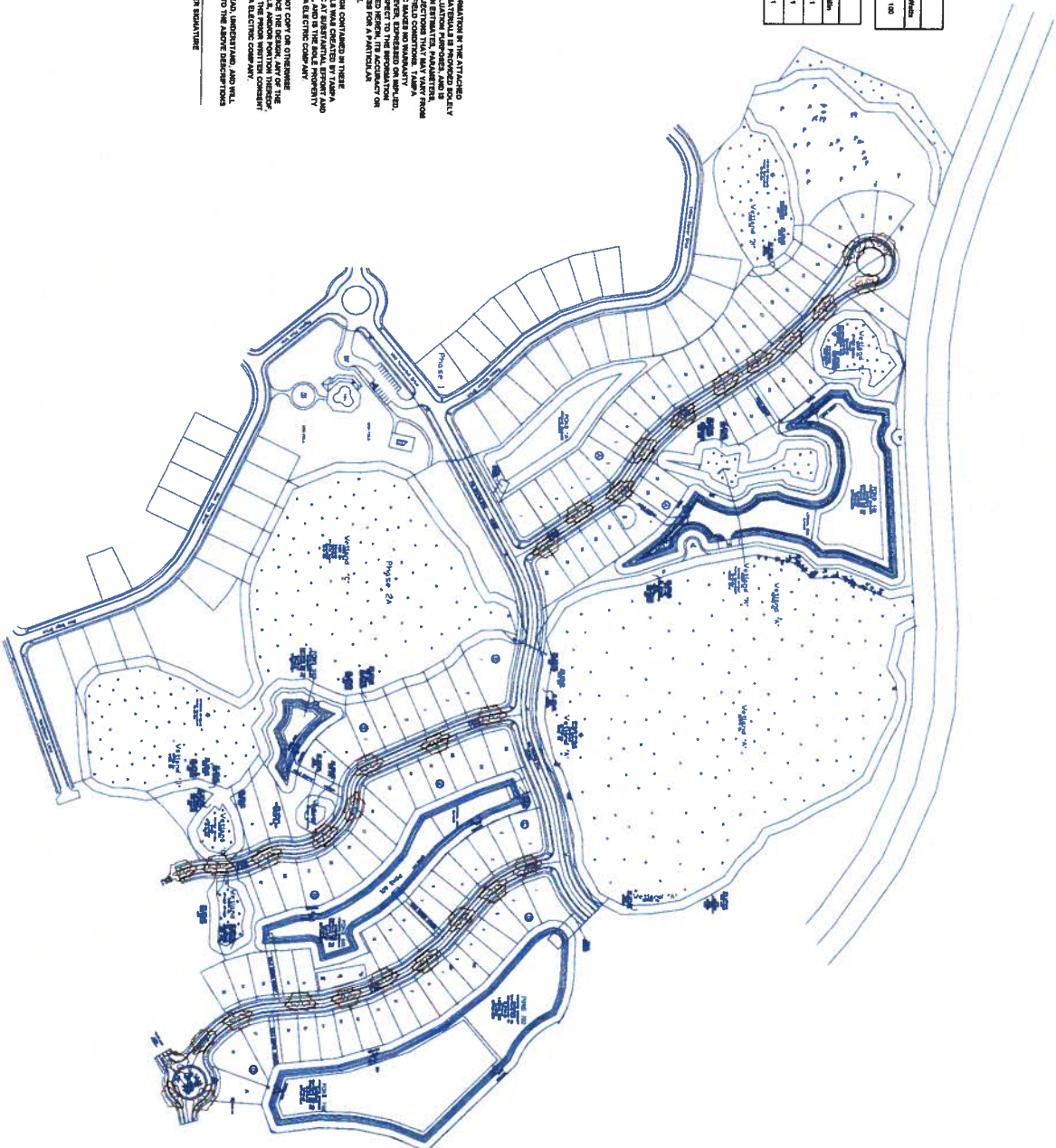
STATISTICS

Overhead	Ground	Avg	Max	Min	Multiple	Average
Row "A"	+	0.8%	1.8%	0.1%	16.21	8.81
Row "B"	-	0.8%	1.8%	0.1%	16.21	8.81
Row "C"	-	0.8%	1.8%	0.1%	16.21	8.81

NOTES

1. ALL LIGHT FIXTURES SHALL BE 15 FT SPACED.
2. LIGHT FIXTURES SHALL BE INSTALLED PER THE FOLLOWING:
3. SPACING SHALL BE 15 FT P.C. INSTALLED PER SPEC. 1.4.
4. FIXTURES SHALL BE INSTALLED AT A MINIMUM OF 7' FROM PROPERTY LINE.
5. MINIMUM OF 7' CLEARANCE TO BEAD OF THE ROADWAY.
6. ALL LIGHT FIXTURES SHALL BE INSTALLED PER THE FOLLOWING:
7. SPACING SHALL BE 15 FT P.C. INSTALLED PER SPEC. 1.4.
8. SPACING SHALL BE 15 FT P.C. INSTALLED PER SPEC. 1.4.
9. SPACING SHALL BE 15 FT P.C. INSTALLED PER SPEC. 1.4.
10. SPACING SHALL BE 15 FT P.C. INSTALLED PER SPEC. 1.4.
11. FOR USE BY AUTHORIZED REPRESENTATIVES OF TAMPA ELECTRIC COMPANY.
12. CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY.
13. CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY.
14. CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY.
15. CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY.

THE INFORMATION IN THE ATTACHED DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM TAMPA ELECTRIC COMPANY.



Plan View
Scale: 1" = 150'



BASSETT CREEK
PHASE IIA

Designer: **Cherie Fran**
Date: **Aug 18 2010**
Scale: **1" = 150'**
WRS 784875

TAMPA ELECTRIC COMPANY
Proposal

OUTDOOR LIGHTING PROPOSAL



PropId: 196	Contact Name	Leonard Johnson
Work Request No:	Billing Name	K-Bar 184, LLC.
907110	Billing Address	14824 N. Florida Ave Tampa fl 33613-0000
	Teco Rep	Claire Francois
	Site Address	Bassett Creek

Type	Service Description	Qty	RateCode	Total per Month
Salem	DuskToDawn			
<input type="checkbox"/>	Salem Luminaire S-C-V 100 Watts HPS Black	32	573	
<input type="checkbox"/>	Winston Fiberglass 16 Ft. Pole Black	32	582	

\$778.03

Total Fixtures:	<input type="text" value="32"/>	Total Poles	<input type="text" value="32"/>	Total KWHs:	<input type="text" value="1,408"/>	SubTotal:	\$778.03
Total Misc	<input type="text" value="0"/>					ECCF: *	\$72.34
Estimated Deposit (if required)	<input type="text" value="\$1,930.00"/>					Gross Receipt Tax:	\$2.74
						Franchise Fee:	<input type="text" value="4.95 %"/> \$42.23
						Pre-Tax Total:	\$895.34
						Florida State and County Tax:	\$64.19
						City Utility Tax:	\$9.83
						TOTAL ESTIMATED MONTHLY BILL	\$969.37

* SubTotal: Facilities (poles, fixtures, timer, bracket), energy
 * ECCF = Environmental, Conservation, Capacity, Fue

Contribution-in-Aid-of-Construction	Amount:
Estimate - This Proposal is for monthly estimate purposes only. The lighting Engineer has not yet determined if there will be any contribution-in-aid-of-construction (CIAC). Please note that there may be some up-front CIAC for this job.	\$0.00

Notes:

SECTION FOUR

Item B

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 6

PAGES

TO OWNER: PROJECT:

K-Bar Ranch CDD
15310 Amberly Dr, Suite 175
Tampa, FL 33647

Basset Creek, Phase 2A
Tampa, FL

APPLICATION NO 2 Revised
REVISED PAY APPLICATION
PERIOD TO: 10/31/10

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:
RIPA & Associates, LLC
1409 Tech Blvd, Suite 1
Tampa, FL 33619

VIA ENGINEER:
Landmark Engineering
8515 Palm River Road
Tampa, FL 33619

PROJECT NOS: 01-1257
CONTRACT DATE: RA101076

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.


1. ORIGINAL CONTRACT SUM \$ 1,709,955.30
2. Net change by Change Orders \$ (418,743.19)
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,291,212.11
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 119,400.58
5. RETAINAGE:
 - a. 10 % of Completed Work \$ 11,940.06
(Column D + E on G703)
 - b. % of Stored Material \$ _____
(Column F on G703)
Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 11,940.06

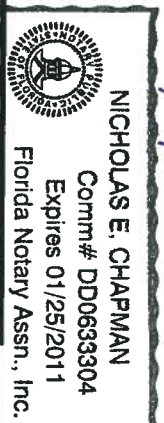
6. TOTAL EARNED LESS RETAINAGE \$ 11,940.06
(Line 4 Less Line 5 Total) \$ 107,460.52
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 34,669.13
8. CURRENT PAYMENT DUE \$ 72,791.39
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 1,183,751.59
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$0.00	\$418,743.19
TOTALS		\$418,743.19
NET CHANGES by Change Order		(\$418,743.19)

CONTRACTOR: RIPA & Associates, LLC

By:  Date: 10/31/10

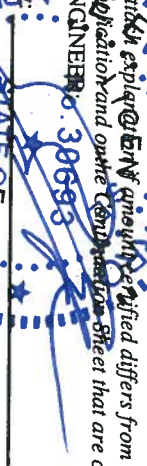
State of: Florida County of: Hillsborough
Subscribed and sworn to before me this 31st day of Oct, 2010
Notary Public:  My Commission expires: 1/25/2011



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 72,791.39

(Initial all figures on this Application and other Continuation Sheet that are changed to conform with the amount certified.)
By:  Date: 11/10/10
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

RIPA & ASSOCIATES PROJECT # 01-1257

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE TO DATE	PERCENT COMPLETE
				UNIT PRICE	VALUE	THIS ESTIMATE	PREV. ESTIMATE	TOTAL ESTIMATE			
GENERAL CONDITIONS											
1	MOBILIZATION / NPDES COMPLIANCE	1.00	LS	12,000.00	12,000.00	0.00	1.00	1.00	\$0.00	\$12,000.00	100%
2	CONSTRUCTION ENTRANCE	1.00	EA	1,950.00	1,950.00	0.00	1.00	1.00	\$0.00	\$1,950.00	100%
3	SILT FENCE	6,745	LF	0.75	5,058.75	0.00	6,745.00	6,745.00	\$0.00	\$5,058.75	100%
4	DOUBLE SILT FENCE	5,570	LF	1.45	8,076.50	0.00	5,570.00	5,570.00	\$0.00	\$8,076.50	100%
5	TREE BARRICADES	555.00	LF	3.20	1,776.00	0.00	555.00	555.00	\$0.00	\$1,776.00	100%
					28,861.25				0.00	28,861.25	
EARTHWORK											
1	CLEAR & GRUB (BURN ON SITE)	1.00	LS	4,475.00	4,475.00	0.70	0.00	0.70	\$3,132.50	\$3,132.50	70%
2	DISC SITE	42.00	AC	230.00	9,660.00	0.00	42.00	42.00	\$0.00	\$9,660.00	100%
3	SITE EXCAVATION	56,245	CY	1.45	81,555.25	28122.00	0.00	28122.00	\$40,776.90	\$40,776.90	50%
4	SITE EXCAVATION - FROM PIT	155,500	CY	1.70	264,350.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
5	SODDED BERM	255.00	LF	6.45	1,644.75	0.00	0.00	0.00	\$0.00	\$0.00	0%
6	SOD 2' BOC - BAHIA	2,235	SY	1.65	3,687.75	0.00	0.00	0.00	\$0.00	\$0.00	0%
7	SOD POND SLOPES - BAHIA	30,330	SY	1.65	50,044.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
8	SEED & MULCH ROW	10,820	SY	0.25	2,705.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	ANCHOR BLOCK RETAINING WALL W/O HANDRAIL	698.00	LF	68.00	47,464.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
10	30 MIL POND LINER	11,400	SF	1.35	15,390.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
11	FINAL GRADING	1.00	LS	24,000.00	24,000.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
	TOTAL EARTHWORK				504,976.25				43,909.40	53,569.40	11%
PAVING											
1	SAWCUT & MATCH EXISTING PAVEMENT	1.00	LS	430.00	430.00	0.00	0.00	0.00	\$0.00	\$0.00	0%

RIPA & ASSOCIATES PROJECT # 01-1257

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE TO DATE	PERCENT COMPLETE
				UNIT PRICE	VALUE	THIS ESTIMATE	PREV. ESTIMATE	TOTAL ESTIMATE			
2	1" ASPHALT TYPE S-3 - 2ND LIFT	4,316	SY	5.20	22,443.20	0.00	0.00	0.00	\$0.00	\$0.00	0%
3	1 1/2" ASPHALT TYPE S-1 - 1ST LIFT	4,316	SY	7.00	30,212.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
4	1 3/4" ASPHALT TYPE S-1	9,150	SY	7.95	72,742.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
5	6" CRUSHED CONCRETE BASE	13,461	SY	7.05	94,900.05	0.00	0.00	0.00	\$0.00	\$0.00	0%
6	12" STABILIZED SUBGRADE (LBR-40)	16,848	SY	2.70	45,489.60	0.00	0.00	0.00	\$0.00	\$0.00	0%
7	MIAMI CURB	7,080	LF	5.90	41,772.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
8	TYPE "A" CURB	250.00	LF	9.65	2,412.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	TYPE "F" CURB	2,848	LF	7.50	21,360.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
10	PREP FOR COMMON AREA SIDEWALKS	3,625	LF	1.70	6,162.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
11	STRIPING & SIGNAGE	1.00	LS	14,500.00	14,500.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
	TOTAL PAVING				352,424.35				0.00	0.00	0%
	STORM SEWER SYSTEM										
1	15" CLASS III RCP STORM	42.00	LF	17.90	751.80	0.00	0.00	0.00	\$0.00	\$0.00	0%
2	18" CLASS III RCP STORM	1,151	LF	21.15	24,343.65	0.00	0.00	0.00	\$0.00	\$0.00	0%
3	24" CLASS III RCP STORM	2,224	LF	28.45	63,272.80	0.00	0.00	0.00	\$0.00	\$0.00	0%
4	30" CLASS III RCP STORM	826.00	LF	37.80	31,222.80	0.00	0.00	0.00	\$0.00	\$0.00	0%
5	36" CLASS III RCP STORM	375.00	LF	48.15	18,056.25	0.00	0.00	0.00	\$0.00	\$0.00	0%
6	12" ADS N-12 STORM	45.00	LF	12.10	544.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
7	6" PVC STORM	26.00	LF	9.75	253.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
8	MODIFIED TYPE 2 CURB INLET	10.00	EA	3,500.00	35,000.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	MODIFIED TYPE 3 CURB INLET	14.00	EA	3,870.00	54,180.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
10	TYPE "C" GRATE INLET	1.00	EA	1,570.00	1,570.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
11	TYPE "D" BUBBLER BOX	3.00	EA	2,200.00	6,600.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
12	TYPE "E" BUBBLER BOX	5.00	EA	2,395.00	11,975.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
13	TYPE "H" BUBBLER BOX	1.00	EA	2,930.00	2,930.00	0.00	0.00	0.00	\$0.00	\$0.00	0%

RIPA & ASSOCIATES PROJECT # 01-1287

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE TO DATE	PERCENT COMPLETE
				UNIT PRICE	VALUE	THIS ESTIMATE	PREV. ESTIMATE	TOTAL ESTIMATE			
14	TYPE "P" MANHOLE	17.00	EA	2,400.00	40,800.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
15	TYPE "J" MANHOLE	3.00	EA	3,390.00	10,170.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
16	CONTROL STRUCTURE TYPE "C"	6.00	EA	1,900.00	11,400.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
17	CONTROL STRUCTURE TYPE "D"	1.00	EA	2,060.00	2,060.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
18	CONTROL STRUCTURE TYPE "E"	2.00	EA	2,990.00	5,980.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
19	WEIR CONTROL STRUCTURE - ALLOWANCE	2.00	EA	6,580.00	13,160.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
20	18" RCP FES	4.00	EA	1,055.00	4,220.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
21	24" RCP FES	1.00	EA	1,135.00	1,135.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
22	RIP RAP SUMP	5.00	EA	725.00	3,625.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
23	CONNECT TO EXISTING POND	5.00	EA	1,740.00	8,700.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
24	MODIFY EXISTING CONTROL STRUCTURE	1.00	LS	700.00	700.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
25	DEWATERING / STONE BEDDING	1,200	LF	7.10	8,520.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
	TOTAL STORM SEWER				361,170.30				0.00	0.00	0%
	SANITARY SYSTEM										
1	CONNECT TO EXISTING MANHOLE	1.00	LS	1,180.00	1,180.00	1.00	0.00	1.00	\$1,180.00	\$1,180.00	100%
2	8" PVC (0' - 6' CUT)	1,725	LF	10.40	17,940.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
3	8" PVC (6' - 8' CUT)	1,128	LF	11.00	12,408.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
4	8" PVC (8' - 10' CUT)	405.00	LF	12.25	4,961.25	0.00	0.00	0.00	\$0.00	\$0.00	0%
5	18" PVC (10' - 12' CUT)	196.00	LF	36.50	7,154.00	98.00	0.00	98.00	\$3,577.00	\$3,577.00	50%
6	18" PVC (12' - 14' CUT)	1,136	LF	38.40	43,622.40	1136.00	0.00	1136.00	\$43,622.40	\$43,622.40	100%
7	STANDARD PRECAST MANHOLE (0 - 6)	12.00	EA	2,040.00	24,480.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
8	STANDARD PRECAST MANHOLE (6' - 8')	6.00	EA	2,445.00	14,670.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	STANDARD PRECAST MANHOLE (8' - 10')	2.00	EA	2,765.00	5,530.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
10	STANDARD PRECAST MANHOLE (10' - 12')	1.00	EA	3,135.00	3,135.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
11	STANDARD PRECAST MANHOLE (12' - 14')	2.00	EA	3,550.00	7,100.00	1.00	0.00	1.00	\$3,550.00	\$3,550.00	50%

RIPA & ASSOCIATES PROJECT # 01-1257

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE TO DATE	PERCENT COMPLETE
				UNIT PRICE	VALUE	THIS ESTIMATE	PREV. ESTIMATE	TOTAL ESTIMATE			
12	STANDARD DROP MANHOLE (12' - 14')	3.00	EA	4,440.00	13,320.00	2.00	0.00	2.00	\$8,880.00	\$8,880.00	67%
13	SINGLE SERVICE CONNECTION	94.00	EA	315.00	29,610.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
14	INFIL / EXFIL TESTING	4.590	LF	1.05	4,819.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
15	MANDREL TEST SANITARY	4.590	LF	0.95	4,360.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
16	TELEWISE SANITARY SEWER	4.590	LF	1.25	5,737.50	0.00	0.00	0.00	\$0.00	\$0.00	0%
17	DEWATERING / STONE BEDDING	2.835	LF	7.10	20,128.50	765.00	0.00	765.00	\$5,431.50	\$5,431.50	27%
18	ADJUST EXISTING MANHOLES	1.00	EA	185.00	185.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
19	18" PLUG	1.00	EA	265.00	265.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
	TOTAL SANITARY SEWER				220,606.65				66,240.90	66,240.90	30%
	WATER & FIRE DISTRIBUTION										
1	CONNECT TO EXISTING 12" WATER MAIN	1.00	EA	1,035.00	1,035.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
2	12" DIP WATER MAIN	1,702	LF	35.95	61,186.90	0.00	0.00	0.00	\$0.00	\$0.00	0%
3	8" DIP WATER MAIN	2,600	LF	22.85	59,410.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
4	6" DIP WATER MAIN	342.00	LF	19.40	6,634.80	0.00	0.00	0.00	\$0.00	\$0.00	0%
5	4" DIP WATER MAIN	468.00	LF	18.60	8,704.80	0.00	0.00	0.00	\$0.00	\$0.00	0%
6	12" GATE VALVE ASSEMBLY	5.00	EA	1,900.00	9,500.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
7	8" GATE VALVE ASSEMBLY	5.00	EA	1,100.00	5,500.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
8	6" GATE VALVE ASSEMBLY	2.00	EA	775.00	1,550.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	12" MJ BEND	11.00	EA	425.00	4,675.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
10	8" MJ BEND	9.00	EA	225.00	2,025.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
11	6" MJ BEND	4.00	EA	160.00	640.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
12	4" MJ BEND	14.00	EA	130.00	1,820.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
13	12" MJ TEE	3.00	EA	610.00	1,830.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
14	4" MJ TEE	1.00	EA	200.00	200.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
15	12" MJ REDUCER	1.00	EA	315.00	315.00	0.00	0.00	0.00	\$0.00	\$0.00	0%

RIPA & ASSOCIATES PROJECT # 01-1257

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	BASE CONTRACT		CONTRACT SUM TO DATE			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE TO DATE	PERCENT COMPLETE
				UNIT PRICE	VALUE	THIS ESTIMATE	PREV. ESTIMATE	TOTAL ESTIMATE			
16	8" MJ REDUCER	2.00	EA	200.00	400.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
17	FIRE HYDRANT ASSEMBLY	11.00	EA	3,300.00	36,300.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
18	SINGLE SERVICE SHORT	18.00	EA	300.00	5,400.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
19	SINGLE SERVICE LONG	16.00	EA	395.00	6,320.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
20	DOUBLE SERVICE SHORT	19.00	EA	650.00	12,350.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
21	DOUBLE SERVICE LONG	11.00	EA	940.00	10,340.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
22	TEMPORARY BLOWOFF ASSEMBLY	3.00	EA	280.00	840.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
23	WDSP / CIP	12.00	EA	195.00	2,340.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
24	CHLORINATION / TESTING	1.00	LS	2,600.00	2,600.00	0.00	0.00	0.00	\$0.00	\$0.00	0%
	TOTAL WATER & FIRE DISTRIBUTION				241,916.50				0.00	0.00	0%
	CHANGE ORDERS										
1	DPO CREDIT - SANITARY SEWER	1.00	LS	-97,739.50	(97,739.50)	0.30	0.00	0.30	(\$29,321.85)	(\$29,321.85)	30%
2	DPO CREDIT - WATER SYSTEM	1.00	LS	-136,732.85	(136,732.85)	0.00	0.00	0.00	\$0.00	\$0.00	0%
3	DPO CREDIT - DRAINAGE	1.00	LS	-184,270.84	(184,270.84)	0.00	0.00	0.00	\$0.00	\$0.00	0%
	TOTALS CHANGE ORDERS				(418,743.19)				(29,321.85)	(29,321.85)	
	TOTAL PROJECT AMOUNT				1,291,212.11				80,828.45	119,349.70	9%

SECTION FOUR

Item C



Horner Environmental Professionals, Inc.

HEP

October 13, 2010

K-Bar Ranch CDD
c/o DP&FG
15310 Amberly Drive, Suite 175
Tampa, Florida

**Re: Proposal for Wetland Mitigation Monitoring and Maintenance
Bassett Creek Phase 1 (aka Stonecreek Townhomes) - 1.09-Ac. Mitigation Area M-1
Section 4, Township 27 South, Range 20 East
Tampa, Hillsborough County, Florida**

Dear K-Bar Ranch CDD:

Horner Environmental Professionals, Inc. (HEP) herein submits this proposal for wetland mitigation monitoring and maintenance for the referenced property in accordance with Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit No. 44028497.000. Specifically, HEP proposes the following tasks:

ANNUAL WETLAND MITIGATION MONITORING AND REPORTING

Collect tree and hydrologic data; observe wildlife; photograph; prepare and submit annual monitoring letter to the SWFWMD until area meets permit success criteria. Please note, HEP will be preparing a modified report in accordance with our October 8, 2010 email correspondence with Mr. Russell Martin (SWFWMD staff). No herbaceous data will be collected.

The cost for the above services is\$500.00 per event

TRI-ANNUAL NUISANCE/EXOTIC VEGETATION MAINTENANCE PROGRAM

Control nuisance and exotic vegetation [i.e. cattails (*Typha* sp.) and primrose willow (*Ludwigia peruviana*)] on a tri-annual basis via chemical application until permit success criteria is achieved.

The total cost for all outlined services is\$300.00 per event

It is understood that vehicle and trailer access is acceptable around the mitigation area for material loading. Some of the proposed work may involve a limited period of noise due to the use of motorized equipment (vehicles, ATV's, etc.).

K-Bar Ranch CDD
October 13, 2010
Page 2

An invoice will be submitted upon the completion of each monitoring or tri-annual maintenance event. Additional services for unexpected events that become necessary will be discussed with the client and added under a separate proposal. This proposal is valid for a period of 30 days from the date of this correspondence. Acceptance of this proposal is acknowledged by your signature below and the return of one signed copy.

Please review this information and contact us if you have any questions. We look forward to working with you on this project and appreciate the opportunity to provide you this proposal.

Prepared by:

Approved by:



Chuck Burnite 10/13/10
Vice President date

Signature: _____
Print Name: _____
Title: _____
Date: _____

SECTION FOUR

Item D



Horner Environmental Professionals, Inc.

HEP

October 6, 2010

K-Bar Ranch CDD
c/o DP&FG
15310 Amberly Drive, Suite 175
Tampa, Florida

**RE: Proposal for Significant Wildlife Habitat Monitoring
K-Bar Ranch – Bassett Creek Phase 1
Tampa, Hillsborough County, Florida**

To whom it may concern:

Horner Environmental Professionals, Inc. (HEP) herein submits this proposal for significant wildlife habitat monitoring for the referenced project. This scope of work is prepared in accordance with the Significant Wildlife Habitat Management Plan for K-Bar Ranch Project, City of Tampa, Florida prepared by Biological Research Associates in 2006. This information was provided via e-mail transmission on September 16, 2010 by Ms. Tonja Stewart. Specifically, HEP proposes the following tasks:

TEN YEAR SIGNIFICANT WILDLIFE HABITAT MONITORING PROGRAM

- Install fixed monitoring transects, quadrats and photograph locations with PVC pipe markers (1 event).

The total cost for the above services is\$500.00

- Collect necessary monitoring data, photographic documentation, identify and mark gopher tortoise burrows observed during monitoring, preparation and submittal of semi-annual monitoring reports to the City of Tampa (20 events).

The total cost for the above services is\$19,900.00 (\$995.00/event)

Coordination with the City of Tampa, supervision/management of the required mechanical maintenance or any additional services that become necessary will be discussed with the Client and can be handled under a separate proposal or hourly at \$95/hour. HEP will submit invoices on a monthly basis as a percentage of completed work. This proposal is valid for a period of 30 days from the date of this correspondence. Acceptance of this proposal is acknowledged by your signature below and the return of one signed copy.

Please review this information and contact us if you have any questions. We look forward to working with you on this project and appreciate the opportunity to provide you this proposal.

Prepared by:

Approved by:



Chuck Burnite
Vice President

10/6/10
date

Signature: _____
Print Name: _____
Title: _____
Date: _____



Real Estate Consulting Services:

Land Secured Public Financing

School District

Reimbursement and Credit

Fiscal Impact

Service Districts

District Services

Development Impact Fee

Redevelopment District

Affordable Housing Financing

Other Public Financing

Compliance

Entitlement Analysis

Cash Flow Feasibility

Disclosure Services

Engineering Services

Project Management Services

Capital Markets Group

Property Tax Appeals

WWW.DPFG.COM

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

Boise, ID
950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (602) 319-7339

Orlando, FL
1801 Lee Road, Suite 255
Winter Park, FL 32789
P: (407) 644-4381
F: (407) 644-3567

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

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

Tampa, FL
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Tampa, FL 33647
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F: (813) 374-9106

Las Vegas, NV
3277 E. Warm Springs Road, Suite 100
Las Vegas, NV 89120
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F: (702) 966-8395

Austin, TX
1114 Lost Creek Blvd., Suite 430
Austin, TX 78746
P: (512) 732-0295
F: (512) 732-0297