



Rizzetta & Company

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

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## **Board of Supervisors Special Meeting June 28, 2021**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.kbarranchcdd.com](http://www.kbarranchcdd.com)**

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

M/I Homes of Tampa, LLC 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634

<b>Board of Supervisors</b>	Betty Valenti Chloe Firebaugh Steven Umansky Vacant Lee Thompson	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson Cohen & Mooney, PA
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • WESLEY CHAPEL, FL 33544**  
**Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614**  
[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

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

June 25, 2021

**REVISED FINAL AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Monday, June 28, 2021 at 9:30 a.m.** to be held at M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33624. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
  - A. Presentation of Final Supplemental Special Assessment  
Allocation Report, Assessment Area Two..... Tab 1
  - B. Consideration of Resolution 2021-12, Finalizing Bond Special  
Assessments..... Tab 2
  - C. Consideration of First Amendment to the Acquisition, Construction  
Installation, Developer Funding & Reimbursement Agreement. Tab 3
  - D. Presentation of FY 2020 Audit..... Tab 4
  - E. Consideration of Pool Quotes..... Tab 5
  - F. Consideration of Stantec Consulting Professional  
Services Agreement Change Order..... Tab 6
  - G. Discussion of K-Bar Clubhouse Rental Using  
Credit Card Machine
  - H. Consideration of Tennis Court Project Proposals ..... Tab 7
- 4. STAFF REPORTS**
  - A. Clubhouse Manager
    - i. Presentation of Clubhouse Report ..... Tab 8
    - ii. Discussion of Events held at the Clubhouse
  - B. Field Services Report ..... Tab 9
  - C. Field Services Report with Landscaper  
Comments..... Tab 10
  - D. Presentation of Aquatics Report ..... Tab 11
  - E. District Counsel
  - F. District Engineer
  - G. District Manager
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Meeting held on May 17, and June 14, 2021 ..... Tab 12
  - B. Consideration of Operation and Maintenance Expenditures  
for May 2021 ..... Tab 13

**6. SUPERVISOR REQUESTS**  
**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,  
**Lynn Hayes**  
District Manager

Cc: Andy Cohen, Persson Cohen & Mooney, P.A.  
Betty Valenti, Chairman



## **Tab 1**



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

Final Supplemental  
Special Assessment Allocation Report  
(Assessment Area Two)

Special Assessment Bonds, Series 2021

12750 Citrus Park Lane  
Suite 115  
Tampa, FL. 33625

[rizzetta.com](http://rizzetta.com)

June 18, 2021

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## I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report (Assessment Area Two) is being presented in anticipation of financing a capital infrastructure project by the K-Bar Ranch II Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District will issue Special Assessment Bonds, Series 2021 (the "Series 2021 Bonds"), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

## II. DEFINED TERMS

**"Assessment Area Two" or "AA2"** – An Assessment Area within the District, consisting of parcels D, G & I and planned for 278 residential units.

**"Capital Improvement Program, AA2"** – Construction and/or acquisition of public infrastructure planned for the District. The anticipated costs for the **"Assessment Area Two Project"** are \$19,883,284 and is considered a portion of the total Capital Improvement Program, as specified in the Supplemental Report of the District Engineer Assessment Area Two dated June 14, 2021.

**"Developer"** – M/I Homes of Tampa, LLC.

**"District"** – K-Bar Ranch II Community Development District.

**"End User"** – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

**"Equivalent Assessment Unit" or "EAU"** – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

**"Indentures"** – The Master Trust Indenture dated as of June 1, 2021, and the First Supplemental Trust Indenture dated as of June 1, 2021.

**"Master Report"** – The Master Special Assessment Allocation Report dated May 13, 2021.

**"Platted Units"** – Lands configured into their intended end-use and subject to a recorded plat.

**"Series 2021 Assessments"** – The **"Series 2021 Assessments"**, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District's Series 2021 Bonds.

**"Series 2021 Bonds"** – \$6,135,000 K-Bar Ranch II Community Development District Special Assessment Allocation Bonds, Series 2021.



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**“Series 2021 Project”** – A portion of the Assessment Area Two Project, expected to be funded by Series 2021 Bonds, as specified in the Supplemental Assessment Report of the District Engineer – Assessment Area Two, dated June 14, 2021.

**“True-Up Agreement”** – The Agreement to be executed between the K-Bar Ranch II Community Development District and M/I Homes of Tampa, LLC, regarding the True-Up and Payment of Series 2021 Assessments.

**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

### III. DISTRICT INFORMATION

K-Bar Ranch II Community Development District was established pursuant to City of Tampa Ordinance No. 2017-104, which became effective on June 27, 2017.

On May 13, 2021, the District approved the Master Report dated May 13, 2021, which specifies the allocation methodology to be used for the District’s bond assessments specific to Assessment Area Two. This report will follow the methodology described in the Master Report for purposes of allocating the Series 2021 Assessments securing the District’s Series 2021 Bonds within Assessment Area Two.

Table 1 illustrates the District’s development plan for Assessment Area Two.

### IV. SERIES 2021 PROJECT

The Series 2021 Project is a portion of the District’s Assessment Area Two Project, which is a portion of the District’s total Capital Improvement Program. The cost of the Assessment Area Two Project is \$19,883,284. The District plans to issue Series 2021 Bonds to fund the Series 2021 Project in the amount of \$6,135,000. The balance of the Assessment Area Two Project may be funded by future bonds, the Developer or other funding sources. For more detailed information regarding the Series 2021 Project, see Table 2 and the Supplemental Report of the District Engineer – Assessment Area Two dated June 14, 2021.

### V. SERIES 2021 BONDS AND ASSESSMENTS

In order to provide for the Series 2021 Project funding described in Section IV above, the District will issue the Series 2021 Bonds with a principal amount of \$6,135,000.

#### A. Series 2021 Bonds

The Series 2021 Bonds will be secured by the pledged revenues from Series 2021 Assessments. The Series 2021 Assessments will initially be levied in the principal amount of \$6,135,000 and shall be structured in the same manner as the Series 2021



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Bonds, so that revenues from the Series 2021 Assessments are sufficient to fulfill the debt service requirements for the Series 2021 Bonds.

The Series 2021 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2051. The first scheduled payment of coupon interest will be due on November 1, 2021, although interest will be capitalized through November 1, 2021, with the first installment of principal due on May 1, 2022. The annual principal payment will be due each May 1 thereafter until final maturity. The maximum annual debt service is \$337,400.00. The general financing terms of the Series 2021 Bonds are summarized on Table 3.

It is expected that the Series 2021 Assessment installments assigned to Platted Units will be collected via the Hillsborough County property tax bill process (Uniform Method)<sup>1</sup>. Accordingly, the Series 2021 Assessments have been adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

## **VI. SERIES 2021 ASSESSMENT ALLOCATION**

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's Assessment Area Two Project. As stated therein, the Assessment Area Two Project cost per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2021 Bonds will fund the District's Series 2021 Project, which is expected to be constructed in a manner generally proportionate to the construction of improvements for the Assessment Area Two Project. Accordingly, it is expected that the improvements funded by the Series 2021 Bonds will confer benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper to impose Series 2021 Assessments on the units specified in Table 5, as well as the District's Series 2021 Assessment Roll.

### **A. Assessment Allocation**

The Series 2021 Assessments are expected to ultimately be allocated to the 278 Platted Units within Assessment Area Two. As allocated, the Series 2021 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report.

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<sup>1</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.





The Series 2021 Assessments, are expected to ultimately be allocated to the 278 Platted Units within Phases D, G & I of Assessment Area Two and allocated based on the EAU methodology defined in the Master Report. As allocated, the Series 2021, fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report, and are fairly and reasonably allocated among the different product types. See Table 5 for the Series 2021 Assessments expected to be absorbed by the units within Phases D, G & I.

The Series 2021 Assessment Roll is located at page A-5.

## **B. Assignment of Assessments**

The Series 2021 Bonds and Series 2021 Assessments have been sized based on the expectation that the Series 2021 Assessments will be fully absorbed by the 278 Platted Units planned for development in Phases D, G & I of Assessment Area Two. However, the actual assignment of assessments to Platted Units will be consistent with the assessment methodology found in the Master Report.

Some of the lands subject to the Series 2021 Assessments currently consist of Unplatted Parcels. Assessments will be initially levied on these parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Series 2021 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, thereby reducing the Series 2021 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Series 2021 Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Series 2021 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently subdivided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the Series 2021 Project are added to the District boundaries, whether by boundary amendment or increase in density, Series 2021 Assessments will be allocated to such lands, pursuant to the methodology described herein.



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## **VII. PREPAYMENT AND TRUE-UP OF SERIES 2021 ASSESSMENTS**

The Series 2021 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the corresponding Series 2021 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2021 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the units described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. As the acreage within the Assessment Area Two Lands is developed, it will be platted. At such time as a plat is presented to the District that involves the earliest of at least 25% of residential units or developable acres within the Assessment Area Two Lands and continuing at each time when a subsequent plat is presented to the District (each such date being a "True-Up Date"), the District shall determine if the debt per acre remaining on the unplatted land is greater than the debt per acre of such land at the time of imposition of the initial assessment and, if it is, a True-Up Payment in the amount of such excess shall become due and payable by Developer in that tax year in accordance with this Series 2021 Assessment Report in addition to the regular assessment installment payable for lands owned by the Developer. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations and, in all cases, Developer agrees that such payments shall be made in order to ensure the District's timely payments of the debt services obligations on the Series 2021 Bonds. The District shall record all True-Up Payments in its Improvement Lien book. For further detail and definitions related to the true-up process, please refer to the True-Up Agreement.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

## **VIII. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the K-Bar Ranch II Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide



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the K-Bar Ranch II Community Development District with financial advisory services or offer investment advice in any form.



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**EXHIBIT A:**

**ALLOCATION METHODOLOGY**



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**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT ALLOCATION BONDS, SERIES 2021**

**TABLE 1: SERIES 2021 ASSESSMENT AREA TWO DEVELOPMENT PLAN <sup>(1)</sup>**

<b>PRODUCT</b>	<b>PHASES</b>				
	<b>D</b>	<b>G</b>	<b>I</b>	<b>TOTAL</b>	
Single Family 50'	0	64	118	182	Units
Single Family 65'	46	50	0	96	Units
<b>TOTAL:</b>	<b>46</b>	<b>114</b>	<b>118</b>	<b>278</b>	

(1) Product totals are shown for illustrative purposes and not fixed per product type. Development plan is subject to change with land platting.

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT ALLOCATION BONDS, SERIES 2021**

**TABLE 2: CIP COST DETAIL**

<b>IMPROVEMENTS</b>	<b>PARCELS D,G &amp; I</b>	<b>MASTER COSTS</b>	<b>TOTAL</b>
Water Management/Mitigation	\$1,303,325	\$4,578,537	\$5,881,862
Roadway/Drainage	\$1,416,295	\$4,448,552	\$5,864,846
Water Supply	\$620,864	\$436,562	\$1,057,425
Sewer and Wastewater Managemenet	\$586,592	\$926,181	\$1,512,773
Landscape/Hardscape/Irrigation	\$400,000	\$950,000	\$1,350,000
Undergrounding of Electric Service	\$278,000	\$250,000	\$528,000
Professional and Permitting Fees	\$600,000	\$800,000	\$1,400,000
Contingency	\$572,558	\$1,715,819	\$2,288,378
<b>Total CIP Costs</b>	<b>\$5,777,633</b>	<b>\$14,105,651</b>	<b>\$19,883,284</b>
CIP Costs Funded by Series 2021 Bonds			\$5,753,698
Additional Construction Costs to be Funded by the Developer or Other Sources			\$14,129,586
<b>Total Construction Costs</b>			<b>\$19,883,284</b>

NOTE: Infrastructure cost estimates provided by District Engineer.

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT ALLOCATION BONDS, SERIES 2021**

**TABLE 3: FINANCING INFORMATION - SERIES 2021 BONDS**

Issue Date	6/30/2021
Final Maturity	5/1/2051
Average Coupon Rate	3.66%
Maximum Annual Debt Service ("MADS")	\$337,400.00
<b>SOURCES:</b>	
<b>PRINCIPAL AMOUNT</b>	<b>\$6,135,000.00</b>
Net Premium	\$156,590.80
Total Net Proceeds	\$6,291,590.80
<b>USES:</b>	
Project Fund	(\$5,753,697.74)
Debt Service Reserve Fund	(\$168,700.00) (1)
Capitalized Interest (through 11/1/2021)	(\$69,743.06)
Underwriters Discount	(\$122,700.00)
Cost of Issuance	(\$176,750.00)
Total Uses	(\$6,291,590.80)

(1) 50% of MADS

Source: District Underwriter

**TABLE 4: FINANCING INFORMATION - SERIES 2021 ASSESSMENTS**

Interest Rate	3.66%
<b>Initial Principal Amount</b>	<b>\$6,135,000.00</b>
Aggregate Annual Installment	\$337,400.00 (1)
Maximum Early Payment Discounts	6.00% \$21,536.17 (2)
Total Annual Installment	\$358,936.17

(1) Based on MADS.

(2) May vary as provided by law.

Note: Collection costs for Hillsborough county are paid out of the General Fund.

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021**

**TABLE 5: ASSESSMENT ALLOCATION - SERIES 2021 ASSESSMENTS**

<b>PRODUCT</b>	<b>UNITS</b>	<b>EAU</b>	<b>PRODUCT TOTAL PRINCIPAL (1)</b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSTLMT. (1)(2)</b>	<b>PER UNIT INSTLMT. (2)</b>
Single Family 50'	182	1.00	\$3,639,406.78	\$19,996.74	\$212,928.24	\$1,169.94
Single Family 65'	96	1.30	\$2,495,593.22	\$25,995.76	\$146,007.93	\$1,520.92
<b>TOTAL</b>	<b>278</b>		<b>\$6,135,000.00</b>		<b>\$358,936.17</b>	

(1) Product total shown for illustrative purposes only and are not fixed per product type.  
(2) Includes estimated early payment discounts, which may fluctuate.

**K-BAR II COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT ROLL  
SERIES 2021**

<b>Parcel</b>	<b>Series 2021 Principal</b>	<b>Series 2021 Annual Installment</b>
*See attached legal description	\$6,135,000.00	\$358,936.17
	<b>\$6,135,000.00</b>	<b>\$358,936.17</b>

## EXHIBIT A

### DESCRIPTION

A parcel of land lying in Sections 2, 3 & 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being a portion of BASSSET CREEK ESTATES - PHASE 2D REPLAT, as recorded in Plat Book 123, Pages 191-196, of the Public Records of Hillsborough County, Florida, a portion of K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida and a portion of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, said point also being on the Westerly boundary of EASTON PARK PHASE I, as recorded in Plat Book 110, Pages 203-239, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary line of said Section 3, N.89°36'19"W., a distance of 3983.26 feet; thence departing said Southerly boundary line and along the Westerly boundary of PARCEL 2, as described in Official Records Book 22421, Page 1016, of the Public Records of Hillsborough County, Florida, thence along said Westerly boundary the following ten (10) courses: 1) N.03°02'29"E., a distance of 224.02 feet; 2) N.5°4'58"54"W., a distance of 208.01 feet; 3) N.31°26'48"W., a distance of 82.57 feet; 4) N.04°16'32"W., a distance of 121.58 feet; 5) N.1°7'49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.1°59'02"E., a distance of 65.94 feet; 8) N.1°5'06'49"W., a distance of 311.27 feet; 9) N.25°1'7'33"E., a distance of 198.69 feet; 10) N.44°34'30"W., a distance of 269.92 feet to a point on a curve on the Westerly future public right-of-way of PADDOCK VIEW DRIVE; thence Northerly along said Westerly future public right-of-way, 209.34 feet along the arc of a non-tangent curve to the left having a radius of 1106.00 feet and a central angle of 10°50'41" (chord bearing N.19°56'17"E., 209.03 feet) to a point on the exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida, said point also being on the Southerly boundary of said BASSSET CREEK ESTATES - PHASE 2D REPLAT; thence along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following eleven (11) courses: 1) N.69°54'20"E., a distance of 7.47 feet; 2) N.08°15'58"E., a distance of 483.89 feet; 3) Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); 4) Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); 5) N.16°34'45"W., a distance of 55.04 feet; 6) Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); 7) N.16°34'45"W., a distance of 105.00 feet; 8) Northwesterly, 122.58 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 46°49'26" (chord bearing N.39°59'28"W., 119.20 feet); 9) Northwesterly, 145.61 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 41°42'54" (chord bearing N.42°32'44"W., 142.42 feet); 10) N.21°41'17"W., a distance of 111.11 feet; 11) Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.66°41'17"W., 35.36 feet) to the Southerly right-of-way line of K-BAR RANCH PARKWAY in said K-BAR RANCH - PARCEL O; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.68°18'43"E., a distance of 131.40 feet to the Easternmost corner of said K-BAR RANCH PARKWAY; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) N.21°41'17"W., a distance of 120.00 feet; 2) N.68°18'43"E., a distance of 259.35 feet; 3) Easterly, 1404.92 feet along the arc of a tangent curve to the right having a radius of 7060.13 feet and a central angle of 11°24'05" (chord bearing N.74°00'46"E., 1402.60 feet) to the Easternmost corner of the COD EXPANSION PARCEL 2, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary, respectively, of said COD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N.10°17'11"W., a distance of 1029.44 feet; 2) N.53°40'06"W., a distance of 450.02 feet; 3) N.83°59'01"W., a distance of 671.54 feet; 4) N.22°22'16"W., a distance of 338.79 feet; 5) N.22°13'00"E., a distance of 33.92 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 3; thence continue along the Northerly boundary line of said COD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S.89°59'02"W., a distance of 1419.07 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.89°53'45"W., a distance of 1151.09 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4, said point also being on the Easterly boundary of K-BAR RANCH PARCEL B, as recorded in Plat Book 127, Pages 223-232, of the Public Records of Hillsborough County, Florida; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT



## EXHIBIT A

(continued)

DISTRICT and along said Easterly boundary, N.15°01'01"W., a distance of 93.23 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence N.89°53'45"W., a distance of 1496.78 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4; thence continue along a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, N.89°52'00"W., a distance of 337.50 feet; thence S.00°08'00"W., a distance of 90.00 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, said point also being the Northwest corner of the COD EXPANSION PARCEL 3, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundary, respectively, of said COD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses: 1) S.42°22'20"E., a distance of 1250.72 feet; 2) S.89°55'34"E., a distance of 632.09 feet; 3) N.72°30'36"E., a distance of 70.62 feet; 4) S.37°11'41"E., a distance of 59.41 feet; 5) N.78°31'19"E., a distance of 55.51 feet; 6) N.58°16'55"E., a distance of 47.15 feet; 7) N.23°29'10"E., a distance of 104.94 feet to a point on the Westerly boundary of said K-BAR RANCH - PARCEL O; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) S.20°00'10"W., a distance of 623.56 feet; 2) S.03°15'54"E., a distance of 113.53 feet to the Northerly boundary of the FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" in said K-BAR RANCH - PARCEL O; thence along said Northerly boundary and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) N.86°43'26"E., a distance of 95.01 feet; 2) Easterly, 15.63 feet along the arc of a tangent curve to the right having a radius of 1206.00 feet and a central angle of 00°44'34" (chord bearing N.87°05'43"E., 15.63 feet) to the Northeast corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and the Easterly and Southerly boundary, respectively, of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" the following five (5) courses: 1) S.02°31'34"E., a distance of 120.00 feet; 2) Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); 3) S.86°43'26"W., a distance of 562.35 feet; 4) Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); 5) N.68°47'52"W., a distance of 50.36 feet to the Northernmost corner of TRACT "F" in BASSET CREEK ESTATES - PHASE 2A as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following four (4) courses: 1) S.57°00'00"W., a distance of 206.68 feet; 2) S.22°59'59"W., a distance of 1050.01 feet; 3) S.08°00'02"W., a distance of 329.70 feet; 4) N.89°11'25"W., a distance of 730.53 feet to the Northernmost corner of STONECREEK TOWNHOMES as recorded in Plat Book 108, Pages 231-236, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following nine (9) courses: 1) S.43°44'31"W., a distance of 146.18 feet; 2) S.83°28'31"W., a distance of 275.45 feet; 3) N.59°52'01"W., a distance of 149.25 feet; 4) S.59°05'38"W., a distance of 26.28 feet; 5) Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); 6) S.03°55'11"W., a distance of 128.33 feet; 7) Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); 8) S.60°37'34"W., a distance of 30.54 feet; 9) N.88°10'40"W., a distance of 34.00 feet to the Northwest corner of BASSET CREEK DRIVE in said STONECREEK TOWNHOMES; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) Southerly, 477.76 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 25°06'49" (chord bearing S.10°44'04"E., 473.95 feet); 2) Southerly, 346.07 feet along the arc of a reverse curve to the right having a radius of 410.00 feet and a central angle of 48°21'42" (chord bearing S.00°53'23"W., 335.89 feet); 3) S.88°28'05"W., a distance of 304.15 feet; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.01°32'47"W., a distance of 817.66 feet; thence N.41°36'07"W., a distance of 514.67 feet to the Westerly boundary line of said Section 4; thence along said Westerly boundary line, N.00°24'23"W., a distance of 505.43 feet to the Northwest corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along the Westerly boundary line of said Section 4, N.00°24'23"W., a distance of 50.00 feet; thence departing said Westerly boundary line, N.89°35'37"E., a distance of 50.00 feet; thence S.00°24'23"E., a distance of 20.04 feet; thence N.84°03'54"E., a distance of 53.00 feet; thence Northeasterly, 178.71 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 37°14'05"

## EXHIBIT A

(chord bearing N.65°26'52"E., 17 5.59 feet); thence N.46°49'49"E., a distance of 201.06 feet; thence N.43°10'11"W., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 37.48 feet; thence S.43°10'11"E., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 822.95 feet; thence N.23°14'23"W., a distance of 17.86 feet; thence N.43°10'10"W., a distance of 151.65 feet; thence N.00°08'00"E., a distance of 1646.70 feet to the Northerly boundary line of the Northwest ¼ of said Section 4; thence along said Northerly boundary line, S.89°52'00"E., a distance of 1735.03 feet to the Northwest corner of the Northeast ¼ of said Section 4, said point also being the Southwest corner of MEADOW POINT II1 PARCEL "V-V", as recorded in Plat Book 45, Pages 111-115, of the Public Records of Pasco County, Florida; thence along the Northerly boundary line of said Northeast ¼, S.89°53'45"E., a distance of 2671.97 feet to the Northwest corner of the Northwest ¼ of said Section 3; thence along the Northerly boundary line of said Northwest ¼, N.89°59'02"E., a distance of 2672.09 feet to the Northwest corner of the Northeast ¼ of said Section 3; thence along the Northerly boundary line of said Northeast 1/4, N.89°59'12"E., a distance of 78.79 feet to the Northwest corner of the property described as Exhibit "A" in Official Records Book 21531, Page 1875, of the Public Records of Hillsborough County, Florida; thence along said Westerly, Southerly and Easterly boundary, respectively, of said property the following twelve (12) courses: 1) S.56°48'42"E., a distance of 3.21 feet; 2) S.43°32'28"W., a distance of 31.12 feet; 3) S.42°58'40"W., a distance of 25.48 feet; 4) S.04°13'32"W., a distance of 22.24 feet; 5) S.23°16'04"W., a distance of 21.41 feet; 6) S.25°02'56"W., a distance of 33.73 feet; 7) S.01°48'32"W., a distance of 34.78 feet; 8) S.12°23'09"E., a distance of 39.44 feet; 9) S.11°36'27"E., a distance of 143.30 feet; 10) S.80°31'41"E., a distance of 211.90 feet; 11) Northerly, 361.13 feet along the arc of a non-tangent curve to the right having a radius of 2670.00 feet and a central angle of 07°44'58" (chord bearing N.09°28'15"E., 360.85 feet); 12) N.13°20'44"E., a distance of 8.24 feet to aforesaid Northerly boundary line of said Northeast ¼; thence along said Northerly boundary line, N.89°59'12"E., a distance of 2347.54 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence along the Northerly boundary line of said Northwest ¼, N.89°56'34"E., a distance of 2673.49 feet to the Northwest corner of the Northeast ¼ of said Section 2; thence along the Northerly boundary line of said Northeast ¼, N.89°56'12"E., a distance of 200.45 feet; thence departing said Northerly boundary line, S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet to the Northeast corner of said EASTON PARK PHASE 3; thence along the Northeasterly boundary of said EASTON PARK PHASE 3, N.54°20'09"W., a distance of 1662.69 feet to the Northernmost corner of said EASTON PARK PHASE 3; thence along the Northerly and Westerly boundary, respectively, of said EASTON PARK PHASE 3 the following six (6) courses: 1) S.87°02'29"W., a distance of 858.59 feet; 2) S.45°00'00"E., a distance of 288.60 feet; 3) S.60°00'00"E., a distance of 345.00 feet; 4) S.45°00'00"E., a distance of 300.00 feet; 5) S.00°00'00"E., a distance of 410.00 feet; 6) S.58°00'00"W., a distance of 275.00 feet; thence along the Southwesterly boundary of said EASTON PARK PHASE 3 the following three (3) courses: 1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of 14°43'02" (chord bearing S.38°21'31"E., 403.45 feet); 2) S.31°00'00"E., a distance of 400.00 feet; 3) Southeasterly, 1494.46 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 29°16'26" (chord bearing S.45°38'13"E., 1478.26 feet) to the Southernmost corner of said EASTON PARK PHASE 3; thence continue Southeasterly, 164.70 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°13'34" (chord bearing S.61°53'13"E., 164.67 feet); thence S.63°30'00"E., a distance of 400.00 feet; thence Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 09°30'00" (chord bearing S.58°45'00"E., 509.27 feet); thence S.54°00'00"E., a distance of 650.42 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence S.54°00'00"E., a distance of 50.00 feet to the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (COUNTY ROAD NO. 579); thence along said Westerly maintained right-of-way line the following three (3) courses: 1) S.35°39'38"W., a distance of 189.51 feet; 2) N.89°40'28"W., a distance of 8.69 feet; 3) S.35°45'59"W., a distance of 55.43 feet; thence departing said Westerly maintained right-of-way line, N.54°00'00"W., a distance of 42.81 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence N.54°00'00"W., a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 01°54'23" (chord bearing N.54°57'12"W., 97.32 feet) to the Easternmost corner of said EASTON PARK PHASE I; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE I, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet); thence continue along said Northeasterly boundary the following four (4) courses: 1) N.63°30'00"W., a distance of 400.00 feet; 2) Northwesterly, 744.24 feet along the arc of a

## EXHIBIT A

(continued)

tangent curve to the right having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing N.47°15'00"W., 1720.95 feet); 3) N.31°00'00"W., a distance of 400.00 feet; 4) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of 13°24'47" (chord bearing N.37°42'24"W., 332.83 feet) to the Northernmost corner of said EASTON PARK PHASE I; thence along the Westerly boundary of said EASTON PARK PHASE 1 the following sixteen (16) courses: 1) S.21°00'00"W., a distance of 98.01 feet; 2) S.51°00'00"W., a distance of 300.00 feet; 3) S.42°00'00"W., a distance of 125.00 feet; 4) S.45°00'00"E., a distance of 90.00 feet; 5) S.24°00'00"W., a distance of 85.06 feet; 6) S.57°00'00"W., a distance of 150.50 feet; 7) S.51°00'00"W., a distance of 300.00 feet; 8) S.04°00'00"E., a distance of 185.00 feet; 9) S.45°00'00"W., a distance of 105.00 feet; 10) N.90°00'00"W., a distance of 140.00 feet; 11) S.49°00'00"W., a distance of 175.00 feet; 12) S.64°00'00"W., a distance of 570.00 feet; 13) S.25°00'00"W., a distance of 340.00 feet; 14) S.25°00'00"E., a distance of 260.00 feet; 15) S.41°57'36"W., a distance of 239.93 feet; 16) S.00°25'00"E., a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.

Containing 861.092 acres, more or less.

Less and except for the area designated as K-Bar Ranch II CDD Assessment Area One and its legal description:

### DESCRIPTION ASSESSMENT AREA A:

A parcel of land lying in Section 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4, thence N.00°24'23"W., a distance of 505.40 feet to the POINT OF BEGINNING; thence N.00°24'23"W., a distance of 209.23 feet; thence N.84°03'54"E., a distance of 103.72 feet; thence Northeasterly, 181.96 feet along the arc of a tangent curve to the left having a radius of 280.00 feet and a central angle of 37°14'05" (chord bearing N.65°26'52"E., 178.78 feet); thence N.46°49'49"E., a distance of 1067.58 feet; thence N.43°10'10"W., a distance of 173.45 feet; thence N.00°08'00"E., a distance of 1646.70 feet; thence S.89°52'00"E., a distance of 1385.01 feet; thence S.00°08'00"W., a distance of 194.95 feet; thence S.42°44'27"E., a distance of 1257.22 feet; thence N.90°00'00"E., a distance of 627.31 feet; thence S.69°59'50"E., a distance of 194.30 feet; thence S.20°00'10"W., a distance of 559.99 feet; thence N.86°45'37"E., a distance of 159.47 feet; thence S.02°31'34"E., a distance of 120.00 feet; thence Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); thence S.86°43'26"W., a distance of 562.35 feet; thence Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); thence N.68°47'52"W., a distance of 50.36 feet; thence S.57°00'00"W., a distance of 206.68 feet; thence S.22°59'59"W., a distance of 1050.01 feet; thence S.08°00'02"W., a distance of 329.70 feet; thence N.89°11'25"W., a distance of 730.53 feet; thence S.43°44'31"W., a distance of 146.18 feet; thence S.83°28'31"W., a distance of 275.45 feet; thence N.59°52'01"W., a distance of 149.25 feet; thence S.59°05'38"W., a distance of 26.28 feet; thence Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); thence S.03°55'11"W., a distance of 128.33 feet; thence Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); thence S.60°37'34"W., a distance of 30.54 feet; thence N.88°10'40"W., a distance of 277.17 feet; thence N.01°32'47"W., a distance of 462.75 feet; thence S.53°46'20"W., a distance of 72.23 feet; thence S.75°09'12"W., a distance of 56.44 feet; thence N.81°10'29"W., a distance of 86.76 feet; thence N.76°04'16"W., a distance of 53.30 feet; thence N.30°09'51"E., a distance of 38.86 feet; thence N.03°55'15"E., a distance of 105.96 feet; thence N.16°32'42"W., a distance of 75.28 feet; thence N.35°58'16"W., a distance of 53.98 feet; thence N.75°17'06"W., a distance of 56.67 feet to the POINT OF BEGINNING.

Containing 151.238 acres more or less

## EXHIBIT A

(continued)

TOGETHER WITH:

### DESCRIPTION ASSESSMENT AREA B:

A parcel of land lying in Sections 2, & 3, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 3; thence N.89°36'19"W., a distance of 3983.26 feet; thence N.03°02'29"E., a distance of 224.02 feet; thence N.54°58'54"W., a distance of 208.01 feet; thence N.31°26'48"W., a distance of 82.57 feet; thence N.04°16'32"W., a distance of 121.58 feet; thence N.17°49'48"E., a distance of 57.49 feet; thence N.28°08'40"E., a distance of 352.48 feet; thence N.11°59'02"E., a distance of 65.94 feet; thence N.15°06'49"W., a distance of 311.27 feet; thence N.25°17'33"E., a distance of 198.69 feet; thence N.44°34'30"W., a distance of 445.77 feet; thence N.69°54'20"E., a distance of 214.79 feet; thence N.08°15'58"E., a distance of 483.89 feet; thence Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); thence Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); thence N.16°34'45"W., a distance of 55.04 feet; thence Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); thence N.16°34'45"W., a distance of 105.00 feet; thence S.73°25'15"W., a distance of 83.34 feet; thence N.16°34'45"W., a distance of 85.65 feet; thence N.29°32'51"W., a distance of 174.79 feet; thence N.61°43'29"W., a distance of 21.54 feet; thence N.68°18'43"E., a distance of 390.74 feet; thence Easterly, 1300.94 feet along the arc of a tangent curve to the right having a radius of 6940.13 feet and a central angle of 10°44'25" (chord bearing N.73°40'55"E., 1299.04 feet); thence Easterly, 17.26 feet along the arc of a compound curve to the right having a radius of 6940.13 feet and a central angle of 00°08'33" (chord bearing N.79°07'24"E., 17.26 feet); thence Easterly, 153.65 feet along the arc of a reverse tangent curve to the left having a radius of 5060.00 feet and a central angle of 01°44'24" (chord bearing N.78°19'29"E., 153.65 feet); thence N.77°27'17"E., a distance of 760.22 feet; thence Easterly, 909.59 feet along the arc of a tangent curve to the right having a radius of 1468.00 feet and a central angle of 35°30'05" (chord bearing S.84°47'40"E., 895.11 feet); thence S.67°02'38"E., a distance of 620.02 feet; thence S.20°53'38"W., a distance of 772.98 feet; thence Southwesterly, 311.11 feet along the arc of a tangent curve to the right having a radius of 1110.00 feet and a central angle of 16°03'31" (chord bearing S.28°55'23"W., 310.09 feet); thence S.53°02'51"E., a distance of 100.00 feet; thence S.17°49'02"E., a distance of 179.82 feet; thence S.89°12'51"E., a distance of 857.08 feet; thence S.55°11'51"E., a distance of 716.57 feet; thence S.49°00'00"W., a distance of 175.00 feet; thence S.64°00'00"W., a distance of 570.00 feet; thence S.25°00'00"W., a distance of 340.00 feet; thence S.25°00'00"E., a distance of 260.00 feet; thence S.42°00'00"W., a distance of 239.75 feet; thence S.00°25'00"E., a distance of 475.07 feet; to the POINT OF BEGINNING.

Containing 307.157 acres more or less

Less and except for the areas identified by:

FOLIO 059222.0003

FOLIO 059225.0003

FOLIO 059222.0005

FOLIO 059224.0000

## **Tab 2**

## **RESOLUTION 2021-12**

**A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021, RELATED TO ASSESSMENT AREA TWO; CONFIRMING AND ADOPTING A FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; CONFIRMING, ALLOCATING, AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2021 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2021 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the K-Bar Ranch II Community Development District (“District”) previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements for Assessment Area Two (the “Area Two Project”) and to finance such public infrastructure improvements through the issuance of bonds (the “Series 2021 Bonds”), which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) previously adopted resolutions relating to the issuance of the Series 2021 Bonds as well as resolutions relating to the imposition, levy, collection, and enforcement of special assessments needed to secure the Series 2021 Bonds; and

**WHEREAS**, pursuant to and consistent with the terms of previous resolutions of the Board, this Resolution shall set forth the final terms of the Series 2021 Bonds actually issued by the District and apply the adopted special assessment allocation report for Assessment Area Two to the terms of such

special assessment bonds, and set out the par amount to be allocated to each unit and the annual amount of the assessments; and

**WHEREAS**, on or about June 18, 2021, the District entered into a Bond Purchase Contract with MBS Capital Markets, LLC whereby it agreed to sell its Series 2021 Bonds; and

**WHEREAS**, the District desires to set forth the particular terms of the sale of the Series 2021 Bonds and confirm the Bond Purchase Contract as well as the lien of the levy of special assessments securing the Series 2021 Bonds (the "Series 2021 Special Assessments").

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors of the K-Bar Ranch II Community Development District hereby finds and determines as follows:

(a) On June 14, 2021, the District, after due notice and public hearing, adopted Resolution 2021-09, which, among other items, equalized, approved, confirmed, and levied special assessments on property benefiting from the Area Two Project, which assessments were intended to secure a series of bonds which were later issued as the Series 2021 Bonds. This supplemental resolution is being adopted to set forth the specific terms of the Series 2021 Bonds and certifying the amount of the lien of the special assessments securing any portion

of the bonds, including interest, costs of issuance, and the number of payments due.

(b) The Final Supplemental Special Assessment Allocation Report (Assessment Area Two) dated June 18, 2021 attached to this Resolution as **Exhibit A** (the “Allocation Report”), applies the adopted assessment methodology to the actual terms of the Series 2021 Bonds. The Allocation Report is hereby approved, adopted, and confirmed. The District ratifies the use of the Allocation Report in connection with the sale of the Series 2021 Bonds.

(c) On or about June 18, 2021, the District, by signature of the Chairperson, entered into a Bond Purchase Contract with MBS Capital Markets, LLC, whereby it agreed to sell the Series 2021 Bonds (the “MBS Contract”). The MBS Contract is hereby approved, adopted, and confirmed. The District delegates, and/or ratifies and confirms the actions of the Board Chairperson in executing the MBS Contract and hereby authorizes and/or ratifies the purchase and sale of the 2021 Bonds on the terms set forth in the MBS Contract.

**SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2017A BONDS.** This Resolution is intended to set forth the terms of the Series 2021 Bonds and the final amount of the lien of the Series 2021 Special Assessments.

The Series 2021 Bonds in a total par amount of \$6,135,000.00 shall bear such rates of interest and maturity as shown in **Exhibit B** attached hereto. The sources and uses of funds of the Series 2021 Bonds, including total costs of issuance, shall be as set forth in **Exhibit B** attached hereto. The debt service



due on the Series 2021 Bonds is set forth in **Exhibit B** attached hereto. The lien of the special assessments securing the Series 2021 Bonds on developable land within Assessment Area Two of the District, as such land is specifically described in **Exhibit A**, shall be the principal amount due on the Series 2021 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

#### **SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2021 BONDS.**

(a) The Series 2021 Special Assessments for the Series 2021 Bonds shall be allocated in accordance with **Exhibit A**. The Allocation Report is consistent with the District's original assessment methodology for the Area Two Project. The Allocation Report, considered herein, reflects the actual terms of the issuance of the District's Series 2021 Bonds. The estimated costs of collection of the Series 2021 Special Assessments for the Series 2021 Bonds are as set forth in the Allocation Report.

(b) The lien of the Series 2021 Special Assessments includes all developable land referenced in **Exhibit A** benefitted by the Area Two Project.

(c) The District shall, as soon as possible, begin annual collection of the Series 2021 Special Assessments for the Series 2021 Bonds debt service payment using the methods available to it by law. Beginning with the first debt service payment as reflected in **Exhibit B** for the Series 2021 Bonds, there shall

be semi-annual installments of principal and interest, as further reflected in

**Exhibit B.**

(d) The District hereby certifies the Series 2021 Special Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Hillsborough County and other Florida law. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Series 2021 Special Assessments by means of the Hillsborough County tax collector, if desirable, otherwise any other options available by law, and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due using methods available to the District authorized by Florida law.

(e) Except as otherwise stated in Section 170.09, Fla. Stat., referencing a limited exception for the payment of assessments without interest (which exception may be waived), the owner of property subject to the Series 2021 Special Assessments may prepay the entire remaining balance of the Series 2021 Special Assessments at any time, or a portion of the remaining balance of the Series 2021 Special Assessments one time if there is also paid, in addition to the prepaid principal balance of the special assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Series 2021 Bonds, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date.

Except as previously referenced, prepayment of the Series 2021 Special Assessments does not entitle the property owner to any discounts for early payment.

**SECTION 5. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Series 2021 Special Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement prior Resolutions of the District (collectively the "Prior Resolutions") which remain in full force and effect. This Resolution and the Prior Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 7. ASSESSMENT NOTICE.** To the extent not already existing, the District's Secretary is hereby directed to record a Notice of Series 2021 Special Assessments securing the Series 2021 Bonds in the Official Records of Hillsborough County, Florida, as well as such other instruments as may be necessary to evidence the actions taken by the District.

**SECTION 8. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED** in Public Session of the Board of Supervisors of the K-Bar Ranch II Community Development District, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairman,  
Board of Supervisors

- Exhibit A: Final Supplemental Special Assessment Allocation Report  
(Assessment Area Two) dated June 18, 2021
- Exhibit B: Maturities and Coupon of Series 2021 Bonds, Sources and Uses of  
Funds for Series 2021 Bonds, Annual debt service payment due on  
Series 2021 Bonds

# **Exhibit A**



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

Final Supplemental  
Special Assessment Allocation Report  
(Assessment Area Two)

Special Assessment Bonds, Series 2021

12750 Citrus Park Lane  
Suite 115  
Tampa, FL. 33625

[rizzetta.com](http://rizzetta.com)

June 18, 2021

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## I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report (Assessment Area Two) is being presented in anticipation of financing a capital infrastructure project by the K-Bar Ranch II Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District will issue Special Assessment Bonds, Series 2021 (the "Series 2021 Bonds"), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

## II. DEFINED TERMS

**"Assessment Area Two" or "AA2"** – An Assessment Area within the District, consisting of parcels D, G & I and planned for 278 residential units.

**"Capital Improvement Program, AA2"** – Construction and/or acquisition of public infrastructure planned for the District. The anticipated costs for the **"Assessment Area Two Project"** are \$19,883,284 and is considered a portion of the total Capital Improvement Program, as specified in the Supplemental Report of the District Engineer Assessment Area Two dated June 14, 2021.

**"Developer"** – M/I Homes of Tampa, LLC.

**"District"** – K-Bar Ranch II Community Development District.

**"End User"** – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

**"Equivalent Assessment Unit" or "EAU"** – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

**"Indentures"** – The Master Trust Indenture dated as of June 1, 2021, and the First Supplemental Trust Indenture dated as of June 1, 2021.

**"Master Report"** – The Master Special Assessment Allocation Report dated May 13, 2021.

**"Platted Units"** – Lands configured into their intended end-use and subject to a recorded plat.

**"Series 2021 Assessments"** – The **"Series 2021 Assessments"**, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District's Series 2021 Bonds.

**"Series 2021 Bonds"** – \$6,135,000 K-Bar Ranch II Community Development District Special Assessment Allocation Bonds, Series 2021.



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**“Series 2021 Project”** – A portion of the Assessment Area Two Project, expected to be funded by Series 2021 Bonds, as specified in the Supplemental Assessment Report of the District Engineer – Assessment Area Two, dated June 14, 2021.

**“True-Up Agreement”** – The Agreement to be executed between the K-Bar Ranch II Community Development District and M/I Homes of Tampa, LLC, regarding the True-Up and Payment of Series 2021 Assessments.

**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

### III. DISTRICT INFORMATION

K-Bar Ranch II Community Development District was established pursuant to City of Tampa Ordinance No. 2017-104, which became effective on June 27, 2017.

On May 13, 2021, the District approved the Master Report dated May 13, 2021, which specifies the allocation methodology to be used for the District’s bond assessments specific to Assessment Area Two. This report will follow the methodology described in the Master Report for purposes of allocating the Series 2021 Assessments securing the District’s Series 2021 Bonds within Assessment Area Two.

Table 1 illustrates the District’s development plan for Assessment Area Two.

### IV. SERIES 2021 PROJECT

The Series 2021 Project is a portion of the District’s Assessment Area Two Project, which is a portion of the District’s total Capital Improvement Program. The cost of the Assessment Area Two Project is \$19,883,284. The District plans to issue Series 2021 Bonds to fund the Series 2021 Project in the amount of \$6,135,000. The balance of the Assessment Area Two Project may be funded by future bonds, the Developer or other funding sources. For more detailed information regarding the Series 2021 Project, see Table 2 and the Supplemental Report of the District Engineer – Assessment Area Two dated June 14, 2021.

### V. SERIES 2021 BONDS AND ASSESSMENTS

In order to provide for the Series 2021 Project funding described in Section IV above, the District will issue the Series 2021 Bonds with a principal amount of \$6,135,000.

#### A. Series 2021 Bonds

The Series 2021 Bonds will be secured by the pledged revenues from Series 2021 Assessments. The Series 2021 Assessments will initially be levied in the principal amount of \$6,135,000 and shall be structured in the same manner as the Series 2021



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Bonds, so that revenues from the Series 2021 Assessments are sufficient to fulfill the debt service requirements for the Series 2021 Bonds.

The Series 2021 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2051. The first scheduled payment of coupon interest will be due on November 1, 2021, although interest will be capitalized through November 1, 2021, with the first installment of principal due on May 1, 2022. The annual principal payment will be due each May 1 thereafter until final maturity. The maximum annual debt service is \$337,400.00. The general financing terms of the Series 2021 Bonds are summarized on Table 3.

It is expected that the Series 2021 Assessment installments assigned to Platted Units will be collected via the Hillsborough County property tax bill process (Uniform Method)<sup>1</sup>. Accordingly, the Series 2021 Assessments have been adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

## **VI. SERIES 2021 ASSESSMENT ALLOCATION**

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's Assessment Area Two Project. As stated therein, the Assessment Area Two Project cost per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2021 Bonds will fund the District's Series 2021 Project, which is expected to be constructed in a manner generally proportionate to the construction of improvements for the Assessment Area Two Project. Accordingly, it is expected that the improvements funded by the Series 2021 Bonds will confer benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper to impose Series 2021 Assessments on the units specified in Table 5, as well as the District's Series 2021 Assessment Roll.

### **A. Assessment Allocation**

The Series 2021 Assessments are expected to ultimately be allocated to the 278 Platted Units within Assessment Area Two. As allocated, the Series 2021 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report.

---

<sup>1</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



The Series 2021 Assessments, are expected to ultimately be allocated to the 278 Platted Units within Phases D, G & I of Assessment Area Two and allocated based on the EAU methodology defined in the Master Report. As allocated, the Series 2021, fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report, and are fairly and reasonably allocated among the different product types. See Table 5 for the Series 2021 Assessments expected to be absorbed by the units within Phases D, G & I.

The Series 2021 Assessment Roll is located at page A-5.

## **B. Assignment of Assessments**

The Series 2021 Bonds and Series 2021 Assessments have been sized based on the expectation that the Series 2021 Assessments will be fully absorbed by the 278 Platted Units planned for development in Phases D, G & I of Assessment Area Two. However, the actual assignment of assessments to Platted Units will be consistent with the assessment methodology found in the Master Report.

Some of the lands subject to the Series 2021 Assessments currently consist of Unplatted Parcels. Assessments will be initially levied on these parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Series 2021 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, thereby reducing the Series 2021 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Series 2021 Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Series 2021 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently subdivided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the Series 2021 Project are added to the District boundaries, whether by boundary amendment or increase in density, Series 2021 Assessments will be allocated to such lands, pursuant to the methodology described herein.



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## **VII. PREPAYMENT AND TRUE-UP OF SERIES 2021 ASSESSMENTS**

The Series 2021 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the corresponding Series 2021 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2021 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the units described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. As the acreage within the Assessment Area Two Lands is developed, it will be platted. At such time as a plat is presented to the District that involves the earliest of at least 25% of residential units or developable acres within the Assessment Area Two Lands and continuing at each time when a subsequent plat is presented to the District (each such date being a "True-Up Date"), the District shall determine if the debt per acre remaining on the unplatted land is greater than the debt per acre of such land at the time of imposition of the initial assessment and, if it is, a True-Up Payment in the amount of such excess shall become due and payable by Developer in that tax year in accordance with this Series 2021 Assessment Report in addition to the regular assessment installment payable for lands owned by the Developer. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations and, in all cases, Developer agrees that such payments shall be made in order to ensure the District's timely payments of the debt services obligations on the Series 2021 Bonds. The District shall record all True-Up Payments in its Improvement Lien book. For further detail and definitions related to the true-up process, please refer to the True-Up Agreement.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

## **VIII. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the K-Bar Ranch II Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide



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the K-Bar Ranch II Community Development District with financial advisory services or offer investment advice in any form.



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**EXHIBIT A:**

**ALLOCATION METHODOLOGY**



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**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT ALLOCATION BONDS, SERIES 2021**

**TABLE 1: SERIES 2021 ASSESSMENT AREA TWO DEVELOPMENT PLAN <sup>(1)</sup>**

<b>PRODUCT</b>	<b>PHASES</b>				
	<b>D</b>	<b>G</b>	<b>I</b>	<b>TOTAL</b>	
Single Family 50'	0	64	118	182	Units
Single Family 65'	46	50	0	96	Units
<b>TOTAL:</b>	<b>46</b>	<b>114</b>	<b>118</b>	<b>278</b>	

(1) Product totals are shown for illustrative purposes and not fixed per product type. Development plan is subject to change with land platting.

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT ALLOCATION BONDS, SERIES 2021**

**TABLE 2: CIP COST DETAIL**

<b>IMPROVEMENTS</b>	<b>PARCELS D,G &amp; I</b>	<b>MASTER COSTS</b>	<b>TOTAL</b>
Water Management/Mitigation	\$1,303,325	\$4,578,537	\$5,881,862
Roadway/Drainage	\$1,416,295	\$4,448,552	\$5,864,846
Water Supply	\$620,864	\$436,562	\$1,057,425
Sewer and Wastewater Managmenet	\$586,592	\$926,181	\$1,512,773
Landscape/Hardscape/Irrigation	\$400,000	\$950,000	\$1,350,000
Undergrounding of Electric Service	\$278,000	\$250,000	\$528,000
Professional and Permitting Fees	\$600,000	\$800,000	\$1,400,000
Contingency	\$572,558	\$1,715,819	\$2,288,378
<b>Total CIP Costs</b>	<b>\$5,777,633</b>	<b>\$14,105,651</b>	<b>\$19,883,284</b>
CIP Costs Funded by Series 2021 Bonds			\$5,753,698
Additional Construction Costs to be Funded by the Developer or Other Sources			\$14,129,586
<b>Total Construction Costs</b>			<b>\$19,883,284</b>

NOTE: Infrastructure cost estimates provided by District Engineer.



**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT ALLOCATION BONDS, SERIES 2021**

**TABLE 3: FINANCING INFORMATION - SERIES 2021 BONDS**

Issue Date	6/30/2021
Final Maturity	5/1/2051
Average Coupon Rate	3.66%
Maximum Annual Debt Service ("MADS")	\$337,400.00
<b>SOURCES:</b>	
<b>PRINCIPAL AMOUNT</b>	<b>\$6,135,000.00</b>
Net Premium	\$156,590.80
Total Net Proceeds	\$6,291,590.80
<b>USES:</b>	
Project Fund	(\$5,753,697.74)
Debt Service Reserve Fund	(\$168,700.00) (1)
Capitalized Interest (through 11/1/2021)	(\$69,743.06)
Underwriters Discount	(\$122,700.00)
Cost of Issuance	(\$176,750.00)
Total Uses	(\$6,291,590.80)

(1) 50% of MADS

Source: District Underwriter

**TABLE 4: FINANCING INFORMATION - SERIES 2021 ASSESSMENTS**

Interest Rate	3.66%
<b>Initial Principal Amount</b>	<b>\$6,135,000.00</b>
Aggregate Annual Installment	\$337,400.00 (1)
Maximum Early Payment Discounts	6.00% \$21,536.17 (2)
Total Annual Installment	\$358,936.17

(1) Based on MADS.

(2) May vary as provided by law.

Note: Collection costs for Hillsborough county are paid out of the General Fund.

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021**

**TABLE 5: ASSESSMENT ALLOCATION - SERIES 2021 ASSESSMENTS**

<b>PRODUCT</b>	<b>UNITS</b>	<b>EAU</b>	<b>PRODUCT TOTAL PRINCIPAL (1)</b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSTLMT. (1)(2)</b>	<b>PER UNIT INSTLMT. (2)</b>
Single Family 50'	182	1.00	\$3,639,406.78	\$19,996.74	\$212,928.24	\$1,169.94
Single Family 65'	96	1.30	\$2,495,593.22	\$25,995.76	\$146,007.93	\$1,520.92
<b>TOTAL</b>	<b>278</b>		<b>\$6,135,000.00</b>		<b>\$358,936.17</b>	

(1) Product total shown for illustrative purposes only and are not fixed per product type.  
(2) Includes estimated early payment discounts, which may fluctuate.

**K-BAR II COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT ROLL  
SERIES 2021**

<b>Parcel</b>	<b>Series 2021 Principal</b>	<b>Series 2021 Annual Installment</b>
*See attached legal description	\$6,135,000.00	\$358,936.17
	<b>\$6,135,000.00</b>	<b>\$358,936.17</b>

## EXHIBIT A

### DESCRIPTION

A parcel of land lying in Sections 2, 3 & 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being a portion of BASSSET CREEK ESTATES - PHASE 2D REPLAT, as recorded in Plat Book 123, Pages 191-196, of the Public Records of Hillsborough County, Florida, a portion of K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida and a portion of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, said point also being on the Westerly boundary of EASTON PARK PHASE I, as recorded in Plat Book 110, Pages 203-239, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary line of said Section 3, N.89°36'19"W., a distance of 3983.26 feet; thence departing said Southerly boundary line and along the Westerly boundary of PARCEL 2, as described in Official Records Book 22421, Page 1016, of the Public Records of Hillsborough County, Florida, thence along said Westerly boundary the following ten (10) courses: 1) N.03°02'29"E., a distance of 224.02 feet; 2) N.5°4'58"54"W., a distance of 208.01 feet; 3) N.31°26'48"W., a distance of 82.57 feet; 4) N.04°16'32"W., a distance of 121.58 feet; 5) N.1°7'49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.1°59'02"E., a distance of 65.94 feet; 8) N.1°5'06'49"W., a distance of 311.27 feet; 9) N.25°1'7'33"E., a distance of 198.69 feet; 10) N.44°34'30"W., a distance of 269.92 feet to a point on a curve on the Westerly future public right-of-way of PADDOCK VIEW DRIVE; thence Northerly along said Westerly future public right-of-way, 209.34 feet along the arc of a non-tangent curve to the left having a radius of 1106.00 feet and a central angle of 10°50'41" (chord bearing N.19°56'17"E., 209.03 feet) to a point on the exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida, said point also being on the Southerly boundary of said BASSSET CREEK ESTATES - PHASE 2D REPLAT; thence along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following eleven (11) courses: 1) N.69°54'20"E., a distance of 7.47 feet; 2) N.08°15'58"E., a distance of 483.89 feet; 3) Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); 4) Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); 5) N.16°34'45"W., a distance of 55.04 feet; 6) Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); 7) N.16°34'45"W., a distance of 105.00 feet; 8) Northwesterly, 122.58 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 46°49'26" (chord bearing N.39°59'28"W., 119.20 feet); 9) Northwesterly, 145.61 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 41°42'54" (chord bearing N.42°32'44"W., 142.42 feet); 10) N.21°41'17"W., a distance of 111.11 feet; 11) Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.66°41'17"W., 35.36 feet) to the Southerly right-of-way line of K-BAR RANCH PARKWAY in said K-BAR RANCH - PARCEL O; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.68°18'43"E., a distance of 131.40 feet to the Easternmost corner of said K-BAR RANCH PARKWAY; thence continue along said exterior boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) N.21°41'17"W., a distance of 120.00 feet; 2) N.68°18'43"E., a distance of 259.35 feet; 3) Easterly, 1404.92 feet along the arc of a tangent curve to the right having a radius of 7060.13 feet and a central angle of 11°24'05" (chord bearing N.74°00'46"E., 1402.60 feet) to the Easternmost corner of the COD EXPANSION PARCEL 2, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary, respectively, of said COD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N.10°17'11"W., a distance of 1029.44 feet; 2) N.53°40'06"W., a distance of 450.02 feet; 3) N.83°59'01"W., a distance of 671.54 feet; 4) N.22°22'16"W., a distance of 338.79 feet; 5) N.22°13'00"E., a distance of 33.92 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 3; thence continue along the Northerly boundary line of said COD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S.89°59'02"W., a distance of 1419.07 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.89°53'45"W., a distance of 1151.09 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4, said point also being on the Easterly boundary of K-BAR RANCH PARCEL B, as recorded in Plat Book 127, Pages 223-232, of the Public Records of Hillsborough County, Florida; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT

## EXHIBIT A

(continued)

DISTRICT and along said Easterly boundary, N.15°01'01"W., a distance of 93.23 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northeast ¼ of said Section 4; thence N.89°53'45"W., a distance of 1496.78 feet to a point on a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4; thence continue along a line being 100.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, N.89°52'00"W., a distance of 337.50 feet; thence S.00°08'00"W., a distance of 90.00 feet to a point on a line being 190.00 feet South of and Parallel with the Northerly boundary line of the Northwest ¼ of said Section 4, said point also being the Northwest corner of the COD EXPANSION PARCEL 3, as described in Official Records Book 22557, Page 1001, of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundary, respectively, of said COD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses: 1) S.42°22'20"E., a distance of 1250.72 feet; 2) S.89°55'34"E., a distance of 632.09 feet; 3) N.72°30'36"E., a distance of 70.62 feet; 4) S.37°11'41"E., a distance of 59.41 feet; 5) N.78°31'19"E., a distance of 55.51 feet; 6) N.58°16'55"E., a distance of 47.15 feet; 7) N.23°29'10"E., a distance of 104.94 feet to a point on the Westerly boundary of said K-BAR RANCH - PARCEL O; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) S.20°00'10"W., a distance of 623.56 feet; 2) S.03°15'54"E., a distance of 113.53 feet to the Northerly boundary of the FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" in said K-BAR RANCH - PARCEL O; thence along said Northerly boundary and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following two (2) courses: 1) N.86°43'26"E., a distance of 95.01 feet; 2) Easterly, 15.63 feet along the arc of a tangent curve to the right having a radius of 1206.00 feet and a central angle of 00°44'34" (chord bearing N.87°05'43"E., 15.63 feet) to the Northeast corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT and the Easterly and Southerly boundary, respectively, of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G" the following five (5) courses: 1) S.02°31'34"E., a distance of 120.00 feet; 2) Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); 3) S.86°43'26"W., a distance of 562.35 feet; 4) Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); 5) N.68°47'52"W., a distance of 50.36 feet to the Northernmost corner of TRACT "F" in BASSET CREEK ESTATES - PHASE 2A as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following four (4) courses: 1) S.57°00'00"W., a distance of 206.68 feet; 2) S.22°59'59"W., a distance of 1050.01 feet; 3) S.08°00'02"W., a distance of 329.70 feet; 4) N.89°11'25"W., a distance of 730.53 feet to the Northernmost corner of STONECREEK TOWNHOMES as recorded in Plat Book 108, Pages 231-236, of the Public Records of Hillsborough County, Florida; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following nine (9) courses: 1) S.43°44'31"W., a distance of 146.18 feet; 2) S.83°28'31"W., a distance of 275.45 feet; 3) N.59°52'01"W., a distance of 149.25 feet; 4) S.59°05'38"W., a distance of 26.28 feet; 5) Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); 6) S.03°55'11"W., a distance of 128.33 feet; 7) Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); 8) S.60°37'34"W., a distance of 30.54 feet; 9) N.88°10'40"W., a distance of 34.00 feet to the Northwest corner of BASSET CREEK DRIVE in said STONECREEK TOWNHOMES; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following three (3) courses: 1) Southerly, 477.76 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 25°06'49" (chord bearing S.10°44'04"E., 473.95 feet); 2) Southerly, 346.07 feet along the arc of a reverse curve to the right having a radius of 410.00 feet and a central angle of 48°21'42" (chord bearing S.00°53'23"W., 335.89 feet); 3) S.88°28'05"W., a distance of 304.15 feet; thence departing said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N.01°32'47"W., a distance of 817.66 feet; thence N.41°36'07"W., a distance of 514.67 feet to the Westerly boundary line of said Section 4; thence along said Westerly boundary line, N.00°24'23"W., a distance of 505.43 feet to the Northwest corner of said FUTURE FOUR-LANE PUBLIC CORRIDOR and TRACT "G"; thence continue along the Westerly boundary line of said Section 4, N.00°24'23"W., a distance of 50.00 feet; thence departing said Westerly boundary line, N.89°35'37"E., a distance of 50.00 feet; thence S.00°24'23"E., a distance of 20.04 feet; thence N.84°03'54"E., a distance of 53.00 feet; thence Northeasterly, 178.71 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 37°14'05"

## EXHIBIT A

(chord bearing N.65°26'52"E., 17 5.59 feet); thence N.46°49'49"E., a distance of 201.06 feet; thence N.43°10'11"W., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 37.48 feet; thence S.43°10'11"E., a distance of 3.82 feet; thence N.46°49'49"E., a distance of 822.95 feet; thence N.23°14'23"W., a distance of 17.86 feet; thence N.43°10'10"W., a distance of 151.65 feet; thence N.00°08'00"E., a distance of 1646.70 feet to the Northerly boundary line of the Northwest ¼ of said Section 4; thence along said Northerly boundary line, S.89°52'00"E., a distance of 1735.03 feet to the Northwest corner of the Northeast ¼ of said Section 4, said point also being the Southwest corner of MEADOW POINT II1 PARCEL "V-V", as recorded in Plat Book 45, Pages 111-115, of the Public Records of Pasco County, Florida; thence along the Northerly boundary line of said Northeast ¼, S.89°53'45"E., a distance of 2671.97 feet to the Northwest corner of the Northwest ¼ of said Section 3; thence along the Northerly boundary line of said Northwest ¼, N.89°59'02"E., a distance of 2672.09 feet to the Northwest corner of the Northeast ¼ of said Section 3; thence along the Northerly boundary line of said Northeast 1/4, N.89°59'12"E., a distance of 78.79 feet to the Northwest corner of the property described as Exhibit "A" in Official Records Book 21531, Page 1875, of the Public Records of Hillsborough County, Florida; thence along said Westerly, Southerly and Easterly boundary, respectively, of said property the following twelve (12) courses: 1) S.56°48'42"E., a distance of 3.21 feet; 2) S.43°32'28"W., a distance of 31.12 feet; 3) S.42°58'40"W., a distance of 25.48 feet; 4) S.04°13'32"W., a distance of 22.24 feet; 5) S.23°16'04"W., a distance of 21.41 feet; 6) S.25°02'56"W., a distance of 33.73 feet; 7) S.01°48'32"W., a distance of 34.78 feet; 8) S.12°23'09"E., a distance of 39.44 feet; 9) S.11°36'27"E., a distance of 143.30 feet; 10) S.80°31'41"E., a distance of 211.90 feet; 11) Northerly, 361.13 feet along the arc of a non-tangent curve to the right having a radius of 2670.00 feet and a central angle of 07°44'58" (chord bearing N.09°28'15"E., 360.85 feet); 12) N.13°20'44"E., a distance of 8.24 feet to aforesaid Northerly boundary line of said Northeast ¼; thence along said Northerly boundary line, N.89°59'12"E., a distance of 2347.54 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence along the Northerly boundary line of said Northwest ¼, N.89°56'34"E., a distance of 2673.49 feet to the Northwest corner of the Northeast ¼ of said Section 2; thence along the Northerly boundary line of said Northeast ¼, N.89°56'12"E., a distance of 200.45 feet; thence departing said Northerly boundary line, S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet to the Northeast corner of said EASTON PARK PHASE 3; thence along the Northeasterly boundary of said EASTON PARK PHASE 3, N.54°20'09"W., a distance of 1662.69 feet to the Northernmost corner of said EASTON PARK PHASE 3; thence along the Northerly and Westerly boundary, respectively, of said EASTON PARK PHASE 3 the following six (6) courses: 1) S.87°02'29"W., a distance of 858.59 feet; 2) S.45°00'00"E., a distance of 288.60 feet; 3) S.60°00'00"E., a distance of 345.00 feet; 4) S.45°00'00"E., a distance of 300.00 feet; 5) S.00°00'00"E., a distance of 410.00 feet; 6) S.58°00'00"W., a distance of 275.00 feet; thence along the Southwesterly boundary of said EASTON PARK PHASE 3 the following three (3) courses: 1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of 14°43'02" (chord bearing S.38°21'31"E., 403.45 feet); 2) S.31°00'00"E., a distance of 400.00 feet; 3) Southeasterly, 1494.46 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 29°16'26" (chord bearing S.45°38'13"E., 1478.26 feet) to the Southernmost corner of said EASTON PARK PHASE 3; thence continue Southeasterly, 164.70 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°13'34" (chord bearing S.61°53'13"E., 164.67 feet); thence S.63°30'00"E., a distance of 400.00 feet; thence Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 09°30'00" (chord bearing S.58°45'00"E., 509.27 feet); thence S.54°00'00"E., a distance of 650.42 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence S.54°00'00"E., a distance of 50.00 feet to the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (COUNTY ROAD NO. 579); thence along said Westerly maintained right-of-way line the following three (3) courses: 1) S.35°39'38"W., a distance of 189.51 feet; 2) N.89°40'28"W., a distance of 8.69 feet; 3) S.35°45'59"W., a distance of 55.43 feet; thence departing said Westerly maintained right-of-way line, N.54°00'00"W., a distance of 42.81 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence N.54°00'00"W., a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 01°54'23" (chord bearing N.54°57'12"W., 97.32 feet) to the Easternmost corner of said EASTON PARK PHASE I; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE I, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet); thence continue along said Northeasterly boundary the following four (4) courses: 1) N.63°30'00"W., a distance of 400.00 feet; 2) Northwesterly, 744.24 feet along the arc of a

## EXHIBIT A

(continued)

tangent curve to the right having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing N.47°15'00"W., 1720.95 feet); 3) N.31°00'00"W., a distance of 400.00 feet; 4) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of 13°24'47" (chord bearing N.37°42'24"W., 332.83 feet) to the Northernmost corner of said EASTON PARK PHASE I; thence along the Westerly boundary of said EASTON PARK PHASE 1 the following sixteen (16) courses: 1) S.21°00'00"W., a distance of 98.01 feet; 2) S.51°00'00"W., a distance of 300.00 feet; 3) S.42°00'00"W., a distance of 125.00 feet; 4) S.45°00'00"E., a distance of 90.00 feet; 5) S.24°00'00"W., a distance of 85.06 feet; 6) S.57°00'00"W., a distance of 150.50 feet; 7) S.51°00'00"W., a distance of 300.00 feet; 8) S.04°00'00"E., a distance of 185.00 feet; 9) S.45°00'00"W., a distance of 105.00 feet; 10) N.90°00'00"W., a distance of 140.00 feet; 11) S.49°00'00"W., a distance of 175.00 feet; 12) S.64°00'00"W., a distance of 570.00 feet; 13) S.25°00'00"W., a distance of 340.00 feet; 14) S.25°00'00"E., a distance of 260.00 feet; 15) S.41°57'36"W., a distance of 239.93 feet; 16) S.00°25'00"E., a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.

Containing 861.092 acres, more or less.

Less and except for the area designated as K-Bar Ranch II CDD Assessment Area One and its legal description:

### DESCRIPTION ASSESSMENT AREA A:

A parcel of land lying in Section 4, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4, thence N.00°24'23"W., a distance of 505.40 feet to the POINT OF BEGINNING; thence N.00°24'23"W., a distance of 209.23 feet; thence N.84°03'54"E., a distance of 103.72 feet; thence Northeasterly, 181.96 feet along the arc of a tangent curve to the left having a radius of 280.00 feet and a central angle of 37°14'05" (chord bearing N.65°26'52"E., 178.78 feet); thence N.46°49'49"E., a distance of 1067.58 feet; thence N.43°10'10"W., a distance of 173.45 feet; thence N.00°08'00"E., a distance of 1646.70 feet; thence S.89°52'00"E., a distance of 1385.01 feet; thence S.00°08'00"W., a distance of 194.95 feet; thence S.42°44'27"E., a distance of 1257.22 feet; thence N.90°00'00"E., a distance of 627.31 feet; thence S.69°59'50"E., a distance of 194.30 feet; thence S.20°00'10"W., a distance of 559.99 feet; thence N.86°45'37"E., a distance of 159.47 feet; thence S.02°31'34"E., a distance of 120.00 feet; thence Westerly, 14.06 feet along the arc of a non-tangent curve to the left having a radius of 1086.00 feet and a central angle of 00°44'31" (chord bearing S.87°05'41"W., 14.06 feet); thence S.86°43'26"W., a distance of 562.35 feet; thence Westerly, 709.20 feet along the arc of a tangent curve to the right having a radius of 1660.00 feet and a central angle of 24°28'42" (chord bearing N.81°02'13"W., 703.82 feet); thence N.68°47'52"W., a distance of 50.36 feet; thence S.57°00'00"W., a distance of 206.68 feet; thence S.22°59'59"W., a distance of 1050.01 feet; thence S.08°00'02"W., a distance of 329.70 feet; thence N.89°11'25"W., a distance of 730.53 feet; thence S.43°44'31"W., a distance of 146.18 feet; thence S.83°28'31"W., a distance of 275.45 feet; thence N.59°52'01"W., a distance of 149.25 feet; thence S.59°05'38"W., a distance of 26.28 feet; thence Southwesterly, 173.33 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 55°10'27" (chord bearing S.31°30'24"W., 166.71 feet); thence S.03°55'11"W., a distance of 128.33 feet; thence Southerly, 21.88 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 01°13'02" (chord bearing S.03°18'40"W., 21.88 feet); thence S.60°37'34"W., a distance of 30.54 feet; thence N.88°10'40"W., a distance of 277.17 feet; thence N.01°32'47"W., a distance of 462.75 feet; thence S.53°46'20"W., a distance of 72.23 feet; thence S.75°09'12"W., a distance of 56.44 feet; thence N.81°10'29"W., a distance of 86.76 feet; thence N.76°04'16"W., a distance of 53.30 feet; thence N.30°09'51"E., a distance of 38.86 feet; thence N.03°55'15"E., a distance of 105.96 feet; thence N.16°32'42"W., a distance of 75.28 feet; thence N.35°58'16"W., a distance of 53.98 feet; thence N.75°17'06"W., a distance of 56.67 feet to the POINT OF BEGINNING.

Containing 151.238 acres more or less

## EXHIBIT A

(continued)

TOGETHER WITH:

### DESCRIPTION ASSESSMENT AREA B:

A parcel of land lying in Sections 2, & 3, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 3; thence N.89°36'19"W., a distance of 3983.26 feet; thence N.03°02'29"E., a distance of 224.02 feet; thence N.54°58'54"W., a distance of 208.01 feet; thence N.31°26'48"W., a distance of 82.57 feet; thence N.04°16'32"W., a distance of 121.58 feet; thence N.17°49'48"E., a distance of 57.49 feet; thence N.28°08'40"E., a distance of 352.48 feet; thence N.11°59'02"E., a distance of 65.94 feet; thence N.15°06'49"W., a distance of 311.27 feet; thence N.25°17'33"E., a distance of 198.69 feet; thence N.44°34'30"W., a distance of 445.77 feet; thence N.69°54'20"E., a distance of 214.79 feet; thence N.08°15'58"E., a distance of 483.89 feet; thence Northerly, 58.06 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 16°38'00" (chord bearing N.00°03'02"W., 57.86 feet); thence Northwesterly, 30.57 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 70°04'07" (chord bearing N.43°24'06"W., 28.70 feet); thence N.16°34'45"W., a distance of 55.04 feet; thence Northerly, 28.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.16°37'54"E., 27.39 feet); thence N.16°34'45"W., a distance of 105.00 feet; thence S.73°25'15"W., a distance of 83.34 feet; thence N.16°34'45"W., a distance of 85.65 feet; thence N.29°32'51"W., a distance of 174.79 feet; thence N.61°43'29"W., a distance of 21.54 feet; thence N.68°18'43"E., a distance of 390.74 feet; thence Easterly, 1300.94 feet along the arc of a tangent curve to the right having a radius of 6940.13 feet and a central angle of 10°44'25" (chord bearing N.73°40'55"E., 1299.04 feet); thence Easterly, 17.26 feet along the arc of a compound curve to the right having a radius of 6940.13 feet and a central angle of 00°08'33" (chord bearing N.79°07'24"E., 17.26 feet); thence Easterly, 153.65 feet along the arc of a reverse tangent curve to the left having a radius of 5060.00 feet and a central angle of 01°44'24" (chord bearing N.78°19'29"E., 153.65 feet); thence N.77°27'17"E., a distance of 760.22 feet; thence Easterly, 909.59 feet along the arc of a tangent curve to the right having a radius of 1468.00 feet and a central angle of 35°30'05" (chord bearing S.84°47'40"E., 895.11 feet); thence S.67°02'38"E., a distance of 620.02 feet; thence S.20°53'38"W., a distance of 772.98 feet; thence Southwesterly, 311.11 feet along the arc of a tangent curve to the right having a radius of 1110.00 feet and a central angle of 16°03'31" (chord bearing S.28°55'23"W., 310.09 feet); thence S.53°02'51"E., a distance of 100.00 feet; thence S.17°49'02"E., a distance of 179.82 feet; thence S.89°12'51"E., a distance of 857.08 feet; thence S.55°11'51"E., a distance of 716.57 feet; thence S.49°00'00"W., a distance of 175.00 feet; thence S.64°00'00"W., a distance of 570.00 feet; thence S.25°00'00"W., a distance of 340.00 feet; thence S.25°00'00"E., a distance of 260.00 feet; thence S.42°00'00"W., a distance of 239.75 feet; thence S.00°25'00"E., a distance of 475.07 feet; to the POINT OF BEGINNING.

Containing 307.157 acres more or less

Less and except for the areas identified by:

FOLIO 059222.0003

FOLIO 059225.0003

FOLIO 059222.0005

FOLIO 059224.0000



## **Exhibit B**

## SOURCES AND USES OF FUNDS

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)

## SPECIAL ASSESSMENT BONDS, SERIES 2021

PRICING DATE: JUNE 17, 2021

## FINAL PRICING NUMBERS

Dated Date	06/30/2021
Delivery Date	06/30/2021

## Sources:

Bond Proceeds:	
Par Amount	6,135,000.00
Net Premium	156,590.80
	<hr/>
	6,291,590.80
	<hr/>

## Uses:

Project Fund Deposits:	
Project Fund	5,753,697.74
Other Fund Deposits:	
Debt Service Reserve Fund @ 50% of MADS	168,700.00
Capitalized Interest Fund thru 11/1/2021	<hr/>
	69,743.06
	238,443.06
Delivery Date Expenses:	
Cost of Issuance	176,750.00
Underwriter's Discount	<hr/>
	122,700.00
	299,450.00
	<hr/>
	6,291,590.80
	<hr/>

Note: CALLABLE: MAY 1, 2031 @ PAR

## BOND SUMMARY STATISTICS

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)

## SPECIAL ASSESSMENT BONDS, SERIES 2021

PRICING DATE: JUNE 17, 2021

## FINAL PRICING NUMBERS

Dated Date	06/30/2021
Delivery Date	06/30/2021
Last Maturity	05/01/2051
Arbitrage Yield	3.147724%
True Interest Cost (TIC)	3.567371%
Net Interest Cost (NIC)	3.628671%
All-In TIC	3.801632%
Average Coupon	3.659749%
Average Life (years)	17.775
Weighted Average Maturity (years)	17.979
Duration of Issue (years)	12.720
Par Amount	6,135,000.00
Bond Proceeds	6,291,590.80
Total Interest	3,990,939.36
Net Interest	3,957,048.56
Total Debt Service	10,125,939.36
Maximum Annual Debt Service	337,400.00
Average Annual Debt Service	339,385.36
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	100.552417

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Term Bond due 2026	675,000.00	100.000	2.300%	2.881	303.75
Term Bond due 2031	770,000.00	99.655	2.750%	7.888	654.50
Term Bond due 2041	1,920,000.00	100.000	3.125%	15.599	2,822.40
Term Bond due 2051	2,770,000.00	105.749	4.000%	25.661	2,409.90
	6,135,000.00			17.775	6,190.55

## BOND SUMMARY STATISTICS

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)

## SPECIAL ASSESSMENT BONDS, SERIES 2021

PRICING DATE: JUNE 17, 2021

## FINAL PRICING NUMBERS

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,135,000.00	6,135,000.00	6,135,000.00
+ Accrued Interest			
+ Premium (Discount)	156,590.80	156,590.80	156,590.80
- Underwriter's Discount	-122,700.00	-122,700.00	
- Cost of Issuance Expense		-176,750.00	
- Other Amounts			
Target Value	6,168,890.80	5,992,140.80	6,291,590.80
Target Date	06/30/2021	06/30/2021	06/30/2021
Yield	3.567371%	3.801632%	3.147724%

## BOND PRICING

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Term Bond due 2026:										
	05/01/2022		130,000	2.300%	2.300%	100.000				
	05/01/2023		130,000	2.300%	2.300%	100.000				
	05/01/2024		135,000	2.300%	2.300%	100.000				
	05/01/2025		140,000	2.300%	2.300%	100.000				
	05/01/2026	48242Q AH2	140,000	2.300%	2.300%	100.000				
			675,000							
Term Bond due 2031:										
	05/01/2027		145,000	2.750%	2.790%	99.655				-500.25
	05/01/2028		150,000	2.750%	2.790%	99.655				-517.50
	05/01/2029		155,000	2.750%	2.790%	99.655				-534.75
	05/01/2030		160,000	2.750%	2.790%	99.655				-552.00
	05/01/2031	48242Q AJ8	160,000	2.750%	2.790%	99.655				-552.00
			770,000							-2,656.50
Term Bond due 2041:										
	05/01/2032		165,000	3.125%	3.125%	100.000				
	05/01/2033		170,000	3.125%	3.125%	100.000				
	05/01/2034		175,000	3.125%	3.125%	100.000				
	05/01/2035		185,000	3.125%	3.125%	100.000				
	05/01/2036		190,000	3.125%	3.125%	100.000				
	05/01/2037		195,000	3.125%	3.125%	100.000				
	05/01/2038		200,000	3.125%	3.125%	100.000				
	05/01/2039		205,000	3.125%	3.125%	100.000				
	05/01/2040		215,000	3.125%	3.125%	100.000				
	05/01/2041	48242Q AK5	220,000	3.125%	3.125%	100.000				
			1,920,000							
Term Bond due 2051:										
	05/01/2042		230,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	13,222.70
	05/01/2043		240,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	13,797.60
	05/01/2044		250,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	14,372.50
	05/01/2045		260,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	14,947.40
	05/01/2046		270,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	15,522.30

## BOND PRICING

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Term Bond due 2051:										
	05/01/2047		280,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	16,097.20
	05/01/2048		290,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	16,672.10
	05/01/2049		305,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	17,534.45
	05/01/2050		315,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	18,109.35
	05/01/2051	48242Q AL3	330,000	4.000%	3.310%	105.749 C	3.681%	05/01/2031	100.000	18,971.70
			2,770,000							159,247.30
			6,135,000							156,590.80

Dated Date 06/30/2021  
Delivery Date 06/30/2021  
First Coupon 11/01/2021

Par Amount 6,135,000.00  
Premium 156,590.80

Production 6,291,590.80 102.552417%  
Underwriter's Discount -122,700.00 -2.000000%

Purchase Price 6,168,890.80 100.552417%  
Accrued Interest

Net Proceeds 6,168,890.80

## BOND DEBT SERVICE

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
06/30/2021						6,135,000	6,135,000
11/01/2021			69,743.06	69,743.06	69,743.06	6,135,000	6,135,000
05/01/2022	130,000	2.300%	103,750.00	233,750.00		6,005,000	6,005,000
11/01/2022			102,255.00	102,255.00	336,005.00	6,005,000	6,005,000
05/01/2023	130,000	2.300%	102,255.00	232,255.00		5,875,000	5,875,000
11/01/2023			100,760.00	100,760.00	333,015.00	5,875,000	5,875,000
05/01/2024	135,000	2.300%	100,760.00	235,760.00		5,740,000	5,740,000
11/01/2024			99,207.50	99,207.50	334,967.50	5,740,000	5,740,000
05/01/2025	140,000	2.300%	99,207.50	239,207.50		5,600,000	5,600,000
11/01/2025			97,597.50	97,597.50	336,805.00	5,600,000	5,600,000
05/01/2026	140,000	2.300%	97,597.50	237,597.50		5,460,000	5,460,000
11/01/2026			95,987.50	95,987.50	333,585.00	5,460,000	5,460,000
05/01/2027	145,000	2.750%	95,987.50	240,987.50		5,315,000	5,315,000
11/01/2027			93,993.75	93,993.75	334,981.25	5,315,000	5,315,000
05/01/2028	150,000	2.750%	93,993.75	243,993.75		5,165,000	5,165,000
11/01/2028			91,931.25	91,931.25	335,925.00	5,165,000	5,165,000
05/01/2029	155,000	2.750%	91,931.25	246,931.25		5,010,000	5,010,000
11/01/2029			89,800.00	89,800.00	336,731.25	5,010,000	5,010,000
05/01/2030	160,000	2.750%	89,800.00	249,800.00		4,850,000	4,850,000
11/01/2030			87,600.00	87,600.00	337,400.00	4,850,000	4,850,000
05/01/2031	160,000	2.750%	87,600.00	247,600.00		4,690,000	4,690,000
11/01/2031			85,400.00	85,400.00	333,000.00	4,690,000	4,690,000
05/01/2032	165,000	3.125%	85,400.00	250,400.00		4,525,000	4,525,000
11/01/2032			82,821.88	82,821.88	333,221.88	4,525,000	4,525,000
05/01/2033	170,000	3.125%	82,821.88	252,821.88		4,355,000	4,355,000
11/01/2033			80,165.63	80,165.63	332,987.51	4,355,000	4,355,000
05/01/2034	175,000	3.125%	80,165.63	255,165.63		4,180,000	4,180,000
11/01/2034			77,431.25	77,431.25	332,596.88	4,180,000	4,180,000
05/01/2035	185,000	3.125%	77,431.25	262,431.25		3,995,000	3,995,000
11/01/2035			74,540.63	74,540.63	336,971.88	3,995,000	3,995,000
05/01/2036	190,000	3.125%	74,540.63	264,540.63		3,805,000	3,805,000
11/01/2036			71,571.88	71,571.88	336,112.51	3,805,000	3,805,000
05/01/2037	195,000	3.125%	71,571.88	266,571.88		3,610,000	3,610,000
11/01/2037			68,525.00	68,525.00	335,096.88	3,610,000	3,610,000
05/01/2038	200,000	3.125%	68,525.00	268,525.00		3,410,000	3,410,000
11/01/2038			65,400.00	65,400.00	333,925.00	3,410,000	3,410,000
05/01/2039	205,000	3.125%	65,400.00	270,400.00		3,205,000	3,205,000
11/01/2039			62,196.88	62,196.88	332,596.88	3,205,000	3,205,000
05/01/2040	215,000	3.125%	62,196.88	277,196.88		2,990,000	2,990,000
11/01/2040			58,837.50	58,837.50	336,034.38	2,990,000	2,990,000
05/01/2041	220,000	3.125%	58,837.50	278,837.50		2,770,000	2,770,000
11/01/2041			55,400.00	55,400.00	334,237.50	2,770,000	2,770,000
05/01/2042	230,000	4.000%	55,400.00	285,400.00		2,540,000	2,540,000
11/01/2042			50,800.00	50,800.00	336,200.00	2,540,000	2,540,000
05/01/2043	240,000	4.000%	50,800.00	290,800.00		2,300,000	2,300,000
11/01/2043			46,000.00	46,000.00	336,800.00	2,300,000	2,300,000
05/01/2044	250,000	4.000%	46,000.00	296,000.00		2,050,000	2,050,000
11/01/2044			41,000.00	41,000.00	337,000.00	2,050,000	2,050,000
05/01/2045	260,000	4.000%	41,000.00	301,000.00		1,790,000	1,790,000
11/01/2045			35,800.00	35,800.00	336,800.00	1,790,000	1,790,000
05/01/2046	270,000	4.000%	35,800.00	305,800.00		1,520,000	1,520,000
11/01/2046			30,400.00	30,400.00	336,200.00	1,520,000	1,520,000

## BOND DEBT SERVICE

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)

## SPECIAL ASSESSMENT BONDS, SERIES 2021

PRICING DATE: JUNE 17, 2021

## FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2047	280,000	4.000%	30,400.00	310,400.00		1,240,000	1,240,000
11/01/2047			24,800.00	24,800.00	335,200.00	1,240,000	1,240,000
05/01/2048	290,000	4.000%	24,800.00	314,800.00		950,000	950,000
11/01/2048			19,000.00	19,000.00	333,800.00	950,000	950,000
05/01/2049	305,000	4.000%	19,000.00	324,000.00		645,000	645,000
11/01/2049			12,900.00	12,900.00	336,900.00	645,000	645,000
05/01/2050	315,000	4.000%	12,900.00	327,900.00		330,000	330,000
11/01/2050			6,600.00	6,600.00	334,500.00	330,000	330,000
05/01/2051	330,000	4.000%	6,600.00	336,600.00			
11/01/2051					336,600.00		
	6,135,000		3,990,939.36	10,125,939.36	10,125,939.36		



## BOND DEBT SERVICE

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2021			69,743.06	69,743.06	6,135,000	6,135,000
11/01/2022	130,000	2.300%	206,005.00	336,005.00	6,005,000	6,005,000
11/01/2023	130,000	2.300%	203,015.00	333,015.00	5,875,000	5,875,000
11/01/2024	135,000	2.300%	199,967.50	334,967.50	5,740,000	5,740,000
11/01/2025	140,000	2.300%	196,805.00	336,805.00	5,600,000	5,600,000
11/01/2026	140,000	2.300%	193,585.00	333,585.00	5,460,000	5,460,000
11/01/2027	145,000	2.750%	189,981.25	334,981.25	5,315,000	5,315,000
11/01/2028	150,000	2.750%	185,925.00	335,925.00	5,165,000	5,165,000
11/01/2029	155,000	2.750%	181,731.25	336,731.25	5,010,000	5,010,000
11/01/2030	160,000	2.750%	177,400.00	337,400.00	4,850,000	4,850,000
11/01/2031	160,000	2.750%	173,000.00	333,000.00	4,690,000	4,690,000
11/01/2032	165,000	3.125%	168,221.88	333,221.88	4,525,000	4,525,000
11/01/2033	170,000	3.125%	162,987.51	332,987.51	4,355,000	4,355,000
11/01/2034	175,000	3.125%	157,596.88	332,596.88	4,180,000	4,180,000
11/01/2035	185,000	3.125%	151,971.88	336,971.88	3,995,000	3,995,000
11/01/2036	190,000	3.125%	146,112.51	336,112.51	3,805,000	3,805,000
11/01/2037	195,000	3.125%	140,096.88	335,096.88	3,610,000	3,610,000
11/01/2038	200,000	3.125%	133,925.00	333,925.00	3,410,000	3,410,000
11/01/2039	205,000	3.125%	127,596.88	332,596.88	3,205,000	3,205,000
11/01/2040	215,000	3.125%	121,034.38	336,034.38	2,990,000	2,990,000
11/01/2041	220,000	3.125%	114,237.50	334,237.50	2,770,000	2,770,000
11/01/2042	230,000	4.000%	106,200.00	336,200.00	2,540,000	2,540,000
11/01/2043	240,000	4.000%	96,800.00	336,800.00	2,300,000	2,300,000
11/01/2044	250,000	4.000%	87,000.00	337,000.00	2,050,000	2,050,000
11/01/2045	260,000	4.000%	76,800.00	336,800.00	1,790,000	1,790,000
11/01/2046	270,000	4.000%	66,200.00	336,200.00	1,520,000	1,520,000
11/01/2047	280,000	4.000%	55,200.00	335,200.00	1,240,000	1,240,000
11/01/2048	290,000	4.000%	43,800.00	333,800.00	950,000	950,000
11/01/2049	305,000	4.000%	31,900.00	336,900.00	645,000	645,000
11/01/2050	315,000	4.000%	19,500.00	334,500.00	330,000	330,000
11/01/2051	330,000	4.000%	6,600.00	336,600.00		
	6,135,000		3,990,939.36	10,125,939.36		

## NET DEBT SERVICE

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Date	Total Debt Service	Debt Service Reserve Fund @ 50% of MADS	Capitalized Interest Fund thru 11/1/2021	Net Debt Service
11/01/2021	69,743.06		69,743.06	
05/01/2022	233,750.00			233,750.00
11/01/2022	102,255.00			102,255.00
05/01/2023	232,255.00			232,255.00
11/01/2023	100,760.00			100,760.00
05/01/2024	235,760.00			235,760.00
11/01/2024	99,207.50			99,207.50
05/01/2025	239,207.50			239,207.50
11/01/2025	97,597.50			97,597.50
05/01/2026	237,597.50			237,597.50
11/01/2026	95,987.50			95,987.50
05/01/2027	240,987.50			240,987.50
11/01/2027	93,993.75			93,993.75
05/01/2028	243,993.75			243,993.75
11/01/2028	91,931.25			91,931.25
05/01/2029	246,931.25			246,931.25
11/01/2029	89,800.00			89,800.00
05/01/2030	249,800.00			249,800.00
11/01/2030	87,600.00			87,600.00
05/01/2031	247,600.00			247,600.00
11/01/2031	85,400.00			85,400.00
05/01/2032	250,400.00			250,400.00
11/01/2032	82,821.88			82,821.88
05/01/2033	252,821.88			252,821.88
11/01/2033	80,165.63			80,165.63
05/01/2034	255,165.63			255,165.63
11/01/2034	77,431.25			77,431.25
05/01/2035	262,431.25			262,431.25
11/01/2035	74,540.63			74,540.63
05/01/2036	264,540.63			264,540.63
11/01/2036	71,571.88			71,571.88
05/01/2037	266,571.88			266,571.88
11/01/2037	68,525.00			68,525.00
05/01/2038	268,525.00			268,525.00
11/01/2038	65,400.00			65,400.00
05/01/2039	270,400.00			270,400.00
11/01/2039	62,196.88			62,196.88
05/01/2040	277,196.88			277,196.88
11/01/2040	58,837.50			58,837.50
05/01/2041	278,837.50			278,837.50
11/01/2041	55,400.00			55,400.00
05/01/2042	285,400.00			285,400.00
11/01/2042	50,800.00			50,800.00
05/01/2043	290,800.00			290,800.00
11/01/2043	46,000.00			46,000.00
05/01/2044	296,000.00			296,000.00
11/01/2044	41,000.00			41,000.00
05/01/2045	301,000.00			301,000.00
11/01/2045	35,800.00			35,800.00
05/01/2046	305,800.00			305,800.00

## NET DEBT SERVICE

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Date	Total Debt Service	Debt Service Reserve Fund @ 50% of MADS	Capitalized Interest Fund thru 11/1/2021	Net Debt Service
11/01/2046	30,400.00			30,400.00
05/01/2047	310,400.00			310,400.00
11/01/2047	24,800.00			24,800.00
05/01/2048	314,800.00			314,800.00
11/01/2048	19,000.00			19,000.00
05/01/2049	324,000.00			324,000.00
11/01/2049	12,900.00			12,900.00
05/01/2050	327,900.00			327,900.00
11/01/2050	6,600.00			6,600.00
05/01/2051	336,600.00	168,700		167,900.00
	10,125,939.36	168,700	69,743.06	9,887,496.30

## COST OF ISSUANCE

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Cost of Issuance	\$/1000	Amount
District Manager	0.81500	5,000.00
Assessment Consultant	4.88998	30,000.00
District Counsel	4.88998	30,000.00
Bond Counsel	7.66096	47,000.00
Underwriter's Counsel	5.70497	35,000.00
District Engineer	1.62999	10,000.00
Trustee	0.93725	5,750.00
Trustee's Counsel	0.89650	5,500.00
Dissemination agent	0.16300	1,000.00
Printing and Distribution	0.40750	2,500.00
Contingency	0.81500	5,000.00
	28.81011	176,750.00

## BOND SOLUTION

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
11/01/2021		69,743	69,743		-69,743	
11/01/2022	130,000	336,005	336,005	337,480	1,475	100.43898%
11/01/2023	130,000	333,015	333,015	337,480	4,465	101.34078%
11/01/2024	135,000	334,968	334,968	337,480	2,513	100.75007%
11/01/2025	140,000	336,805	336,805	337,480	675	100.20041%
11/01/2026	140,000	333,585	333,585	337,480	3,895	101.16762%
11/01/2027	145,000	334,981	334,981	337,480	2,499	100.74594%
11/01/2028	150,000	335,925	335,925	337,480	1,555	100.46290%
11/01/2029	155,000	336,731	336,731	337,480	749	100.22236%
11/01/2030	160,000	337,400	337,400	337,480	80	100.02371%
11/01/2031	160,000	333,000	333,000	337,480	4,480	101.34535%
11/01/2032	165,000	333,222	333,222	337,480	4,258	101.27786%
11/01/2033	170,000	332,988	332,988	337,480	4,492	101.34915%
11/01/2034	175,000	332,597	332,597	337,480	4,883	101.46818%
11/01/2035	185,000	336,972	336,972	337,480	508	100.15079%
11/01/2036	190,000	336,113	336,113	337,480	1,367	100.40685%
11/01/2037	195,000	335,097	335,097	337,480	2,383	100.71117%
11/01/2038	200,000	333,925	333,925	337,480	3,555	101.06461%
11/01/2039	205,000	332,597	332,597	337,480	4,883	101.46818%
11/01/2040	215,000	336,034	336,034	337,480	1,446	100.43020%
11/01/2041	220,000	334,238	334,238	337,480	3,243	100.97012%
11/01/2042	230,000	336,200	336,200	337,480	1,280	100.38073%
11/01/2043	240,000	336,800	336,800	337,480	680	100.20190%
11/01/2044	250,000	337,000	337,000	337,480	480	100.14243%
11/01/2045	260,000	336,800	336,800	337,480	680	100.20190%
11/01/2046	270,000	336,200	336,200	337,480	1,280	100.38073%
11/01/2047	280,000	335,200	335,200	337,480	2,280	100.68019%
11/01/2048	290,000	333,800	333,800	337,480	3,680	101.10246%
11/01/2049	305,000	336,900	336,900	337,480	580	100.17216%
11/01/2050	315,000	334,500	334,500	337,480	2,980	100.89088%
11/01/2051	330,000	336,600	336,600	337,480	880	100.26144%
	6,135,000	10,125,939	10,125,939	10,124,400	-1,539	

## PROOF OF ARBITRAGE YIELD

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Date	Debt Service	Present Value to 06/30/2021 @ 3.1477241709%
11/01/2021	69,743.06	69,014.76
05/01/2022	233,750.00	227,724.98
11/01/2022	102,255.00	98,075.75
05/01/2023	232,255.00	219,310.88
11/01/2023	100,760.00	93,670.17
05/01/2024	235,760.00	215,775.09
11/01/2024	99,207.50	89,390.99
05/01/2025	239,207.50	212,198.37
11/01/2025	97,597.50	85,236.18
05/01/2026	237,597.50	204,289.10
11/01/2026	95,987.50	81,252.37
05/01/2027	240,987.50	200,832.46
11/01/2027	93,993.75	77,118.11
05/01/2028	243,993.75	197,085.27
11/01/2028	91,931.25	73,106.61
05/01/2029	246,931.25	193,324.81
11/01/2029	89,800.00	69,215.90
05/01/2030	249,800.00	189,557.09
11/01/2030	87,600.00	65,443.98
05/01/2031	3,017,600.00	2,219,449.84
11/01/2031	30,000.00	21,723.16
05/01/2032	195,000.00	139,012.66
11/01/2032	27,421.88	19,245.76
05/01/2033	197,421.88	136,411.53
11/01/2033	24,765.63	16,847.02
05/01/2034	199,765.63	133,786.61
11/01/2034	22,031.25	14,526.10
05/01/2035	207,031.25	134,389.04
11/01/2035	19,140.63	12,232.13
05/01/2036	209,140.63	131,583.80
11/01/2036	16,171.88	10,017.11
05/01/2037	211,171.88	128,776.36
11/01/2037	13,125.00	7,879.84
05/01/2038	213,125.00	125,970.99
11/01/2038	10,000.00	5,819.08
05/01/2039	215,000.00	123,171.63
11/01/2039	6,796.88	3,833.54
05/01/2040	221,796.88	123,158.31
11/01/2040	3,437.50	1,879.18
05/01/2041	223,437.50	120,254.24
	8,372,539.36	6,291,590.80

## PROOF OF ARBITRAGE YIELD

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)

SPECIAL ASSESSMENT BONDS, SERIES 2021

PRICING DATE: JUNE 17, 2021

FINAL PRICING NUMBERS

Proceeds Summary

Delivery date	06/30/2021
Par Value	6,135,000.00
Premium (Discount)	156,590.80
	<hr/>
Target for yield calculation	6,291,590.80

## PROOF OF ARBITRAGE YIELD

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
PRICING DATE: JUNE 17, 2021  
FINAL PRICING NUMBERS

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM2051	05/01/2042	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2043	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2044	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2045	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2046	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2047	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2048	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2049	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2050	4.000%	3.310%	05/01/2031	100.000	3.3108416%
TERM2051	05/01/2051	4.000%	3.310%	05/01/2031	100.000	3.3108416%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM2051	05/01/2042	4.000%	3.310%			3.6054892%	0.2946476%
TERM2051	05/01/2043	4.000%	3.310%			3.6172017%	0.3063601%
TERM2051	05/01/2044	4.000%	3.310%			3.6278329%	0.3169913%
TERM2051	05/01/2045	4.000%	3.310%			3.6375190%	0.3266774%
TERM2051	05/01/2046	4.000%	3.310%			3.6463747%	0.3355330%
TERM2051	05/01/2047	4.000%	3.310%			3.6544965%	0.3436549%
TERM2051	05/01/2048	4.000%	3.310%			3.6619670%	0.3511254%
TERM2051	05/01/2049	4.000%	3.310%			3.6688565%	0.3580149%
TERM2051	05/01/2050	4.000%	3.310%			3.6752260%	0.3643844%
TERM2051	05/01/2051	4.000%	3.310%			3.6811280%	0.3702863%



## FORM 8038 STATISTICS

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)

## SPECIAL ASSESSMENT BONDS, SERIES 2021

PRICING DATE: JUNE 17, 2021

FINAL PRICING NUMBERS

Dated Date 06/30/2021  
Delivery Date 06/30/2021

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Term Bond due 2026:						
	05/01/2022	130,000.00	2.300%	100.000	130,000.00	130,000.00
	05/01/2023	130,000.00	2.300%	100.000	130,000.00	130,000.00
	05/01/2024	135,000.00	2.300%	100.000	135,000.00	135,000.00
	05/01/2025	140,000.00	2.300%	100.000	140,000.00	140,000.00
	05/01/2026	140,000.00	2.300%	100.000	140,000.00	140,000.00
Term Bond due 2031:						
	05/01/2027	145,000.00	2.750%	99.655	144,499.75	145,000.00
	05/01/2028	150,000.00	2.750%	99.655	149,482.50	150,000.00
	05/01/2029	155,000.00	2.750%	99.655	154,465.25	155,000.00
	05/01/2030	160,000.00	2.750%	99.655	159,448.00	160,000.00
	05/01/2031	160,000.00	2.750%	99.655	159,448.00	160,000.00
Term Bond due 2041:						
	05/01/2032	165,000.00	3.125%	100.000	165,000.00	165,000.00
	05/01/2033	170,000.00	3.125%	100.000	170,000.00	170,000.00
	05/01/2034	175,000.00	3.125%	100.000	175,000.00	175,000.00
	05/01/2035	185,000.00	3.125%	100.000	185,000.00	185,000.00
	05/01/2036	190,000.00	3.125%	100.000	190,000.00	190,000.00
	05/01/2037	195,000.00	3.125%	100.000	195,000.00	195,000.00
	05/01/2038	200,000.00	3.125%	100.000	200,000.00	200,000.00
	05/01/2039	205,000.00	3.125%	100.000	205,000.00	205,000.00
	05/01/2040	215,000.00	3.125%	100.000	215,000.00	215,000.00
	05/01/2041	220,000.00	3.125%	100.000	220,000.00	220,000.00
Term Bond due 2051:						
	05/01/2042	230,000.00	4.000%	105.749	243,222.70	230,000.00
	05/01/2043	240,000.00	4.000%	105.749	253,797.60	240,000.00
	05/01/2044	250,000.00	4.000%	105.749	264,372.50	250,000.00
	05/01/2045	260,000.00	4.000%	105.749	274,947.40	260,000.00
	05/01/2046	270,000.00	4.000%	105.749	285,522.30	270,000.00
	05/01/2047	280,000.00	4.000%	105.749	296,097.20	280,000.00
	05/01/2048	290,000.00	4.000%	105.749	306,672.10	290,000.00
	05/01/2049	305,000.00	4.000%	105.749	322,534.45	305,000.00
	05/01/2050	315,000.00	4.000%	105.749	333,109.35	315,000.00
	05/01/2051	330,000.00	4.000%	105.749	348,971.70	330,000.00
		6,135,000.00			6,291,590.80	6,135,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	05/01/2051	4.000%	348,971.70	330,000.00		
Entire Issue			6,291,590.80	6,135,000.00	17.9788	3.1477%

## FORM 8038 STATISTICS

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
(TAMPA, FLORIDA)

## SPECIAL ASSESSMENT BONDS, SERIES 2021

PRICING DATE: JUNE 17, 2021

## FINAL PRICING NUMBERS

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	299,450.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	168,700.00

## **Tab 3**

**FIRST AMENDMENT TO THE  
ACQUISITION, CONSTRUCTION, INSTALLATION,  
DEVELOPER FUNDING & REIMBURSEMENT AGREEMENT**

**THIS FIRST AMENDMENT** (“First Amendment”) is made and entered into this \_\_\_\_ day of May, 2021, by and between **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company (the “Developer”) and the **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**, an independent local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “District”).

**ARTICLE 1: RECITALS**

1.1 The Developer and the District entered into the Acquisition, Construction, Installation, Developer Funding & Reimbursement Agreement dated August 28, 2017 (the “Agreement”) to provide the terms for the acquisition, etc. of certain District “Improvements” as defined in Article 1.2 of the Agreement and for the payment to the Developer for the Improvements as provided for in Section 3.8 of the Agreement.

1.2 This First Amendment documents the additional acquisitions/donations that have occurred pursuant to the Agreement. The Improvements identified in Section 4.1 below are donated and no payment is owed to the Developer.

1.3 The Developer and District entered into an agreement dated December 19, 2019 regarding the remediation of certain improvements relating to Parcel M (the “Deficiency Agreement”) to have the Developer address the “Parcel M Deficiencies” as that term is defined in the Deficiency Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and for sum of \$10.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

**ARTICLE 2: INCORPORATION OF RECITALS, EXHIBITS, ETC.**

The parties agree that the recitals are true and correct, and are hereby incorporated herein. The parties also agree that any referenced exhibits, schedules, documents, or instruments are hereby incorporated herein.

**ARTICLE 3: ACQUISITION AND AMOUNT PAID**

3.1 The following acquisitions and payments are documented by the District pursuant to the requisitions listed below:

(a) Requisition CR-1 for the Acquisition of Improvements associated with Parcels “C,” “K” and L-Phase 1”

Amount paid to Developer    \$6,847,875.24

(b) Requisition CR-2 for the Acquisition of Improvements associated with Roadway Segment “C”

Amount paid to Developer \$715,358.95

(c) Requisition CR-6 for the Acquisition of Work Product (Engineering/Plans/Permit) associated with Improvements

(Amount of Requisition \$6,461,507.95)

Amount paid to Developer \$6,488,775.78

#### **ARTICLE 4: ACQUISITION AND DONATIONS**

4.1 Acquisition by District and the value of those Improvements donated by the Developer:

(a) Amenity Center pursuant to a Bill of Sale dated April 30, 2020	\$3,253,166.00
--	----------------

(b) Parcel J and Parcel N pursuant to Bills of Sale dated February 24, 2021	<u>\$4,147,106.12</u>
---	-----------------------

Total value of the Improvements	\$7,413,004.29
---------------------------------	----------------

4.2 The District has no obligation to pay for the Improvements listed in Section 4.1 above.

4.3 Deeds for interest in the land for Parcels acquired by the District have been recorded as follows:

- Parcel A Instrument No. 2021210107, official records of Hillsborough County, Florida
- Parcel M Instrument No. 202016388, official records of Hillsborough County, Florida
- Tract “F” (Well) – Parcel M Instrument No. 2018415823, official records of Hillsborough County, Florida
- Parcel C Book 25383, Pages 1648-1649, official records of Hillsborough County, Florida
- Parcel K, Phase 1 Book 25383, Pages 1646-1647, official records of Hillsborough County, Florida
- Parcel L – Phase 1 Book 25493, Pages 1224-1225, official records of Hillsborough County, Florida
- Amenity Center Instrument No. 2020224277, official records of Hillsborough County, Florida
- Parcel J Instrument No. 2021210106, official records of Hillsborough County, Florida

- Parcel N Instrument No. 2021210105, official records of Hillsborough County, Florida

#### **ARTICLE 5: DEFICIENCY AGREEMENT**

5.1 The Developer completed the Parcel M Deficiencies and as provided for in Section 2(c) of the Deficiency Agreement, the Deficiency Agreement has been previously terminated.

*[Signatures on following page.]*

**IN WITNESS WHEREOF**, the parties executed this First Amendment the day and year first written above.

**M/I HOMES OF TAMPA, LLC**  
a Florida limited liability company

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_, Chairman

## Tab 4



**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2020**

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
K-Bar Ranch II Community Development District  
City of Tampa, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 27, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a deficit net position balance of (\$2,581,905).
- The change in the District's total net position in comparison with the prior fiscal year was (\$4,640,331), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$1,188,147, a decrease of (\$6,373,948) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaids and deposits, restricted for debt service and capital projects, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, public safety, roads and streets, and culture and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2020	2019
Assets, excluding capital assets	\$ 1,235,059	\$ 7,601,193
Capital assets	10,297,868	9,230,633
Total assets	11,532,927	16,831,826
Current liabilities	319,832	353,400
Long-term liabilities	13,795,000	14,420,000
Total liabilities	14,114,832	14,773,400
Net Position		
Net investment in capital assets	(3,497,132)	1,280,357
Restricted	605,814	638,880
Unrestricted	309,413	139,189
Total net position	\$ (2,581,905)	\$ 2,058,426

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is the result of the District conveying assets to other entities for ownership and maintenance.

Key elements of the change in net position are reflected in the following table:

Revenues:	2020	2019
Program revenues		
Charges for services	\$ 2,218,435	\$ 4,363,913
Operating grants and contributions	6,979	20,343
Capital grants and contributions	3,701,526	144,048
General revenues		
Unrestricted investment earnings	784	231
Miscellaneous	2,567	145
Total revenues	5,930,291	4,528,680
Expenses:		
General government	134,199	114,473
Public safety	81,472	47,959
Physical environment	644,948	373,577
Roads and streets	9,395	4,290
Culture and recreation	150,624	1,540
Interest on long-term debt	734,734	804,348
Conveyance of infrastructure assets	8,815,250	-
Total expenses	10,570,622	1,346,187
Change in net position	(4,640,331)	3,182,493
Net position - beginning	2,058,426	(1,124,067)
Net position - ending	\$ (2,581,905)	\$ 2,058,426

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$10,570,622. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The decrease in charges for services is due to a reduction in the amount of prepaid assessments collected in the current fiscal year. The increase in capital grants and contributions represents contribution of infrastructure to the District from the Developer. In total, expenses increased significantly from the prior fiscal year due to conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities during the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2020, the District had \$10,533,753 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$235,885 has been taken, which resulted in a net book value of \$10,297,868. More detailed information about the District's capital assets is presented in the notes to the financial statements.

### Capital Debt

At September 30, 2020, the District had \$13,795,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates an increase in its general operations for the subsequent year.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact K-Bar Ranch II Community Development District's Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.



## **FINANCIAL STATEMENTS**

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 266,707
Due from Developer	27,275
Prepays and deposits	35,068
Restricted assets:	
Investments	906,009
Capital assets	
Non-depreciable assets	507,203
Depreciable assets, net	<u>9,790,665</u>
Total assets	<u>11,532,927</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	19,637
Accrued interest payable	300,195
Non-current liabilities:	
Due within one year	80,000
Due in more than one year	<u>13,715,000</u>
Total liabilities	<u>14,114,832</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(3,497,132)
Restricted for debt service	594,710
Restricted for capital projects	11,104
Unrestricted	<u>309,413</u>
Total net position	<u>\$ (2,581,905)</u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 134,199	\$ 134,199	\$ -	\$ -	\$ -
Public safety	81,472	81,472	-	32,204	32,204
Physical environment	644,948	576,208	-	-	(68,740)
Culture and recreation	150,624	150,624	-	3,669,322	3,669,322
Roads and streets	9,395	9,395	-	-	-
Interest on long-term debt	734,734	1,266,537	6,979	-	538,782
Conveyance of infrastructure	8,815,250	-	-	-	(8,815,250)
Total governmental activities	10,570,622	2,218,435	6,979	3,701,526	(4,643,682)
General revenues:					
					784
					2,567
					3,351
					(4,640,331)
					2,058,426
					\$ (2,581,905)

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 266,707	\$ -	\$ -	\$ 266,707
Investments	-	894,905	11,104	906,009
Due from Developer	27,275	-	-	27,275
Prepays and deposits	35,068	-	-	35,068
Total assets	<u>\$ 329,050</u>	<u>\$ 894,905</u>	<u>\$ 11,104</u>	<u>\$ 1,235,059</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable and accrued expenses	\$ 19,637	\$ -	\$ -	\$ 19,637
Total liabilities	<u>19,637</u>	<u>-</u>	<u>-</u>	<u>19,637</u>
<b>Deferred Inflows of Resources:</b>				
Unavailable revenue - assessments	27,275	-	-	27,275
Total deferred inflows of resources	<u>27,275</u>	<u>-</u>	<u>-</u>	<u>27,275</u>
<b>Fund balances:</b>				
<b>Nonspendable:</b>				
Prepays and deposits	35,068	-	-	35,068
<b>Restricted for:</b>				
Debt service	-	894,905	-	894,905
Capital projects	-	-	11,104	11,104
<b>Assigned to:</b>				
Capital reserves	25,076	-	-	25,076
Unassigned	221,994	-	-	221,994
Total fund balances	<u>282,138</u>	<u>894,905</u>	<u>11,104</u>	<u>1,188,147</u>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<u>\$ 329,050</u>	<u>\$ 894,905</u>	<u>\$ 11,104</u>	<u>\$ 1,235,059</u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

Fund balance - governmental funds	\$ 1,188,147
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	10,533,753	
Accumulated depreciation	<u>(235,885)</u>	10,297,868

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are reported as unavailable revenue whereas these amounts are revenue in the governmentwide financial statements.	27,275
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(300,195)	
Bonds payable	<u>(13,795,000)</u>	<u>(14,095,195)</u>

Net position of governmental activities	<u><u>\$ (2,581,905)</u></u>
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See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 924,623	\$ 1,266,537	\$ -	\$ 2,191,160
Interest and other revenues	3,351	6,979	32,204	42,534
Total revenues	927,974	1,273,516	32,204	2,233,694
<b>EXPENDITURES</b>				
Current:				
General government	134,199	-	-	134,199
Public safety	81,472	-	-	81,472
Physical environment	457,783	-	-	457,783
Culture and recreation	102,176	-	-	102,176
Roads and streets	9,395	-	-	9,395
Debt service:				
Principal	-	625,000	-	625,000
Interest	-	748,841	-	748,841
Capital outlay	-	-	6,448,776	6,448,776
Total expenditures	785,025	1,373,841	6,448,776	8,607,642
Excess (deficiency) of revenues over (under) expenditures	142,949	(100,325)	(6,416,572)	(6,373,948)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in (out)	-	(3,431)	3,431	-
Total other financing sources (uses)	-	(3,431)	3,431	-
Net change in fund balances	142,949	(103,756)	(6,413,141)	(6,373,948)
Fund balances - beginning	139,189	998,661	6,424,245	7,562,095
Fund balances - ending	\$ 282,138	\$ 894,905	\$ 11,104	\$ 1,188,147

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ (6,373,948)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,448,776
The statement of activities reports non-cash contributions as revenues, but these amounts are not reported in the governmental fund financial statements.	3,669,322
Conveyances of infrastructure improvements to other governments of previously capitalized assets is recorded as an expense in the statement of activities.	(8,815,250)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(235,613)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	625,000
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	27,275
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	14,107
Change in net position of governmental activities	<u>\$ (4,640,331)</u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

K-Bar Ranch II Community Development District ("District") was created by Ordinance 2017-14, effective as of June 27, 2017, of the Board of County Commissioners of City of Tampa, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, all of the Board members are affiliated with M/I Homes of Tampa, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.



## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Equipment	7
Recreational amenities	30
Infrastructure - stormwater	25
Infrastructure - roadways	30
Landscape/hardscape	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the terms of the District's annual appropriations resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 - DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Weighted Average Maturities
Goldman Sachs Financial Square Government Fund	\$ 906,009	S&P AAAm	48 days
Total Investments	<u>\$ 906,009</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

## NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 9,208,050	\$ 6,864,932	\$ (15,565,779)	\$ 507,203
Total capital assets, not being depreciated	9,208,050	6,864,932	(15,565,779)	507,203
Capital assets, being depreciated				
Security Video Monitoring System	22,855	-	-	22,855
Roadways	-	3,766,267	-	3,766,267
Stormwater/Wastewater Mgmt	-	2,810,249	-	2,810,249
Landscape and hardscape	-	174,013	-	174,013
Amenity Center	-	3,253,166	-	3,253,166
Total capital assets, being depreciated	22,855	10,003,695	-	10,026,550
Less accumulated depreciation for:				
Security Video Monitoring System	(272)	(3,265)	-	(3,537)
Roadways	-	(94,157)	-	(94,157)
Stormwater/Wastewater Mgmt	-	(84,307)	-	(84,307)
Landscape and hardscape	-	(8,701)	-	(8,701)
Amenity Center	-	(45,183)	-	(45,183)
Total accumulated depreciation	(272)	(235,613)	-	(235,885)
Total capital assets, being depreciated, net	22,583	9,768,082	-	9,790,665
Governmental activities capital assets, net	\$ 9,230,633	\$ 16,633,014	\$ (15,565,779)	\$ 10,297,868

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$85.1 million. The infrastructure will include roadways, recreational facility, stormwater and wastewater systems, utility improvements, and land improvements, including landscaping and streetscaping. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the current fiscal year the District accepted improvements for Parcels A, C, M and the amenity center at a cost of \$10,118,098. The District has reported contributions from the Developer for these assets at \$3,669,322. The District also conveyed assets to other entities for ownership and maintenance at a cost of \$8,815,250.

## NOTE 5 - CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs as follows:

Physical environment	\$ 187,165
Culture and recreation	48,448
Total depreciation	<u>\$ 235,613</u>

## NOTE 6 - LONG-TERM LIABILITIES

### Series 2017 Bonds

On December 19, 2017, the District issued \$16,950,000 of Special Assessment Bonds, Series 2017 consisting of multiple terms Bonds with due dates ranging from May 1, 2028 to May 1, 2048, and fixed interest rates ranging from 4.0% to 5.625%. The Bonds were issued to finance a portion of the cost of acquiring, construction and equipping of certain assessable improvements comprising the Series 2017 Project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid annually commencing May 1, 2018 through May 1, 2048.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to optional and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Series 2017 Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 14,420,000	\$ -	\$ 625,000	\$ 13,795,000	\$ 80,000
Total	<u>\$ 14,420,000</u>	<u>\$ -</u>	<u>\$ 625,000</u>	<u>\$ 13,795,000</u>	<u>\$ 80,000</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 80,000	\$ 720,469	\$ 800,469
2022	260,000	717,269	977,269
2023	275,000	704,619	979,619
2024	280,000	691,238	971,238
2025	295,000	677,606	972,606
2026-2030	1,695,000	3,156,881	4,851,881
2031-2035	2,095,000	2,669,175	4,764,175
2036-2040	2,710,000	2,022,813	4,732,813
2041-2045	3,510,000	1,174,819	4,684,819
2046-2048	2,595,000	208,725	2,803,725
Total	<u>\$ 13,795,000</u>	<u>\$ 12,743,614</u>	<u>\$ 26,538,614</u>

#### **NOTE 7 – DEVELOPER TRANSACTIONS & CONCENTRATION**

The Developer owns the majority of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

#### **NOTE 8 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

#### **NOTE 9 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no claims since inception of the District.

#### **NOTE 10 – SUBSEQUENT EVENTS**

##### **Bond Payments**

Subsequent to year end, the District prepaid \$150,000 of the Series 2017A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 950,771	\$ 924,623	\$ (26,148)
Interest and other revenues	-	3,351	3,351
Total revenues	<u>950,771</u>	<u>927,974</u>	<u>(22,797)</u>
<b>EXPENDITURES</b>			
Current:			
General government	128,355	134,199	(5,844)
Public safety	73,500	81,472	(7,972)
Physical environment	593,416	457,783	135,633
Culture and recreation	116,500	102,176	14,324
Roads and streets	14,000	9,395	4,605
Capital outlay	25,000	-	25,000
Total expenditures	<u>950,771</u>	<u>785,025</u>	<u>165,746</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	142,949	<u>\$ 142,949</u>
Fund balance - beginning		<u>139,189</u>	
Fund balance - ending		<u>\$ 282,138</u>	

See notes to required supplementary information



**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
K-Bar Ranch II Community Development District  
City of Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 27, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 27, 2021



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
K-Bar Ranch II Community Development District  
City of Tampa, Florida

We have examined K-Bar Ranch II Community Development District, City of Tampa, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of K-Bar Ranch II Community Development District, City of Tampa, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 27, 2021



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## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
K-Bar Ranch II Community Development District  
City of Tampa, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated May 27, 2021.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 27, 2021, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of K-Bar Ranch II Community Development District, City of Tampa, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank K-Bar Ranch II Community Development District, City of Tampa, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 27, 2021

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## **Tab 5**



## **COMMERCIAL SWIMMING POOL SERVICE PROPOSAL**

**To:**

**K-Bar Ranch II CDD**

**C/O Susan Cali – Property Mgr.**

**From:**

**A-Quality Pool Service**

**May 14, 2021**



## COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

A-Quality Pool Service

Dennis Kutzan - President/Owner

Brian Svoboda – Field Director

Charlene Kutzan – Business Manager

1246 Highwood Place

Wesley Chapel, FL. 33543

CPC# 1457935

813-453-5988 ph

813-936-4852 fax

Submitted to:

K-Bar Ranch II CDD

C/O Susan Cali

### **Includes:**

Company Background

Proposed Services

Price Quotation

Contact information

CPO certificate (available on request)

Insurance Coverage (available on request)

Commercial Pool Service Agreement

### **Statement of Confidentiality**

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.



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## **Summary – Company Background:**

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1985 and is currently owned and operated by Dennis Kutzan. The Company is a DBA of CHAR-DEN WORLDWIDE INC. and is a Florida based business with its address at 1246 Highwood Place, Wesley Chapel, FLORIDA 33543.

A-QUALITY POOL SERVICE encompasses three distinct activities:

1. Monthly Pool Service Maintenance
2. Repairs, Chemical & Equipment Sales/Rental
3. Pool Re-Finishes
4. Chemical Deliveries



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## **Proposed Service:**

Subject pool is an outdoor, un-heated, commercial pool at approximately 134,000 gallons with palm, oak trees and shrubbery nearby.

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

### **Regular pool service**

- Chemical testing and water balancing for single pool using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is included in your monthly service rate.
- Record each visit in logbook
- All repair issues over \$200 will be communicated to the management company for approval. All repairs under \$200 will be performed and bill accordingly



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- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

**Non-scheduled visits** (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$125
- Weekends and Holidays - \$145

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



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## Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

## Quotation for Service:

### 1. Service frequency:

- o 3 times per week Year-round

Note: Modifications may be needed due to weather conditions

## Costs:

- Flat fee of \$1985 per month – invoiced the 1<sup>st</sup> of each month, with 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you.  
If you have additional questions, please do not hesitate to call.

Sincerely,

*Dennis Kutzan*

Dennis Kutzan

President/Owner

A-Quality Pool Service

1246 Highwood Place

Wesley Chapel, FL. 33543

813-388-1730 ph; 813-936-4852 fax



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## Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for **K-Bar Ranch CDD** with pool located at 10820 MISTFLOWER LN, Tampa, FL 33647. A-Quality Pool Service (Contractor) will provide the following services at a flat rate of \$1985 per month effective: \_\_\_\_\_.

**Subject pool is an outdoor, un-heated, commercial pool at approximately 134,000 gallons with palm, oak trees and shrubbery nearby.**

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is already included in your monthly rate
- Record each visit in logbook
- All repair issues over \$200 will be communicated to the management company for approval. All repairs under \$200 will be performed and bill accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management



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company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.

- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company
- **Service frequency:**
  - 3 times per week Year-roundNote: Modifications may be needed due to weather conditions
- **Non-scheduled visits** (Service calls requested outside of normal cleaning and water treatment operation.)
  - Weekdays - \$125                      Weekends and Holidays - \$145

### **Invoicing**

- 1<sup>st</sup> of each month with 20-day terms;      ○ Repairs due upon completion
- 5% Late Fee

- K-Bar Ranch CDD agrees to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment.
- Cancellation by either the Management Company or A-Quality Pool Service will require a written 30-day notice.

---

Authorized Signature - Property

---

Date

---

PRINT

---

Authorized Signature – A-Quality Pool Service

---

Date

---

PRINT



# **Suncoast Pool Service Commercial Service Proposal**

P.O. Box 224 Elfers, FL. 34680

(727) 271-1395

## **1. DEFINITIONS**

For the purpose of this Proposal following terms shall be defined as follows:

- a. The Company - Suncoast Pool Service (SCPS) being the first party to this Proposal being the DBA of Connerty Pools Inc. Both companies being registered and licensed to conduct business by the Department of State and the Division of Corporations within the State of Florida.
- b. The Customer – **KBAR RANCH** being the second party to this proposal.
- c. CPO - Certified Pool and Spa Operator. Such person shall be currently certified by the National Swimming Pool Foundation.
- d. Service - SCPS will provide Labor and Chemicals

## **2. TERMS**

The parties hereto agree that the term of this proposal is (12) twelve months.

## **3. SERVICE**

The Company will provide service to the Customer at their facility in respect to the following:

- a. Service (3) days per week.
- b. Cleaning of (2) swimming pool, spa and fountain to include tiles, surface and underwater debris.
- c. Cleaning of the filters, pumps and chlorinator feeders on a regular basis.
- d. Chemical analysis of water and treatment provided to meet standards in respect to oxidation and sanitation as well as chemicals.
- e. Maintain and interpret operational and recirculation efficiency of the filter and filter media.
- f. Check and interpret gauges, flow meters and monitoring equipment for operational efficiency.
- g. All replacement and repairs of equipment are additional costs to customer. Labor and materials to be paid by Customer. (Excluding warranty items)

## **4. AMOUNT**

- a. The Proposed (3) days per week service in the amount of \$1500.00 (fifteen hundred dollars) per month.

## **5. REFERENCES**

- 1. **The Innisbrook Resort and Golf Club**  
Jim Busch, Resort Manager (727) 942-2000
- 2. **Seven Oaks CDD**  
Theresa Flores- (813) 973-4188
- 3. **Fish Hawk Ranch**  
Holly Quigley, Community Manager (813)651-2728



## **Tab 6**



## PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 200-1 Date 14 June 2021

"Stantec" Stantec Consulting Services, Inc.  
Stantec Project # 215615296  
777 S. Harbour Island Blvd., Suite 600  
Tampa, FL 33602  
Ph: (813) 223-9500  
email: tonja.stewart@stantec.com

Client K-Bar Ranch II CDD c/o Rizzetta & Company  
Client Project # 307943  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625  
Ph: (813) 933-5571  
email: bvalenti@mihomes.com

Project Name and Location: K-Bar Ranch II CDD (Tampa, Florida)

In accordance with the original Professional Services Agreement dated 6 May 2021 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #200-1 to be added to Task 200 (Rprt District Eng)

Total fees this Change Order	\$	2,500.00
Original agreement amount	\$	7,500.00
Change Order Number	\$	-
Change Order Number	\$	-
Change Order Number	\$	-
Change Order Number	\$	-
<b>Total Agreement</b>	<b>\$</b>	<b>10,000.00</b>

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

### Stantec Consulting Services, Inc.

Signature Tonja L. Stewart, P.E.  
Print Name and Title  
Date Signed: June 14, 2021

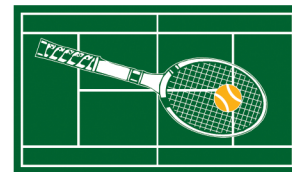
### K-Bar Ranch II CDD c/o Rizzetta & Company

Signature Betty Valenti, Chairman  
Print Name and Title  
Date Signed: June 15, 2021

## **Tab 7**

# Welch Tennis Courts, Inc.

*World's Largest Builder of Fast Dry Courts*



*Construction - Resurfacing - Lighting - Accessories*

USTA - USPTA  
ASBA - TIY

## TENNIS COURT LIGHTING PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to install LED lighting on two (2) all-weather tennis courts at K-Bar Ranch in Tampa, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

**1. CONSTRUCTION REQUIREMENTS:** The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions, including, but not limited to, all applicable set-back requirements. Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs in excess of this allowance shall be reimbursed by the Owner to the Contractor.

The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance in excess of the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

**2. SCOPE OF WORK:** The Contractor shall install LED court lighting on two (2) all-weather tennis courts, including six (6) powder-coated light poles and twelve (12) LSI Zone Large LED light fixtures set at 24-foot mounting height. The Owner shall be responsible for providing conduit, wiring and adequate electric supply to the base of each pole, including contactors, switches, breaker, timer and hookup.

**3. CONTRACT PRICE:** The Contractor shall complete the work described above for the following contract prices:

LED LIGHTING	\$46,800.00
<u>ALLOWANCE FOR PERMITS/FEES/ENGINEERING</u>	<u>\$1,000.00</u>
<b><u>TOTAL</u></b>	<b><u>\$47,800.00</u></b>

**4. PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

5. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

6. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including charge orders and late payment fees (if applicable).

7. **BUILDING REQUIREMENTS.** The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, pavement, sidewalks, etc.).

8. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

9. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

10. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

11. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

**SALES REPRESENTATIVE**

Chris Hagman

ACCEPTED BY:

\_\_\_\_\_(OWNER)

DATE:\_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTS, INC.

\_\_\_\_\_  
George Todd, Jr., President

DATE:\_\_\_\_\_

## ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

# Project Information Sheet

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

\_\_\_\_\_

Primary Contact: \_\_\_\_\_ Accts Payable Contact: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*\*\*\*\*

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

\*\*\*\*\*

### *Hard Court Contracts Only*

#### **Deco Colors:**

#### Exterior Color

☐ Light Blue  
☐ Dark Blue  
☐ Light Green  
☐ Medium Green  
☐ Dark Green  
☐ Gray  
☐ Red  
☐ Adobe Tan\*  
☐ Tour Purple\*

#### Interior Color

☐ Light Blue  
☐ Dark Blue  
☐ Light Green  
☐ Medium Green  
☐ Dark Green  
☐ Gray  
☐ Red  
☐ Adobe Tan\*  
☐ Tour Purple\*

#### Pickleball Line Color

☐ Black  
☐ Blue  
☐ Green  
☐ Orange  
☐ Red  
☐ White  
☐ Yellow

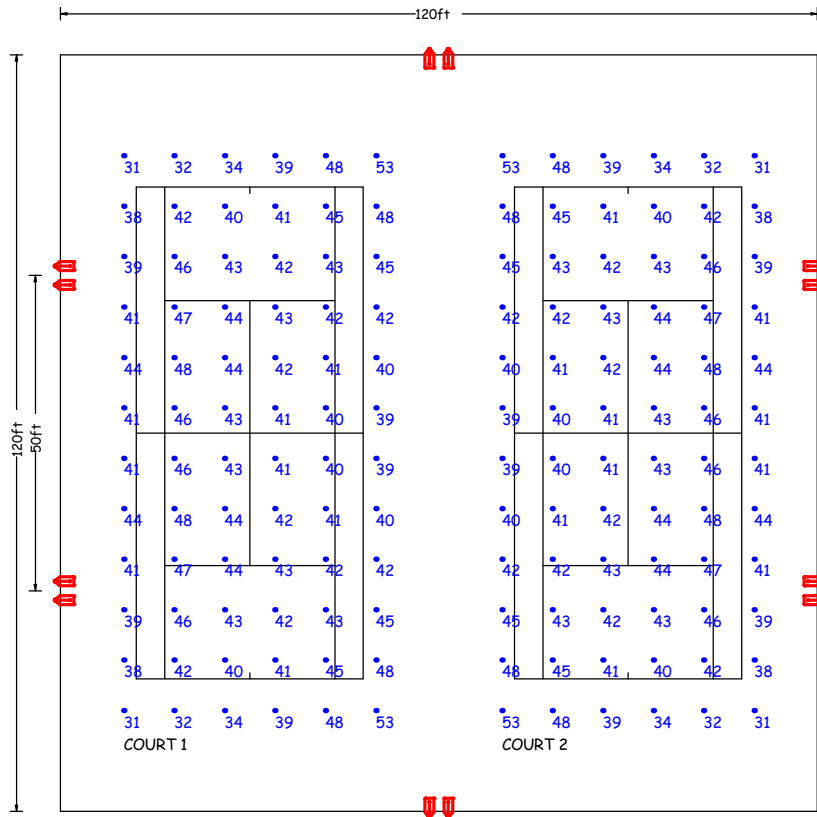
\*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)



Luminaire Schedule								
Project: K-BAR RANCH II								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	12	A1	SINGLE	60978	0.940	ZNL-60L-CT-50 (ZONE) @ 24' MTG. HT. W/ 15 DEGREE TILT	448	5376

Calculation Summary						
Project: K-BAR RANCH II						
Label	Calc Type	Units	Avg	Max	Min	Max/Min
COURT 1	Illuminance	Fc	42.14	53	31	1.71
COURT 2	Illuminance	Fc	42.14	53	31	1.71

The light levels shown are maintained using a .94 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output obtained under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations, and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated values, especially in regards to individual location measurements.

Calculations use a LED Maintained Lamp Lumen factor based upon 50,000 hours of life, derived from IES TM21-11, and based upon an In-situ case temperature of 55°C.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

Filename: KBAR1.AGI  
Date:5/21/2021



K-Bar Ranch II  
Tampa, FL

\*Not to Scale

LSI Industries

10000 Alliance Road  
Cincinnati, OH 45242  
Voice Number : 513-666-4242







Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

# ZONE™ Large (ZNL)

## Outdoor Sports Light

US IP66  
LISTED**ZONE**

### OVERVIEW

Lumen Range	60,000 - 78,000
Wattage Range	448 - 648
Efficacy Range (LPW)	115 - 154
Weight lbs (kg)	60 (27.2)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 68 lbs in carton.

### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

### Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit

and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L90 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: 60L: -40°C to +50°C (-40°F to +122°F). 65L and 78L: -40°C to +40°C (-40°F to +104°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 8 for more details).

### Installation

- Designed to mount to square or round poles.

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block (accepts up to 12 ga. wire) and 5' dimming and power leads extended to the housing exterior.
- Utilizes both B3 and B5 drill patterns for easy fastening of LSI products. (See drawing on page 8)

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-warranty.aspx> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)





# ZONE Large Outdoor Sports Light

## ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **ZNL 60L CT UNV 50 ALBCS1 BLK IH**

Prefix	Output	Distribution	Orientation	Voltage	Color Temperature
<b>ZNL</b> - Zone Large	<b>60L</b> - 60,000 lms <b>65L</b> - 65,000 lms <b>78L</b> - 78,000 lms  Custom Lumen Packages <sup>1</sup>	<b>CT</b> - Court Optic <b>FT</b> - Forward Throw	<b>(Blank)</b> - Standard (no rotation) <b>L</b> - Optics rotated left 90° <b>R</b> - Optics rotated right 90°	<b>UNV</b> - Universal Voltage (120-277V) <b>HV</b> - High Voltage (347 - 480V)	<b>50</b> - 5,000 CCT <b>40</b> - 4,000 CCT <b>30</b> - 3,000 CCT

Controls	Finish	Options
<b>(Blank)</b> - None  <b>Wireless Controls System</b> <b>ALSC</b> - AirLink Synapse Control System <b>ALSCS02</b> - AirLink Synapse Control System with 12-20' Motion Sensor <b>ALSCS04</b> - AirLink Synapse Control System with 20-40' Motion Sensor <b>ALBCS1</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) <sup>2,4</sup> <b>ALBCS2</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <sup>2,4</sup>  <b>Stand-Alone Controls</b> <b>EXT</b> - 0-10v Dimming leads extended to housing exterior <b>CR7P</b> - 7 Pin Control Receptacle ANSI C136.41 <sup>5</sup> <b>IMSBT1</b> - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height <sup>3,4</sup> <b>IMSBT2</b> - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height <sup>3,4</sup>	<b>BRZ</b> - Bronze <b>BLK</b> - Black <b>GPT</b> - Graphite <b>MSV</b> - Metallic Silver <b>PLP</b> - Platinum Plus <b>GRN</b> - Green <b>WHT</b> - White	<b>(Blank)</b> - None <b>IH</b> - Integral Houseside Shield <b>IL</b> - Integral Louver (Sharp Spill Light Cutoff) <b>FMS</b> - Fixed Mounting Studs <sup>9</sup>

## Accessory Ordering Information<sup>6</sup>

Controls Accessories <sup>6</sup>	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	225180
AirLink 5 Pin Twist Lock Controller	61409
AirLink 7 Pin Twist Lock Controller	661410
Pole-Mounted Occupancy Sensor (24V)	663284CLR <sup>7</sup>
Shorting Cap for use with CR7P <sup>8</sup>	149328

Fusing Accessories <sup>8</sup>	
Description	Order Number
Single Fusing (120V)	FK120
Single Fusing (277V)	FK277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

Mounting Accessories <sup>5</sup>	
Description	Order Number
Universal Mounting Bracket	684616CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Quick Mount Pole Bracket (Square Pole)	687073CLR
Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Wall Mount Bracket	382132CLR
Integral Louver/Shield	686485
Internal Houseside Shield	743416
10' Linear Bird Spike Kit (4' Recommended per Luminaire)	736795

### FOOTNOTES:

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Consult factory for site layout.
3. Not available in HV.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. Consult Facotry for 347-480V.

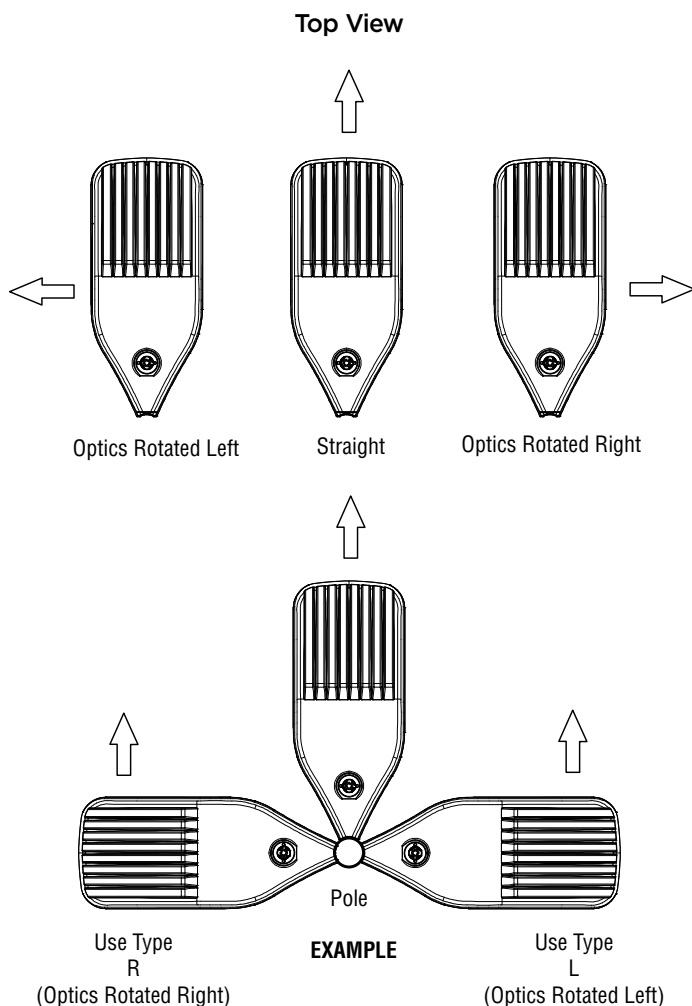
5. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
6. Accessories are shipped separately and field installed.
7. "CLR" denotes finish. See Finish options.
8. Fusing must be located in hand hole of pole.
9. Not compatible with round pole bolt-on mounting, quick mount pole bracket, adjustable slip fitter, or pole top hub accessories.





# ZONE Large Outdoor Sports Light

## OPTICS ROTATION



## ACCESSORIES/OPTIONS

### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

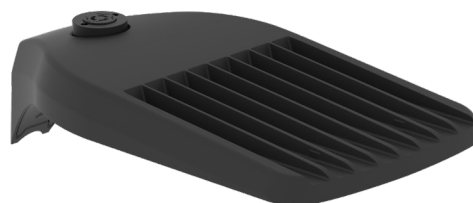
#### Luminaire Shown with IMSBT & IL/IH Options



### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

#### Luminaire Shown with PCR 7P





# ZONE Large Outdoor Sports Light

## PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
60L	CT	70	57428	128	B4-U0-G3	59446	133	B4-U0-G3	60978	133	B4-U0-G3	488
	FT		56949	127	B4-U0-G5	59083	132	B5-U0-G5	60561	135	B5-U0-G5	
65L	CT		65005	125	B4-U0-G3	67432	130	B5-U0-G3	70062	135	B5-U0-G3	518
	FT		64239	124	B5-U0-G5	66638	129	B5-U0-G5	69237	134	B5-U0-G5	
78L	CT		74805	115	B5-U0-G3	77599	120	B5-U0-G3	80625	124	B5-U0-G3	648
	FT		73925	114	B5-U0-G5	76685	118	B5-U0-G5	79676	123	B5-U0-G5	

\*LEDs are frequently updated therefore values are nominal

ELECTRICAL DATA* (AMPS)						
Lumen Package	120V	208V	240V	277V	347V	480V
60L	3.73	2.15	1.87	1.62	1.29	0.93
65L	4.32	2.49	2.16	1.87	1.49	1.08
78L	5.40	3.12	2.70	2.34	1.87	1.35

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE <sup>1</sup>					
Ambient Temp	Lumen Multiplier				
C	0 hrs. (2)	25K hrs. (2)	50K hrs. (2)	75K hrs. (3)	100K hrs. (3)
0 C - 40 C	100%	100%	97%	94%	92%

**FOOTNOTES:**

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

## PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

### ZNL-60L-CT-40

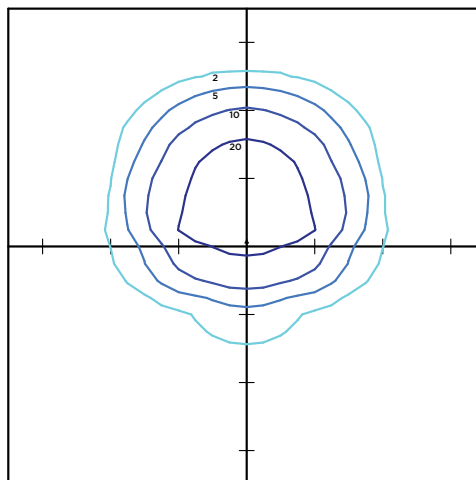
#### LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	67,432
Watts	518
Efficacy	130
IES Type	Type III - Very Short
BUG Rating	B5-U0-G3

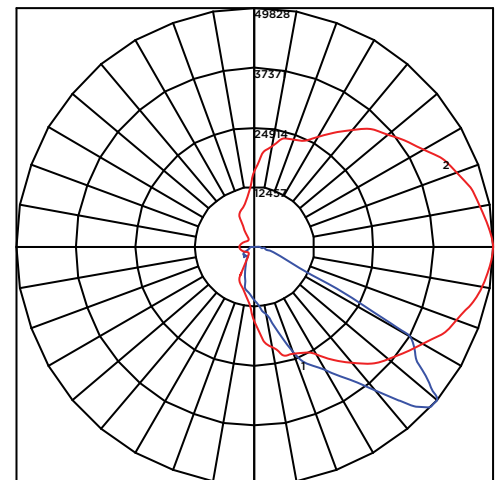
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	13837	9%
Medium (30-60)°	44654	43%
High (60-80)°	8162	48%
Very High (80-90)°	779	1%
Uplight (90-180)°	0	0%
Total Flux	67432	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



### 25' Mounting Height/20' Grid Spacing

■ 20 FC ■ 10 FC ■ 5 FC ■ 2 FC





# ZONE Large Outdoor Sports Light

## PHOTOMETRICS

### ZNL-65L-FT-40

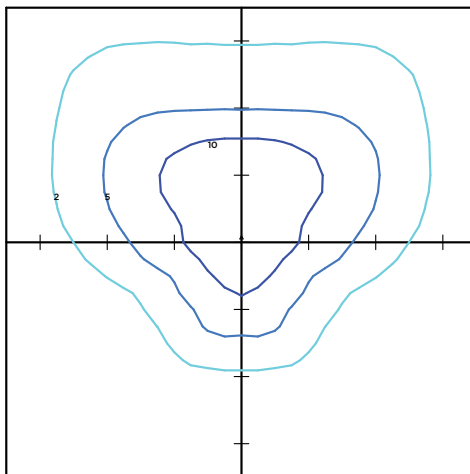
#### LUMINAIRE DATA

Type CT-IL Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	66,638
Watts	518
Efficacy	129
IES Type	Type IV - Short
BUG Rating	B5-U0-G5

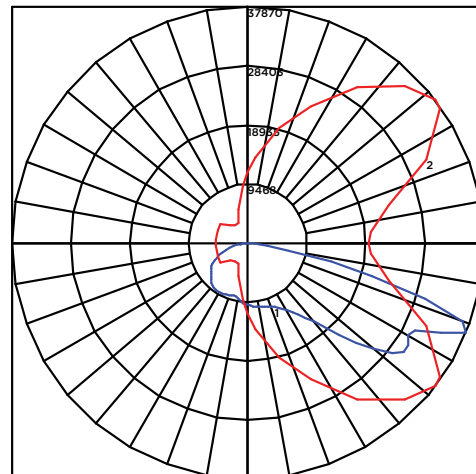
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	8542	13%
Medium (30-60)°	33055	50%
High (60-80)°	23973	36%
Very High (80-90)°	1069	2%
Uplight (90-180)°	0	0%
Total Flux	66638	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 25' Mounting Height/20' Grid Spacing

■ 20 FC ■ 10 FC ■ 5 FC ■ 2 FC





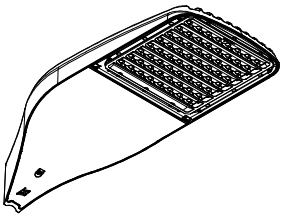
# ZONE Large Outdoor Sports Light

## ACCESSORIES/OPTIONS

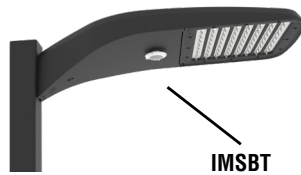
### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward-reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with  
Integral Louver (IL)



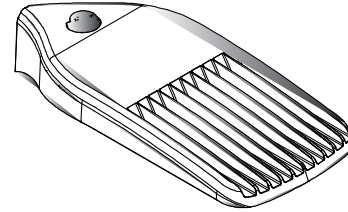
Luminaire Shown with  
IMSBT Option



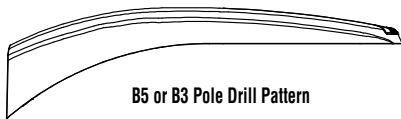
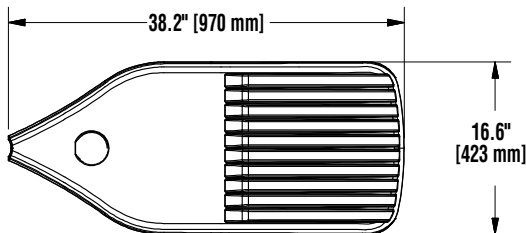
### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

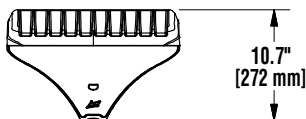
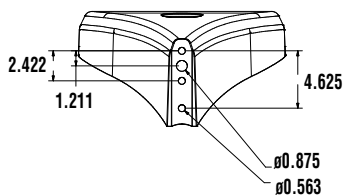
Luminaire Shown with PCR 7P



## PRODUCT DIMENSIONS

[Back to Quick Links](#)

B5 or B3 Pole Drill Pattern

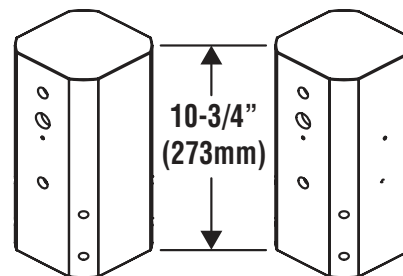


### LUMINAIRE EPA CHART - ZNL

Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.8	2.2	2.9		T90°	2.0	3.8	4.5
	D180°	1.6	2.2	2.9		TN120°	2.0	5.0	6.0
	D90°	1.2	3.0	3.7		Q90°	2.0	3.8	4.5

## BRACKETS

BKA-NM-\*-CLR: Tenon Mount Fitter



S/D-180  
(Drilled 2 Sides)

D90/T90/Q90  
(Drilled 4 Sides)

For flat surface brackets





# ZONE Large Outdoor Sports Light

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

<https://www.lsi-industries.com/documents/datasheets/airlink-outdoor-specsheet.pdf>

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

<https://www.lsi-industries.com/documents/datasheets/imsbt-specsheet.pdf>

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

<https://www.lsi-airlink.com/airlink-blue/>

## POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Click the link below to learn more details about poles & brackets.

<https://www.lsi-industries.com/products/poles-and-brackets-area-street.aspx>



#### BJA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" – 5".



#### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



#### BJA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



#### BKS PQMH CLR

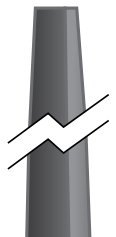
The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'



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## KBAR Ranch II Tennis Court Access

### K-Bar Ranch CDD

5844 Old Pasco Rd  
Wesley Chapel , FL 33647 USA

**Prepared by:**

Securiteam  
Frank Prete  
Frank@mysecuriteam.com  
(813) 909-7775



## WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

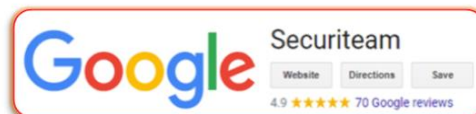
We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## ABOUT US

- We are a Premier Security Solutions & Technology Integration Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
- Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
- Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
- Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
- Panasonic Diamond Level Security Solutions Provider

## WHAT WE DO

- Access Cards & Fobs
- Access Control Systems (Facility & Vehicle)
- AV (Television & Projector) Systems
- Electronic Meeting Room Scheduler
- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service





## Summary of Qualifications

### Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

### Key Personnel

#### Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

#### Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

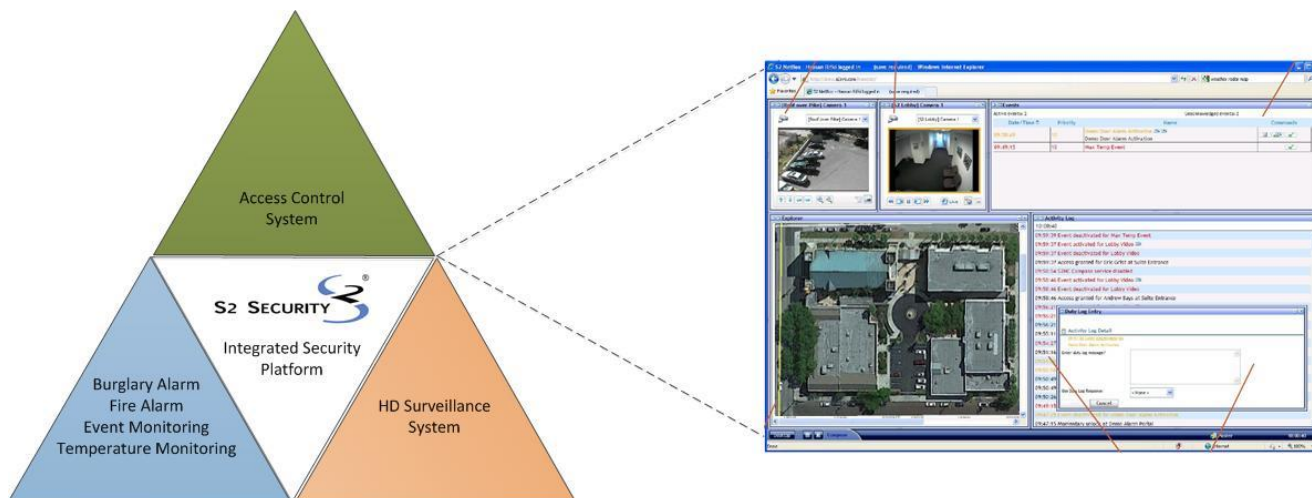
- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

## Next Generation Integrated Access Control Technology by S2 Security

The Next Generation S2 Integrated Security Platform integrates State of the Art Access Control, 1080p High Definition Video Surveillance and an Alarm Interface in one simple yet sophisticated platform.



### System Highlights & Options

- **Virtually Limitless Integration and cross functionality. Here are just a few examples:**
  - Synched access events with recorded video
  - System lockdown button triggers alarm system duress signal
  - Fire Alarm releases all doors for free egress
  - Events from all integrated systems are combined on a singular event log
  - Automatic Door Locking upon arming of the alarm system
  - Real time notifications
- **Browser Based Interface**  
System monitoring and management is completely browser based, allowing for password protected local and remote access via common browsers.
- **Strategically located buttons can lock down all doors instantly** with optional System-wide lockdown buttons
- **Mobile Security App**  
The S2 Mobile Security App. Allows for system management with Iphone and Ipad



- Customizable Cardholder Management

User/Card management Screen Shot

**User Properties**  
Enter or modify user information here.

**User Information**  
 First: Rob  
 Last: Smith  
 MI:  
 Card #: 43567  
 Access Group: [dropdown]  
 Resident type: Homeowner  
 Fees: \$234  
 Lot #: 210  
 Taxes: \$123.56  
 [Load] [Clear]

**User Fields**  
 Arrival Date: 10/2/2010    Departure Date: 4/1/2011  
 Street Address: 23342 Gandy Blvd

**Vehicle Information**  
 Cart: 3455    Vehicle 1: 3483    Vehicle 2: 1263

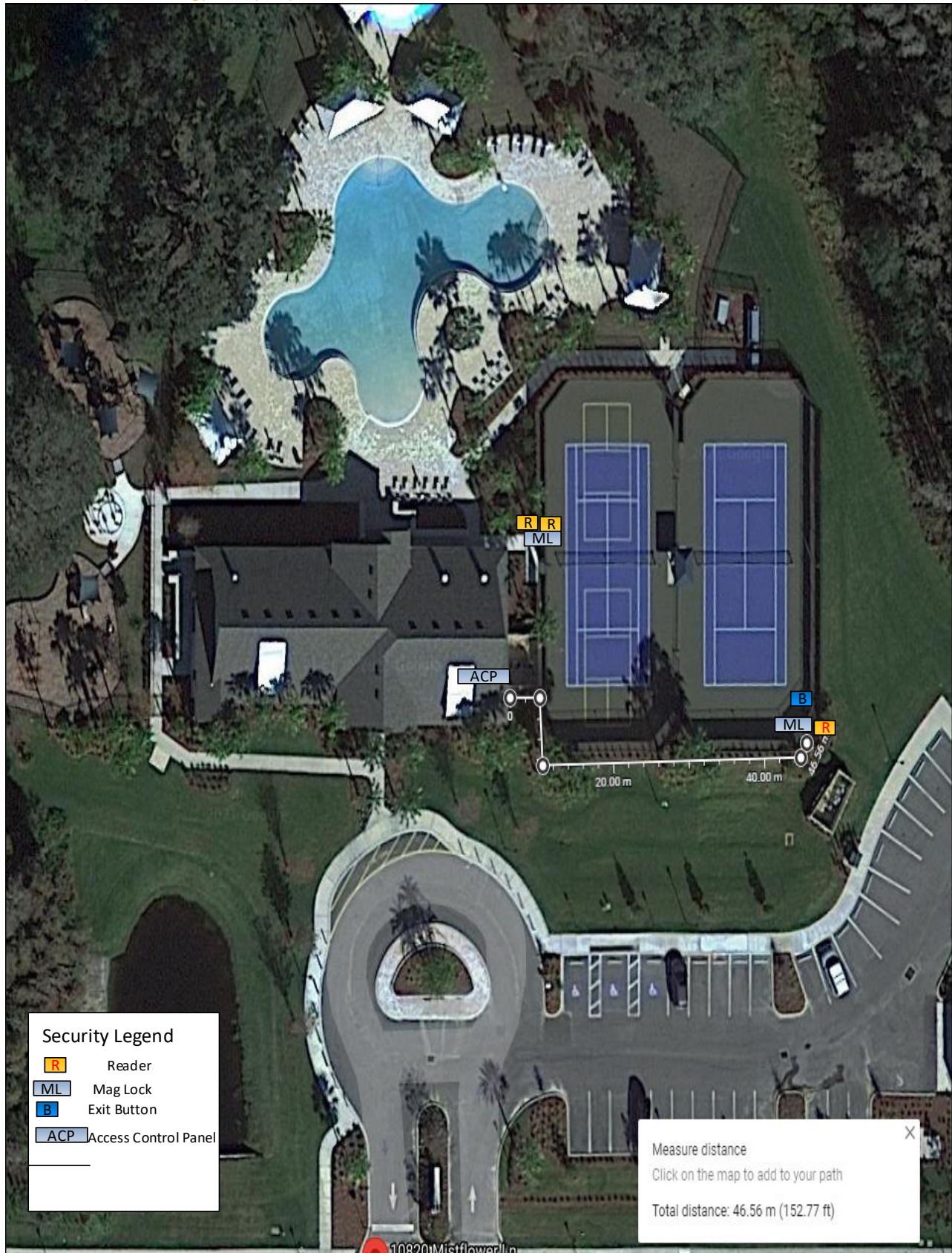
[OK] [New] [Next >>] [Print] [Cancel]

Customizable Fields



- Familiar User Interface
- Multi-use Smart Cards
- Multiple Reports and Search Tools
- Multiple Access Levels
- **Smart credentials also support a variety of applications beyond access control, such as transit, cashless vending, and cafeteria point-of-sale.**







A Security & Technology Company

**K-BAR RANCH CDD**

**KBAR RANCH II TENNIS COURT ACCESS**

#### TENNIS COURT ACCESS CONTROL UPGRADE

2	S2 2-Reader Expansion Blade
3	Linear 2-N-1 Wallswitch Reader
1	Enforcer Illuminated Request Exit to button with timer
1	Door access power controller
2	12-Volt 7AH backup battery
2	1200 LB Electro-magnetic lock - Weldable
2	Z-Bracket for 1200 lb Weldable Maglock
15	1" PVC Conduit - 10FT
1	18/4 DIRECT BURIAL 1000'
1	Outdoor (and direct burial) rated Reader Cable OAS
1	Trenching & Backfill

#### PROJECT SUMMARY

**TOTAL**

**\$9,801.72**

- **50% down and balance upon substantial completion or**
- **Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**  
36 months @ \$334.24, 48 months @ \$261.71 or 60 months @ \$218.58 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications**

## Product Details



### S2 2-Reader Expansion Blade

**S2-ACM-I**

2 Reader Expansion Blade



### Linear 2-N-1 Wallswitch Reader

**620-100451 2N1-I Wallswit**

Linear's 2-N-1 125 kHz Proximity Reader works with certain HID® AWID™ Farpointe® Data Pyramid Series, and Secura Key® Series protocols. The proximity reader is designed to fulfill two different mounting requirements - without needing any additional hardware! The 2-N-1 can be installed as either a mullion-mount reader or, when paired with the provided adapter plate, turns the reader into a single-gang electrical box style reader. Customers get a clean, low profile for both mullion and single-gang installations ready to install right out of the box for either configuration. Linear's cards and tags do not contain batteries, requiring no maintenance. Reduce your stock and never be on the job aga

Dimensions: 1.7" w 3.2" h .7" d



### Enforcer Illuminated Request Exit to button with timer SD-6276-I Outdr RTE Timer

- Piezoelectric pushbuttons for indoor or outdoor use (IP65).
- No moving parts for heavy duty use.
- LED ring around button changes from green to red or red to green when the button is pressed.
- Timed or toggle output.
- SD-6176-SSVQ and SD-6276-SSVQ include separate manual override button for use in case of a power failure to the pushbutton.

<http://www.seco-larm.com/pdfs/PI-SD-6x73-SSxQ.pdf>



### Door access power controller

**AL600ULACM-I 6amp Power**

The most important part of the access control system, the power controller determines which doors are locked and which ones are unlocked. A faulty power controller can restrict emergency egress from the building in the event of a fire. Backup batteries maintain lock functionality in the event of a power outage. 6 amp output.

[http://altronix.com/library/pdf/data\\_sheets/DS\\_ACMseries.pdf](http://altronix.com/library/pdf/data_sheets/DS_ACMseries.pdf)



### 1200 LB Electro-magnetic lock - Weldable

**E-942FC-1K3SQ-I 1200LB LK**

Features: •For outdoor sliding and swinging electric gates. •Brackets can be welded or bolted directly to gate. •Brackets are zinc-plated for corrosion resistance. •Brackets have black finish to match most gates. •Lock is water and vandal-resistant. •Lock has attractive stainless-steel finish. •Maintenance-free, factory-sealed design. Prewired for 12VDC operation. •Adapter and mounting hardware included.

[http://www.seco-larm.com/image/data/A\\_Documents/01\\_PI-Sheets/PI\\_E-94XFC-XXXSQ\\_150930.pdf](http://www.seco-larm.com/image/data/A_Documents/01_PI-Sheets/PI_E-94XFC-XXXSQ_150930.pdf)





**Outdoor (and direct burial) rated Reader Cable OAS 714410VNQ 18/6 DB Reader**

18 AWG 6 Conductor Bare Copper, Shielded with Water Block Tape and overall jacket. Material suitable for underground use and indoor trays. (Low voltage industrial process control circuits, Power-Limited circuits, Power-Limited fire alarm circuits, Power-Limited try cable PLTC)

## TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.

## Tab 8

# K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane  
Tampa, FL 33647  
Phone 813-388-9646  
manager@kbarll.com

## Clubhouse Manager's Report May 2021 for June Meeting

### Operations and Maintenance Report

#### Amenities Center

- Continue Covid Cleaning protocols
- Clean brown stains from lounge chairs
- Spot treat ants on back porch
- Put Tennis shade back up that was blown down in storm
- Locksmith came to work on warranty issues
- Replace removed escutcheon on rear pool handrail again
- New Pest Control Vendor started initial treatments
- Electrician installed outlet for utility closet A/C unit
- A/C unit installed, waiting on finishing touches to bldg. exterior
- Painter came to repair settlement crack on front porch
- Briarbrook Lift Station fence repaired
- Begin pool gazebo rentals

#### Ponds

- Regular Service

#### Landscaping

- 3 trees replaced on K-Bar Parkway from car accident.
- Warranty plants replaced at Amenity Center

#### Gates.

- Securiteam repaired Briarbrook entry gate not closing
- Repair ID tray on Guest kiosk at Briarbrook
- Called in malfunctions with Winsome Manor Gate to Securiteam & Spectrum
- Securiteam relocated gate remote antenna at Sundrift Gate

#### Events/Activities

- Every Wednesday Free Coffee Day
- Aqua Jog Club every Tuesday
- May 9<sup>th</sup> Muffins for Mom
- May 31<sup>st</sup> Surprise ice-pops and beach balls

## Tab 9



# K BAR RANCH II

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## FIELD INSPECTION REPORT



June 11, 2021  
Rizzetta & Company  
Jason Liggett-Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# Summary, Recent and Upcoming Events, Hawk Valley, Redwood Pt.

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Make sure during Fertilization services we are getting even coverage.
- ❖ Saint Augustine to receive an Iron(Fe) application in the month of July.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Purple** is installation contractor. **Orange** indicate tasks to be completed by Staff and **Bold, underlined black** indicates updates or questions for the BOS.

1. Remove the tall weeds growing from the Bottle Brush on the Exit side of Kbar Ranch Parkway.(Pic 1)



Yellowstone stated this would be getting sod. When is this planned to be installed?(Pic 5)



2. Remove the weeds from the Summer Sunset Jasmine at the Kbar Ranch Parkway main entrance into Kbar II.
3. Improve the vigor in the Dwarf Bottle Brush at the Hawk Valley entrance. Looking for a recommendation from the Yellowstone Agronomy department on a remedy.
4. Improve the vigor in the Viburnum and the Dwarf Bottle Brush at the Redwood Pointe Main entrance. Does Yellowstone have any recommendations.
5. On Kbar Ranch Parkway pas Redwood Pointe on the inbound side is an open area.
6. Continue to push new growth on the Exit side loropetalum on Mistflower Lane. Every month we notice some improvement.
7. Yellowstone to treat the Nutsedge in the center island of Mistflower Lane before the amenity center.
8. Treat the Nutsedge at the Entrance to Mossy Pine.
9. **Check for a irrigation break on the Inbound side of Mistflower Lane before the amenity center.**
10. Make sure during pond mowing visits we are doing the best to redistribute mulch.





# Redwood Point, Wild Tamarind, Laurel Vista

11. Improve the vigor in the Dwarf Bottle Brush at the Sundrift center entry sign.
12. Eradicate the bed weeds at the Exit side bed at the Sundrift entrance.
13. Coming out of Old Spanish onto Mistflowers Lane, trucks are starting to damage the center island turf. We will need to monitor this area for any irrigation damage.(Pic 13)



14. During my inspection there was a noticeable number of weeds growing from the low water areas on the ponds from the drought. These areas will die out as the water continues to rise from the rains.



15. Continue to monitor recently installed Magnolia on the Southeast side of the tennis courts.(Pic 15>)

16. Diagnose and treat the leaf spot developing on the Ligustrum's throughout the Amenity Center. We should treat with a fungicide.(Pic 16)



17. There was a noticeable amount of fertilizer striping in the tennis court frontage. Yellowstone to reapply.

18. Remove the dead from the Bird of Paradise throughout the amenity center grounds.





## Clubhouse Contd

19. On the Entrance side to the amenity center improve the turf in between the parking lot and Mistflower Lane. This area looks very Chlorotic.(Pic 19)



## **Tab 10**



Jamie Stephens  
Yellowstone Landscape

# JUNE K-BAR-2 REPORT

---

Wednesday, June 23, 2021

Prepared For K-Bar-2

12 Issues Identified



### **OBSERVATION 1**

Assigned To Flowers

The summer annual mix was installed 6/17/21.



### **OBSERVATION 2**

Assigned To Community

The turf is greening up throughout K-Bar-2



### **OBSERVATION 3**

Assigned To Plants And Trees

The trees continue to be lifted and the shrubs are constantly trimmed.



### **OBSERVATION 4**

Assigned To Turf

Another example of the turf greening up and of the edging on the curbs and beds.



### **OBSERVATION 5**

Assigned To Turf

This turf will be treated again, fertilizer and weed control.



### **OBSERVATION 6**

Assigned To Bahia Area

The Bahia is nice and green and filling in well.



### **OBSERVATION 7**

Assigned To Redwood Point



### **OBSERVATION 8**

Assigned To Turf At redwood Point

This turf is getting better



### **OBSERVATION 9**

Assigned To Redwood Point

Pod mowing is constant



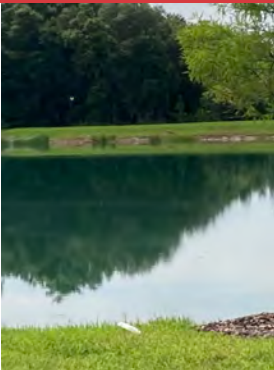
### **OBSERVATION 10**



### **OBSERVATION 11**

Assigned To K-Bar- Parkway Turf

Filling nicely



### **OBSERVATION 12**

Assigned To Pond

Pond mowing is constant, also a deer on the far side

## **Tab 11**



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 5/20/2021

CUSTOMER: K Bar Ranch CDD II

AQUATECH: Virgil Stoltz

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	<del>AT</del> MARSH WATER	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
190					✓			✓	✓			✓					Mostly Clear
192					✓			✓	✓			✓					Very Windy
193					✓			✓	✓			✓					2 @ 15+ mph

OBSERVATIONS/RECOMMENDATIONS Mowed Dead Cattails, Primrose Willow & Carolina Willow saplings -

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

6727 TROUBLE CREEK ROAD  
NEW PORT RICHEY, FL 34653  
(727) 842-2100  
FAX (727) 842-2110

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 5/24/2021

CUSTOMER: KBAR Ranch CDD II

AQUATECH: Virgil STOLTZ

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
PRO, Cuck 2,	✓				✓			✓	✓			✓		L	Φ		CLEAR, HOT
Cuck 1, 192	✓				✓			✓	✓			✓					
191 B, 191A	✓				✓			✓	✓			✓					WIND NNW @
191, 193, 240	✓				✓			✓	✓			✓					11 mph
241, 244, FC242B	✓				✓			✓	✓			✓					
FC 242A, 243	✓				✓			✓	✓			✓					
FC 670/51	✓				✓			✓	✓			✓		↓	↓		

### OBSERVATIONS/RECOMMENDATIONS

TREATED Ponds for TORPEDO GRASS, WEST INDIAN MARSH GRASS, PENNYWORT, CATTAILS, PRINCESE WILLOW & EXPOSED SLENDER SPIKERUSH.

## BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL  
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

RECEIVED  
JUN - 3 2021

## SERVICE REPORT

DATE: 5-20-21

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # WORK ORDER #

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
210, 212, 211,	X			X			X	X				X		L	0		Partly Cloudy
FL 220, A-13,	X			X			X	X				X					
MITLM-1,	X			X			X	X				X					
260, FL 231	X			X			X	X				X					
FL 230, 230,	X			X			X	X				X					
221	X			X			X	X				X					

### OBSERVATIONS / RECOMMENDATIONS

picked up trash 8 bags, treated torpedo grass, penny wort, algae, spike rush, alligator weed,

## BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL  
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 5-21-21

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
121, EWR-3,	X			X			X	X				X			LO		Partly Cloudy
122, 102, FC	X			X			X	X				X			LO		
105, 101,	X			X			X	X		X		X			30		
EWR-2, 100,	X			X			X	X				X			0		
FC 40	X			X			X	X				X			0		

### OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, penny wort, primrose, southern nia, spike rush, alligator weed

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

NEW PORT RICHEY, FL  
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 5-25-21

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
202, 204, 205,	X			X			X	X							LO		Partly Cloudy
201, 200, A10	X			X			X	X									
203, S-1, 232,	X			X			X	X									
213, C-2,	X			X			X	X									
223, 222,	X			X			X	X									
211, 104, 103,	X			X			X	X									
FL 40, 100	X			X			X	X									
192, 191A,																	
191																	

### OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose southern  
niad, spikerush, penny wort, alligator weed, picked  
up trash, willow

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

NEW PORT RICHEY, FL  
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

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CUSTOMER



# It's Algae Time Again!

It is the time of year when we start getting the most questions about all the algae showing up in ponds. Most ponds that are built in housing developments are designed to hold storm water run-off. The ponds have been engineered to retain street and yard water run-off. Some ponds might even have littoral shelves built into them to allow aquatic plants to establish on the shelf. Such plants will help filter the storm water before it leaves the pond headed for the wetlands, creeks or natural bodies of water. Most of these ponds and littoral shelves could be considered natural water treatment facilities.

The ponds are not there just to look at, and with maintenance, along with good care, they will accomplish their desired function of helping out the wetlands and other water bodies.

*So what causes all this algae to bloom?*



- ◆ **FERTILIZING LAWNS**—One of the most important things to do to help keep the ponds functioning as well as possible is to watch the fertilizing practices of your turf.
  - ◆ Do not fertilize all the way down to the water's edge when applying fertilizer near the banks of ponds. If you fertilize the entire bank and down to the water's edge, the fertilizer will just leech down to the water and this helps cause algae blooms. *Keep any fertilizer at least 10 feet away from any body of water.*
  - ◆ Avoid using phosphorous! Only use it if a soil test says its needed. One study showed that just one pound of phosphorus from fertilizers would contribute to the growth of TEN THOUSAND pounds of algae!
  - ◆ It is also important to make sure that any fertilizer, leaves and grass clippings are cleaned up and not blown onto the street or curbs. That way less of it will get washed down the storm drains and into your ponds.
  - ◆ Using liquid fertilizer over granular slow-release fertilizers is also better. The liquid forms are quickly absorbed and have less of a chance of being washed into the ponds.
  - ◆ Watch the weather forecast. Rainstorms don't water in fertilizer, they wash it away! That wastes your money and pollutes the water.
- ◆ **HOTTER TEMPERATURES**—As temperatures rise in the spring and summer months, so does algae. When hot days occur, decomposition increases, providing fuel for algae. The algae cycle, that of blooming, and decomposing is a continuous cycle, and this cycle is accelerated when there is hot weather. Plus, algae make their own energy or food from the sun. The growth of algae is dependent on the process of photosynthesis where the bacteria that forms the organisms takes energy from the rays of the sun to use for growth. Algae only grows in oceans, lakes and other waterways at the depth of the photic layer, where the rays of the sun penetrate the water. This is one reason your pond might get dyed—it helps block some of the sun and thus algae gets less energy to bloom.
- ◆ **LOTS OF RAIN / NO RAIN**—Another natural contributor to algae is rain. When it rains, fertilizer and other chemicals that have been applied run off. As they run off, they pick up things along the way. The runoff eventually finds a home in sitting water, your pond or lake. These chemicals and fertilizers increase your pond's nutrients, and those excess nutrients increase algae blooms. You may start to notice a pea soup color. Likewise, long hot periods without rain feed the algae blooms because water evaporates quicker and the algae likes the warm, stagnant water that prevails during droughts.

## **Tab 12**

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, May 17, 2021 at 6:01 p.m.** at K Bar II Ranch Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Steven Umansky	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Regina Kardash	<b>District Counsel, Persson, Cohen &amp; Mooney</b>
Susan Cali	<b>Clubhouse Manager</b>
Jamie Stephens	<b>Representative, Yellowstone Landscape</b>
Jason Liggett	<b>Field Services Mgr., Rizzetta &amp; Company, Inc.</b>
Sete Zare	<b>Representative, MBS Capital Markets</b>
	<i>(via conf. call)</i>

Audience	<b>Present</b>
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order, conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors agreed that masks would be optional at the meetings held at the clubhouse, for K-Bar Ranch II Community Development District.

Various audience members expressed concern with the current landscaping.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on April  
19, 2021**

Mr. Hayes presented the minutes of the Board of Supervisors meeting held on April 19, 2021. There was a correction made to the name of who made the motion on line 147.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on April 19, 2021, as amended for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April  
2021**

Mr. Hayes presented the Operation and Maintenance Expenditures for April 2021.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors ratified the payment of the invoices in the Operation and Maintenance Expenditures reports for April (\$71,330.94) 2021, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager**

Ms. Cali presented her report. Discussion ensued about whether to use the square up terminal or use check payment for party rentals and use of the Amenity Center.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized outside private party rentals, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved a dance company vendor to provide classes at the clubhouse provided they have proper licensing and insurance, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized to open the drinking fountains at the clubhouse, for K-Bar Ranch II Community Development District.

**B. Field Services Report**

Mr. Liggett presented his field services report to the Board.



**C. Field Inspection Report with Landscaper's Comments**

Mr. Stephens presented his report to the Board.

**D. Presentation of Aquatics Report**

Mr. Hayes provided the aquatics report.

**E. District Counsel**

No report.

**F. District Engineer**

No report.

**G. District Manager**

Mr. Hayes reminded the Board that the next meeting is scheduled for June 14, 2021 at 10:30 a.m. at the M/I Homes Offices located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634. He also informed the Board as of April 15, 2021 the Hillsborough County Supervisor of Elections reported that there are 167 registered voters in this district.

**SIXTH ORDER OF BUSINESS**

**Consideration of the MBS Capital Markets, LLC Investment Banking Agreement**

Mr. Hayes explained that the District is looking into a special bond issuance from MBS Capital Markets for additional improvements.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the agreement with MBS Capital Markets LLC, for K-Bar Ranch II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Proposed Budget Fiscal Year 2021/2022**

Mr. Hayes presented the Fiscal Year 2021/2022 proposed budget to the board for their consideration.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Proposed Budget for Fiscal Year 2021-2022, as presented, for K-Bar Ranch II Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-07, Accepting the Proposed Budget Year 2021/2022 and Setting the Public Hearing on the Final Budget**

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

**May 17, 2021 - Minutes of Meeting**

**Page 4**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Resolution 2021-07, approving the Fiscal Year 2021-2022 Proposed Budget and Setting the Public Hearing for August 16, 2021 at 6:00 p.m. at the Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647, for K-Bar Ranch II Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Indoor/Outdoor  
Rentals at the Amenity Center**

This was previously discussed earlier in the meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08,  
HOA Enforcing Street Parking on  
CDD Roads.**

On a Motion by Mr. Thompson, seconded by Mr. Umansky, with all in favor, the Board of Supervisors adopted Resolution 2021-08, HOA Enforcing Street Parking on CDD Roads, for K-Bar Ranch II Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Yellowstone  
Proposal to Replace Foxtail Fern at  
Entry Signs**

This was tabled until a further date. Instead, the Board decided to have the foxtail fern removed at the entry signs due to the current watering restrictions in place.

On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved Yellowstone Landscape's proposal to remove the foxtail fern at entry signs for K-Bar Ranch II Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of District Engineer  
Proposal**

On a Motion by, seconded by, with all in favor, the Board of Supervisors ratified the District Engineer's proposal, for K-Bar Ranch II Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

On a Motion Ms. Valenti, seconded by Chloe Firebaugh, with all in favor, the Board of Supervisors approved the Teco Bright Choices Street Lighting Agreement, for K-Bar Ranch II Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 7:38 p.m., for K-Bar Ranch II Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, June 14, 2021 at 10:31 a.m.** at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33624.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Steven Umansky	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney</b> <i>(via conf call)</i>
Susan Cali	<b>Clubhouse Manager</b>
Sete Zare	<b>Representative, MBS Capital Markets</b> <i>(via conf. call)</i>
Scott Brizendine	<b>VP Operations, Rizzetta &amp; Company, Inc.</b>
Bill Johnson	<b>Manager, District Financial Services, Rizzetta &amp; Company, Inc</b>
Breeana Bolton	<b>Financial Associate, Rizzetta &amp; Company, Inc</b>
Tonja Stewart	<b>District Engineer, Stantec</b> <i>(via conf call)</i>
Misty Taylor	<b>Representative, Bryant Miller Olive P.A.</b> <i>(via conf call)</i>
Zeep Panaseney	<b>Representative, M/I Homes</b> <i>(via conf call)</i>

Audience	None.
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order, conducted roll call and verified that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

None.

**THIRD ORDER OF BUSINESS**

**Consideration of Revised Engineer's  
Report, Assessment Area Two**

Ms. Stewart presented the Revised Master Engineer's Report. Total cost for the 2021 project is \$19,883,284 which includes phases D, G, and I. She indicated this does not include the Amenity Center.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Revised Master Engineer's Report, Assessment Area Two, for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Revised Master  
Special Assessment Allocation  
Report, Assessment Area Two**

Mr. Johnson presented the Revised Master Special Assessment Allocation Report and indicated there was a small adjustment to the contingency fee which resulted in a decrease in the principal amount.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Revised Master Special Assessment Allocation Report, Assessment Area Two, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Supplemental  
Engineer's Report, Assessment Area  
Two**

Ms. Stewart presented the Supplemental Engineer's Report.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Supplemental Engineer's Report, Assessment Area Two, for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Preliminary  
Supplemental Special Assessment  
Allocation Report, Assessment Area  
Two**

Mr. Johnson presented the Preliminary Supplemental Special Assessment Allocation Report outlining the financing details.

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

**June 14, 2021 - Minutes of Meeting**

**Page 3**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Supplemental Engineer's Report, Assessment Area Two, for K-Bar Ranch II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Adopt Assessments**

Mr. Hayes asked to open a public hearing.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors opened the public hearing, for K Bar Ranch II Community Development District.

There were no public comments received and Mr. Hayes asked to close the public hearing.

On a Motion by Mr. Thompson, seconded by Mr. Umansky, with all in favor, the Board of Supervisors closed the public hearing, for K Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-09,  
Equalization Resolution**

Mr. Cohen presented Resolution 2021-09, Equalization Resolution. Mr. Cohen will provide a bring down Resolution at the next meeting on June 28, 2021.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2021-09, Equalization Resolution, for K Bar Ranch II Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-10,  
Bond Delegation Resolution**

Ms. Taylor presented and explained Resolution 2021-10 and the financing documents. She explained that the resolution approves the issuance of the bond, not to exceed seven million dollars with US Bank assigned as the trustee.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors approved Resolution 2021-10, Bond Delegation, the Preliminary Limited Offering Memorandum, the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Master Indenture, and the First Supplemental Indenture, for K Bar Ranch II Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Revised Proposed  
Budget for Fiscal Year 2021/2022**

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

**June 14, 2021 - Minutes of Meeting**

**Page 4**

Mr. Hayes presented the Revised Fiscal Year 2021/2022 Proposed Budget to the board for their consideration. He explained the reason for the revision as there will be principal and interest payments beginning in May of this year.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-11,  
Accepting the Revised Proposed  
Budget for Fiscal year 2021/2022**

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the Resolution 2021-11, Approving the Revised Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on August 16, 2021 at 6:00 p.m. at 10820 Mistflower Lane, Tampa, FL 33647, for K Bar Ranch II Community Development District.

Mr. Hayes informed the Board the June 21<sup>st</sup> regular meeting has been cancelled. A special meeting will be on June 28, 2021 at 9:30 a.m. at the offices of M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 to finalize the bond documents and consider other items.

A discussion ensued about repairs needed at the Redwood Point well. Two proposals were received. One from Yellowstone at a cost of \$18,973.12 and the other with Four Queen Well Drilling at a cost of \$10,384.20.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Four Queen Well Drilling proposal not to exceed \$10,500 and to authorize the use of reserve funds for the well repair expense, for K Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 11:01 a.m., for K-Bar Ranch II Community Development District.

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

**June 14, 2021 - Minutes of Meeting**

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



## **Tab 13**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel , Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.kbarranchiicdd.org](http://www.kbarranchiicdd.org)

## **Operations and Maintenance Expenditures May 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented **\$104,554.49**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anti-Pesto Bug killers	001747	272561	Pest Control - Install Sentricon 05/21	\$ 425.00
Anti-Pesto Bug killers	001747	272562	Pest Control - Amenity Center 05/21	\$ 199.00
Blue Water Aquatics, Inc.	001727	27471	Aquatic Service - Pond Treatment 04/21	\$ 1,460.00
Bright House Networks	20210531	076584502042021	10711 Mistflower Lane 05/21	\$ 134.97
Bright House Networks	20210531	076593901042021	10541 K-Bar Ranch Parkway 05/21	\$ 134.97
Bright House Networks	20210531	076594101041321	10339 K-Bar Ranch Parkway 04/21	\$ 134.97
Bright House Networks	20210531	080985202043021	10340 K-Bar Ranch Parkway 05/21	\$ 144.97
Bright House Networks	20210531	085934601042221	10820 Mistflower Lane - Amenity Center 05/21	\$ 269.95
Bright House Networks	20210531	085978601042321	19292 Mossy Pine Dr 05/21	\$ 149.98
Bright House Networks	20210531	087769701050421	10528 Mistflower Lane 05/21	\$ 149.98
City of Tampa Utilities	001748	2282015 04/21	10352 K Bar Ranch Pkwy - Account #2282015 04/21	\$ 3.63
City of Tampa Utilities	001754	2287182	10820 Mistflower Ln - Amenity 08/20-04/21	\$ 831.22
David Eskra	001741	2034	Gate Repairs & Install Tool Bar 05/21	\$ 450.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	001732	13150	Additional Property Insurance - Policy #100120684 FY20/21	\$ 4,314.00
Florida Dept of Revenue	001733	39-8017923158-4 04/21	Sales and Use Tax 04/21	\$ 27.00
GEC Services LLC	001749	Inv-13420	Janitorial Services 04/21	\$ 1,363.95
GEC Services LLC	001749	Inv-15957	Janitorial Supplies 04/21	\$ 70.40
GEC Services LLC	001749	Inv-18684	Janitorial Services 05/21	\$ 1,363.95
GEC Services LLC	001749	Inv-21736	Janitorial Supplies 05/21	\$ 50.83
Grau & Associates	001742	20284	Audit FYE 09/30/20	\$ 1,000.00
Grau & Associates	001742	20604	Audit FYE 09/30/20	\$ 2,000.00
Grau & Associates	001742	20768	Audit FYE 09/30/20	\$ 500.00
Horner Environmental Professionals, Inc.	001734	217389	Aquatic Maintenance - Parcels A,C,K,L,M 03/21	\$ 430.78
K-Bar Ranch II CDD	CD020		Debit Card Replenishment	\$ 671.99
Lee R. Thompson	001746	LT050721	Board of Supervisors Meeting 05/07/21	\$ 230.24
Lee R. Thompson	001752	LT051321	Board of Supervisors Meeting - Continued 05/13/21	\$ 230.24

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lee R. Thompson	001752	LT051721	Board of Supervisors Meeting 05/17/21	\$ 217.36
Persson, Cohen & Mooney, P.A.	001735	555	Legal Services 04/21	\$ 1,923.75
Proteus Pools	001728	kbarlloo16	Pool Service 04/21	\$ 1,870.75
Rizzetta & Company, Inc.	001729	INV0000058127	District Management Fees 05/21	\$ 4,738.25
Rizzetta Amenity Services, Inc.	001736	INV00000000008015	Amenity Management Services 10/20	\$ 3,977.75
Rizzetta Amenity Services, Inc.	001736	INV00000000008435	Out of Pocket Expense 12/20	\$ 79.07
Rizzetta Amenity Services, Inc.	001736	INV00000000008759	Amenity Management Services 04/21	\$ 3,012.62
Rizzetta Amenity Services, Inc.	001743	INV00000000008782	Out of Pocket Expense 04/21	\$ 103.76
Rizzetta Amenity Services, Inc.	001750	INV00000000008809	Amenity Management Services 05/21	\$ 4,041.61
Rizzetta Technology Services, LLC	001730	INV0000007451	Website Hosting Services 05/21	\$ 100.00
Securiteam Inc.	001744	10859042221	Service Call 05/21	\$ 315.00
Securiteam Inc.	001731	10910040721	Service Call 04/21	\$ 125.00
Securiteam Inc.	001744	10958042021	Service Call 05/21	\$ 125.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001744	11015050921	(200) Access Cards 05/21	\$ 1,295.00
Securiteam Inc.	001731	14070	Gate Video Monitoring Services - Amenity 05/21	\$ 960.00
Securiteam Inc.	001731	14071	Gate Video Monitoring Services - Briarbrook 05/21	\$ 1,310.00
Securiteam Inc.	001731	14072	Gate Video Monitoring Services - Hawk Valley 05/21	\$ 860.00
Securiteam Inc.	001731	14073	Gate Video Monitoring Services - Mossy Pine 05/21	\$ 1,050.00
Securiteam Inc.	001731	14074	Gate Video Monitoring Services - Redwood Point 05/21	\$ 1,120.00
Securiteam Inc.	001731	14075	Gate Video Monitoring Services - Parcel J 05/21	\$ 1,080.00
Securiteam Inc.	001731	14076	Gate Video Monitoring Services - Winsome Manor 05/21	\$ 1,010.00
Stantec Consulting Services Inc.	001745	1784304	District Engineer Services 04/21	\$ 635.50
TECO	001751	211019281917 05/21	10797 Mistflower Lane, Lift Station 05/21	\$ 39.85
TECO	001751	221005629565 05/21	19294 Mossy Pine Drive - Well 05/21	\$ 101.08
TECO	001738	Summary 04/21	TECO Electric Summary 04/21	\$ 10,824.14
Times Publishing Company	001737	0000156158 04/28/21	Account #163527 Legal Advertising 04/21	\$ 344.00

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc, of Florida	001739	9738902-2206-8	Waste Management Clubhouse 05/21	\$ 224.47
Yellowstone Landscape	001740	TM 215221	Install Sod & Rock - Damage Repair 04/21	\$ 4,140.30
Yellowstone Landscape	001753	TM 215412	Landscape Maintenance 05/21	\$ 34,359.53
Yellowstone Landscape	001753	TM 220173	Install Sod - Sundrift Entrance 05/21	\$ 405.70
Yellowstone Landscape	001753	TM 220174	Spring Annuals 05/21	\$ 6,580.49
Yellowstone Landscape	001753	TM 223265	Irrigation Repairs 05/21	\$ 345.53
Yellowstone Landscape	001753	TM 223266	Irrigation Repairs 05/21	<u>\$ 496.96</u>
<b>Report Total</b>				<b><u>\$ 104,554.49</u></b>