

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

***Agenda Package***

***Board of Supervisors  
(Continued)  
Business Meeting***

***Monday  
February 28, 2011***

***10:00 am***

***Offices of  
Mobley Homes  
14824 North Florida Avenue  
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: 813-374-9102

February 23, 2011

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

Dear Board Members:

The Continued Meeting of the Board of Supervisors of the K-Bar Ranch CDD is scheduled for **Monday, February 28, 2011** 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.*

The primary purpose of this meeting is to consider the documents related to the special assessment process. Enclosed in the Advance Board Package is:

- Preliminary Assessment Methodology Report;
- Resolution 2011-3, Declaring Special Assessments; and
- Resolution 2011-4, Setting the Public Hearing.

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  
Jackie Shenefield, Hill, Ward, Henderson  
Tonja Stewart, Engineer  
Richard Woodville  
Jeanne Rugg (Record Copy)

District: K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: **Monday, February 28, 2011**  
Time: 10:00 a.m.  
Location: Mobley Homes  
14824 North Florida Avenue  
Tampa, Florida

***Regular Business Meeting  
Agenda***

1. Roll Call
2. Consideration of Documents Related to the Special Assessment Process
  - A. Consideration of Improvement Plan
  - B. Consideration of Preliminary Assessment Methodology
  - C. Consideration of Resolution Declaring Special Assessments – 2011-3
  - D. Consideration of Resolution Calling for Public Hearing to Impose Special Assessments – 2011-4
  - E. Other Additional Documentation or Matters
3. Staff Reports
  - A. Manager
  - B. Attorney
  - C. Engineer
4. Supervisors Requests and Audience Comments
5. Adjournment

**SECTION TWO**

**Item B**

**K-Bar RANCH COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT METHODOLOGY REPORT  
[February 28, 2011]**

**OVERVIEW**

This Preliminary Assessment Methodology Report (“PAMR”) will describe and explain the special assessments levied for the proposed lease by the K-Bar Ranch Community Development District (“CDD” or “District”) of the Amenity Center, including cabana, pool, playground, basketball court, and parking area, within the CDD to be used as recreational improvements (“Recreational Facilities”). The District will enter into an agreement to lease the Recreational Facilities from the Amenity Investment, LLC, with an option to purchase. The District will sign a lease agreement to pay annual lease in the amount of [\$77,112] with a 4.0% per year escalator over a [30-year] period, as well as annual maintenance expenditures. The annual lease payments, including maintenance expenditures, will be secured and repaid by special assessments that will be levied on all benefitted and assessable residential parcels and units within the CDD (the “Special Assessments”).

The benefitted properties consist of 378 single family units. Each constructed unit will be assigned an equal 1.0 equivalent residential unit (ERU) value and ranking. Each unconstructed unit will be assigned an equal 0.4 ERU value and ranking. Each unit will pay an equal assessment per year with a 4% annual escalator for [30] years as an equal ERU cost share to pay the lease and maintenance expenditures of the Recreational Facilities.

**RECREATIONAL FACILITIES LEASE PROGRAM**

As noted above, the District will lease Recreational Facilities. The developable residential properties within the CDD will constitute the assessable properties. These properties include 378 developed and undeveloped residential lots. The total costs of leasing Recreational Facilities over time are presented in Appendix 3. The cost to lease the Recreational Facilities, fund the maintenance expenditures and collect assessments via the Hillsborough County Tax Collector and the uniform method of collection are summarized as follows:

**Table 1  
Lease and Operating and Maintenance Expenditures**

<b>Estimated Annual Expenditure Item</b>	<b>Amount</b>
Annual Lease in 2011 <sup>1</sup>	\$ 77,112
Operating & Maintenance Expenditures <sup>2</sup>	\$ 30,000
County tax collection charges <sup>3</sup>	\$ 9,314
<b>TOTAL</b>	<b>\$116,426</b>

<sup>1</sup> The cost to lease the Recreational Facility is \$77,112 for 2011 and will increase 4% annually.

<sup>2</sup> Refer to Exhibit 1 for estimated maintenance and operation expenditures.

<sup>3</sup> The District will place assessments on the Hillsborough County tax rolls for collection. The county authorities apply gross up assessments consisting of 4% for County collection fees and 4% for early payment discounts.

## ALLOCATION OF BENEFITS AND ASSESSMENTS

### A. Assessment Standard

Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the service provided and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits.

See Section 170.02, Florida Statutes that states “Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe.”

The equal benefit and assessment allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special district operations and maintenance assessments.

### B. Assessment Methodology

The District currently applies an assessment methodology for its operations and maintenance (“O&M”) assessments. For example, the O&M assessments for the Fiscal Year 2011 budget utilizes the direct benefit and equal allocated assessment approach to fund all O&M expenditures. This approach is based on the principle that all developable residential units receive relative equal and direct benefit from all of the District’s O&M programs, infrastructure and services. These include the District’s landscape maintenance, waterway management, and wetland mitigation and monitoring services.

The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each District system and function. For example, residents benefit from the recreational uses of parks, from the safety of conveying stormwater to prevent flooding, and a venue for activities and gatherings at the Recreational Facilities.

To quantify the benefit from public improvements, an assessment methodology based on equivalent residential unit (ERU) provides a way to quantify different land use types in terms of their equivalence to a single-family residential dwelling unit, which is defined as 1.0 ERU. The CDD proposes an ERU based assessment in which the ERUs for residential property are assigned based on the expected average number of people per dwelling unit. An ERU based assessment can reflect differences in impacts on the use of the Recreational Facility resulting from different land uses. Using population as the basis for the assessment program implies that the main benefit from the Special Assessment to residents is their use of the Recreational Facility once this Special Assessment is implemented. The Recreational Facility provides benefit to all residents.

The unit of measurement for each developed property has been assigned a 1.0 equivalent residential unit ranking. A single family home receives essentially equal benefit from the common Recreational Facility, improvements, programs and services. In the CDD, the 1.0 ERU ranking and value applies because each residential use of the Recreational Facility constitutes an average residential unit based on the expected average number of people per dwelling unit.

The unit of measurement for each undeveloped property has been assigned a 0.4 equivalent residential unit ranking. This 0.4 ERU applies here where there is essentially less benefit to the owner of raw land, or lots without a home, over the residents of constructed single family homes, or developed properties. On undeveloped land there are currently no residents that would use the Recreational Facilities as compared with constructed single family homes. However, the owner of vacant lots or raw land receives some benefit from the Recreational Facility in terms of being able to market a lot to prospective homeowners.

Benefits flow equally to all assessable residential properties. The CDD assigns ERUs based on the construction status of each residential property. The CDD assigns 1.0 ERU to a property for which a certificate of occupancy has been issued prior to June 30, or for which the Hillsborough County property appraiser designated a property use code for each lot that indicates developed residential property. For undeveloped property the CDD assigns 0.4 ERU for each planned unit on undeveloped property in the CDD.

As noted above, the equal benefit and assessment allocation approach is a generally recognized and approved method of proportionally spreading assessments over benefited properties within a special district for its operations and maintenance assessments. This approach has been consistently applied within the District for its O&M assessments.

### **C. These Special Benefits and Allocation of Assessments**

In the present case, the District will apply the equal assessment methodology to the lease of the Recreational Facilities. The lease program will enable the District's recreation uses. It will be positioned for future active and passive recreation areas. Recreational facilities provide varied recreational activities and amenities including activity center meeting spaces, sports and recreational uses, picnic uses, passive recreation, playgrounds, enjoyment of the pool area, and enjoyment of other outdoor activities. The improvements will provide direct benefit for the utilization of this park property, will substantially enhance the use and enjoyment of the benefited residential properties, and will increase the value and marketability of the benefited residential properties. These benefits flow equally over all benefited properties. As with the master O&M assessment, a ranking and finding of 1.0 ERU per residential unit applies. All residential units will equally benefit from the lease and maintenance of the Recreational Facilities. Accordingly, assessments will be equally allocated based on ERU as set forth in the following table.

**Table 2**  
**Allocation of Costs and Assessments**

<b>Product</b>	<b>ERU</b>	<b>Total Planned Lots</b>	<b>Total ERUs</b>	<b>% ERUs</b>	<b>Total 2011 MOR /(a)</b>	<b>Total Assessment Per ERU</b>	<b>Total Assessment Per Lot</b>	<b>Assessment Per Month</b>
Developed Property	1.00	194	194	72.5%	\$84,405	\$435.08	\$435.08	\$36.26
Un-developed Property	0.40	184	73.6	27.5%	\$32,022	\$435.08	\$174.03	\$14.50
<b>Totals</b>		<b>378</b>	<b>267.6</b>	<b>100.0%</b>	<b>\$116,426</b>	<b>\$435.08</b>		

**Footnotes:**

(a) Total 2011 Maintenance and Operating Requirement ("MOR").

**RATE AND METHOD OF APPORTIONMENT**

A rate and method of apportionment of special assessments is attached as Appendix 1.

**PRELIMINARY ASSESSMENT ROLL**

A Preliminary Assessment Roll is attached as Appendix 2.

**DOCUMENT REVIEW**

The documents associated with the above referenced acquisition and financing of the property, assessment plat, and assessment roll are available for review at the District Offices at 15310 Amberly Drive, Suite 175, Tampa, FL 33647 (tel. 813-374-9103).

**CONCLUSION**

The lease of the Recreational Facility will be utilized for common District purposes. It will equally benefit all residential units. These equal assessments are fairly and equally apportioned over all the benefited properties. The benefited properties will receive benefits in excess of the allocated assessments. Accordingly, this is an appropriate District project that will significantly benefit the residential properties and enhance the District.



**Appendix 1**

**Rate and Method of Apportionment of Special Assessment**

DRAFT

**Rate and Method of Apportionment of Special Assessment  
K-Bar Ranch CDD**

A special assessment as hereinafter defined shall be levied on all parcels with the K-Bar Ranch CDD and collected each fiscal year commencing fiscal year 2012 in an amount determined by the CDD through the application of this rate and method of apportionment as described below. All of the real property within the CDD, unless exempted by law or the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. Definitions:

The terms hereinafter set forth have the following meanings:

**"Administrative Expenses"** means any actual or reasonably estimated expenses of the CDD to carry out the administration of the CDD related to the determination of the amount of the special assessment, the collection of special assessment, and costs otherwise incurred in order to carry out the authorized purposes of the CDD.

**"Appraiser's Parcel"** means a Lot or parcel shown in Hillsborough County appraiser's parcel map, or included or includable in Hillsborough County's non-ad valorem assessment roll designated by folio or PIN.

**"Developed Property"** means all Taxable Property for which the Hillsborough County property appraiser designated a property use code for each Lot that indicates developed residential property, as reasonably determined by the CDD, or for which a certificate of occupancy was issued prior to June 30<sup>th</sup> of the prior Fiscal Year.

**"ERU"** means a way to quantify different land use types in terms of their equivalence to a single-family residential dwelling unit, which is defined as 1.0 ERU.

**"Fiscal Year"** means the period starting October 1 and ending on the following September 30.

**"Lot"** means an individual residential lot, identified and numbered on a recorded final subdivision map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

**"Operation and Maintenance"** means the lease payments, labor, material, administration, personnel, equipment and utilities necessary to maintain and operate Recreational Facilities within the CDD, including trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, public restrooms, signs, monuments, and associated appurtenant facilities located within the CDD.

**"Operation and Maintenance Requirement"** means, for any Fiscal Year in which Special Assessments are levied, the amount equal to the budgeted costs for operation and maintenance applicable to the CDD's recreational facilities for such Fiscal Year.

**"Property Owner Association Property"** means any property within the CDD boundaries that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

**"Public Property"** means any property within the CDD boundaries that is, at the time of the CDD formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

**"Reserve Fund"** means a fund that shall be maintained for the CDD for each Fiscal Year to provide necessary cash flow for the first six months of each Fiscal Year, reserve capital to cover monitoring, maintenance and repair cost overruns and a reasonable buffer to prevent large variations in annual Special Assessment levies.

**"Reserve Fund Requirement"** means an amount equal to up to 100% of the Operating Fund Requirement for any Fiscal Year.

**"Single Family Unit or SFU"** means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

**"Special Assessment"** means the Special Assessment levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the CDD to fund the Special Assessment Requirement.

**"Special Assessment Requirement"** means that amount required in any Fiscal Year for the CDD to: (a) (i) pay the Operation and Maintenance Requirement; (ii) pay Administrative Expenses; (iii) pay any amounts required to establish or replenish the Reserve Fund to the Reserve Fund Requirement; less (b) a credit for funds available to reduce the annual Special Assessment levy, including the excess, if any, in the Reserve Fund above the Reserve Fund Requirement.

**"Taxable Property"** means all of the Appraiser's Parcels within the boundaries of the CDD that are not exempt from the Special Assessment pursuant to law or as defined below.

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property, such as vacant acreage, pasture, wetlands, or similar property use codes determined by the CDD.

**B. ASSIGNMENT TO LAND USE CATEGORIES AND OF ERU:**

Each Fiscal Year using the definitions above, all Taxable Property within the CDD shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Assessment pursuant to Sections C and D below. Developed Property shall be further assigned to an ERU as specified in Table 1. Undeveloped Property shall be further assigned to an ERU in Table 2.

**C. SPECIAL ASSESSMENT RATE****1. Developed Property****a) Assigned ERU and Special Assessment**

The ERU for each Lot that is classified as Developed Property shall be 1.0. The Special Assessment for Fiscal Year 2011 is determined in Table 1.

**Table 1****Assigned ERU and Special Assessment for Developed Property Fiscal Year 2011**

<b>Land Use Category</b>	<b>ERU</b>	<b>2011 Assessment Per Unit</b>
Developed Property	1.00	\$435.08

**b) Escalation**

Commencing in October 2011 to be effective 2012, the assigned Special Assessment shall escalate by four percent annually and annually thereafter.

**2. Undeveloped Property****a) Assigned ERU and Special Assessment**

The ERU for each Lot that is classified as Undeveloped Property shall be 0.4. The Special Assessment for Fiscal Year 2011 is determined in Table 2.

**Table 2****Assigned ERU and Special Assessment for Undeveloped Property Fiscal Year 2011**

<b>Land Use Category</b>	<b>ERU</b>	<b>2011 Assessment Per Unit</b>
Undeveloped Property	0.40	\$174.03

**b) Escalation**

Commencing in October 2011 to be effective 2012, the assigned Special Assessment shall escalate by four percent annually and annually thereafter.

**3. Exemptions**

No Special Assessment shall be levied on Public Property and Property Owner Association Property.

**D. METHOD OF APPROTIONMENT OF THE SPECIAL ASSESSMENT**

Commencing with Fiscal Year 2011 and for each following Fiscal Year, the CDD shall levy the Special Assessment as follows:

The total Operating and Maintenance Requirement as determined by the CDD is spread among the developed and undeveloped parcels in direct proportion to the parcel's assigned ERU and to each planned or existing Lot within those Developed and Undeveloped Property as an equal per ERU cost share.

The estimated Operating and Maintenance Requirement is presented in Table 3.

**Table 3**  
**Estimated Operating and Maintenance Requirement**

<b>Estimated Annual Expenditure Item</b>	<b>Amount</b>
Annual Lease in 2011 <sup>4</sup>	\$ 77,112
Maintenance Expenditures <sup>5</sup>	\$ 30,000
County tax collection charges <sup>6</sup>	\$ 9,314
<b>TOTAL</b>	<b>\$116,426</b>

<sup>4</sup> The cost to lease the Recreational Facility is \$77,112 for 2011 and will increase 4% annually.

<sup>5</sup> Refer to Exhibit A for estimated maintenance and operation expenditures.

<sup>6</sup> The District will place assessments on the Hillsborough County tax rolls for collection. The county taxing authorities apply gross up assessments by 8% which consists of 4% for Property Appraiser and Tax Collector fees and 4% for early payment discounts.

The estimated Allocation of Costs and Assessments is presented in Table 4.

**Table 4**  
**Allocation of Costs and Assessments**

Product	ERU	Total Planned Lots	Total ERUs	% ERUs	Total 2011 MOR / (a)	Total Assessment Per ERU	Total Assessment Per Lot	Assessment Per Month
Developed Property	1.00	194	194	72.5%	\$84,405	\$435.08	\$435.08	\$36.26
Un-developed Property	0.40	184	73.6	27.5%	\$32,022	\$435.08	\$174.03	\$14.50
<b>Totals</b>		<b>378</b>	<b>267.6</b>	<b>100.0%</b>	<b>\$116,426</b>	<b>\$435.08</b>		

**Footnotes:**

(a) Total 2011 Maintenance and Operating Requirement ("MOR").

**E. MANNER OF COLLECTION**

The Special Assessment shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that the CDD may collect the Special Assessment at a different time or in a different manner if necessary to meet its financial obligations.

**F. PURPOSE OF THE SPECIAL ASSESSMENT**

The proposed facilities to be leased and maintained through the levy of the Special Assessment include an amenity center, including cabana, pool, playground, basketball court, and parking area, within the CDD to be used as recreational improvements. At the time of adoption, the amounts of the lease and maintenance costs estimated to be funded are presented in Exhibit 1.

## Exhibit 1

## Proposed Lease and Operating and Maintenance ("O&amp;M") Costs

	<u>Monthly</u>	<u>Annual</u>
<b>Total Lots</b>		378
<b>Annual Lease for 2011</b>	\$ 6,426	\$ 77,112
<b>Annual Lease for 2011 per Lot</b>	\$ 17.00	\$ 204
<u>O&amp;M Expenditure Descr.</u>	<u>Monthly</u>	<u>Annual</u>
Landscape Maintenance	\$ 300	\$ 3,600
Pool Maintenance	\$ 250	\$ 3,000
Electric costs	\$ 250	\$ 3,000
Chemicals	\$ 100	\$ 1,200
Insurance	\$ 150	\$ 1,800
Building Maintenance	\$ 200	\$ 2,400
Supplies	\$ 100	\$ 1,200
Miscellaneous Expenses	\$ 100	\$ 1,200
Utility Services	\$ 150	\$ 1,800
Management	\$ 400	\$ 4,800
Part time employee:	\$ -	\$ -
Total O & M Expenditures:	\$ 2,000	\$ 24,000
O & M Reserves:		\$ 3,000
Capital Reserves:		\$ 3,000
<b>Total O &amp; M Budget:</b>	<b>\$ 2,500</b>	<b>\$ 30,000</b>
Total Lots:		378
<b>O &amp; M Budget per Lot:</b>	<b>\$ 6.61</b>	<b>\$ 79.37</b>
<b>Total Lease and O&amp;M Expenditure</b>		<b>\$ 107,112</b>
Grand Total per Lot	\$ 23.61	\$ 283.37

## Appendix 2

## Preliminary Assessment Roll

## Summary of Assmt Roll by Property Owner

Property Owner /(a)	Units	Total ERU	Special Assmt	%
MJB OF FLORIDA LLC	116	46.4	\$50,469	31%
INDIVIDUAL RESIDENTS	105	105.0	\$45,683	28%
M-TAMPA O LLC	62	24.8	\$26,975	16%
BASSETT CREEK LOTS LLC	47	47.0	\$20,449	12%
MOBLEY HOMES FLORIDA LLC	29	25.4	\$12,617	8%
MOBLEY HOMES OF FLORIDA INC	9	9.0	\$3,916	2%
CARDEL HOMES US LIMITED PARTNERSHIP	7	7.0	\$3,046	2%
GRANADA I LLC	3	3.0	\$1,305	1%
BASSET CREEK ESTATES HOA	0	0.0	\$0	0%
K-BAR RANCH CDD	0	0.0	\$0	0%
STONECREEK TOWNHOMES CDD	0	0.0	\$0	0%
<b>Total</b>	<b>378</b>	<b>267.6</b>	<b>\$164,460</b>	<b>100%</b>

## Summary of Assmt Roll by CDD Land Use

CDD Land Use /(a)	Units	Total ERU	Special Assmt	%
Developed Property	194	194.0	\$84,406	51%
Un-developed Property	184	73.6	\$80,055	49%
<b>Total</b>	<b>378</b>	<b>267.6</b>	<b>\$164,460</b>	<b>100%</b>

**Footnote:**

(a) Based on August 2010 tax roll from County's property appraiser's office. Subject to change.





### Appendix 3

#### Total Costs of Leasing Recreational Facilities

Est. Total Lots at buildout:	378
Est. Total ERU at buildout:	378
Annual Escalation from base year:	4%

Period	FY	Lease Pmt	Est. O&M	Total /(b)	Total/ERU /(c)
1	2011 /(a)	\$ 77,112	\$ 30,000	\$ 107,112	\$ 283
2	2012	80,196	31,200	111,396	295
3	2013	83,404	32,448	115,852	306
4	2014	86,741	33,746	120,486	319
5	2015	90,210	35,096	125,306	331
6	2016	93,819	36,500	130,318	345
7	2017	97,571	37,960	135,531	359
8	2018	101,474	39,478	140,952	373
9	2019	105,533	41,057	146,590	388
10	2020	109,754	42,699	152,454	403
11	2021	114,145	44,407	158,552	419
12	2022	118,710	46,184	164,894	436
13	2023	123,459	48,031	171,490	454
14	2024	128,397	49,952	178,349	472
15	2025	133,533	51,950	185,483	491
16	2026	138,874	54,028	192,903	510
17	2027	144,429	56,189	200,619	531
18	2028	150,207	58,437	208,644	552
19	2029	156,215	60,774	216,989	574
20	2030	162,463	63,205	225,669	597
21	2031	168,962	65,734	234,696	621
22	2032	175,720	68,363	244,083	646
23	2033	182,749	71,098	253,847	672
24	2034	190,059	73,941	264,001	698
25	2035	197,662	76,899	274,561	726
26	2036	205,568	79,975	285,543	755
27	2037	213,791	83,174	296,965	786
28	2038	222,342	86,501	308,843	817
29	2039	231,236	89,961	321,197	850
30	2040	240,485	93,560	334,045	884
<b>Total</b>		<b>\$ 4,324,822</b>	<b>\$ 1,682,548</b>	<b>\$ 6,007,370</b>	

**Footnotes:**

- (a) Represent base year rent. Total payments for first year will be prorated.  
 (b) Excluding County tax collection charges, and early payment discounts.  
 (c) Assuming 378 Lots at buildout.

**SECTION TWO**

**Item C**

**DRAFT**

Hill Ward Henderson

Revised: 2/24/11 6:42 AM V3

**RESOLUTION NO. 2011-3**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE ACQUISITION OF A LEASEHOLD INTEREST, OPERATION AND MAINTENANCE OF CERTAIN RECREATIONAL IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

**WHEREAS**, the Board of Supervisors of the K-Bar Ranch Community Development District ("Board") hereby determines to acquire a leasehold interest (with an option to purchase), operate and maintain certain community recreational amenities ("Improvements") set forth in the plans and specifications ("Improvement Plan"), attached hereto as **Exhibit 1** and incorporated herein by reference, which are available for review at the offices of the District Manager, Development Planning & Financing Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647; and

**WHEREAS**, the K-Bar Ranch Community Development District ("District") is empowered by Chapter 190 and Chapter 170, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170 and 190, Florida Statutes ("Assessments"); and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and the Assessments to be imposed and levied will be made

in proportion to the benefits received, as set forth in the District's Preliminary Assessment Methodology Report dated February 28, 2011 ("Assessment Report" or "PAMR") attached hereto as **Exhibit 2** and incorporated herein by reference, and on file in the offices of the District Manager, Development Planning & Financing Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Improvements.
3. The nature of the Improvements generally consist of the acquisition of a leasehold interest (with an option to purchase), operation and maintenance of a Recreational Amenity Center, all as described more particularly in the plans and specifications/Improvement Plan on file in the offices of the District Manager, Development Planning & Financing Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.
4. The general location of the Improvements are as shown on the Improvement Plan referred to above.
5. The estimated cost of the Improvements is approximately \$\_\_\_\_\_ ("Estimated Cost").
6. The Assessments will defray approximately \$\_\_\_\_\_ which includes a portion of the Estimated Cost, plus financing and administrative related costs, capitalized interest, a debt service reserve and contingency.
7. The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied, on an equivalent residential unit ("ERU") basis. Until such time that all benefited lands within the District are specifically developed and issued a certificate of occupancy, the manner by which the Assessments will be imposed on undeveloped property shall be on a partial or percentage of a ERU basis in accordance with the Assessment Report.
8. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

9. There is on file in the offices of the District Manager, Development Planning & Financing Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647, an assessment plat showing the area to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

10. The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

11. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Improvements acquired by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected as is otherwise permitted by law.

12. Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place for a public hearing at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 190 and 170, Florida Statutes, or other applicable law.

13. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Hillsborough County, Florida.

14. This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2011.

**ATTEST:**

**BOARD OF SUPERVISORS OF THE K-  
BAR RANCH COMMUNITY  
DEVELOPMENT DISTRICT, A Florida  
Independent Special District**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

Attachments:

**Exhibit 1** – Preliminary Assessment Methodology Report

**Exhibit 2** – Improvement Plan

**SECTION TWO**

**Item D**

**DRAFT**

Hill Ward Henderson  
Revised: 2/24/11 6:42 AM v3

**RESOLUTION NO. 2011-4**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 31, 2011 AT 10:00 A.M. AT THE OFFICES OF MOBLEY HOMES OF TAMPA, 14824 NORTH FLORIDA AVENUE, TAMPA, FLORIDA 33613, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSITION OF A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the K-Bar Ranch Community Development District, ("Board") has previously adopted Resolution No. 2011-3 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE ACQUISITION OF A LEASEHOLD INTEREST, OPERATION AND MAINTENANCE OF CERTAIN RECREATIONAL IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.; and

WHEREAS, in accordance with Resolution No. 2011-3, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and are available for public inspection at the offices of the District Manager, Development Planning & Financing Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.



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

1. There is hereby declared a public hearing to be held on March 31, 2011, at 10:00 A.M., at the offices of Mobley Homes of Tampa, 14824 North Florida Avenue, Tampa, Florida 33613, for the purpose of hearing comment and objection to the propriety and advisability of making certain Improvements, to the cost thereof, to the manner of payment thereof, and to the amount thereof to be assessed against each property so improved, and the proposed special assessment program for community recreational amenities as identified in the Improvement Plan, Preliminary Assessment Methodology Report, and preliminary assessment roll, copies of which are on file in the office of the District Manager. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the office of the District Manager at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, A Florida Independent Special District**

**ATTEST:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

**SECTION TWO**

**Item E**

**DRAFT**  
Hill Ward Henderson  
Revised: 2/24/11 6:42 AM v3

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

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9102  
Fax: 813-374-9106

<<date>>

<<Property Owner>>  
<<Street>>  
<<City, State, Zip>>

**RE:   *K-Bar Ranch Community Development District  
Notice of Hearing on Assessments to Property for Recreational Amenities***  
<<Folio number>>

Dear Property Owner:

You are receiving this notice because the Hillsborough County tax records show that you are a property owner within the K-Bar Ranch Community Development District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, Florida Statutes.

At the February 28, 2011 meeting of the District’s Board of Supervisors, the District approved an Improvement Plan dated February 28, 2011 (the “Improvement Plan”), that describes the nature of the improvements that may be acquired, operated and maintained by the District that benefit the lands throughout the District, including, but not limited to, a leasehold interest (with an option to purchase) certain community recreational amenities and improvements, all as more specifically described in the Improvement Plan. A copy of the Improvement Plan is attached as **Exhibit 1** to this letter.

To: <<Property Owner>>

Date: <<date>>

Page: 2

The District intends to assess a portion of the Improvements, \$\_\_\_\_\_, to your property in the manner set forth in the District's adopted Preliminary Assessment Methodology Report dated February 28, 2011, which is attached as **Exhibit 2** to this letter. The District's assessments will apply to all developed and undeveloped property, including property you own, in the manner set forth in the Preliminary Assessment Methodology Report. The property you own that is the subject of this notice is identified on the Preliminary Assessment Roll, which is attached as **Exhibit 3** to this letter.

The total revenue that the District will collect by these assessments against benefited property within the District is \$\_\_\_\_\_, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. The assessments will appear on your regular tax bill issued by the Hillborough County Tax Collector. The failure to pay these assessments will cause a tax certificate to be issued against your property within the District that may result in a loss of title. Alternatively, in any year, the District may directly collect these assessments. Failure to pay assessments collected by the District may also result in a loss of title.

In accordance with Chapters 170, 190 and 197, Florida Statutes, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on March 31, 2011, at 10:00 A.M. at the offices of Mobley Homes of Tampa, 14824 North Florida Avenue, Tampa, Florida 33613. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District Board of Supervisors within twenty (20) days of this notice.

Information concerning the assessments and copies of the documents referred to in this letter are on file and available during normal business hours at the District's Records Office, located at District Manager Offices, Development Planning and Financing Group, Inc., at the addresses and telephone numbers listed above. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

John Daugirda,  
District Manager and Secretary  
K-Bar Ranch Community  
Development District

To: <<Property Owner>>

Date: <<date>>

Page: 3

Encl.

**Exhibit 1:** Improvement Plan

**Exhibit 2:** Preliminary Assessment Methodology Report

**Exhibit 3:** Preliminary Assessment Roll

K-BAR RANCH CDD

PRELIMINARY RECREATION ASSESSMENT METHODOLOGY REPORT

FISCAL YEAR 2011 PRELIMINARY ASSESSMENT ROLL

FOUO / (a)	Pin	MAIL NAME / (a)	MAIL ADD 1	MAIL ADD 2	MAIL CITY	MAIL ZIP	STATE	LEGAL 1 / (a)	LEGAL 2 / (a)	ACRE	CDD LU	Unit	ERU	Total ERU	Land Use2	Special Assmt / (b)
0592260005	A-04-27-20-ZZZ-000001-88570.1	MIJ OF FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	COMM AT SE COR OF SEC 04-27-20 THN N 89 DEG	58 MIN 52 SEC W 2310.3	101.19	UP	36	0.4	32.0	U-dev SFU	\$ 34,806.40
0592260050	A-04-27-20-ZZZ-000001-88570.2	MIJ OF FLORIDA LLC	37837 MERIDIAN AVE STE 312		DADE CITY	33525-3802	FL	A PORTION OF SEC 3 & 4 DESC AS FOLLOWS: COM	COR OF SEC 4 N 89 DEG 5	45.86	UP	80	0.4	14.4	U-dev SFU	\$ 15,662.88
0592260100	A-04-27-20-ZZZ-000001-88570.2	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	COM AT SE COR OF SEC 4 N 89 DEG 58 MIN 52 SEC	3617.85 FT N 00 DEG 01'	7.2	UP	6	0.4	2.4	U-dev SFU	\$ 2,610.48
0592260200	A-04-27-20-ZZZ-000001-88570.3	M-TAMPA O LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	A PARCEL OF LAND LYING IN SECS 03 AND 04 BEIN	DESC AS FOLLOWS: COM	78.81	UP	62	0.4	24.8	U-dev SFU	\$ 26,974.96
0592260222	A-04-27-20-928-A00000-00001.0	RYAN GORDON	10302 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 1 BLOCK A	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260224	A-04-27-20-928-A00000-00002.0	RYAN D TENUTA	10304 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 2 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260226	A-04-27-20-928-A00000-00003.0	CAMILE CHAMBERS	10306 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 3 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260228	A-04-27-20-928-A00000-00004.0	MARIA A SILVA	10308 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 4 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260230	A-04-27-20-928-A00000-00005.0	EUNICE OLIVEIRA	10310 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 5 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260232	A-04-27-20-928-A00000-00006.0	GRACE T SILVA AND RAPHAEL C DESILVA	10312 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 6 BLOCK A	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260234	A-04-27-20-928-A00000-00007.0	FRANCES IVONNE ALVAREZ BAEZ	19232 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 7 BLOCK A	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260236	A-04-27-20-928-A00000-00008.0	XIOMARA C BRICENO	19124 SWEET CLOVER LN		TAMPA	33647-3545	FL	STONECREEK TOWNHOMES	LOT 8 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260238	A-04-27-20-928-A00000-00009.0	LISA K FERRANTE	19236 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 9 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260240	A-04-27-20-928-A00000-00010.0	GARY P NARBUTAS JR	55 NEW YORK AVE		SOUND BEACH	11789-2500	NY	STONECREEK TOWNHOMES	LOT 10 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260242	A-04-27-20-928-A00000-00011.0	LORINDA PASK	7801 GREENSHIRE DR		TAMPA	33634-2226	FL	STONECREEK TOWNHOMES	LOT 11 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260244	A-04-27-20-928-A00000-00012.0	GARY AND SANDRA CHWALA	1146 ARIANA RD		SAN MARCOS	92069-8121	CA	STONECREEK TOWNHOMES	LOT 12 BLOCK A	0.1	TH	1	1	1.0	dev SFU	\$ 435.08
0592260246	A-04-27-20-928-A00000-00013.0	STEPHANIE L MAATTA AND BRUCE G SMITH	19244 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 13 BLOCK A	0.1	TH	1	1	1.0	dev SFU	\$ 435.08
0592260248	A-04-27-20-928-A00000-00014.0	ANGEL SILVA	19246 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 14 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260250	A-04-27-20-928-A00000-00015.0	DANIEL J BECK AND MARK J HAGGER	19248 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 15 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260252	A-04-27-20-928-A00000-00016.0	IGNAZIO A L'OTIZIO AND GIOVANNI MACCIAVELLO	13A CANTERBURY GDNS		NORTH ARLINGTON	07031-8804	NJ	STONECREEK TOWNHOMES	LOT 16 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260254	A-04-27-20-928-A00000-00017.0	JASON T O'BRIEN	19252 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 17 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260256	A-04-27-20-928-A00000-00018.0	GEORGE CHWALA	3925 W GRANGE AVE		MILWAUKEE	53221-3027	WI	STONECREEK TOWNHOMES	LOT 18 BLOCK A	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260258	A-04-27-20-928-A00000-00019.0	MARSHA CHIN	19130 CYPRESS REACH LN		TAMPA	33647-3604	FL	STONECREEK TOWNHOMES	LOT 19 BLOCK A	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260260	A-04-27-20-928-A00000-00020.0	KAY KIGHT	14824 WINDING CREEK CT		TAMPA	33613-1634	FL	STONECREEK TOWNHOMES	LOT 20 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260262	A-04-27-20-928-A00000-00021.0	DONNA-MARIE DONALDS	19260 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 21 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260264	A-04-27-20-928-A00000-00022.0	GARY ROSE	BOX 423	10006 CROSS CREEK BL	TAMPA	33647-2595	FL	STONECREEK TOWNHOMES	LOT 22 BLOCK A	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260266	A-04-27-20-928-A00000-00023.0	JOSEPH A TABSHE	18114 HERON WALK DR		TAMPA	33647-3129	FL	STONECREEK TOWNHOMES	LOT 23 BLOCK A	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260268	A-04-27-20-928-A00000-00024.0	DESILVA C AND P ENTERPRISES LLC	BOX 425	10006 CROSS CREEK BL	TAMPA	33647-2595	FL	STONECREEK TOWNHOMES	LOT 24 BLOCK A	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260270	A-04-27-20-928-B00000-00001.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 1 BLOCK B	0.09	TH	1	1	1.0	dev SFU	\$ 435.08
0592260272	A-04-27-20-928-B00000-00002.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 2 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260274	A-04-27-20-928-B00000-00003.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 3 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260276	A-04-27-20-928-B00000-00004.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 4 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260278	A-04-27-20-928-B00000-00005.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 5 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260280	A-04-27-20-928-B00000-00006.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 6 BLOCK B	0.09	TH	1	1	1.0	dev SFU	\$ 435.08
0592260282	A-04-27-20-928-B00000-00007.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 7 BLOCK B	0.09	TH	1	1	1.0	dev SFU	\$ 435.08
0592260284	A-04-27-20-928-B00000-00008.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 8 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260286	A-04-27-20-928-B00000-00009.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 9 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260288	A-04-27-20-928-B00000-00010.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 10 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260290	A-04-27-20-928-B00000-00011.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 11 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260292	A-04-27-20-928-B00000-00012.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 12 BLOCK B	0.09	TH	1	1	1.0	dev SFU	\$ 435.08
0592260294	A-04-27-20-928-B00000-00013.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 13 BLOCK B	0.1	TH	1	1	1.0	dev SFU	\$ 435.08
0592260296	A-04-27-20-928-B00000-00014.0	GABRIELA O'ROURKE	19229 STONE HEDGE DR		TAMPA	33647-	FL	STONECREEK TOWNHOMES	LOT 14 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260298	A-04-27-20-928-B00000-00015.0	JOHN L RUST	19231 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 15 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260300	A-04-27-20-928-B00000-00016.0	CHRISTOPHER AMBRAZ	19233 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 16 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260302	A-04-27-20-928-B00000-00017.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 17 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260304	A-04-27-20-928-B00000-00018.0	DANIELLE M ROGERS	19237 STONE HEDGE DR		TAMPA	33647-	FL	STONECREEK TOWNHOMES	LOT 18 BLOCK B	0.09	TH	1	1	1.0	dev SFU	\$ 435.08
0592260306	A-04-27-20-928-B00000-00019.0	GELIXA A KALINA	19239 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 19 BLOCK B	0.08	TH	1	1	1.0	dev SFU	\$ 435.08
0592260308	A-04-27-20-928-B00000-00020.0	CAROLYN ENGLISH	19241 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 20 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260310	A-04-27-20-928-B00000-00021.0	CRAWFORD S MURRAY III	19243 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 21 BLOCK B	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260312	A-04-27-20-928-B00000-00022.0	MICHAEL J BRANNEN AND ANGELA MARIA DUCKWORTH	19245 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 22 BLOCK B	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260314	A-04-27-20-928-B00000-00023.0	CHERYL THOLE	19247 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 23 BLOCK B	0.05	TH	1	1	1.0	dev SFU	\$ 435.08

K-BAR RANCH CDD

PRELIMINARY RECREATION ASSESSMENT METHODOLOGY REPORT

FISCAL YEAR 2011 PRELIMINARY ASSESSMENT ROLL

FOIO / (a)	Pin	MAIL NAME / (a)	MAIL ADD 1	MAIL ADD 2	MAIL CITY	MAIL ZIP	STATE	LEGAL 1 / (a)	LEGAL 2 / (a)	ACRE	CDD LU	Unit	ERU	Total ERU	Land Use2	Special Assmt / (b)
0592260316	A-04-27-20-928-800000-00024.0	JOHN C BOWERSOX	19249 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 24 BLOCK B	0.19	TH	1	1	1.0	dev SFU	\$ 435.08
0592260318	A-04-27-20-928-800000-00025.0	THOMAS W COWDEN JR	19251 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 25 BLOCK B	0.16	TH	1	1	1.0	dev SFU	\$ 435.08
0592260320	A-04-27-20-928-800000-00026.0	TRAVIS PETERS AND MOLLY MCCLELLAND	19253 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 26 BLOCK B	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260322	A-04-27-20-928-800000-00027.0	PETER R HAMER	19255 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 27 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260324	A-04-27-20-928-800000-00028.0	RAUL REYEUZMETA AND ROSA GRAVINA	19257 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 28 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260326	A-04-27-20-928-800000-00029.0	WALTER FAGET HAWORTH AND AMY E HAWORTH	19259 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 29 BLOCK B	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260328	A-04-27-20-928-800000-00030.0	AURORA LOAN SERVICES LLC	C/O FIDELITY/AURORA LOAN SER LLC	10350 PARK MEADOW	LITTLETON	80124-	CO	STONECREEK TOWNHOMES	LOT 30 BLOCK B	0.09	TH	1	1	1.0	dev SFU	\$ 435.08
0592260330	A-04-27-20-928-800000-00031.0	NINA SARWAR ET AL	19263 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 31 BLOCK B	0.08	TH	1	1	1.0	dev SFU	\$ 435.08
0592260332	A-04-27-20-928-800000-00032.0	JONATHAN CESAR GILMAN	8740 SW 82ND ST		MIAMI	33173-4126	FL	STONECREEK TOWNHOMES	LOT 32 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260334	A-04-27-20-928-800000-00033.0	MICHAEL MINDRUP	19267 STONE HEDGE DRIVE		TAMPA	33647-	FL	STONECREEK TOWNHOMES	LOT 33 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260336	A-04-27-20-928-800000-00034.0	AMY C STEIN	19269 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 34 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260338	A-04-27-20-928-800000-00035.0	SCOTT AND SUSAN J MC DONALD	13325 EMERIC CT		CENTREVILLE	20120-6429	VA	STONECREEK TOWNHOMES	LOT 35 BLOCK B	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260340	A-04-27-20-928-800000-00036.0	SHIRAZ AND JAL IRANI	10555 BERMUDA ISLE DR		TAMPA	33647-2719	FL	STONECREEK TOWNHOMES	LOT 36 BLOCK B	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260342	A-04-27-20-928-800000-00037.0	DONALD A SMITH	1910 S ARDSLEY ST		TAMPA	33629-5931	FL	STONECREEK TOWNHOMES	LOT 37 BLOCK B	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260344	A-04-27-20-928-800000-00038.0	JEAN EDDY AND CHANTAL C FRANCOIS	19277 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 38 BLOCK B	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260346	A-04-27-20-928-800000-00039.0	JUSTIN MILLER	19279 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 39 BLOCK B	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260348	A-04-27-20-928-800000-00040.0	PAUL J FRIEDRICH	18101 ASHTON PARK WAY		TAMPA	33647-	FL	STONECREEK TOWNHOMES	LOT 40 BLOCK B	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260350	A-04-27-20-928-800000-00041.0	IVELISSE TORRES	19283 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 41 BLOCK B	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260352	A-04-27-20-928-800000-00042.0	JANICE A VALLE	19285 STONE HEDGE DR		TAMPA	33647-3532	FL	STONECREEK TOWNHOMES	LOT 42 BLOCK B	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260354	A-04-27-20-928-C00000-00001.0	JACQUELINE AND HOWARD WILLIAMS	10303 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 1 BLOCK C	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260356	A-04-27-20-928-C00000-00002.0	LAWRENCE H JR AND ANTONIA DIAZ	10305 STONE MOSS AVE		TAMPA	33647-	FL	STONECREEK TOWNHOMES	LOT 2 BLOCK C	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260358	A-04-27-20-928-C00000-00003.0	ANTIA C POELLNITZ	10307 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 3 BLOCK C	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260360	A-04-27-20-928-C00000-00004.0	JANET N NIAMFON	10309 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 4 BLOCK C	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260362	A-04-27-20-928-C00000-00005.0	FAHAD KARIM	10311 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 5 BLOCK C	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260364	A-04-27-20-928-C00000-00006.0	ONEKA A MARKS	10313 STONE MOSS AVE		TAMPA	33647-3533	FL	STONECREEK TOWNHOMES	LOT 6 BLOCK C	0.06	TH	1	1	1.0	dev SFU	\$ 435.08
0592260366	A-04-27-20-928-C00000-00007.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 7 BLOCK C	0.09	TH	1	1	1.0	dev SFU	\$ 435.08
0592260368	A-04-27-20-928-C00000-00008.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 8 BLOCK C	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260370	A-04-27-20-928-C00000-00009.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 9 BLOCK C	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260372	A-04-27-20-928-C00000-00010.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 10 BLOCK C	0.04	TH	1	1	1.0	dev SFU	\$ 435.08
0592260374	A-04-27-20-928-C00000-00011.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 11 BLOCK C	0.05	TH	1	1	1.0	dev SFU	\$ 435.08
0592260376	A-04-27-20-928-C00000-00012.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	LOT 12 BLOCK C	0.07	TH	1	1	1.0	dev SFU	\$ 435.08
0592260378	A-04-27-20-928-000000-A0000.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT A LESS FOLLOWIN	2.31	0	0	0	0.0	dev SFU	\$ -
0592260379	A-04-27-20-928-000000-A0000.1	K-BAR RANCH CDD	C/O DISTRICT MANAGEMENT SERVICES	2002 N LOUIS AVE SUITE	TAMPA	33607-	FL	STONECREEK TOWNHOMES	PART OF TRACT A DESCR	14.82	0	0	0	0.0	dev SFU	\$ -
0592260380	A-04-27-20-928-000000-B0001.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT B-1 COMMON	0.19	0	0	0	0.0	dev SFU	\$ -
0592260382	A-04-27-20-928-000000-B0002.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT B-2 COMMON	0.16	0	0	0	0.0	dev SFU	\$ -
0592260384	A-04-27-20-928-000000-B0003.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT B-3 COMMON	0.12	0	0	0	0.0	dev SFU	\$ -
0592260386	A-04-27-20-928-000000-B0004.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT B-4 COMMON	0.16	0	0	0	0.0	dev SFU	\$ -
0592260388	A-04-27-20-928-000000-B0005.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT B-5 COMMON	0.2	0	0	0	0.0	dev SFU	\$ -
0592260390	A-04-27-20-928-000000-B0006.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT B-6 COMMON	0.18	0	0	0	0.0	dev SFU	\$ -
0592260392	A-04-27-20-928-000000-C0000.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT C-WETLAND	2.03	0	0	0	0.0	dev SFU	\$ -
0592260394	A-04-27-20-928-000000-D0001.0	STONECREEK TOWNHOMES CDD	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT D-1 DRAINAGE	0.31	0	0	0	0.0	dev SFU	\$ -
0592260396	A-04-27-20-928-000000-D0002.0	STONECREEK TOWNHOMES CDD	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT D-2 DRAINAGE	0.71	0	0	0	0.0	dev SFU	\$ -
0592260398	A-04-27-20-928-000000-D0003.0	STONECREEK TOWNHOMES CDD	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	STONECREEK TOWNHOMES	TRACT D-3 DRAINAGE	3.24	0	0	0	0.0	dev SFU	\$ -
0592260502	A-04-27-20-99P-A00000-00001.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 1 BLOCK A	0.32	SF	1	1	1.0	dev SFU	\$ 435.08
0592260504	A-04-27-20-99P-A00000-00002.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 2 BLOCK A	0.26	SF	1	1	1.0	dev SFU	\$ 435.08
0592260506	A-04-27-20-99P-A00000-00003.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 3 BLOCK A	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260508	A-04-27-20-99P-A00000-00004.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 4 BLOCK A	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260510	A-04-27-20-99P-A00000-00005.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 5 BLOCK A	0.25	SF	1	1	1.0	dev SFU	\$ 435.08
0592260512	A-04-27-20-99P-A00000-00006.0	RIGOBERTO J RINCONES GOMEZ ET AL	19312 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 6 BLOCK A	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260514	A-04-27-20-99P-A00000-00007.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 7 BLOCK A	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260516	A-04-27-20-99P-A00000-00008.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 8 BLOCK A	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260518	A-04-27-20-99P-A00000-00009.0	RONALD J AND MARIA ANTOUINO GIRONDA	19318 YELLOW CLOVER DRIVE		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 9 BLOCK A	0.23	SF	1	1	1.0	dev SFU	\$ 435.08

K-BAR RANCH CDD

PRELIMINARY RECREATION ASSESSMENT METHODOLOGY REPORT

FISCAL YEAR 2011 PRELIMINARY ASSESSMENT ROLL

FOUO / (a)	Pin	MAIL NAME / (a)	MAIL ADD 1	MAIL ADD 2	MAIL CITY	MAIL ZIP	STATE	LEGAL 1 / (a)	LEGAL 2 / (a)	ACRE	CDD LU	Unit	ERU	Total ERU	Land Use2	Special Assmt / (b)
0592260520	A-04-27-20-99P-A00000-00010.0	RAPHAEL AND MARIA C MONTANEZ	19320 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 10 BLOCK A	0.61	SF	1	1	1.0	dev SFU	\$ 435.08
0592260522	A-04-27-20-99P-A00000-00011.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	LOT 11 BLOCK A	0.43	SF	1	1	1.0	dev SFU	\$ 435.08
0592260524	A-04-27-20-99P-A00000-00012.0	YVETT G PABON AND ANGEL M PABON III	19324 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 12 BLOCK A	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260526	A-04-27-20-99P-A00000-00013.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 13 BLOCK A	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260528	A-04-27-20-99P-A00000-00014.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 14 BLOCK A	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260530	A-04-27-20-99P-A00000-00015.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 15 BLOCK A	0.5	SF	1	1	1.0	dev SFU	\$ 435.08
0592260532	A-04-27-20-99P-A00000-00016.0	MIHAIL SEVDIN AND LOZENKA V SEVDINA	19340 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 16 BLOCK A	0.21	SF	1	1	1.0	dev SFU	\$ 435.08
0592260534	A-04-27-20-99P-A00000-00017.0	JUNG MIN AND RACHEL BOYOUNG OH	19342 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 17 BLOCK A	0.23	SF	1	1	1.0	dev SFU	\$ 435.08
0592260536	A-04-27-20-99P-A00000-00018.0	KRISTIN AND JONATHAN CHRISTO	19344 YELLOW CLOVER DRIVE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 18 BLOCK A	0.23	SF	1	1	1.0	dev SFU	\$ 435.08
0592260538	A-04-27-20-99P-A00000-00019.0	ANGELO AND JANA ITALIANO	83 MAPES AVE		WOODBIDGE, ON	00000-	FL	BASSET CREEK ESTATES PHASE 1	LOT 19 BLOCK A	0.23	SF	1	1	1.0	dev SFU	\$ 435.08
0592260540	A-04-27-20-99P-A00000-00020.0	CARDEL HOMES U S LIMITED PARTNERSHIP	3160 S FALKENBURG ROAD		RIVERVIEW	33578-	FL	BASSET CREEK ESTATES PHASE 1	LOT 20 BLOCK A	0.18	SF	1	1	1.0	dev SFU	\$ 435.08
0592260542	A-04-27-20-99P-A00000-00021.0	CARDEL HOMES U S LIMITED PARTNERSHIP	3160 S FALKENBURG RD		RIVERVIEW	33578-	FL	BASSET CREEK ESTATES PHASE 1	LOT 21 BLOCK A	0.2	SF	1	1	1.0	dev SFU	\$ 435.08
0592260544	A-04-27-20-99P-A00000-00022.0	CARDEL HOMES U S LIMITED PARTNERSHIP	3160 S FALKENBURG RD		RIVERVIEW	33578-	FL	BASSET CREEK ESTATES PHASE 1	LOT 22 BLOCK A	0.2	SF	1	1	1.0	dev SFU	\$ 435.08
0592260546	A-04-27-20-99P-A00000-00023.0	CARDEL HOMES US LIMITED PARTNERSHIP	3160 S FALKENBURG RD		RIVERVIEW	33578-	FL	BASSET CREEK ESTATES PHASE 1	LOT 23 BLOCK A	0.2	SF	1	1	1.0	dev SFU	\$ 435.08
0592260548	A-04-27-20-99P-A00000-00024.0	DAVID AND AIME DEHOYOS	19356 YELLOW CLOVER DR		TAMPA	33647-3546	FL	BASSET CREEK ESTATES PHASE 1	LOT 24 BLOCK A	0.2	SF	1	1	1.0	dev SFU	\$ 435.08
0592260550	A-04-27-20-99P-A00000-00025.0	KRISTOPHER AND MELISSA V PROCTOR	19358 YELLOW CLOVER DR		TAMPA	33647-3546	FL	BASSET CREEK ESTATES PHASE 1	LOT 25 BLOCK A	0.2	SF	1	1	1.0	dev SFU	\$ 435.08
0592260552	A-04-27-20-99P-A00000-00026.0	DAVID WHITEHURST AND ELLEN WHITEHURST	19360 YELLOW CLOVER DRIVE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 26 BLOCK A	0.2	SF	1	1	1.0	dev SFU	\$ 435.08
0592260554	A-04-27-20-99P-A00000-00027.0	JOHN A AND CAROL A ZELINSKE	19362 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 27 BLOCK A	0.2	SF	1	1	1.0	dev SFU	\$ 435.08
0592260556	A-04-27-20-99P-A00000-00028.0	LARRY ROSEMOND	19364 YELLOW CLOVER DRIVE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 28 BLOCK A	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260558	A-04-27-20-99P-B00000-00001.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 1 BLOCK B	0.31	SF	1	1	1.0	dev SFU	\$ 435.08
0592260560	A-04-27-20-99P-B00000-00002.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 2 BLOCK B	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260562	A-04-27-20-99P-B00000-00003.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 3 BLOCK B	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260564	A-04-27-20-99P-B00000-00004.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 4 BLOCK B	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260566	A-04-27-20-99P-B00000-00005.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 5 BLOCK B	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260568	A-04-27-20-99P-B00000-00006.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 6 BLOCK B	0.25	SF	1	1	1.0	dev SFU	\$ 435.08
0592260570	A-04-27-20-99P-B00000-00007.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 7 BLOCK B	0.28	SF	1	1	1.0	dev SFU	\$ 435.08
0592260572	A-04-27-20-99P-B00000-00008.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 8 BLOCK B	0.28	SF	1	1	1.0	dev SFU	\$ 435.08
0592260574	A-04-27-20-99P-B00000-00009.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 9 BLOCK B	0.26	SF	1	1	1.0	dev SFU	\$ 435.08
0592260576	A-04-27-20-99P-B00000-00010.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 10 BLOCK B	0.39	SF	1	1	1.0	dev SFU	\$ 435.08
0592260578	A-04-27-20-99P-B00000-00011.0	ALI RAZAVI	19341 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 11 BLOCK B	0.47	SF	1	1	1.0	dev SFU	\$ 435.08
0592260580	A-04-27-20-99P-B00000-00012.0	JOHN P AND JODI DRYSDALE	19343 YELLOW CLOVER DRIVE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 12 BLOCK B	0.26	SF	1	1	1.0	dev SFU	\$ 435.08
0592260582	A-04-27-20-99P-B00000-00013.0	CARDEL HOMES U S LIMITED PARTNERSHIP	3160 S FALKENBURG ROAD		RIVERVIEW	33578-	FL	BASSET CREEK ESTATES PHASE 1	LOT 13 BLOCK B	0.19	SF	1	1	1.0	dev SFU	\$ 435.08
0592260584	A-04-27-20-99P-B00000-00014.0	CARDEL HOMES U S LIMITED PARTNERSHIP	3160 S FALKENBURG RD		RIVERVIEW	33578-	FL	BASSET CREEK ESTATES PHASE 1	LOT 14 BLOCK B	0.19	SF	1	1	1.0	dev SFU	\$ 435.08
0592260586	A-04-27-20-99P-B00000-00015.0	CANDIDA MENDOZA DE REYES	19349 YELLOW CLOVER DRIVE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 15 BLOCK B	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260588	A-04-27-20-99P-B00000-00016.0	JASON C AND LYNN ROGERS	19351 YELLOW CLOVER DRIVE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 16 BLOCK B	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260590	A-04-27-20-99P-B00000-00017.0	JERRY AND VICKIE LEVINGS	19353 YELLOW CLOVER DR		TAMPA	33647-3669	FL	BASSET CREEK ESTATES PHASE 1	LOT 17 BLOCK B	0.19	SF	1	1	1.0	dev SFU	\$ 435.08
0592260592	A-04-27-20-99P-B00000-00018.0	ANDREW KELBE	19355 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 18 BLOCK B	0.19	SF	1	1	1.0	dev SFU	\$ 435.08
0592260594	A-04-27-20-99P-B00000-00019.0	RAJESH N AND SITAL R GANDHI	19357 YELLOW CLOVER DR		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 19 BLOCK B	0.19	SF	1	1	1.0	dev SFU	\$ 435.08
0592260596	A-04-27-20-99P-B00000-00020.0	GEORGE AND CANDI BODUREAU	19359 YELLOW CLOVER DR		TAMPA	33647-3669	FL	BASSET CREEK ESTATES PHASE 1	LOT 20 BLOCK B	0.21	SF	1	1	1.0	dev SFU	\$ 435.08
0592260598	A-04-27-20-99P-B00000-00021.0	CARDEL HOMES US LIMITED PARTNERSHIP	3160 S FALKENBURG RD		RIVERVIEW	33578-	FL	BASSET CREEK ESTATES PHASE 1	LOT 21 BLOCK B	0.25	SF	1	1	1.0	dev SFU	\$ 435.08
0592260600	A-04-27-20-99P-C00000-00001.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	LOT 1 BLOCK C	0.31	SF	1	1	1.0	dev SFU	\$ 435.08
0592260602	A-04-27-20-99P-C00000-00002.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	LOT 2 BLOCK C	0.3	SF	1	1	1.0	dev SFU	\$ 435.08
0592260604	A-04-27-20-99P-C00000-00003.0	NIPA T AND TARAK D PATEL	19236 CLIMBING ASTER DR		TAMPA	33647-3586	FL	BASSET CREEK ESTATES PHASE 1	LOT 3 BLOCK C	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260606	A-04-27-20-99P-C00000-00004.0	SHERWIN KOUCHKIAN-SABOUR ET AL	19234 CLIMBING ASTER DR		TAMPA	33647-3586	FL	BASSET CREEK ESTATES PHASE 1	LOT 4 BLOCK C	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260608	A-04-27-20-99P-C00000-00005.0	JAMES L AND JENICE L HENSON	19232 CLIMBING ASTER DRIVE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 5 BLOCK C	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260610	A-04-27-20-99P-C00000-00006.0	ISABEL G ZANANCHO	19230 CLIMBING ASTER DR		TAMPA	33647-3586	FL	BASSET CREEK ESTATES PHASE 1	LOT 6 BLOCK C	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260612	A-04-27-20-99P-C00000-00007.0	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **		#####	XX	BASSET CREEK ESTATES PHASE 1	LOT 7 BLOCK C	0.26	SF	1	1	1.0	dev SFU	\$ 435.08
0592260614	A-04-27-20-99P-C00000-00008.0	MONIQUE F PIZARRO	19226 CLIMBING ASTER DR		TAMPA	33647-3586	FL	BASSET CREEK ESTATES PHASE 1	LOT 8 BLOCK C	0.32	SF	1	1	1.0	dev SFU	\$ 435.08
0592260616	A-04-27-20-99P-C00000-00009.0	XIOMARA C BRICENA AND USANDRO F AGUIRRE	19124 SWEET CLOVER LANE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 9 BLOCK C	0.31	SF	1	1	1.0	dev SFU	\$ 435.08
0592260618	A-04-27-20-99P-C00000-00010.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 10 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260620	A-04-27-20-99P-C00000-00011.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	LOT 11 BLOCK C	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260622	A-04-27-20-99P-C00000-00012.0	MARTIN A AND USA PICCIANO	19118 SWEET CLOVER LN		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 12 BLOCK C	0.49	SF	1	1	1.0	dev SFU	\$ 435.08



K-BAR RANCH CDD

PRELIMINARY RECREATION ASSESSMENT METHODOLOGY REPORT

FISCAL YEAR 2011 PRELIMINARY ASSESSMENT ROLL

FOUO / (a)	Pin	MAIL NAME / (a)	MAIL ADD 1	MAIL ADD 2	MAIL CITY	MAIL ZIP	STATE	LEGAL 1 / (a)	LEGAL 2 / (a)	ACRE	CDD LU	Unit	ERU	Total ERU	Land Use2	Special Assmt / (b)
0592260624	A-04-27-20-99P-C00000-00013.0	MICHAEL J FESTING-SMITH AND CHRISTINE A MAESTRI	19116 SWEET CLOVER LANE		TAMPA	33647-	FL	BASSET CREEK ESTATES PHASE 1	LOT 13 BLOCK C	0.46	SF	1	1	1.0	dev SFU	\$ 435.08
0592260626	A-04-27-20-99P-C00000-00014.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 14 BLOCK C	0.37	SF	1	1	1.0	dev SFU	\$ 435.08
0592260628	A-04-27-20-99P-C00000-00015.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 15 BLOCK C	0.31	SF	1	1	1.0	dev SFU	\$ 435.08
0592260630	A-04-27-20-99P-C00000-00016.0	MORRIS AND NICOLE SHIBER	19110 SWEET CLOVER LANE		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 16 BLOCK C	0.37	SF	1	1	1.0	dev SFU	\$ 435.08
0592260632	A-04-27-20-99P-C00000-00017.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 17 BLOCK C	0.31	SF	1	1	1.0	dev SFU	\$ 435.08
0592260634	A-04-27-20-99P-C00000-00018.0	MICHAEL R AND HOLLY J ANGEL	19106 SWEET CLOVER LN		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 18 BLOCK C	0.27	SF	1	1	1.0	dev SFU	\$ 435.08
0592260636	A-04-27-20-99P-C00000-00019.0	FARAH K AND AHSAN KHALIL	19104 SWEET CLOVER LANE		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 19 BLOCK C	0.53	SF	1	1	1.0	dev SFU	\$ 435.08
0592260638	A-04-27-20-99P-C00000-00020.0	THOMAS AND NAOMI ELIZABETH LANG-UNNASCH	19102 SWEET CLOVER LN		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 20 BLOCK C	0.43	SF	1	1	1.0	dev SFU	\$ 435.08
0592260640	A-04-27-20-99P-C00000-00021.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 21 BLOCK C	0.41	SF	1	1	1.0	dev SFU	\$ 435.08
0592260642	A-04-27-20-99P-C00000-00022.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 22 BLOCK C	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260644	A-04-27-20-99P-C00000-00023.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 23 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260646	A-04-27-20-99P-C00000-00024.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSETT CREEK ESTATES PHASE 1	LOT 24 BLOCK C	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260648	A-04-27-20-99P-C00000-00025.0	CLEO M AND CORA D EDWARDS	19127 SWEET CLOVER LN		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 25 BLOCK C	0.33	SF	1	1	1.0	dev SFU	\$ 435.08
0592260650	A-04-27-20-99P-C00000-00026.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 26 BLOCK C	0.39	SF	1	1	1.0	dev SFU	\$ 435.08
0592260652	A-04-27-20-99P-C00000-00027.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 27 BLOCK C	0.35	SF	1	1	1.0	dev SFU	\$ 435.08
0592260654	A-04-27-20-99P-C00000-00028.0	JILL D AND JOHN S CARR	19214 CLIMBING ASTER DRIVE		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 28 BLOCK C	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260656	A-04-27-20-99P-C00000-00029.0	GASAN O AND JAKLIN AWAD	19212 CLIMBING ASTER DR		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 29 BLOCK C	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260658	A-04-27-20-99P-C00000-00030.0	MARY HAMBURG	1322 ECKLES DR		TAMPA	33612-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 30 BLOCK C	0.23	SF	1	1	1.0	dev SFU	\$ 435.08
0592260660	A-04-27-20-99P-C00000-00031.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 31 BLOCK C	0.25	SF	1	1	1.0	dev SFU	\$ 435.08
0592260662	A-04-27-20-99P-C00000-00032.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 32 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260664	A-04-27-20-99P-C00000-00033.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 33 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260666	A-04-27-20-99P-C00000-00034.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 34 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260668	A-04-27-20-99P-C00000-00035.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 35 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260670	A-04-27-20-99P-C00000-00036.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 36 BLOCK C	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260672	A-04-27-20-99P-C00000-00037.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 37 BLOCK C	0.25	SF	1	1	1.0	dev SFU	\$ 435.08
0592260674	A-04-27-20-99P-C00000-00038.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 38 BLOCK C	0.31	SF	1	1	1.0	dev SFU	\$ 435.08
0592260676	A-04-27-20-99P-C00000-00039.0	RAFAEL A AND KENIA RONDON	19102 CLIMBING ASTER DR		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 39 BLOCK C	0.37	SF	1	1	1.0	dev SFU	\$ 435.08
0592260678	A-04-27-20-99P-C00000-00040.0	TIMOTHY W AND CAROLE A MEHNERT	10501 MISTFLOWER LN		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 40 BLOCK C	0.66	SF	1	1	1.0	dev SFU	\$ 435.08
0592260680	A-04-27-20-99P-C00000-00041.0	VIOLET GREENLAW	10503 MISTFLOWER LANE		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 41 BLOCK C	0.35	SF	1	1	1.0	dev SFU	\$ 435.08
0592260682	A-04-27-20-99P-C00000-00042.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSETT CREEK ESTATES PHASE 1	LOT 42 BLOCK C	0.35	SF	1	1	1.0	dev SFU	\$ 435.08
0592260684	A-04-27-20-99P-C00000-00043.0	MOBLEY HOMES FLORIDA LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSETT CREEK ESTATES PHASE 1	LOT 43 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260686	A-04-27-20-99P-C00000-00044.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSETT CREEK ESTATES PHASE 1	LOT 44 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260688	A-04-27-20-99P-C00000-00045.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 45 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260690	A-04-27-20-99P-C00000-00046.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 46 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260692	A-04-27-20-99P-C00000-00047.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 47 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260694	A-04-27-20-99P-C00000-00048.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 48 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260696	A-04-27-20-99P-C00000-00049.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 49 BLOCK C	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260698	A-04-27-20-99P-D00000-00001.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 1 BLOCK D	0.29	SF	1	1	1.0	dev SFU	\$ 435.08
0592260700	A-04-27-20-99P-D00000-00002.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 2 BLOCK D	0.41	SF	1	1	1.0	dev SFU	\$ 435.08
0592260702	A-04-27-20-99P-D00000-00003.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 3 BLOCK D	0.36	SF	1	1	1.0	dev SFU	\$ 435.08
0592260704	A-04-27-20-99P-D00000-00004.0	JAMES D BEAL	8720 HUNTING TRAIL		INDIANAPOLIS	46217-	IN	BASSETT CREEK ESTATES PHASE 1	LOT 4 BLOCK D	0.24	SF	1	1	1.0	dev SFU	\$ 435.08
0592260706	A-04-27-20-99P-D00000-00005.0	MARSHA J HINDE	19205 CLIMBING ASTER DR		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 5 BLOCK D	0.23	SF	1	1	1.0	dev SFU	\$ 435.08
0592260708	A-04-27-20-99P-D00000-00006.0	RANDY D AND LISA M CHURCH	19205 CLIMBING ASTER DR		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 6 BLOCK D	0.25	SF	1	1	1.0	dev SFU	\$ 435.08
0592260710	A-04-27-20-99P-D00000-00007.0	WILLIE J JR AND WILMA WEEMS	19203 CLIMBING ASTER DRIVE		TAMPA	33647-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 7 BLOCK D	0.33	SF	1	1	1.0	dev SFU	\$ 435.08
0592260712	A-04-27-20-99P-D00000-00008.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 8 BLOCK D	0.48	SF	1	1	1.0	dev SFU	\$ 435.08
0592260714	A-04-27-20-99P-E00000-00001.0	DANIEL J AND LEEANNE BURKE	3 LAMPLIGHTERS WAY		SAUGUS	01906-	MA	BASSETT CREEK ESTATES PHASE 1	LOT 1 BLOCK E	0.22	SF	1	1	1.0	dev SFU	\$ 435.08
0592260716	A-04-27-20-99P-E00000-00002.0	GRANADA I LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSETT CREEK ESTATES PHASE 1	LOT 2 BLOCK E	0.27	SF	1	1	1.0	dev SFU	\$ 435.08
0592260718	A-04-27-20-99P-E00000-00003.0	GRANADA I LLC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSETT CREEK ESTATES PHASE 1	LOT 3 BLOCK E	0.27	SF	1	1	1.0	dev SFU	\$ 435.08
0592260720	A-04-27-20-99P-E00000-00004.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 4 BLOCK E	0.27	SF	1	1	1.0	dev SFU	\$ 435.08
0592260722	A-04-27-20-99P-E00000-00005.0	GRANADA I LLC	14824 N FLORIDA AVENUE		TAMPA	33613-	FL	BASSETT CREEK ESTATES PHASE 1	LOT 5 BLOCK E	0.28	SF	1	1	1.0	dev SFU	\$ 435.08
0592260724	A-04-27-20-99P-E00000-00006.0	JOE N JR AND ANGELIA D ROBINSON	19115 CLIMBING ASTER DR		TAMPA	33647-3543	FL	BASSETT CREEK ESTATES PHASE 1	LOT 6 BLOCK E	0.28	SF	1	1	1.0	dev SFU	\$ 435.08
0592260726	A-04-27-20-99P-E00000-00007.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSETT CREEK ESTATES PHASE 1	LOT 7 BLOCK E	0.29	SF	1	1	1.0	dev SFU	\$ 435.08

K-BAR RANCH CDD

PRELIMINARY RECREATION ASSESSMENT METHODOLOGY REPORT

FISCAL YEAR 2011 PRELIMINARY ASSESSMENT ROLL

FOUO / (a)	Pin	MAIL NAME / (a)	MAIL ADD 1	MAIL ADD 2	MAIL CITY	MAIL ZIP	STATE	LEGAL 1 / (a)	LEGAL 2 / (a)	ACRE	CDD LU	Unit	ERU	Total ERU	Land Use2	Special Assmt / (b)
0592260728	A-04-27-20-99P-E00000-00008.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 8 BLOCK E	0.25	SF	1	1	1.0	dev SFU	\$ 435.08
0592260730	A-04-27-20-99P-E00000-00009.0	BASSETT CREEK LOTS LLC	14824 N FLORIDA AVE		TAMPA	33613	FL	BASSET CREEK ESTATES PHASE 1	LOT 9 BLOCK E	0.28	SF	1	1	1.0	dev SFU	\$ 435.08
0592260732	A-04-27-20-99P-E00000-00010.0	MOBLEY HOMES OF FLORIDA INC	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	LOT 10 BLOCK E	0.78	SF	1	1	1.0	dev SFU	\$ 435.08
0592260734	A-04-27-20-99P-000000-A0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT A	10.34	0	0	0	0.0	dev SFU	\$ -
0592260736	A-04-27-20-99P-000000-B0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT B	0.48	0	0	0	0.0	dev SFU	\$ -
0592260738	A-04-27-20-99P-000000-C0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT C	3.74	0	0	0	0.0	dev SFU	\$ -
0592260740	A-04-27-20-99P-000000-D0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT D	3.38	0	0	0	0.0	dev SFU	\$ -
0592260742	A-04-27-20-99P-000000-E0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT E	1.77	0	0	0	0.0	dev SFU	\$ -
0592260744	A-04-27-20-99P-000000-F0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT F	0.11	0	0	0	0.0	dev SFU	\$ -
0592260746	A-04-27-20-99P-000000-G0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT G	8.88	0	0	0	0.0	dev SFU	\$ -
0592260748	A-04-27-20-99P-000000-H0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT H	1.13	0	0	0	0.0	dev SFU	\$ -
0592260750	A-04-27-20-99P-000000-I0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT I	3.14	0	0	0	0.0	dev SFU	\$ -
0592260752	A-04-27-20-99P-000000-J0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT J	5.99	0	0	0	0.0	dev SFU	\$ -
0592260754	A-04-27-20-99P-000000-K0000.0	BASSET CREEK ESTATES HOA	14824 N FLORIDA AVE		TAMPA	33613-1844	FL	BASSET CREEK ESTATES PHASE 1	TRACT K	0.11	0	0	0	0.0	dev SFU	\$ -
<b>Total</b>										<b>334.67</b>		<b>378</b>		<b>267.6</b>		<b>\$ 164,460.24</b>

Footnote:

- (a) Based on August 2010 tax roll per County property appraiser's office. Subject to change.
- (b) Not adjusted for rounding.



## 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

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F: (602) 319-7339

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1801 Lee Road, Suite 255  
Winter Park, FL 32789  
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Sacramento, CA 95841  
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