



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors
Meeting
May 17, 2021**

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

www.kbarranchllcdd.org

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Betty Valenti Chloe Firebaugh Steven Umansky Lee Thompson Vacant	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson Cohen & Mooney, PA
District Engineer	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) 994-1001. 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, Florida (813) 944-1001

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

WWW.KBARRANCHIICDD.ORG

Board of Supervisors K-Bar Ranch II Community Development District

May 17, 2021

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Monday, May 17, 2021 at 6:00 p.m.** at the Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 19, 2021..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for April 2021..... Tab 2
- 4. STAFF REPORTS**
 - A. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 3
 - ii. Discussion of Events held at the Clubhouse
 - B. Field Services Report..... Tab 4
 - C. Field Services Report with Landscaper Comments..... Tab 5
 - D. Presentation of Aquatics Report..... Tab 6
 - E. District Counsel
 - F. District Engineer
 1. Professional Services Engineer Reports Bond Issue
 - G. District Manager
 1. Announcement of Registered Voter Count
- 5. BUSINESS ITEMS**
 - A. Consideration of the MBS Capital Markets, LLC Investment Banking Agreement Tab 7
 - B. Presentation of Proposed Budget Fiscal Year 2021/2022 Tab 8
 - C. Consideration of Resolution 2021-07, Accepting the Proposed Budget Year 2021/2022 and Setting The Public Hearing on the Final Budget..... Tab 9
 - D. Discussion of Indoor/Outdoor Rentals at the Amenity Center
 - E. Consideration of Resolution 2021-08, HOA Enforcing Street Parking on CDD Roads Tab 10
 - F. Consideration of Yellowstone Proposal to replace Foxtail fern at Entry Signs.....Tab 11
 - G. Ratification of Stantec Professional Engineering Services Tab 12

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

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, April 19, 2021 at 9:30 a.m.** at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa FL 33634.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chair
Chloe Firebaugh	Board Supervisor, Vice Chair
Lee Thompson	Board Supervisor, Assistant Secretary
Steven Umansky	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Virgil Stoltz	Representative, Blue Water Aquatics
Jamie Stephens	Representative, Yellowstone Landscape
Brett Perez	Representative, Yellowstone Landscape

Also present via teleconference call were:

Andrew Cohen	District Counsel, Persson, Cohen & Mooney
Tonja Stewart	District Engineer, Stantec
Susan Cali	Clubhouse Manager
Jason Liggett	Field Services Mgr., Rizzetta & Company, Inc.

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

No audience comments.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

April 19, 2021 - Minutes of Meeting

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THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
February 15, 2021**

Mr. Hayes presented the minutes of the Board of Supervisors meeting held on February 15, 2021 and asked if there were any amendments necessary. There were none.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on February 15, 2021, for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Continuation Minutes
of the Board of Supervisors Meeting
February 24, 2021**

Mr. Hayes presented the minutes of the Board of Supervisors meeting held on February 24, 2021 and asked if there were any amendments necessary. There were none.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on February 24, 2021, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

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

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

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February (\$48,374.47) 2021, for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

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

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

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March (\$116,404.13), as amended, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Cali presented the Clubhouse Report to the Board. Ms Cali asked if they are able to open the water fountain and District Counsel indicated no other clubhouses have opened their drinking water fountains as of yet. Ms. Cali indicated the large cabana is not intended for rental but the smaller two are available for rental. Discussion ensued about the tennis court surface from the warranty inspection.

B. Field Services Report

Mr. Liggett presented his field services report to the Board. Mr. Stephens presented his report to the Board. Mr. Stephens informed the Board he is treating the weeds where the fire hydrants are located and the construction crews are getting water for their water trucks. He also indicated Yellowstone has laid 2,400 square feet of Bahia sod in the bare areas at **Redwood Point**. There was further discussion about CDD common area behind a homeowner's house on Rolling Moss.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved a not to exceed amount of \$4,000 for the installation of plant replacement, for K Bar Ranch II Community Development District.

C. District Counsel

A discussion ensued about street parking. Mr. Cohen will send the District Manager parking policy information.

D. District Engineer

The Chair requested to consider tennis court lighting to be included in the 2021/2021 proposed budget. Ms. Stewart will provide a certificate of completion of all new conveyed properties for Parcel M and Parcel J.

E. District Manager

Mr. Hayes reminded the Board that the next meeting was scheduled for May 17, 2021 at 6:00 p.m. at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647. He also informed the Board he would be providing the proposed budget for the FY 2021/2022 at that meeting. His presence was also requested to attend a separate budget meeting with M/I staff being held on April 30th at 10:00 a.m.

EIGHTH ORDER OF BUSINESS

Consideration of First Addendum to Amenity Services Contract

The Board previously approved this but is waiting for the HOA action at the next HOA meeting scheduled on April 26, 2021.

NINTH ORDER OF BUSINESS

Discussion of HOA Cost Share Agreement for Second Addendum to Professional Amenity Services Agreement

This was tabled until the June 21, 2021 meeting.

TENTH ORDER OF BUSINESS **Consideration of Landscape Proposals**

Mr. Hayes presented and reviewed two landscape proposals. The Board tabled the following proposals:

Yellowstone Landscape's proposal #109991 for installation of pine bark mulch around the fence at the clubhouse in the amount of \$1,655.85.

Yellowstone Landscape's proposal #110323 for tree removal at 19242 BriarBrook Lane in the amount of \$832.80.

ELEVENTH ORDER OF BUSINESS **Consideration of Bluewater Aquatics Contract Addendum Proposal**

Mr. Stoltz presented the proposal for aquatic maintenance services and a brief discussion ensued. There is a revision to the proposal – cost of the services is \$945 per month.

On a Motion by Ms. Carr, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the Bluewater Aquatics Contract Addendum as amended, for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2021-04, Re-Designating Assistant Secretaries**

Mr. Hayes stated that Management is recommending that he be added as an Assistant Secretary for signatory purposes.

On a Motion by Mr. Thompson, seconded by Mr. Umansky, with all in favor, the Board of Supervisors approved Resolution 2021-04 appointing Lynn Hayes and Matt Huber as Assistant Secretaries for K-Bar Ranch II Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Suncoast Rust Proposal for Well Water Treatment Equipment**

Mr. Hayes reviewed this proposal and informed the Board this covers 6 wells at a cost of \$1,400 a month.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

April 19, 2021 - Minutes of Meeting

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Rust Proposal Agreement for Well Water Treatment Equipment after District Counsel has prepared the agreement in final form, for K-Bar Ranch II Community Development District.

**FOURTEENTH ORDER OF BUSINESS Discussion of Amenity Center
Warranty**

Mr. Cohen briefly spoke about the Amenity Center warranty agreement and he pointed out that the warranty was going to expire April 30, 2021 and that is why an inspection was performed. M/I is currently addressing the deficiencies noted in the inspection.

**FIFTEENTH ORDER OF BUSINESS Ratification of Young Home
Inspection Report from**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Young Home Inspection Report related to the Amenity Center, for K Bar Ranch II Community Development District.

FIFTEENTH ORDER OF BUSINESS Supervisor Requests

There were no supervisor requests.

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 11:12 a.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures April 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented **\$71,330.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001710	27428	Aquatic Service - Pond Treatment 03/21	\$ 1,460.00
Bright House Networks	20210430	076584502032021	10711 Mistflower Lane 04/21	\$ 134.97
Bright House Networks	20210430	076593901032021	10541 K-Bar Ranch Parkway 04/21	\$ 134.97
Bright House Networks	20210430	080985202033021	10340 K-Bar Ranch Parkway 04/21	\$ 134.97
Bright House Networks	20210430	085934601032221	10820 Mistflower Lane - Amenity Center 04/21	\$ 269.95
Bright House Networks	20210430	085978601032321	19292 Mossy Pine Dr 04/21	\$ 149.98
Bright House Networks	20210430	087769701030321	10528 Mistflower Ln 03/21	\$ 124.98
Bright House Networks	20210430	087769701040221	10528 Mistflower Lane 04/21	\$ 151.85
Bright House Networks	20210430	089483501041121	10821 Mistflower Lane - Gate Entrance 04/21	\$ 129.98
City of Tampa Utilities	001720	2282015 03/21	10352 K Bar Ranch Pkwy - Account #2282015 03/21	\$ 6.14
Florida Dept of Revenue	001716	39-8017923158-4 03/21	Sales and Use Tax 03/21	\$ 80.45
Horner Environmental Professionals, Inc.	001711	217290	Aquatic Maintenance - Parcels A,C,K,L,M 02/21	\$ 430.78

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
JBW Designs LLC DBA Poop 911	001721	4309651	7 Pet Waste Stations 03/21	\$ 210.82
JBW Designs LLC DBA Poop 911	001721	4309681	7 Pet Waste Stations 02/21	\$ 210.82
JBW Designs LLC DBA Poop 911	001721	4309682	7 Pet Waste Stations 01/21	\$ 210.82
JBW Designs LLC DBA Poop 911	001721	4309683	Install (7) Pet Waste Stations 12/20	\$ 2,373.00
K-Bar Ranch II CDD	CD019	CD019	Debit Card Replenishment	\$ 751.75
Lee R. Thompson	001725	LT041921	Board of Supervisors Meeting 04/19/21	\$ 224.03
Persson, Cohen & Mooney, P.A.	001717	447	Legal Services 03/21	\$ 1,282.50
Rizzetta & Company, Inc.	001712	INV0000057560	District Management Fees 04/21	\$ 4,738.25
Rizzetta Amenity Services, Inc.	001718	INV0000000008680	Amenity Management Services 04/21	\$ 3,766.29
Rizzetta Amenity Services, Inc.	001718	INV0000000008705	Out of Pocket Expense 03/21	\$ 130.08
Rizzetta Amenity Services, Inc.	001722	INV0000000008732	Amenity Management Services 04/21	\$ 2,726.95
Rizzetta Technology Services, LLC	001713	INV0000007355	Website Hosting Services 04/21	\$ 100.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001714	10842031521	Service Call 03/21	\$ 125.00
Securiteam Inc.	001714	13989	Gate Video Monitoring Services - Amenity 04/21	\$ 960.00
Securiteam Inc.	001714	13990	Gate Video Monitoring Services - Briarbrook 04/21	\$ 1,310.00
Securiteam Inc.	001714	13991	Gate Video Monitoring Services - Hawk Valley 04/21	\$ 860.00
Securiteam Inc.	001714	13992	Gate Video Monitoring Services - Mossy Pine 04/21	\$ 1,050.00
Securiteam Inc.	001714	13993	Gate Video Monitoring Services - Redwood Point 04/21	\$ 1,120.00
Securiteam Inc.	001714	13994	Gate Video Monitoring Services - Parcel J 04/21	\$ 1,080.00
Securiteam Inc.	001714	13995	Gate Video Monitoring Services - Winsome Manor 04/21	\$ 1,010.00
Stantec Consulting Services Inc.	001723	1775327	District Engineer Services 03/21	\$ 4,194.25
TECO	001724	211019281917 04/21	10797 Mistflower Lane, Lift Station 04/21	\$ 38.43
TECO	001724	221005629565 04/21	19294 Mossy Pine Drive - Well 04/21	\$ 118.34
TECO	001719	Summary 03/21	TECO Electric Summary 03/21	\$ 8,259.59

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 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	001715	9731598-2206-1	Waste Management Clubhouse 04/21	\$ 224.47
Yellowstone Landscape	001726	TM 206337	Landscape Maintenance 04/21	<u>\$ 31,046.53</u>
Report Total				<u>\$ 71,330.94</u>

Tab 3

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager Report April 2021 for May Meeting

Operations and Maintenance Report

Amenities Center

- Continue Covid Cleaning protocols
- Replace removed escutcheon on rear pool handrail
- Replace drain cover in rear of pool
- Asked Proteus pools to scrub gutter wall tiles.
- Hosed down mud dauber nests on back porch
- Treat mildew on pool chairs
- Mgr completed ServSafe course
- Storm clean up from April 11th storm and replace broken zipties on Tennis shade
- Fix BBQ handle in pool gazebo
- Rake/level wood chips in playground
- Call in fence repair for Briarbrook lift station
- Remove wasps from pool umbrellas
- Hang utility rack for Office Pride in utility closet
- Order and replace broken pool escutcheon on right side of pool
- Order and replace broken and missing Tennis parts
- Securiteam reset eMerge controller
- Order Square Terminal and program for May sales
- K-Bar Ranch Entry Median Lantern Lights replaced

Ponds

- Aquatics remove electrical box cover from clubhouse Pond

Landscaping

- Called in damage to 3 trees on K-Bar Parkway from car accident. Trees removed.

Gates.

- Repair Briarbrook exit gate barrier arm
- Repair Redwood Point entrance gate barrier arm
- Securiteam troubleshoot Sundrift Gate Install

Events/Activities

- Every Wednesday Free Coffee Day
- Aqua Jog Club Launch
- Apr 10th Blood Drive
- Apr 23rd Storytime World Book Day

Resident Requests

- Residents asking to rent outdoor pool pavilion for private parties
- Residents requesting to rent indoor event rooms for parties
- Residents asking for BBQ grills and picnic tables
- Residents asking for picnic tables in playground area

Tab 4

K BAR RANCH II

FIELD INSPECTION REPORT



May 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

- ❖ Improve Maintenance on Annuals beds throughout site.

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. During weekly visits make sure crew it Removing Debris in beds and mowable areas.
2. Make sure we are deadheading Marigolds throughout the property. This will ensure new blooms.(Pic 2)
3. Improve the vigor in the Dwarf Bottle Brush at the entrance to Hawk Valley. Check for White fly also.
4. Rake down ant mounds in tree rings after eradication and recover with mulch.(Pic 4>)
5. **Remove dead bottlebrush at Redwood Point. Ask the board if this is under warranty and who did the install.**
6. Remove strapping on trees throughout property if trees are no longer needed to be strapped
7. Check irrigation hot Spotting in Saint Augustine at Redwood Pointe to ensure that it is being watered.
8. **On Kbar Ranch Boulevard treat the Jasmine just pass Redwood Pointe with a Selective for weeds.**
9. We need to come up with something for the open area that is in the same area. I believe it was Bahia at one time. Yellowstone to produce a plan.
10. Continue to Limp up Oak Trees on Kbar Ranch Parkway there are still a few that need to be done.



Redwood Point, Wild Tamarind, Laurel Vista

11. The Crushed shell on Paddock View drive is being ran over. But it is doing the job for now.
12. Continue to treat and improve vigor in Loropetalum that was cutback on Paddock View Drive on the outbound ROW.
13. Improve weed removal in Annuals Beds throughout the property. These are focal point for the community and need to be done weekly. Any beds that have dead Marigolds need to be replaced to fill in voids.
14. Continue to improve the Vigor in the Saint Augustine on Mist Flower Lane.
15. Improve the vigor in the Plant Material at the Sun drift entrance. Yellowstone to provide an assessment on what we can do to improve the quality. (Pic 15)
19. Treat the bed weeds on the outbound lane of Paddock View Drive before Kbar Ranch Parkway.



16. Treat the weeds in the Jasmine beds in the overflow parking area at the Amenity Center.
17. Improve the vigor of the Saint Augustine at the Amenity Center. We currently have a yellow color.
18. On Mistflower lane complete a cutback on just the Fakahatchee grass we currently have brown tips. This will improve the appearance.



Proposals

1. Provide a price to infill the Tri Color Jasmine at they entry monument sign to Kbar II on Kbar Ranch Boulevard.



Tab 5

K BAR RANCH II

FIELD INSPECTION REPORT



February 1, 2021
Rizzetta & Company
Jason Liggett-Field Services Manager












Rizzetta & Company
Professionals in Community Management

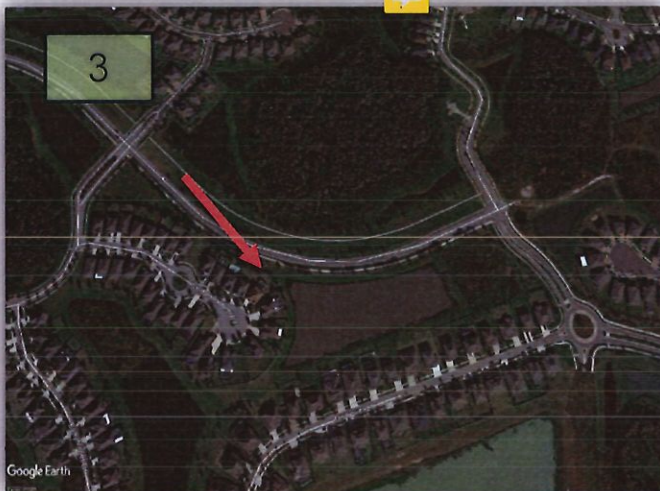
Summary, Recent and Upcoming Events, Hawk Valley, Redwood Pt.



General Updates, Recent & Upcoming Maintenance Events

- Saint Augustine schedule to receive an application of 20-0-10 with Pre-M in the month of February.
- Bahia turf to receive an application of 16-0-8 in the month of February.

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. On Kbar Ranch Boulevard Yellowstone has done a selective herbicide treatment to the Bahia. During the inspection we noticed a good kill on the weeds. We need to continue to be aggressive on the turf weeds.  ²
2. Treat Fakahatchee grass on the North and South side of Laurel Vista. After treatment let's perform a cutback.  ⁵
3. Lift Oak trees on the South side of Kbar Ranch Parkway.(Pic 3)  ⁷
6. Treat Ant mounds on Mistflower Lane once eradicated rake down beds.  ¹
7. Remove dead Foxtail ferns at the Old Spanish entrance.  ³
8. Treat fire ant mounds at the Winsome Manor entrance. Once eradicated rake down.  ⁴
9. Lift oak trees at the intersection of Kbar Ranch Parkway and Mistflower Lane.  ⁶
10. Treat decorative pavers at the entrance to Mistflower Lane with round up.  ⁸
11. Throughout property remove any tree straps that are hanging and supporting.  ⁹














4. On Mistflower Lane treat Crack and Crevice weeds from out of drain ducts.(Pic 4>)  ¹⁰
5. Treat turf weeds in Saint Augustine at the Moss Pines entrance.  ¹¹




Summary of Comments on Slide 1

Page: 2


-  Number: 1 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:53:24 PM
Ants have been treated we will knock down the beds on wednesday 5-12-21
-  Number: 2 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:50:17 PM
we will continue treatments along K-Bar park way.
-  Number: 3 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:54:08 PM
The proposal was sent i will start removing them during our site Visits.
-  Number: 4 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:54:27 PM
mounds are treated
-  Number: 5 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:51:02 PM
These were treated 4-24-21 i will cut back at the end of the month.
-  Number: 6 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:55:07 PM
That will be scheduled for this month.
-  Number: 7 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:51:42 PM
i will schedule to lift the oaks this month.
-  Number: 8 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:55:27 PM
sprayed on 5-10-21
-  Number: 9 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:56:04 PM
this has been a monthly item and we will continue.
-  Number: 10 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:52:11 PM
This was sprayed monday 4-10-21
-  Number: 11 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:52:39 PM
i will schedule treatment.

Redwood Point, Wild Tamarind, Laurel Vista


12. Continue to treat declining Podocarpus throughout pool area. The Podocarpus do not like this area.


13. Remove dead from Bird of Paradise throughout pool area. (Pic 13)  1



14. Remove fallen Palm Fronds throughout the bed areas in the pool.  2



 Number: 1 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:56:44 PM
we have been removing dead plants weekly at the clubhouse area.

 Number: 2 Author: jstephens Subject: Sticky Note Date: 5/11/2021 1:57:48 PM
This is ongoing due to the wet conditions in this area.

Proposals

1. Provide a price to infill repair from irrigation and resod at the Sun drift Entrance on the Outbound side
2. Provide a price to spray around pool perimeter fence and create a bed and mulch. This will allow us to keep stuff from growing in fence.(Pic 2)



Tab 6

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 4-8-21

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
03, 210, A-13, 231, FL	X			X			X	X				X		X	0		Partly Cloudy
04, 230, 212, C.3,	X			X			X	X				X					
40C2, 223, 222,	X			X			X	X				X					
05, 221, 220 FL,	X			X			X	X				X					
02, 213, 230, FL	X			X			X	X				X					
01, 230, 230, 203,	X			X			X	X				X					
201, 205, 204,	X			X			X	X				X					
202, 200, A-10	X			X			X	X				X					
211, 121, ENR3,	X			X			X	X				X					
122, ENR2, 100,	X			X			X	X				X					
101, 102, FC105, 103, 104, FL 40																	

OBSERVATIONS/RECOMMENDATIONS

Treated torpedo grass, primrose, penny wort, algae, spike rush, pulled dead primrose, alligator weed, kera, picked up trash

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

Tab 7



MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED JUNE 6, 2017 REGARDING BOND ISSUANCES BY K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

May 17, 2021

Board of Supervisors
K-Bar Ranch II Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (“Underwriter”) and the Board of Supervisors of the K-Bar Ranch II Community Development District (“District”) entered into an Investment Banking Agreement effective June 6, 2017 (“Agreement”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Special Assessment Revenue Bonds in 2021 for the purpose of acquiring/constructing additional public infrastructure improvements. It is the District’s intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.

Member: FINRA/SIPC



MBS CAPITAL MARKETS, LLC

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- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

[Signature Page to Follow]



MBS CAPITAL MARKETS, LLC

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Sincerely,
MBS Capital Markets, LLC

Edwin Bulleit

Edwin Bulleit
Managing Partner

Approved and Accepted By:

Title:

Date:



MBS CAPITAL MARKETS, LLC

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EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the



MBS CAPITAL MARKETS, LLC

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delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Tab 8



Rizzetta & Company

KBar Ranch II Community Development District

kbarranchiicddcdd.org

**Proposed Budget for Fiscal Year
2021-2022**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Proposed Budget
Kbar Ranch II Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 1,051,221	\$ 1,051,221	\$ 1,044,841	\$ 6,380	\$ 1,505,320	\$ 460,479	
6	Off Roll*	\$ 36,936	\$ 36,936	\$ 36,936	\$ -	\$ 16,602	\$ (20,334)	
7	Miscellaneous Revenues	\$ 3,376	\$ 3,376	\$ -	\$ 3,376	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 1,091,532	\$ 1,091,533	\$ 1,081,777	\$ 9,756	\$ 1,521,922	\$ 440,145	plus \$25K for reserves - total \$1,546,922
10								
11	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
12								
13								
14	EXPENDITURES - ADMINISTRATIVE							
15								
16	Legislative							
17	Supervisor Fees	\$ 872	\$ 1,744	\$ 2,700	\$ 956	\$ 5,163	\$ 2,463	Updated mileage cost +1 more paid person update
18	Financial & Administrative							
19	Administrative Services	\$ 2,318	\$ 4,635	\$ 4,635	\$ -	\$ 4,635	\$ -	No Change FY 2021-2022
20	District Management	\$ 10,187	\$ 20,734	\$ 20,734	\$ -	\$ 20,734	\$ -	No Change FY 2021-2022
21	District Engineer	\$ 7,869	\$ 15,738	\$ 10,000	\$ (5,738)	\$ 11,000	\$ 1,000	Confirmed with DE
22	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 6,000	\$ 1,000	New bond issuance
23	Trustees Fees	\$ 6,000	\$ 5,000	\$ 5,000	\$ -	\$ 10,500	\$ 5,500	acceptance fee =\$4,500. \$3000 fee each bond = \$6000 -
24	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
25	Financial & Revenue Collections	\$ 2,500	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2021
26	Accounting Services	\$ 9,225	\$ 18,540	\$ 18,540	\$ -	\$ 18,540	\$ -	No Change FY 2021-2022
27	Auditing Services	\$ 3,000	\$ 4,800	\$ 4,800	\$ -	\$ 4,000	\$ (800)	Per Contract
28	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 750	\$ 750	\$ 900	\$ 150	5 year contract with Amtec- New bond issuance
29	Public Officials Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,600	\$ 179	\$ 2,663	\$ 63	Egis. Estimate
30	Legal Advertising	\$ 2,005	\$ 4,010	\$ 1,500	\$ (2,510)	\$ 1,500	\$ -	Maintained at same rate.
31	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Maintained at same rate.
32	Miscellaneous Fees	\$ 252	\$ 252	\$ 1,000	\$ 748	\$ 500	\$ (500)	
33	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	Maintained at same rate.
34	Website Hosting, Maintenance, Backup (and	\$ 2,138	\$ 4,276	\$ 3,000	\$ (1,276)	\$ 3,800	\$ 800	Contracts 2416
35	Legal Counsel							
36	District Counsel	\$ 12,457	\$ 24,914	\$ 25,000	\$ 86	\$ 25,000	\$ -	Confirmed with DC
37								
38	Administrative Subtotal	\$ 71,419	\$ 122,239	\$ 115,734	\$ (6,505)	\$ 125,260	\$ 9,526	
39								
40	EXPENDITURES - FIELD OPERATIONS							
41								
42	Security Operations							
43	Gate Facility Maintenance	\$ 2,279	\$ 4,558	\$ 5,000	\$ 442	\$ 5,000	\$ -	All Gates
44	Security Camera Clubhouse	\$ 5,760	\$ 11,520	\$ 11,520	\$ -	\$ 11,520	\$ -	Per Securiteam contract \$960 monthly
45	Security Monitoring Services	\$ 42,886	\$ 85,772	\$ 31,550	\$ (54,222)	\$ 99,160	\$ 67,610	\$6430 monthly Briarbrook, Hawk Valley, Old Spanish,
46	Electric Utility Services							
47	Utility Services	\$ 3,562	\$ 7,124	\$ 35,000	\$ 27,876	\$ 35,000	\$ -	2 more wells added (Parcel I & D) = 8 wells
48	Street Lights	\$ 40,701	\$ 81,402	\$ 129,000	\$ 47,598	\$ 169,000	\$ 40,000	(Parcel I & D)
49	Utility - Recreation Facilities	\$ 6,013	\$ 12,026	\$ 38,000	\$ 25,974	\$ 38,000	\$ -	
50	Garbage/Solid Waste Control Services							
51	Garbage - Recreation Facility	\$ 1,285	\$ 2,570	\$ 3,000	\$ 430	\$ 3,000	\$ -	Per WM contract
52	Water-Sewer Combination Services							
53	Utility Services	\$ 28	\$ 56	\$ 22,000	\$ 21,944	\$ 5,000	\$ (17,000)	
54	Stormwater Control							
55	Aquatic Maintenance	\$ 9,454	\$ 18,908	\$ 27,250	\$ 8,342	\$ 40,200	\$ 12,950	w/new addendum to contract
56	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	New phase ponds - adding Parcel I & D
57	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 23,000	\$ 23,000	\$ 23,000	\$ -	Horner Environmental
58	Upland Wildlife Corridor Monitoring &	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	Horner Environmental
59	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	Virgil Stolz BWA
60	General Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,200	\$ 240	\$ 3,256	\$ 56	Egis. Estimate
61	Property Insurance	\$ 16,164	\$ 16,164	\$ 18,000	\$ 1,836	\$ 29,056	\$ 11,056	gates Parcel I - Sundrift (\$35,000), & Parcel - Eagle Creek
62	Street Light Deposit Bond	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ 4,800	New Street Lights
63	Rust Prevention	\$ 85	\$ 170	\$ 7,480	\$ 7,310	\$ 23,600	\$ 16,120	more wells - NEW Suncoast Rust all 6 wells-Hawk Valley,
64	Entry & Walls Maintenance	\$ 2,591	\$ 5,182	\$ 2,000	\$ (3,182)	\$ 10,000	\$ 8,000	
65	Landscape Maintenance	\$ 174,909	\$ 349,818	\$ 293,047	\$ (56,771)	\$ 464,000	\$ 170,953	mowing, fert, irrigation-excludes pest control \$2K new
66	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Amenity Center , Sundrift (Old Spanish water supplied by
67	Holiday Decorations	\$ 9,375	\$ 9,375	\$ 8,000	\$ (1,375)	\$ 14,400	\$ 6,400	Holiday Lighting 12/2020 =\$9375 + 4 new monuments

Proposed Budget
Kbar Ranch II Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
68	Irrigation Repairs	\$ 2,724	\$ 5,448	\$ 5,000	\$ (448)	\$ 8,000	\$ 3,000	New phases Parcel D & I
69	Landscape - Mulch	\$ 20,930	\$ 16,860	\$ 25,000	\$ 8,140	\$ 32,000	\$ 7,000	Billed at time of service - New phases Parcel D & I
70	Landscape Annuals	\$ 5,991	\$ 11,982	\$ 17,000	\$ 5,018	\$ 28,578	\$ 11,578	New phases
71	Landscape Replacement Plants, Shrubs,	\$ 1,405	\$ 2,810	\$ 10,000	\$ 7,190	\$ 10,000	\$ -	
72	Field Services	\$ 4,200	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	No Change FY 2021-2022
73	Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
74	Road & Street Facilities							
75	Gate Phone	\$ 5,368	\$ 10,736	\$ 8,000	\$ (2,736)	\$ 11,400	\$ 3,400	Based on actual costs \$815 per month + 2 new phases
76	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Maintained at same rate.
77	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Maintained at same rate.
78	Street Sign Repair & Replacement	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Maintained at same rate.
79	Roadway Repair & Maintenance	\$ 500	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	Maintained at same rate.
80	Parks & Recreation							
81	Management Contract	\$ 38,293	\$ 75,000	\$ 75,000	\$ -	\$ 111,848	\$ 36,848	hrs a week
82	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 275	\$ (225)	Current Operating Permit Expires 6/30/21
83	Clubhouse Maintenance & Repair	\$ 299	\$ 598	\$ 2,500	\$ 1,902	\$ 2,500	\$ -	Maintained at same rate.
84	Gate Maintenance & Repairs	\$ 613	\$ 1,226	\$ 2,000	\$ 774	\$ 2,000	\$ -	Clubhouse gates
85	Pest Control	\$ -	\$ -	\$ 1,296	\$ 1,296	\$ 844	\$ (452)	Anti-Pesto Contract
86	Clubhouse - Facility Janitorial Service	\$ 8,216	\$ 16,432	\$ 17,000	\$ 568	\$ 17,000	\$ -	Office Pride contract
87	Pool Service Contract	\$ 11,400	\$ 22,800	\$ 23,000	\$ 200	\$ 23,000	\$ -	- Get quotes sun coast Pools/A-Quality Pool
88	Pool Repairs & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 2,000	\$ 1,500	Builders Warranty expired April 30, 2021
89	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500	
90	Telephone Fax, Internet	\$ 1,420	\$ 2,840	\$ 3,500	\$ 660	\$ 3,500	\$ -	Contract/billing
91	Clubhouse Supplies	\$ 569	\$ 1,138	\$ 2,500	\$ 1,362	\$ 2,000	\$ (500)	Disinfectant & clubhouse supplies
92	Furniture Repair/Replacement	\$ 480	\$ 960	\$ 500	\$ (460)	\$ 1,000	\$ 500	
93	Utility Golf Cart	\$ -	\$ -	\$ -	\$ -	\$ 6,500	\$ 6,500	Clubhouse/Community Maintenance
94	Storage Shed	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	
95	Pest Control & Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ 425	\$ 425	
96	Office Supplies	\$ 796	\$ 1,592	\$ 2,500	\$ 908	\$ 5,000	\$ 2,500	Card Printer & Cartridges
97	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
98	Playground Equipment and Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
99	Lighting Replacement	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ -	
100	Tennis Court Maintenance & Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
101	Dog Waste Station Supplies	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ 4,100	911 Contract - 7 pet waste stations Add- 3 pet waste
102	Special Events							
103	Clubhouse Programs/Events	\$ 1,647	\$ 3,294	\$ 5,000	\$ 1,706	\$ 10,000	\$ 5,000	More scheduled programs/events
104	Contingency							
105	Miscellaneous Contingency	\$ 5,371	\$ 10,742	\$ 10,000	\$ (742)	\$ 5,000	\$ (5,000)	
106	Capital Outlay		\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	Turf Replacement Partial \$50K
107								
108	Field Operations Subtotal	\$ 428,373	\$ 801,661	\$ 966,043	\$ 164,382	\$ 1,396,662	\$ 430,619	
109								
110	TOTAL EXPENDITURES	\$ 499,790	\$ 923,900	\$ 1,081,777	\$ 157,877	\$ 1,521,922	\$ 440,145	
111								
112	EXCESS OF REVENUES OVER	\$ 591,742	\$ 167,633	\$ -	\$ 167,633	\$ -	\$ -	
113								

Proposed Budget
Kbar Ranch II Community Development District
Reserve Fund
Fiscal Year 2021-2022

	Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7								
8	TOTAL REVENUES	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
13								
14	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
15								
16	EXPENDITURES							
17								
18	Contingency							
19	Capital Reserves	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
20	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
21								
22	TOTAL EXPENDITURES	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
23								
24	EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
25								

Proposed Budget
K-Bar Ranch II Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2017A-1	Series 2017A-2	Series 2017A-3	Budget for 2021/2022
REVENUES				
Special Assessments				
Net Special Assessments	\$ 128,128.12	\$ 37,995.63	\$ 211,551.58	\$ 377,675.33
TOTAL REVENUES	\$ 128,128.12	\$ 37,995.63	\$ 211,551.58	\$ 377,675.33
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$ 128,128.12	\$ 37,995.63	\$ 211,551.58	\$ 377,675.33
Administrative Subtotal	\$ 128,128.12	\$ 37,995.63	\$ 211,551.58	\$ 377,675.33
TOTAL EXPENDITURES	\$ 128,128.12	\$ 37,995.63	\$ 211,551.58	\$ 377,675.33
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -

Hillsborough County ollection Costs (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$ 401,440.61

Notes:

1. Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$1,546,922.00
Collection Cost @	2%	\$32,913.23
Early Payment Discount @	4%	\$65,826.47
2021/2022 Total:		<u>\$1,645,661.70</u>

2020/2021 O&M Budget	\$1,106,777.00
2021/2022 O&M Budget	\$1,546,922.00

Total Difference:	<u>\$440,145.00</u>
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PER UNIT ANNUAL ASSESSMENT Proposed Increase / Decrease

	<u>2020/2021</u>	<u>2021/2022⁽²⁾</u>	<u>\$</u>	<u>%</u>
Debt Service - Villa (Phase 1)	\$970.45	\$970.45	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,213.54	\$1,334.38	\$120.84	9.96%
Total	<u>\$2,183.99</u>	<u>\$2,304.83</u>	<u>\$120.84</u>	<u>5.53%</u>
Debt Service - SF 50' (Phase 1)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,925.55	\$2,119.95	\$194.40	10.10%
Total	<u>\$3,094.77</u>	<u>\$3,289.17</u>	<u>\$194.40</u>	<u>6.28%</u>
Debt Service - SF 50' (Phase 2)	\$882.72	\$882.72	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,925.55	\$2,119.95	\$194.40	10.10%
Total	<u>\$2,808.27</u>	<u>\$3,002.67</u>	<u>\$194.40</u>	<u>6.92%</u>
Debt Service - SF 65' (Phase 1)	\$1,519.98	\$1,519.98	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,459.55	\$2,709.12	\$249.57	10.15%
Total	<u>\$3,979.53</u>	<u>\$4,229.10</u>	<u>\$249.57</u>	<u>6.27%</u>
Debt Service - SF 65' (Phase 2)	\$1,689.10	\$1,689.10	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,459.55	\$2,709.12	\$249.57	10.15%
Total	<u>\$4,148.65</u>	<u>\$4,398.22</u>	<u>\$249.57</u>	<u>6.02%</u>
Debt Service - SF 40' (Phase 3)	\$732.65	\$732.65	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,569.54	\$1,727.16	\$157.62	10.04%
Total	<u>\$2,302.19</u>	<u>\$2,459.81</u>	<u>\$157.62</u>	<u>6.85%</u>
Debt Service - SF 50' (Future Phase - Platted)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$145.53	\$2,119.95	\$1,974.42	1356.71%
Total	<u>\$145.53</u>	<u>\$2,119.95</u>	<u>\$1,974.42</u>	<u>1356.71%</u>

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$1,546,922.00
Collection Cost @	2%	\$32,913.23
Early Payment Discount @	4%	\$65,826.47
2021/2022 Total:		<u>\$1,645,661.70</u>

2020/2021 O&M Budget	\$1,106,777.00
2021/2022 O&M Budget	\$1,546,922.00

Total Difference:	<u>\$440,145.00</u>
--------------------------	----------------------------

PER UNIT ANNUAL ASSESSMENT Proposed Increase / Decrease

	2020/2021	2021/2022⁽²⁾	\$	%
Debt Service - SF 65' (Future Phase - Platted)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$145.53	\$2,709.12	\$2,563.59	1761.55%
Total	<u>\$145.53</u>	<u>\$2,709.12</u>	<u>\$2,563.59</u>	<u>1761.55%</u>

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$1,546,922.00
Collection Cost @	2%	\$32,913.23
Early Payment Discount @	4%	\$65,826.47
2021/2022 Total:		<u>\$1,645,661.70</u>

2020/2021 O&M Budget	\$1,106,777.00
2021/2022 O&M Budget	\$1,546,922.00

Total Difference:	<u>\$440,145.00</u>
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PER UNIT ANNUAL ASSESSMENT Proposed Increase / Decrease

	2020/2021	2021/2022⁽²⁾	\$	%
Debt Service - SF 50' (Unplatted)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$145.53	\$156.04	\$10.51	7.22%
Total	\$145.53	\$156.04	\$10.51	7.22%
<hr/>				
Debt Service - SF 65' (Unplatted)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$145.53	\$156.04	\$10.51	7.22%
Total	\$145.53	\$156.04	\$10.51	7.22%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMINISTRATIVE BUDGET		\$125,260.00	TOTAL FIELD BUDGET		\$1,421,662.00
COLLECTION COSTS @	2%	\$2,665.11	COLLECTION COSTS @	2%	\$30,248.13
EARLY PAYMENT DISCOUNT	4%	\$5,330.21	EARLY PAYMENT DISCOUNT /	4%	\$60,496.26
TOTAL ADMIN. ASSESSMENT		<u>\$133,255.32</u>	TOTAL FIELD ASSESSMENT		<u>\$1,512,406.38</u>

UNITS ASSESSED

PLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3
LOT SIZE	O&M DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾
Villa - Phase 1	56	56	
SF 50' - Phase 1	71	70	
SF 65' - Phase 1	101	101	
SF 50' - Phase 2	190		17
SF 65' - Phases 2	80	44	80
SF 40' - Phase 3	78	32	78
SF 50' - Future Phase	118		
SF 65' - Future Phase	46		
SUB - TOTAL	740	227	93

ALLOCATION OF ADMINISTRATIVE COSTS					ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT	EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT	FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	56.00	6.56%	\$8,738.05	\$156.04	0.60	33.60	4.36%	\$65,987.35	\$1,178.35
1.00	71.00	8.31%	\$11,078.60	\$156.04	1.00	71.00	9.22%	\$139,437.54	\$1,963.91
1.00	101.00	11.83%	\$15,759.70	\$156.04	1.30	131.30	17.05%	\$257,861.26	\$2,553.08
1.00	190.00	22.25%	\$29,646.97	\$156.04	1.00	190.00	24.67%	\$373,142.73	\$1,963.91
1.00	80.00	9.37%	\$12,482.93	\$156.04	1.30	104.00	13.50%	\$204,246.54	\$2,553.08
1.00	78.00	9.13%	\$12,170.86	\$156.04	0.80	62.40	8.10%	\$122,547.93	\$1,571.13
1.00	118.00	13.82%	\$18,412.33	\$156.04	1.00	118.00	15.32%	\$231,741.27	\$1,963.91
1.00	46.00	5.39%	\$7,177.69	\$156.04	1.30	59.80	7.77%	\$117,441.76	\$2,553.08
	740.00	86.65%	\$115,467.14			770.10	100%	\$1,512,406.38	

PER LOT ANNUAL ASSESSMENT				
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	TOTAL ⁽⁵⁾
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	
\$1,334.38	\$970.45	\$0.00	\$0.00	\$2,304.83
\$2,119.95	\$1,169.22	\$0.00	\$0.00	\$3,289.17
\$2,709.12	\$1,519.98	\$0.00	\$0.00	\$4,229.10
\$2,119.95	\$0.00	\$1,299.31	\$882.72	\$4,301.98
\$2,709.12	\$0.00	\$1,689.10	\$1,147.53	\$5,545.75
\$1,727.16	\$0.00	\$571.82	\$732.65	\$3,031.63
\$2,119.95	\$0.00	\$0.00	\$0.00	\$2,119.95
\$2,709.12	\$0.00	\$0.00	\$0.00	\$2,709.12

UNPLATTED LOTS

	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3
<u>LOT SIZE</u>	<u>O&M DEBT SERVICE</u> ⁽¹⁾	<u>DEBT SERVICE</u> ⁽²⁾	<u>DEBT SERVICE</u> ⁽³⁾
SF 50' - Future Phases	50		
SF 65' - Future Phases	64		
SUB - TOTAL	114	0	0
TOTAL	854	227	93
		348	

ALLOCATION OF ADMINISTRATIVE COSTS					ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT	EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT	FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	50.00	5.85%	\$7,801.83	\$156.04	1.00	0.00	0.00%	\$0.00	\$0.00
1.00	64.00	7.49%	\$9,986.35	\$156.04	1.30	0.00	0.00%	\$0.00	\$0.00
	114.00	13.35%	\$17,788.18			0.00	0%	\$0.00	
	854.00	100%	\$133,255.32			770.10	100%	\$1,512,406.38	

PER LOT ANNUAL ASSESSMENT				
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	TOTAL ⁽⁵⁾
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	
\$156.04	\$0.00	\$0.00	\$0.00	\$156.04
\$156.04	\$0.00	\$0.00	\$0.00	\$156.04

Less: Collection Costs (2%) and Discounts (4%)

(\$7,995.32)

(\$90,744.38)

Net Revenue to be Collected

\$125,260.00\$1,421,662.00⁽¹⁾ The total lots with Series 2017A-1 debt outstanding is 227 units for Phase 1 of Assessment Area One. 1 lot was paid off.⁽²⁾ The total lots with Series 2017A-2 debt outstanding is 93 units for Phase 2 & 3 of Assessment Area One. 255 lots were paid off.⁽³⁾ The total lots with Series 2017A-3 debt outstanding is 348 units for Phase 2 & 3 of Assessment Area One.⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2017A-1, 2017A-2 & 2017A-3 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.⁽⁵⁾ Annual assessment that would appear on November 2021 Hillsborough County property tax bill, if the district is able to utilize the tax roll. Amount shown includes all applicable collection costs.

Property owner is eligible for a discount of up to 4% if paid early.

Tab 9

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the K-Bar Ranch II Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 16, 2021

HOOR: 6:00 p.m.

LOCATION: K-Bar Ranch II CDD Amenity Center
10820 Mistflower Lane
Tampa, FL 33647

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website and the Proposed Budget shall remain on the website as required by applicable law.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2021.

ATTEST:

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

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2021/2022

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2021/2022

Tab 10

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE K-BAR RANCH II MASTER ASSOCIATION TO ENFORCE PARKING RESTRICTIONS ON DISTRICT-OWNED PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (hereinafter referred to as the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, the District is responsible for creating and implementing policies for the use of District lands; and

WHEREAS, the District owns real property, including in certain locations the roadway right of way inclusive of the pavement, sidewalk(s) and the area between the pavement and the sidewalk of residential properties; and

WHEREAS, neighborhoods within the District are governed by the K-Bar Ranch II Master Association (hereinafter referred to as the “HOA”), which association is responsible for enforcing homeowners’ association restrictive covenants including but not limited to provisions regarding parking; and

WHEREAS, in order to assist with the enforcement of HOA parking restrictions, the District Board of Supervisors desires to authorize the HOA to enforce its HOA implemented restrictions on District-owned property.

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

Section 1. The above Whereas clauses are ratified and confirmed as true and correct.

Section 2. The District hereby authorizes the HOA to enforce its duly promulgated parking restrictions on District-owned property.

Section 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED in public session of the Board of Supervisors of the K-Bar Ranch II Community Development District this _____ day of _____, 2021.

ATTEST:

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

Secretary / Assistant Secretary

CHAIRMAN/VICE CHAIRMAN

Tab 11



Proposal #128210

Date: 05/06/2021

From: Jamie Stephens

Proposal For

K-Bar Ranch II CDD

c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

main: 813-933-5571
mobile:
bradcliff@rizzetta.com

Location

10300 K Bar Ranch Pkwy
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

K-Bar-2 fern replacement at entry signs.

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor for removal and install.	1.00	\$1,308.67	\$1,308.67
Labor to remove ferns at the entry signs and install new plantings.			
1 gallon asparagus fern	23.00	\$10.71	\$246.33
Install 23 1 gallon Asparagus ferns at the Hawk Valley entry sign.			
1 gallon Variegated jasmine Minima	240.00	\$6.43	\$1,543.20
Install Jasmine Minima at the following entry signs for K-Bar-2 Redwood point 80 plants , Mossy Point 100 plants , Old Spanish install 60 plants.			
Parts and labor for the entry island plantings.	1.00	\$1,013.98	\$1,013.98
Install new irrigation in the entry islands for the new plantings , maxie jets .			
Soil	3.00	\$128.57	\$385.71
Remove the top layer of clay and add new soil in the entry islands for the new plantings. total of 3 yards.			

Client Notes

Proposal to remove the ferns at selected entry signs and replace with Jasmine.

Signature

x

SUBTOTAL \$4,497.89

SALES TAX \$0.00

TOTAL \$4,497.89

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Jamie Stephens
Office:
jstephens@yellowstonelandscape.com

Title: _____

Date: _____

Tab 12



Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729

May 6, 2021

K-Bar Ranch II CDD
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

**RE: PROFESSIONAL SERVICES PROPOSAL
 K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
 ENGINEERS REPORTS
 PROJECT NUMBER: 215615296**

To Whom It May Concern:

Attached please find our Professional Services Agreement associated with the subject project. If deemed acceptable to you, please sign the form on page 3 where required and return to our office at your earliest convenience. We will then send a fully executed copy to you for your records.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a horizontal line.

Tonja L. Stewart, PE
Senior Project Manager
Civil Engineering
Ph: (813) 223-9500
Fax: (813) 223-0009
tonja.stewart@stantec.com

Att.: As noted



May 6, 2021

TO: K-Bar Ranch II CDD
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

RE: **PROFESSIONAL SERVICES PROPOSAL**
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
ENGINEERS REPORTS
PROJECT NUMBER: 215615296

OVERVIEW

1. The K-Bar Ranch II Community Development District ("Client") has requested that Stantec Consulting Services Inc. ("Consultant") provide a proposal for professional engineering services to prepare Bond Issue Reports of the District Engineer, as needed.
2. Support documents, i.e. legal descriptions, surveys, permits, construction pricing, and/or construction plans will be provided to Consultant for preparation and/or inclusion in the reports.

SCOPE OF SERVICES

200 Engineers Reports

Prepare for and attend all District meetings associated with the bond issue process and closing. Based on meetings with and documents provided by both the developer of the K-Bar Ranch II Community Development District, Consultant will estimate development costs and prepare the reports for a bond issue.

FEES

The compensation to be paid to Stantec Consulting Services for providing the services described in the Scope of Services shall be as follows:

Task	Description	Fee Type (See Note)	Fee Amount
200	Report of the District Engineer	Fixed	\$ 7,500
Total			\$ 7,500

NOTE:

Fixed Fee = Each

GENERAL CONDITIONS AND UNDERSTANDINGS

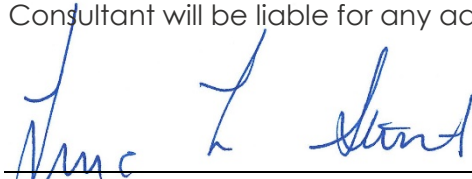
Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

E-Verification

Pursuant to Section 448.095(2), Florida Statutes (the "Statute"),

- a. Consultant represents that Consultant is eligible to contract with the District, and is currently in compliance and will remain in compliance with the Statute for as long as it has any obligations under this Agreement, including, but not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Consultant has knowingly violated the Statute, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Consultant otherwise complied with its obligations thereunder, the District shall promptly notify the Consultant and the Consultant will immediately terminate its contract with the subcontractor.

If this Agreement is terminated in accordance with such requirements, then the Consultant will be liable for any additional costs incurred by the District.



Tonja L. Stewart, P.E.
Senior Project Manager

May 6, 2021

Date



Betty Valenti
Chairman
K-Bar Ranch II Community Development District, Title

May 6, 2021

Date



SCHEDULE OF HOURLY RATES

Effective January 1, 2021

<u>Staff Level</u>	<u>Rate</u>	
Level 3	\$ 101.00	
Level 4	\$ 112.00	
Level 5	\$ 127.00	Vanessa Nurse
Level 6	\$ 131.00	
Level 7	\$ 138.00	
Level 8	\$ 148.00	
Level 9	\$ 153.00	
Level 10	\$ 158.00	
Level 11	\$ 172.00	
Level 12	\$ 181.00	
Level 13	\$ 190.00	Tonja Stewart Mark Foster
Level 14	\$ 200.00	
Level 15	\$ 212.00	
Level 16	\$ 234.00	
Level 17	\$ 241.00	
Level 18	\$ 246.00	
Level 19	\$ 256.00	
Level 20	\$ 265.00	
Level 21	\$ 282.00	
1 Person Field Crew	\$ 95.00	Survey Field Techs
2 Person Field Crew	\$ 135.00	
3 Person Field Crew	\$ 155.00	
4 Person Field Crew	\$ 175.00	

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.