

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

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Wednesday  
February 20, 2013***

***1:00 p.m.***

***At the Offices of:***

***Stantec  
2205 North 20<sup>th</sup> Street  
Tampa, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

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

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

February 13, 2013

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

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the K-Bar Ranch CDD is scheduled for **Wednesday, February 20, 2013 at 10:00 a.m.** at the offices of Stantec, 2205 North 20<sup>th</sup> Street, Tampa, Florida. *The advanced copy of the agenda for each meeting is attached.*

Enclosed for your review in the Advance Board Package is:

- Minutes of January 6, 2013 Meeting;
- January Financial Statements; and
- Revised Meeting Schedule.

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

Sincerely,

*John Daugirda/jmr*

John Daugirda  
District Manager

JD:jmr  
Enclosures

District: K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: **Wednesday, February 20, 2013**  
Time: 1:00 p.m.  
Location: Stantec  
2205 North 20<sup>th</sup> Street  
Tampa, FL 33605

***Regular Business Meeting  
Agenda***

1. Roll Call
2. Administration Items
  - A. Approval of Minutes of January 16, 2013 Meeting
  - B. Financial Statements as of January 2013
4. Business Matters
  - A. Construction and Property Update
  - B. Update: Petition Expansion/Modification of District Boundaries
  - C. Additional Matters
5. Staff Reports
  - A. Manager
    1. Management Update
    2. Revised Meeting Schedule
  - B. Engineer
6. Audience Comments
7. Supervisors Requests
8. Adjournment

**SECTION TWO**

**Item A**

1                               **MINUTES OF MEETING**  
2                                    **K-BAR RANCH**  
3                               **COMMUNITY DEVELOPMENT DISTRICT**  
4

5               The regular meeting of the Board of Supervisors of the K-Bar Ranch Community  
6 Development District was held on Wednesday, January 16, 2013 at 6:00 p.m. at the  
7 offices of Stantec, 2205 North 20<sup>th</sup> Street, Tampa, Florida.  
8

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

10              Mr. Daugirda called the meeting to order.

11              The Board members introduced themselves for the record.

12  
13              Present and constituting a quorum were:

14

15              Betty Valenti	Chairpson
16              Chloe Firebaugh	Vice Chairperson
17              Joe Fulghum	Supervisor
18              Mike Metropolis	Supervisor
19              Ryan Shears	Supervisor
20              Jamie Goodman	Outgoing Chairperson
21              Len Johnson	Outgoing Vice Chairperson
22              Sasha Goodman	Outgoing Supervisor

23

24              Also present were:

25

26              John Daugirda	Manager
27              John Vericker	Attorney
28              Tonja Stewart	Engineer
29              Brad Van Rooyen	HOA Representative
30              Carlos Torres	Cornerstone Landscaping

31

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

33

34              **SECOND ORDER OF BUSINESS – Organizational Matters**

35              Mr. Daugirda stated the landowner’s election was held November 21, 2012 for the  
36 three seats up for election. Mr. Van Rooyen was elected; however, has declined the  
37 position of Supervisor.  
38  
39  
40

1 **A. Oath of Office of Newly Elected Supervisors**

2 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath  
3 of office to Michael Metropolis and Jamie Goodman; a copy of the oaths are attached  
4 hereto and made a part of the public record.

5

6 **D. Resolution 2013-1 Canvassing and Certifying Results of Landowners  
7 Election**

8 Mr. Daugirda stated Resolution 2013-1 canvasses and certifies the results of the  
9 landowner's election. The number of votes and terms for each Board member are Ms.  
10 Goodman with 113 votes for a four year term of office, Mr. Van Rooyen with 80 votes  
11 for a four year term of office and Mr. Metropolis with 51 votes for a two year term of  
12 office.

13

14 On MOTION by Mr. Johnson, SECONDED by Ms. Jamie Goodman, WITH ALL IN  
15 FAVOR, the Board adopted Resolution 2013-1 Canvassing and Certifying the Results of  
16 the Landowners Meeting.

17

18 Mr. Daugirda stated due to Mr. Van Rooyen's declining to serve, we have a  
19 vacancy which is Seat #3 a four year term and we are looking for a nomination to fill that  
20 seat.

21

22 On MOTION by Mr. Johnson, SECONDED by Ms. Jamie Goodman, WITH ALL IN  
23 FAVOR, the Board appointed Ms. Betty Valenti to Seat # 3, expiring 2016.

24

25 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath  
26 of office to Ms. Betty Valenti; a copy of the oaths are attached hereto and made a part of  
27 the public record.

28 Mr. Daugirda stated I understand we will be going through a Supervisor transition  
29 today.

30 Ms. Jamie Goodman stated I hereby resign from the K-Bar Ranch District Board,  
31 effective today.

32

33 On MOTION by Mr. Johnson, SECONDED by Ms. Sasha Goodman, WITH ALL IN  
34 FAVOR, the Board accepted the resignation of Ms. Jamie Goodman Seat # 2.

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Mr. Daugirda gave a Final Form 1, Financial Disclosure, to Ms. Jamie Goodman and explained it needs to be filed with the supervisor of election in the county in which you reside within 60 days from your resignation.

Mr. Daugirda requested a nomination to fill Seat #2.

On MOTION by Ms. Valenti, SECONDED by Mr. Johnson, WITH ALL IN FAVOR, the Board appointed Ms. Chloe Firebaugh to Seat # 2, expiring 2016

Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath of office to Ms. Chloe Firebaugh; a copy of the oaths are attached hereto and made a part of the public record.

Mr. Daugirda stated Mr. Johnson and Ms. Sasha Goodman will be submitting their resignations today.

Mr. Johnson stated I hereby resign from the Board, effective immediately.

Ms. Sasha Goodman stated I hereby resign effective immediately.

Mr. Daugirda requested a motion to accept the resignations.

On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR, the Board accepted the resignations of Mr. Johnson Seat #4 and Ms. Sasha Goodman Seat #5.

Mr. Daugirda gave a Final Form 1, Financial Disclosure, to Mr. Johnson, and Ms. Sasha Goodman and explained it needs to be filed with the supervisor of election in the county in which you reside within 60 days from your resignation.

Mr. Daugirda requested nominations for Seat # 4 and Seat #5 expiring 2014

Mr. Ryan Shears and Mr. Joe Fulghum were nominated.

Mr. Daugirda requested a motion to accept.

On MOTION by Ms. Firebaugh, SECONDED by Ms. Valenti, WITH ALL IN FAVOR, the Board appointed Mr. Ryan Shears to Seat #4 and Mr. Fulghum to seat #5, expiring 2014.

1 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath  
2 of office to Mr. Ryan Shears and Mr. Joe Fulghum; a copy of the oaths are attached  
3 hereto and made a part of the public record.

4

5 **B. Overview of Board Members and District Responsibilities**

6 Mr. Daugirda presented a supervisor information packet, a Form 1 – Statement of  
7 Financial Interest and the Guide to the Sunshine Amendment and Code of Ethics for  
8 Public Officers and Employees.

9 Mr. Daugirda further stated the District is a public entity and you are a public  
10 official. The Board is bound by the Sunshine Law and various laws and rules of the State  
11 of Florida including Chapter 190 and several others. Any materials kept by the  
12 Supervisor or staff members in connection with the CDD are public records and it is  
13 recommended they are kept in one location in case of a request separate from personal or  
14 business records.

15 Mr. Metropolis welcomed the new Board members, and stated I am looking  
16 forward to working with you, as is the rest of the community.

17

18 **C. Compensation of Board Members**

19 Mr. Daugirda stated in terms of compensation, there is a statutory provision for  
20 \$200 per meeting. Please state for the record if you accept or waive compensation.

21 Ms. Valenti, Ms. Firebaugh, Mr. Shears and Mr. Fulghum waived compensation.

22

23 **F. Resolution 2013-2 Election of Officers**

24 Mr. Daugirda reviewed the officers of the District and requested a nomination for  
25 Chairperson.

26 Ms. Valenti was nominated as Chairperson.

27

28 On MOTION by Ms. Firebaugh, SECONDED by Mr. Shears, WITH ALL IN FAVOR,  
29 the Board elected Ms. Valenti as Chairperson.

30

31 Mr. Daugirda requested a nomination for Vice Chairperson.

32 Ms. Firebaugh was nominated.

33



1 On MOTION by Ms. Valenti, SECONDED by Mr. Shears, WITH ALL IN FAVOR, the  
2 Board elected Ms. Chloe Firebaugh as Vice Chairperson.

3  
4 Mr. Daugirda stated DPFG will continue in its officer positions, and the  
5 remaining Board members will be Assistant Secretaries.

6  
7 On MOTION by Ms. Valenti, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR,  
8 the Board adopted Resolution 2013-2 Designating Officers as Chairman Betty Valenti;  
9 Vice Chairman Chloe Firebaugh; Secretary John Daugirda; Treasurer Rick Woodville;  
10 Assistant Treasurers John Daugirda and Maik Aagaard; Assistant Secretaries Mike  
11 Metropolis, Ryan Shears, Joe Fulghum, Carolyn Stewart and Jean Rugg.

12  
13 **THIRD ORDER OF BUSINESS- Administration Items**

14 **A. Approval of Minutes of August 21, 2012 Meeting**

15 Mr. Daugirda stated each Board member received a copy of the minutes of the  
16 August 21, 2012 meeting, and requested any additions, corrections or deletions.

17 Corrections noted: Page 3 line 15, "...an informal committee..."; Page 3 line 20,  
18 ...trimming of the trees..."; and Page 4 line 25, "...and installation of the card...".

19  
20 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,  
21 the Board approved the minutes of the August 21, 2012 meeting, as amended.

22  
23 Mr. Van Rooyen stated the HOA received very good feedback on the holiday  
24 lights in the community.

25 Mr. Metropolis stated there were problems with the holiday lights with every plug  
26 at the Amenity Center being on one circuit and it overloaded and popped the breaker.  
27 Dave's Home Helper stated Decorating Elves had issues with how the lights were  
28 installed. I tend to disagree. It was not that they installed the light improperly or did not  
29 tape off the plugs. It was too many plugs for one breaker so next year we will have to  
30 look at that. Bassett Creek signage does not have electricity at their monuments and  
31 some wanted to know why some have decorations and some didn't.

32 Mr. Daugirda stated we should have a site visit with the new developer to look at  
33 these issues. Thank you, Mr. Metropolis, for your ideas for the holiday lighting.

34  
35

1 **C. Resolution 2013-3 General Fund Budget Amendment #1 for FY 2012**  
2 Mr. Daugirda reviewed the budget fund amendment and requested a motion to  
3 approve.

4 Following discussion,

5  
6 On MOTION by Ms. Firebaugh, SECONDED by Ms. Valenti, WITH ALL IN FAVOR,  
7 the Board adopted Resolution 2013-3 General Fund Budget Amendment #1 for FY 2012.  
8

9 Ms. Firebaugh requested Mr. Woodville contact her regarding the \$20,000  
10 developer contribution.

11  
12 **B. Financial Statements as of September 30, 2012**  
13 Mr. Daugirda reviewed the financial statement and requested a motion to accept.

14  
15 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,  
16 the Board accepted the September 30, 2012 financial statement.  
17

18 **Financial Statements as of December 31, 2012**  
19 Mr. Daugirda reviewed the financial statements as of December 31, 2012 and  
20 requested a motion to accept.

21  
22 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,  
23 the Board accepted the December 31, 2012 financial statement.  
24

25 **FOURTH ORDER OF BUSINESS - Business Matters**

26 **A. Construction and Property Update**  
27 Ms. Firebaugh asked Mr. Torres, are we up to date on payment?

28 Mr. Torres stated more than we were.

29 Ms. Stewart stated during the last phase of construction there was a lot of damage  
30 done to the round-about and I have received proposals from Cornerstone to make those  
31 repairs, as well as try to protect it better. We also included the landscaping at the  
32 clubhouse as there is a problem with the soil in that area. I have to put in a fence along  
33 the upland habitat area in phase one. With the new developer's that has been resolved.

34 Mr. Torres reviewed the proposed plans for the projects mentioned by Ms.  
35 Stewart.

1 Mr. Torres stated as of February 1, Cornerstone will be operating as Austin  
2 Outdoors.

3 Mr. Metropolis stated I don't think the residents should be paying for damage  
4 done by the construction contractors, and indicated the developer should pay of that  
5 damage. We provide photo proof, and they contractors deny doing the damage.  
6 Additionally, we were told there is another construction route.

7 Ms. Valenti stated I understand from our other communities that Austin Outdoor  
8 did take over the landscaping, but the chemical program was handled by Cornerstone.

9 Mr. Torres stated the uniforms and company logo is changing, but it is the same  
10 people handling the same programs.

11 A discussion was held regarding possible repairs to the round-a-bout, moving in a  
12 positive direction with the new developer, and additional construction access point.

13 Ms. Firebaugh stated I am very hands on and I will want to meet with Mr. Torres  
14 and Ms. Stewart at the site and talk to the builders.

15 Mr. Van Rooyen reported that on the east side of Water Maple, the  
16 builders/contractors leave trash, wash paint buckets and they don't remove the silk fence  
17 when they are finished. There is also about six foot high vegetation along the residents'  
18 lots.

19 Ms. Firebaugh stated the CDD needs to send a notice to the builders that they  
20 need to clean up and remove the silk fence when they are done. Mr. Torres, can you look  
21 at what needs to be done and let me know?

22 Mr. Torres responded yes I will.

23 Mr. Firebaugh asked are the weeds in the common area?

24 Mr. Van Rooyen stated it is on the slope within the conservation area

25 Ms. Firebaugh stated in our other communities the slope is the homeowner's  
26 responsibility. I will need to see it in person, and look at the plans and Deed Restrictions  
27 documents.

28 Mr. Van Rooyen stated some homeowners' want the conservation area cut backed,  
29 or mowed and maintained. My suggestion is small signage posting it is a conservation  
30 area. We also have Pepper Grass along another conservation area as well.

31

1 Ms. Stewart suggested monthly e-mails to the homeowners to remind them of the  
2 conservation areas and that they are protected.

3 A discussion was held regarding referring residents to gator hotline, and  
4 communication.

5 Mr. Daugirda was requested to provide a monthly report from the District  
6 Manager after his drive through of the District.

7 Mr. Van Rooyan stated if you wish, we can also provide a monthly report of what  
8 we have received or reviewed regarding CDD property only.

9 Ms. Valenti stated that would be fine. You can forward it to Mr. Daugirda and he  
10 can make it part of his report.

11

12 **B. Ratification of GNP Arbitrage Calculation Engagement Letter**

13 Mr. Daugirda reviewed the GNP engagement letter and requested a motion to  
14 ratify.

15

16 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,  
17 the Board ratified the GNP Arbitrage Calculation Engagement Letter.

18

19 **C. Acceptance of 2012 Arbitrage Calculation Report on Series 2011 Bonds**

20 Mr. Daugirda reviewed the 2012 Arbitrage report on the 2011 Bonds and  
21 requested a motion to accept.

22

23 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,  
24 the Board accepted the 2012 Arbitrage Calculation Report on the Series 2011 Bonds.

25

26 **FIFTH ORDER OF BUSINESS – Staff Reports**

27 **A. Manager**

28 Mr. Daugirda stated I welcome the new developers to board and our office will  
29 assist in any way we can through the transition, and we look forward to working with  
30 you.

31

32 **B. Attorney**

33 There being no report, the next item followed.

34

1 **C. Engineer**

2 Ms. Stewart asked when Lennar is ready to plat the area, please send me the draft  
3 plats for the land use and make sure we are aware of any lands coming to the District.  
4 The home builders need to do proper grading and make sure they are in compliance for  
5 the approved master drainage plan, master grading plans and handicap ADA ramp details.

6 I had asked Mr. Woodville to check to see if there were any lands that were built  
7 that still has not been conveyed to the city or county so we can clean it up prior to the  
8 upcoming audit. I have been assessing the various lands currently in Stonecreek  
9 Townhomes, Bassett Creek Estates Phases 1, 2A and 2B. When Mr. Mark Mobley was  
10 involved he wanted the HOA to own everything so we did an easement to the District so  
11 the District could maintain those areas. We want the HOA to convey those lands to the  
12 CDD for the District to maintain. This is basic clean-up.

13 If the HOA wants to continue to maintain the three western ponds in Stonecreek  
14 Townhomes, we need to get those deeds completed.

15 The City of Tampa has made the District obligated to maintain sidewalks and  
16 street trees; and the District did take actions last year to pass that obligation onto the  
17 homeowners for the abutting sidewalk and street trees.

18 Mr. Vericker stated I will work on the deeds for the ponds as they should be  
19 owned by the CDD.

20 A discussion was held regarding the deeds for the ponds, an amendment to the  
21 HOA declarations to take care of the street tree and sidewalks.

22 Ms. Stewart stated I have good news; we found that TECO overcharged us for the  
23 street lights, so we are under budget in that line item, and we received a \$12,000 check.

24 Mr. Firebaugh asked Ms. Stewart, can you send the Board a report on the projects  
25 and a list of issues and prioritize them?

26

27 **SIXTH ORDER OF BUSINESS – Audience Comments**

28 There not being any, the next item followed.

29

30 **SEVENTH ORDER OF BUSINESS - Supervisors Request**

31 A discussion was held regarding the meeting time, date and locations.

1           Board consensus was from March and forward, the Board will meet on the third  
2 Wednesday at 1:00 p.m. at MI Homes offices in Tampa. Meetings for the Budget will be  
3 held at 5:00 p.m. for June and July at the New Tampa Library.

4           Ms. Valenti stated if you can send all contracts/agreements and resolutions to me,  
5 and I'll make workbooks for all of the supervisors.

6           Mr. Fulghum asked when did the infrastructure begin?

7           Ms. Stewart stated it was started in 2006, 2007.

8           Ms. Fulgham asked is there a mechanism in place to review those items annually  
9 on a proactive basis?

10          Ms. Stewart responded yes, and it was not until 2011 that we acquired the amenity  
11 center, and we do annual inspections. For the large ponds, I had a contractor put in a  
12 liquid polymer on the slope, and I hoping it will limit the erosion. I have been  
13 monitoring it, and the slopes are okay, and have not seen anything that needs to be  
14 repaired.

15          It is important we bring our stormwater ponds up to compliance with water  
16 quality information, and I hoping we will implement an aquatic planting program in this  
17 upcoming budget for littoral shelves and pond perimeters.

18          Mr. Stewart stated we need to do a CDD boundary amendment.

19          Ms Valenti stated we need an authorization to expand for Parcel Q and remove  
20 the Krusen portion.

21          Ms. Stewart stated we do have a basis to start from. I have given it to Mr. Veriker  
22 to take a look at it.

23          Mr. Daugirda stated we could do a motion to begin the expansion boundary  
24 process.

25

26           On MOTION by Ms. Valenti, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR,  
27 the Board authorized and approved an Expansion/Modification Petition of District  
28 Boundaries for Parcel Q and Krusen Parcel; subject to Chair, Attorney and Manager  
29 reviewing and finalizing documentation.

30

31

32

1 **EIGHTH ORDER OF BUSINESS – Adjournment**

2 Mr. Daugirda requested a motion to continue the meeting too February 20, 2013  
3 at 1:00 p.m. at Stantec offices.

4

5 **On MOTION by Ms. Firebaugh, SECONDED by Mr. Shears, WITH ALL IN FAVOR,**  
6 **the Board continued the meeting to February 20, 2013 at 1:00 p.m. at the Stantec offices.**

7

8 *\*These minutes were prepared in summary format.*

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

13

14 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**  
15 **publicly noticed meeting held on \_\_\_\_\_.**

16

17

18

19 \_\_\_\_\_  
**Signature**

\_\_\_\_\_ **Signature**

20

21

22 \_\_\_\_\_  
**Printed Name**

\_\_\_\_\_ **Printed Name**

23

24 **Title:**

**Title:**

25  **Secretary**

**Chairperson**

26  **Assistant Secretary**

**Vice Chairperson**

27

**SECTION TWO**

**Item B**



**K-BAR RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED FINANCIAL STATEMENTS**

**AS OF**

**JANUARY 31, 2013**

**PREPARED: 2-12-2013**

# TABLE OF CONTENTS

I. Financial Statements

II. Bank Reconciliation

III. Check Register

IV. Construction Schedule and Requisitions

**K-BAR RANCH CDD  
BALANCE SHEET  
JANUARY 31, 2013**

	<u>GENERAL FUND</u>	<u>SERIES 2006 DEBT SERVICE FUND 201</u>	<u>SERIES 2011 DEBT SERVICE FUND 202</u>	<u>SERIES 2006 CONSTRUCTION FUND 301</u>	<u>SERIES 2011 CONSTRUCTION FUND 302</u>
<b><u>ASSETS:</u></b>					
CASH	\$ 203,551	\$ -	\$ -	\$ 2,884	\$ -
INVESTMENTS					
REVENUE FUND	-	289,052	49,402	-	-
PREPAYMENT FUND	-	1,252	-	-	-
RESERVE FUND	-	352,607	14,813	-	-
CONSTRUCTION FUND	-	-	-	7,282	4,782
ACCOUNTS RECEIVABLE	-	-	-	-	-
DUE FROM OTHER FUNDS	-	54,117	421	-	-
UTILITY DEPOSIT (TECO)	8,960	-	-	2,230	-
<b>TOTAL ASSETS</b>	<b><u>\$ 212,511</u></b>	<b><u>\$ 697,028</u></b>	<b><u>\$ 64,635</u></b>	<b><u>\$ 12,395</u></b>	<b><u>\$ 4,782</u></b>
<b><u>LIABILITIES:</u></b>					
ACCTS PAYABLE/ACCRUED EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
DUE TO OTHER FUNDS	54,538	-	-	-	-
<b><u>FUND BALANCE:</u></b>					
NONSPENDABLE:					
PREPAID AND DEPOSITS	8,960	-	-	2,230	-
RESTRICTED FOR:					
DEBT SERVICE	-	697,028	64,635	-	-
CAPITAL PROJECTS	-	-	-	10,165	4,782
ASSIGNED:	-	-	-	-	-
UNASSIGNED:	149,013	-	-	-	-
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>\$ 212,511</u></b>	<b><u>\$ 697,028</u></b>	<b><u>\$ 64,635</u></b>	<b><u>\$ 12,395</u></b>	<b><u>\$ 4,782</u></b>

The financial footnotes are intended to provide additional information with respect to the status of the District. This is in no way intended to represent a complete list of the notes that would be required to be presented in accordance with generally accepted accounting principals. See the year-end District audit for additional information.

**K-BAR RANCH CDD  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
FOR THE PERIOD ENDING JANUARY 31, 2013**

	FY 2013 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
ASSESSMENT ON-ROLL (Gross)	\$ 264,231	\$ 170,165	\$ 169,290 (a)	\$ (875)
ASSESSMENT OFF-ROLL-DEVELOPER (Net)	85,212	85,212	70,851	(14,362)
ASSESSMENTS - OTHER	3,704	-	-	-
INTEREST	-	-	83	83
ASSESSMENT - DISCOUNTS	(10,569)	-	-	-
<b>TOTAL REVENUES</b>	<b>342,578</b>	<b>255,377</b>	<b>240,223</b>	<b>(15,154)</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
<b>GENERAL ADMINISTRATIVE:</b>				
MANAGEMENT CONSULTING SERVICES	30,000	10,000	10,000	-
GENERAL ADMINISTRATIVE	4,800	1,600	1,600	-
MISCELLANEOUS ( Faxes, postage & banking fees)	750	250	62	188
AUDITING	8,000	-	-	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	667	170	496
ENGINEERING SERVICES - GENERAL	10,000	3,333	2,613 (b)	720
LEGAL SERVICES - GENERAL	14,000	4,667	1,346 (c)	3,321
COUNTY-PROPERTY TAXES	183	-	-	-
COUNTY - ASSESSMENT COLLECTION FEES	14,274	-	-	-
MISCELLANEOUS FEES	500	167	-	167
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>84,682</b>	<b>20,858</b>	<b>15,966</b>	<b>4,892</b>
<b>INSURANCE</b>				
INSURANCE (Liability, Public Off, Property & Casualty)	8,284	8,284	15,061 (d)	(6,777)
<b>TOTAL INSURANCE</b>	<b>8,284</b>	<b>8,284</b>	<b>15,061</b>	<b>(6,777)</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSEMINATION SERVICES	2,600	2,600	2,600	-
TRUSTEE FEES	3,500	3,500	5,283 (e)	(1,783)
ARBITRAGE	1,575	-	-	-
TRUST FUND ACCOUNTING	-	-	-	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>7,675</b>	<b>6,100</b>	<b>7,883</b>	<b>(1,783)</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>100,641</b>	<b>35,242</b>	<b>38,910</b>	<b>(3,667)</b>
<b>FIELD OPERATIONS:</b>				
UTILITY - ELECTRICITY	3,132	1,044	1,466	(422)
UTILITY - STREETLIGHTS	58,000	19,333	19,357	(24)
UTILITY - WATER	600	200	119	81
FIELD MANAGEMENT	12,000	4,000	4,000	-
LAKE & POND MAINTENANCE (Blue Water Aquatics)	10,200	3,400	2,550 (f)	850
WETLAND MAINTENANCE (Aquatic Weed Control)	12,400	4,133	1,790 (g)	2,343
WETLAND MONITORING & MITIGATION (Horner Env.)	10,000	3,333	1,295 (h)	2,038
LANDSCAPE MAINTENANCE	73,764	24,588	24,588 (i)	0
IRRIGATION MAINTENANCE	3,000	1,000	155 (i)	846
LANDSCAPE REPLACEMENT & MISCELLANEOUS	8,700	2,900	377 (i)	2,523
HOLIDAY DECORATIONS	5,000	5,000	4,979	21
FIELD CONTINGENCY (Entry walls & Maint)	15,000	5,000	300	4,700
RESERVES	15,000	5,000	-	5,000
<b>TOTAL FIELD OPERATIONS</b>	<b>226,797</b>	<b>78,932</b>	<b>60,976</b>	<b>17,956</b>
<b>AMENITY CENTER OPERATIONS:</b>				

**K-BAR RANCH CDD  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
FOR THE PERIOD ENDING JANUARY 31, 2013**

	FY 2013 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
AMENITY CENTER CLEANING	2,340	780	585	195
POOL MAINTENANCE SERVICES	4,800	1,600	1,600 (j)	-
MISCELLANEOUS POOL REPAIRS	3,000	1,000	-	1,000
BUILDING MAINTENANCE CLEANING	2,660	887	592 (k)	295
	2,340	780	- (l)	780
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>15,140</b>	<b>5,047</b>	<b>2,777</b>	<b>2,270</b>
<b>TOTAL EXPENDITURES</b>	<b>342,578</b>	<b>119,221</b>	<b>102,662</b>	<b>16,559</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>136,156</b>	<b>137,561</b>	<b>1,406</b>
FUND BALANCE - BEGINNING	-	-	20,412	20,412
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 136,156</b>	<b>\$ 157,973</b>	<b>\$ 21,818</b>

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

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

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

Assessments are delinquent on April 1.

b) Engineering Services - Stantec

c) Legal Services - Straley & Robins

d) District annual insurance paid to Brown & Brown. Includes \$3,160 for general liability, plus \$4,831.64 for property insurance, plus \$5,549.50 and \$1,519.50 for public officials, management & employment practices.

e) US Bank Trustee Fees - Series 2006 at \$3,666.75 and Series 2011 at \$1,616.25 that includes incidental expenses (i.e., coping and courier services expenses).

f) Blue Water Acquatics at \$850 per month.

g) Aquatic Weed Control - Quarterly Maintenance at \$1,790.

h) Horner Environmental - \$300 for treatment of tri-annual exotic vegetation plus \$995 for October & November Monitoring.

i) See "Landscape Payment Schedule" attached Page 3 - Austin Outdoor, LLC .

j) Hawkins pool service at \$400 per month.

k) Dave's Home Helper for electrical repairs at \$451.50 and \$140.

l) Anna Devincenzo pool house cleaning at \$195 per month.

**K-BAR RANCH CDD**  
**FY 2013 - LANDSCAPING MAINTENANCE**  
**FOR THE PERIOD ENDING JANUARY 31, 2013**

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>TOTAL AMOUNT PAID</u>	<u>LANDSCAPE MAINTENANCE</u>	<u>IRRIGATION (MAINTENANCE)</u>	<u>MISC.</u>	<u>COMMENTS</u>
<b>Austin Outdoor, LLC</b>						
1574	11/30/2012	6,678.55	6,147.00	154.50	377.05	Plant Replacement
1574	11/30/2012	6,147.00	6,147.00	-	-	
1584	12/10/2012	6,147.00	6,147.00	-	-	
1600	1/16/2013	6,147.00	6,147.00	-	-	
<b>Total</b>		<b><u>\$ 25,119.55</u></b>	<b><u>\$ 24,588.00</u></b>	<b><u>\$ 154.50</u></b>	<b><u>\$ 377.05</u></b>	

**K-BAR RANCH CDD**  
**SERIES 2006 DEBT SERVICE (FD 201)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD ENDING JANUARY 31, 2013**

	FY 2013 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUE</b>				
ASSESSMENTS ON-ROLL (Gross)	\$ 306,963	\$ 197,684	\$ 196,667 (a)	\$ (1,017)
ASSESSMENTS OFF-ROLL (Net)	100,958	100,958	83,943	(17,015)
INTEREST REVENUE	-	-	36	36
DISCOUNT (ASSESSMENTS)	(12,279)	-	-	-
<b>TOTAL REVENUE</b>	<b>395,643</b>	<b>298,642</b>	<b>280,646</b>	<b>(17,996)</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	12,279	-	-	-
INTEREST EXPENSE - SERIES 2006	277,406	138,703	138,703	-
PRINCIPAL - SERIES 2006	105,000	-	-	-
PRINCIPAL PREPAYMENT (SERIES 2006)	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>394,685</b>	<b>138,703</b>	<b>138,703</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>958</b>	<b>159,940</b>	<b>141,944</b>	<b>(17,996)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT (201 TO 301)	-	-	-	(b)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>958</b>	<b>159,940</b>	<b>141,944</b>	<b>(17,996)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>555,084</b>	<b>555,084</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 958</b>	<b>\$ 159,940</b>	<b>\$ 697,028</b>	<b>\$ 537,089</b>

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

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

December = 60%

January = 70%

February = 80%

March = 90%

April = 100% Assessments are delinquent on April 1.

b) Transfer-out of excess reserves funds to Series 2006 Capital Projects.

**K-BAR RANCH CDD**  
**SERIES 2011 DEBT SERVICE (FD 202)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD ENDING JANUARY 31, 2013**

	FY2013 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUE</b>				
ASSESSMENT ON-ROLL - SERIES 2011 (Gross)	\$ 64,404	\$ 41,476	\$ 41,264	\$ (213)
ASSESSMENT OFF-ROLL - SERIES 2011 (Net)	-	-	-	-
INTEREST REVENUE	-	-	4	4
DISCOUNT (ASSESSMENTS)	(2,576)	-	-	-
<b>TOTAL REVENUE</b>	<b>61,828</b>	<b>41,476</b>	<b>41,268</b>	<b>(209)</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	2,576	-	-	-
INTEREST EXPENSE - SERIES 2011	49,388	24,775	24,775	-
PRINCIPAL - SERIES 2011	10,000	-	-	-
PRINCIPAL PREPAYMENT (SERIES 2011)	-	-	5,000	(5,000)
<b>TOTAL EXPENDITURES</b>	<b>61,964</b>	<b>24,775</b>	<b>29,775</b>	<b>(5,000)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(136)</b>	<b>16,701</b>	<b>11,493</b>	<b>11,628</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT (201 TO 301)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(136)</b>	<b>16,701</b>	<b>11,493</b>	<b>11,628</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>53,142</b>	<b>53,142</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ (136)</b>	<b>\$ 16,701</b>	<b>\$ 64,635</b>	<b>\$ 64,771</b>



**K-BAR RANCH CDD**  
**SERIES 2006 CONSTRUCTION FUND (FD 301)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD ENDING JANUARY 31, 2013**

	<b>FY2012 ADOPTED BUDGET</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>			
DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -
INTEREST REVENUE	-	1	1
<b>TOTAL REVENUE</b>	<b>-</b>	<b>1</b>	<b>1</b>
<b>EXPENDITURES</b>			
MISCELLANEOUS EXPENDITURES (i.e., Banking Fees)	-	59	(59)
CONSTRUCTION IN PROGRESS	-	2,552 (a)	(2,552)
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,611</b>	<b>(2,552)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(2,610)</b>	<b>(2,610)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
TRANSFER-IN	-	- (b)	-
TRANSFER-OUT	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>(2,610)</b>	<b>(2,610)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>15,005</b>	<b>15,005</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 12,395</b>	<b>\$ 12,395</b>

a) SiteMaster ; Cornerstone

b) Transfer-in from Series 2006 Debt Service Reserve Fund.

**K-BAR RANCH CDD**  
**SERIES 2011 CONSTRUCTION FUND (FD 302)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD ENDING JANUARY 31, 2013**

	<u>FY2012 ADOPTED BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>			
DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -
INTEREST REVENUE	-	0	0
<b>TOTAL REVENUE</b>	<u>-</u>	<u>0</u>	<u>0</u>
<b>EXPENDITURES</b>			
CONSTRUCTION IN PROGRESS	-	2,800 (a)	(2,800)
MISCELLANEOUS EXPENSES	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>	<u>2,800</u>	<u>(2,800)</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	(2,800)	(2,800)
<b>NET CHANGE IN FUND BALANCE</b>	-	(2,800)	(2,800)
<b>FUND BALANCE - BEGINNING</b>	-	7,581	7,581
<b>FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ 4,782</u>	<u>\$ 4,782</u>

a) Site Masters

**K-BAR RANCH CDD  
BANK RECONCILIATION - OPERATING ACCOUNT  
JANUARY 31, 2013**

<b>Balance Per Bank Statement</b>	\$ 210,249.66
Add: Transfers/Deposits in Transit	-
Less: Outstanding Checks	(6,698.71)
<b><i>Balance Per Bank</i></b>	<b><u>\$ 203,550.95</u></b>

<b>Beginning Bank Balance Per Books</b>	\$ 223,426.80
Cash Receipts	108,610.75
Cash Disbursements	(128,486.60)
Transfer of Funds	-
Bank Charges	-
<b><i>Balance Per Books</i></b>	<b><u>\$ 203,550.95</u></b>

**K-BAR RANCH CDD  
BANK RECONCILIATION - CONSTRUCTION FUND  
JANUARY 31, 2013**

<b>Balance Per Bank Statement</b>	\$ 2,864.16
Add: Transfers/Deposits in Transit	-
Less: Outstanding Checks	-
<b><i>Balance Per Bank</i></b>	<b><u>\$ 2,864.16</u></b>

<b>Beginning Bank Balance Per Books</b>	\$ 2,883.67
Cash Receipts	-
Cash Disbursements	-
Transfer of Funds	-
Bank Charges	(19.51)
<b><i>Balance Per Books</i></b>	<b><u>\$ 2,864.16</u></b>

**K-BAR RANCH CDD**  
**CHECK REGISTER - GF OPERATING ACCOUNT**  
**FY 2013**

CK NO.	DATE	PAYEE	DESCRIPTION	DISBURSMTS	DEPOSITS	BALANCE
<b>EOM</b>	<b>9/30/2012</b>	<b>BALANCE FORWARD</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,440.15</b>
1549	10/2/2012	Brown & Brown Insurance	Ins. Premiums FY2013	3,160.00		12,280.15
1550	10/10/2012	Brown & Brown Insurance	Ins. Prem. Property FY 2013	4,831.64		7,448.51
1551	10/10/2012	TECO	Streetlights 8/23-9/24/2012	2,664.24		4,784.27
1552	10/12/2012	Hawkins Service Company	Pool Maint Sept 2012	400.00		4,384.27
1553	10/22/2012	Decorating Elves, Inc.	Holiday Decorations Deposit	1,742.65		2,641.62
	10/26/2012	Deposit	Tax Collector		179.52	2,821.14
	10/31/2012	Deposit	Tax Collector		2,353.75	5,174.89
	10/31/2012	Sun Trust Bank	Bank Fee - Oct12	18.97		5,155.92
<b>EOM</b>	<b>10/31/2012</b>	<b>TOTAL</b>		<b>12,817.50</b>	<b>2,533.27</b>	<b>5,155.92</b>
	11/13/2012	Deposit	Tax Collector		11,483.82	16,639.74
1554	11/12/2012	City of Tampa Utilities	Water Sept 2012	14.79		16,624.95
1555	11/12/2012	Times Publishing Company	Legal Ad Oct 2012	122.36		16,502.59
1556	11/12/2012	K-Bar Ranch C/O U.S. Bank	Tax Collection Dist. FY 2013	7,950.49		8,552.10
1557	11/16/2012	Anna DeVincenzo King	Pool House Clean Oct 2012	195.00		8,357.10
1558	11/16/2012	City of Tampa Utilities	Water Oct 2012	60.00		8,297.10
1559	11/16/2012	Florida Dept. of Economic Oppor	Annual Fee FY 2013	175.00		8,122.10
1560	11/16/2012	Hawkins Service Company	Pool Maint Oct 2012	400.00		7,722.10
1561	11/16/2012	TECO	Elec/Streetlights Oct 2012	4,023.66		3,698.44
	11/19/2012	Deposit	Refund- Ins. Brown & Brown		554.80	4,253.24
		Deposit - ACH	Tax Collector		9,232.35	13,485.59
	11/30/2012	TECO	Refund TECO		12,062.74	25,548.33
	11/30/2012	Sun Trust Bank	Bank Fee - Nov 2012	20.10		25,528.23
<b>EOM</b>	<b>11/30/2012</b>	<b>TOTAL</b>		<b>12,961.40</b>	<b>33,333.71</b>	<b>25,528.23</b>
	12/3/2012	Deposit - ACH	Tax Collector		172,147.20	197,675.43
	12/5/2012	Deposit - MI Homes - Wire-In	FY 2012 - Developer Contributions		20,000.00	217,675.43
	12/5/2012	Deposit - MI Homes - Wire-In	FY 2013 - O&M Assmts		55,000.00	272,675.43
1562	12/7/2012	Straley & Robin	Legal-Boundary	5,154.99		267,520.44
1563	12/10/2012	Austin Outdoor LLC (Cornerstone)	Landscape Maint Aug 2012	8,347.76		259,172.68
1564	12/10/2012	Blue Water Aquatics (FY 2012)	Water Mgmt Aug 2012	950.00		258,222.68
1565	12/10/2012	Wilson-Miller, Inc.	Engineering Aug 2012	718.17		257,504.51
1566	12/10/2012	Austin Outdoor LLC (Cornerstone)	Landscape Maint Sept 2012	7,486.70		250,017.81
1567	12/10/2012	Blue Water Aquatics (FY 2012)	Aquatic Svcs Aug/Sept 2012	1,700.00		248,317.81
1568	12/10/2012	DPFG	CDD Mgmt Sept 2012	3,900.00		244,417.81
1569	12/10/2012	GNP	Arbitrage Bond 2011	500.00		243,917.81
1570	12/10/2012	Horner Environmental	Vegitation Mitigation-Jul/Sept	1,100.00		242,817.81
1571	12/10/2012	Straley & Robin	Legal General/Exp-Sept 2012	2,616.10		240,201.71
1572	12/10/2012	Wilson-Miller, Inc.	Engineering Svcs Sept 2012	1,924.76		238,276.95
1573	12/10/2012	Aquatic Weed Control	Qtrly Weed Maint Oct 2012	1,790.00		236,486.95
1574	12/10/2012	Austin Outdoor LLC (Cornerstone)	Landscape Maint-Oct/Nov	12,825.55		223,661.40
1575	12/10/2012	Blue Water Aquatics	Lk & Pond Maint Oct & Nov	1,700.00		221,961.40
1576	12/10/2012	Dave's Home Helper Svcs Inc.	Electrical Repairs Nov 2012	451.50		221,509.90
1577	12/10/2012	DPFG	CDD Mgmt Oct/Nov/Bond	10,400.00		211,109.90
1578	12/10/2012	Hawkins Service Company	Pool Maint Nov 2012	400.00		210,709.90
1579	12/10/2012	Horner Environmental	Exotic Vegetation 10/26/12	300.00		210,409.90
1580	12/10/2012	Site Masters of Florida, LLC	Pressure Monument at Wall	300.00		210,109.90
1581	12/10/2012	Straley & Robin	Legal General Oct/Nov	999.00		209,110.90
1582	12/10/2012	TECO	Streetlights/Elec 10/15-11/14	4,082.44		205,028.46
1583	12/10/2012	Wilson-Miller, Inc.	Engineering Svcs Oct/Nov	1,166.43		203,862.03
1584	12/10/2012	Austin Outdoor LLC (Cornerstone)	Landscape Maint Dec 2012	6,147.00		197,715.03
1585	12/10/2012	Decorating Elves, Inc.	Holiday Decorations	3,236.35		194,478.68
1586	12/10/2012	DPFG	CDD Mgmt Dec 2012	3,900.00		190,578.68
	12/10/2012	Deposit - ACH	Tax Collector		98,093.18	288,671.86
1587	12/13/2012	Brown & Brown Insurance	Ins. Liability/Risk FY 2013	5,549.50		283,122.36

**K-BAR RANCH CDD**  
**CHECK REGISTER - GF OPERATING ACCOUNT**  
**FY 2013**

CK NO.	DATE	PAYEE	DESCRIPTION	DISBURSMTS	DEPOSITS	BALANCE
1588	12/13/2012	K-Bar Ranch C/O U.S. Bank	Tax Collection distribution	163,290.36		119,832.00
	12/14/2012	Deposit - ACH	Tax Collector		107,446.60	227,278.60
1589	12/28/2012	Brown & Brown Insurance	Insurance	1,519.50		225,759.10
1590	12/28/2012	City of Tampa Utilities	Water Nov 2012	59.15		225,699.95
1591	12/28/2012	Dave's Home Helper Svcs Inc.	Electrical Repairs Dec 2012	140.00		225,559.95
1592	12/28/2012	TECO	Elec/Streetlights Nov 2012	1,302.65		224,257.30
1593	12/28/2012	Wilson-Miller, Inc.	Engineering Svcs thru 12/7/12	808.88		223,448.42
		Sun Trust Bank	Bank Fees	21.62		223,426.80
<b>EOM</b>	<b>12/31/2012</b>	<b>TOTAL</b>		<b>254,788.41</b>	<b>452,686.98</b>	<b>223,426.80</b>
1594	1/1/2013	DPFG - Jan	CDD Mgmt Jan 2013	3,900.00		219,526.80
1595	1/2/2013	Hawkins Service Company	Pool Maint Dec 2012	400.00		219,126.80
1596	1/2/2013	Horner Environmental	Wetland Monitoring Oct/Nov	995.00		218,131.80
1597	1/2/2013	Straley & Robin	Legal Svcs thru 12/15/12	347.00		217,784.80
1598	1/2/2013	TECO	Streetlights Nov/Dec 2012	6,569.17		211,215.63
	1/2/2013	Deposit - MI Homes - Wire-In	FY2013 - O&M & DS Assmts		99,793.20	311,008.83
	1/7/2013	Deposit - ACH	Tax Collector		8,817.55	319,826.38
1599	1/9/2013	Anna DeVincenzo King	Pool Hse Clean Nov & Dec	390.00		319,436.38
1600	1/16/2013	Austin Outdoor LLC (Cornerstone)	Landscape Maint. Jan 2013	6,147.00		313,289.38
1601	1/16/2013	US Bank-Trustee	Trustee Fees 2006&2011-FY13	5,283.00		308,006.38
1602	1/23/2012	Void		-		308,006.38
1603	1/28/2013	Blue Water Aquatics	Aquatic Svcs Jan 2013	850.00		307,156.38
1604	1/28/2013	K-Bar Ranch C/O U.S. Bank	Tax Collection distribution	97,756.72		209,399.66
1605	1/28/2013	TECO	Elec/Streetlights Jan 2013	2,113.53		207,286.13
1606	1/30/2013	Stantec Consulting Services	Engineering Svcs thru 1/18/13	637.76		206,648.37
1607	1/31/2013	Hawkins Service Company	Pool Maint. Jan 2013	400.00		206,248.37
1608	1/31/2013	TECO	Streetlights 12/21-1/24	2,649.52		203,598.85
1609	1/31/2013	Times Publishing Company	Legal Ad Jan 2013	47.90		203,550.95
	1/31/2013	Sun Trust Bank	Wire Transfer svc charge	-		203,550.95
	1/31/2013	Sun Trust Bank	Bank Fees	-		203,550.95
<b>EOM</b>	<b>1/31/2013</b>	<b>TOTAL</b>		<b>\$ 128,486.60</b>	<b>\$ 108,610.75</b>	<b>\$ 203,550.95</b>

**K BAR RANCH CDD**  
**CHECK REGISTER - CONSTRUCTION OPERATING ACCOUNT**  
**FY 2013**

CK NO.	DATE	PAYEE	DISBURSMTS	DEPOSITS	BALANCE
<b>EOM</b>	<b>9/30/2012</b>	<b>FY 2012 Balance Forward</b>	\$ -	\$ -	<b>\$ 2,942.23</b>
	10/31/2012	Bank Fees -	19.52		2,922.71
<b>EOM</b>	<b>10/31/2012</b>	<b>TOTAL</b>	<b>19.52</b>	<b>-</b>	<b>2,922.71</b>
	11/30/2012	Bank Fees -	19.52		2,903.19
	<b>12/31/2012</b>	Bank Fees -	19.52		<b>2,883.67</b>
	<b>1/31/2013</b>	Bank Fees -	19.51		<b>2,864.16</b>
	1/31/2013	<b>Balance</b>	\$ -	\$ -	<b>\$ 2,864.16</b>





**K-BAR RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
CONSTRUCTION SCHEDULE - OPERATING ACCOUNT (DEVELOPER FUNDED)  
AS OF JANUARY 31, 2013**

TRANS. DATE	REQUISITION #	PAYEE	INVOICE #	TOTAL DEVELOPER FUNDING	INVOICE TOTAL	CONSTRUCTION DISBURSEMENTS										TOTAL DISBURSEMENTS	CONSTRUCTION ACCOUNT BALANCE REMAINING
						DISTRICT ROADS	OFF-SITE ROAD IMPROVEMENTS	EARTHWORK	WATER MANAGEMENT CONTROL	SEWER & WASTE WATER MANAGEMENT	WATER SUPPLY	LANDSCAPE / HARDSCAPE	UNDERGROUNDING OF ELECTRIC POWER	PROFESSIONAL SERVICES & FEES			
12/22/2010	2011-63	ATLANTIC CONCRETE	90680		2,002.00				2,002.00							2,002.00	423,829.36
12/22/2010	2011-63	ATLANTIC CONCRETE	90691		1,419.00				1,419.00							1,419.00	422,410.36
12/22/2010	2011-63	ATLANTIC CONCRETE	90702		5,465.00				5,465.00							5,465.00	416,945.36
12/22/2010	2011-64	RIPA & ASSOC.	PAY APP # 3 - PHASE 2A		412,835.52		216,345.01		131,436.19		65,054.32					412,835.52	4,109.84
<b>EOM - DECEMBER 31, 2010</b>																	
1/10/2011	DEPOSIT	K-BAR 184 LLC	FUNDING 2011-61,65&66		270,205.06											-	274,314.90
1/24/2011	2011-61	TOM KIMSEY	110810		3,200.00							3,200.00				3,200.00	271,114.90
1/24/2011	2011-65	HD WATERWORKS	2308229		4,693.66							4,693.66				4,693.66	266,421.24
1/24/2011	2011-65	HD WATERWORKS	2346331		792.00					792.00						792.00	265,629.24
1/24/2011	2011-65	HD WATERWORKS	2372288		224.27						224.27					224.27	265,404.97
1/24/2011	2011-65	HD WATERWORKS	2372677		610.60						610.60					610.60	264,794.37
1/24/2011	2011-65	HD WATERWORKS	2374334		305.30						305.30					305.30	264,489.07
1/24/2011	2011-65	HD WATERWORKS	2374475		2,460.00						2,460.00					2,460.00	262,029.07
1/24/2011	2011-65	HD WATERWORKS	2375529		443.87						443.87					443.87	261,585.20
1/24/2011	2011-65	HD WATERWORKS	2382921		(507.28)						(507.28)					(507.28)	262,092.48
1/24/2011	2011-65	HD WATERWORKS	2393273		179.86						179.86					179.86	261,912.62
1/24/2011	2011-66	RIPA & ASSOC.	PAY APP # 4 - PHASE 2A		261,002.78		143,071.38		39,219.75		8,337.15					261,002.78	909.84
<b>EOM - JANUARY 31, 2011</b>																	
2/18/2011	DEPOSIT	K-BAR 184 LLC	Req # 67, 68, 69 (Pay Ap 5) & 70		286,060.43											-	286,970.27
2/23/2011	2011-67	HD WATERWORKS	2098079		77,650.40						77,650.40					77,650.40	209,319.87
2/23/2011	2011-67	HD WATERWORKS	2264270		63,797.77						63,797.77					63,797.77	145,522.10
2/23/2011	2011-67	HD WATERWORKS	2338392		9,626.38						9,626.38					9,626.38	135,895.72
2/23/2011	2011-67	HD WATERWORKS	2360702		216.00						216.00					216.00	135,679.72
2/23/2011	2011-68-Rev.	FAULKNER ENGINEERING	FES3615		6,020.00									6,020.00		6,020.00	129,659.72
2/23/2011	2011-69	RIPA & ASSOC.	PAY APP # 5 - PHASE 2A		122,929.88	81,348.71	26,010.00		6,664.71		571.73			4,681.46		122,929.88	6,729.84
2/23/2011	2011-70	K-Bar Ranch CDD	Reimb GF Faulkner Invoice FES3662 paid via Check # 1295 (Dated 2-17-11)		3,590.00											3,590.00	3,139.84
<b>EOM - FEBRUARY 28, 2011</b>																	
3/8/2011	DEPOSIT	K-BAR 184 LLC	Req # 71, 72 (Pay Ap 6)		126,190.66											-	129,330.50
3/17/2011	2011-71	K-Bar Ranch CDD	Reimb GF for TECO Deposit paid via Check # 1291 dated 1/25/11 per Outdoor Lighting Agreement.		2,230.00									2,230.00		2,230.00	127,100.50
3/17/2011	2011-72	RIPA & ASSOC.	PAY APP # 6 - PHASE 2A		126,190.66	95,894.36				30,296.30						126,190.66	909.84
3/18/2011	BANK	SUNTRUST (BK FEE)			13.86										13.86	13.86	895.98
<b>EOM - MARCH 31, 2011</b>																	
4/1/2011	DEPOSIT	K-BAR 184 LLC	Req # 73 & 74		51,801.25											-	82,697.23
4/11/2011	2011-73	PAW Materials	36344		205.20		205.20									205.20	82,492.03
4/11/2011	2011-73	PAW Materials	36529		11,819.88		11,819.88									11,819.88	40,672.15
4/11/2011	2011-73	PAW Materials	36564		7,459.11		7,459.11									7,459.11	33,213.04
4/11/2011	2011-73	PAW Materials	36584		7,443.45		7,443.45									7,443.45	25,769.59
4/11/2011	2011-73	PAW Materials	36646		590.58		590.58									590.58	25,179.01
4/11/2011	2011-73	PAW Materials	36670		2,784.24		2,784.24									2,784.24	22,394.77
4/11/2011	2011-73	PAW Materials	36671		3,564.00		3,564.00									3,564.00	18,830.77
4/11/2011	2011-73	PAW Materials	36692		3,146.85		3,146.85									3,146.85	15,683.92
4/11/2011	2011-73	PAW Materials	36716		10,169.10		10,169.10									10,169.10	5,514.82
4/11/2011	2011-73	PAW Materials	36717		618.84		618.84									618.84	4,895.98
4/11/2011	2011-74	Tom Kimsey	31911		4,000.00							4,000.00				4,000.00	895.98
4/15/2011	DEPOSIT	K-BAR 184 LLC			131,509.72											-	132,405.70
4/22/2011	2011-75	RIPA & ASSOC.	PAY APP # 7 - PHASE 2A		112,025.72	112,025.72										112,025.72	20,379.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	19913		1,530.00											1,530.00	18,849.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	19914		9,180.00											9,180.00	9,669.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	19915		3,460.00											3,460.00	6,209.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	19916		745.00											745.00	5,464.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	19912		461.00											461.00	5,003.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	19918		331.00											331.00	4,672.98
4/22/2011	2011-76	PREFERRED MATERIALS, INC.	19917		737.00											737.00	3,935.98
4/22/2011	2011-77	FAULKNER ENGINEERING	FES3763		3,040.00									3,040.00		3,040.00	895.98
4/30/2011	BANK	SUNTRUST (BK FEE)			9.34										9.34	9.34	886.64
<b>EOM - APRIL 30, 2011</b>																	
5/23/2011	DEPOSIT	K-BAR 184 LLC			32,346.67											-	33,233.31
5/26/2011	2011-78	RIPA & ASSOC.	PAY APP # 8 - PHASE 2A		32,346.67	32,346.67										32,346.67	886.64
5/31/2011	BANK	SUNTRUST (BK FEE)			4.55										4.55	4.55	882.09
<b>EOM - MAY 31, 2011</b>																	
6/30/2011	BANK	SUNTRUST (BK FEE)			10.56											10.56	871.53
<b>EOM - JUNE 30, 2011</b>																	
7/15/2011	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1091		7,154.52											-	8,026.05
7/15/2011	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1100		131,327.36											-	139,353.41
7/19/2011	2011-79	RIPA & ASSOC.	PAY APP # 9 - PHASE 2A		7,154.52	7,154.52										7,154.52	132,198.89
7/19/2011	2011-80	RIPA & ASSOC.	PAY APP # 10 - PHASE 2A		131,327.36	36,117.00	53,383.00		27,578.75		10,952.37			3,296.24		131,327.36	871.53
7/30/2011	BANK	SUNTRUST (BK FEE)			9.86										9.86	9.86	861.67
<b>EOM - JULY 31, 2011</b>																	
8/31/2011	BANK	SUNTRUST (BK FEE)			9.70										9.70	9.70	851.97
<b>EOM - AUGUST 31, 2011</b>																	
9/30/2011	BANK	SUNTRUST (BK FEE)			9.85										9.85	9.85	842.12
																-	842.12

**K-BAR RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
CONSTRUCTION SCHEDULE - OPERATING ACCOUNT (DEVELOPER FUNDED)  
AS OF JANUARY 31, 2013**

TRANS. DATE	REQUISITION #	PAYEE	INVOICE #	FUNDING		CONSTRUCTION DISBURSEMENTS										TOTAL DISBURSEMENTS	CONSTRUCTION ACCOUNT BALANCE REMAINING
				TOTAL DEVELOPER FUNDING	INVOICE TOTAL	DISTRICT ROADS	OFF-SITE ROAD IMPROVEMENTS	EARTHWORK	WATER MANAGEMENT CONTROL	SEWER & WASTE WATER MANAGEMENT	WATER SUPPLY	LANDSCAPE / HARDSCAPE	UNDERGROUNDING OF ELECTRIC POWER	PROFESSIONAL SERVICES & FEES			
<b>EOM - SEPTEMBER 30, 2011</b>																<b>EOM - SEPTEMBER</b>	
10/31/2011	BANK	SUNTRUST (BK FEE)			9.86										9.86	832.26	
11/30/2011	BANK	SUNTRUST (BK FEE)			9.86										9.86	822.40	
12/31/2011	BANK	SUNTRUST (BK FEE)			9.86										9.86	812.54	
1/31/2012	BANK	SUNTRUST (BK FEE)			9.86										9.86	802.68	
1/25/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1136	106,988.18												107,790.86	
1/31/2012	2012-01	RIPA & ASSOC.	PAY APP # 1 - PHASE 2B		81,817.29		81,817.29								81,817.29	25,973.57	
1/31/2012	2012-02	HD SUPPLY - WATERWORKS	INV # 4174769 & 4206337		25,170.89					25,170.89					25,170.89	802.68	
2/29/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1146	556,333.85												557,136.53	
2/29/2012	BANK	SUNTRUST (BK FEE)			17.28									17.28		557,119.25	
3/2/2012	2012-03	RIPA & ASSOC.	PAY APP # 2 - PHASE 2B		337,433.09		191,461.99			86,342.34		59,628.76			337,433.09	219,686.16	
3/2/2012	2012-04	ATLANTIC TNG, LLC	INV # 92064, 92071, 92074, 92081, 92090, 92097, 92102, 92190, 92194, 92199, 92206, 92208		40,393.00				14,609.00	25,784.00					40,393.00	179,293.16	
3/2/2012	2012-05	CIF DISTRIBUTING, INC.	INV # 3057 & 3069		17,762.72				17,762.72						17,762.72	161,530.44	
3/2/2012	2012-06	HD SUPPLY - WATERWORKS	INV # 4140313, 4140381, 4140425, 4251508, 4262111, 4268059, 4274620, 4290061, 4291939, 4297455, 4315613, 4317477, 4318775, 4331300		133,570.15					19,917.06		113,653.09			133,570.15	27,960.29	
3/15/2012	RETURN	K-BAR 184 LLC	RETURN EXCESS FUNDS	(27,174.89)											-	785.40	
3/31/2012	BANK	SUNTRUST (BK FEE)			19.55									19.55		765.85	
4/2/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1150	109,579.18												110,345.03	
4/2/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1155	129,328.35												239,673.38	
4/4/2012	TRANSFER	US BANK - DEBT SERVICE	CORRECT INCORRECT DEPOSIT	109,579.18										109,579.18		130,094.20	
4/4/2012	2012-07	RIPA & ASSOC.	PAY APPLICATION # 3 & CHANGE ORDER # 18	109,172.07		28,251.10				31,840.60		49,080.37			109,172.07	20,922.13	
4/4/2012	2012-09	PAW MATERIALS, INC.	INVOICE # 40757, 40798, 144666 & 144698	5,463.72		5,463.72									5,463.72	15,458.41	
4/4/2012	2012-10	ATLANTIC TNG, LLC	INVOICE # 92225	2,004.00					2,004.00						2,004.00	13,454.41	
4/4/2012	2012-12	PAW MATERIALS, INC.	INVOICE # 40918, 144730, 144747, 144753 & 144759	12,688.56		12,688.56									12,688.56	765.85	
4/13/2012	DEPOSIT	HD SUPPLY - WATERWORKS	REFUND	2,270.94												3,036.79	
5/7/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1150	137,883.06												140,919.85	
5/10/2012	2012-13	FAULKNER ENGINEERING SER	INVOICE # FES4472	4,210.00									4,210.00		4,210.00	136,709.85	
5/10/2012	2012-14	RIPA & ASSOC.	PAY APPLICATION # 4	121,184.00		78,455.00	6,300.00		32,625.00		500.00	3,304.00			121,184.00	15,525.85	
5/10/2012	2012-15	PAW MATERIALS, INC.	INVOICE # 40928, 40940 & 40959	12,382.30		12,382.30									12,382.30	3,143.55	
5/10/2012	2012-16	PAW TRUCKING, INC.	INVOICE # 144796	106.76		106.76									106.76	3,036.79	
5/31/2012	BANK	SUNTRUST (BK FEE)			19.63									19.63		3,017.16	
6/18/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1158	86,548.11												89,565.27	
6/21/2012	2012-17	FAULKNER ENGINEERING SER	INVOICE # FES4549 & INVOICE # FES4613	5,310.00									5,310.00		5,310.00	84,255.27	
6/21/2012	2012-18	RIPA & ASSOC.	PAY APPLICATION # 5 & 6	81,238.11		46,878.91	25,571.00			8,788.20					81,238.11	3,017.16	
6/30/2012	BANK	SUNTRUST (BK FEE)			19.31									19.31		2,997.85	
7/13/2012	DEPOSIT	K-BAR 184 LLC	DEPOSIT-CHECK # 1161	107,381.30												110,379.15	
7/19/2012	2012-19	RIPA & ASSOC.	PAY APPLICATION # 7	104,921.30		18,623.00	37,187.44		10,158.88	20,372.96		18,579.02			104,921.30	5,457.85	
7/19/2012	2012-20	FAULKNER ENGINEERING SER	INVOICE # FES4335	2,460.00									2,460.00		2,460.00	2,997.85	
7/31/2012	BANK	SUNTRUST (BK FEE)			17.81									17.81		2,980.04	
8/31/2012	BANK	SUNTRUST (BK FEE)			18.33									18.33		2,961.71	
9/30/2012	BANK	SUNTRUST (BK FEE)			19.50									19.50		2,942.23	
10/31/2012	BANK	SUNTRUST (BK FEE)			19.52									19.52		2,922.71	
11/30/2012	BANK	SUNTRUST (BK FEE)			19.52									19.52		2,903.19	
12/31/2012	BANK	SUNTRUST (BK FEE)			19.52									19.52		2,883.67	
																2,883.67	
					3,049,638.14		631,981.58		828,990.82	527,068.03	423,696.05	481,270.08	7,200.00	6,911.46	139,636.45	3,046,754.47	
																2,883.67	

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

**I. COST OF ISSUANCE**

**SOURCES:**

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

8/4/2011	Greenberg Traurig	(29,000.00)
8/4/2011	Hill Ward Henderson	(10,000.00)
8/4/2011	DPFG	(12,500.00)
8/4/2011	FMS Bpnds Inc.	(26,500.00)
8/4/2011	Straley & Robin	(5,000.00)
8/4/2011	Riggins, Atkinson Comb & Associates	(1,250.00)
8/4/2011	K-Bar Ranch CDD (Stantec-Wilson Miller)	(7,500.00)
8/4/2011	US Bank	(2,500.00)
8/19/2011	Eckley Contracting Group, LLC	(435.00)
10/20/2011	Greenberg Traurig	(165.00)

Total Uses		(94,850.00)
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**BALANCE - COST OF ISSUANCE**

		\$ -
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**II. CONSTRUCTION SCHEDULE**

**SOURCES:**

8/4/2011	Bond Proceeds	\$ 558,362.92
	Interest	3.77
	Total Sources	558,366.69

**USES:**

		Meridan Title Co. Inc. (Amenity Center		
8/4/2011	2011-01	Acquisition)		(550,000.00)
9/28/2011	2011-02	Florida Leak Locators		(425.00)
3/26/2012	2012-01	Site Masters		(360.00)
	2013-01	Site Masters		(2,800.00)

Total Uses		(553,585.00)
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**BALANCE - CONSTRUCTION**

		\$ 4,781.69
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**SECTION FIVE**

**Item A. 2.**

**Revised Notice of Meetings  
K-Bar Ranch Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2013 regular meetings of the Board of Supervisors of the K-Bar Ranch Community Development District are scheduled to be held on the third Wednesday of every month at 1:00 p.m. at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634. The meeting dates are as follows (exceptions in times and days are noted below):

March 20, 2013  
April 17, 2013  
May 15, 2013  
June 18, 2013 5:00 p.m. New Tampa Library  
July 17, 2013 5:00 p.m. New Tampa Library  
August 21, 2013  
September 18, 2013

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above, may be obtained from Development Planning and Financing Group (“DPFG”), 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9102, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone.

Pursuant with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District’s Office, DPFG, at the number above. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

John Daugirda, Manager



### **Real Estate Consulting Services:**

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Reimbursement and Credit  
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Municipal District Services  
Development Impact Fee  
Redevelopment District  
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Other Public Financing  
Compliance  
Entitlement Analysis  
Cash Flow Feasibility Analysis

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

[www.dpfg.com](http://www.dpfg.com)

#### **Orange County, CA**

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

#### **Sacramento, CA**

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

#### **Las Vegas, NV**

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

#### **Boise, ID**

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

#### **Phoenix, AZ**

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

#### **Austin, TX**

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

#### **Orlando, FL**

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

#### **Tampa, FL**

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

#### **Research Triangle, NC**

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

#### **Charleston, SC**

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