



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
June 14, 2021**

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

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

Board of Supervisors	Betty Valenti Chloe Firebaugh Steven Umansky Vacant Lee Thompson	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) 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

Board of Supervisors
K-Bar Ranch II Community
Development District

June 7, 2021

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 14, 2021 at 10:30 a.m.** 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 ADMINISTRATION**
None.
- 4. BUSINESS ITEMS**
 - A. Consideration of Bond Related Items
 1. Consideration of Revised Engineer's Report, Assessment Area Two..... Tab 1
 2. Consideration of Revised Master Special Assessment Allocation Report, Assessment Area Two..... Tab 2
 3. Public Hearing to Adopt Assessments and Consideration of Resolution 2021-09, Assessment Equalization Resolution (with attachments) Tab 3
 4. Consideration of Resolution 2021-10, Bond Delegation Resolution (under separate cover)..... Tab 4
 5. Presentation of Revised Proposed Budget Fiscal Year 2021/2022 Tab 5
 6. Consideration of Resolution 2021-11, Accepting the Revised Proposed Budget for Fiscal Year 2021/2022 Tab 6
- 7. SUPERVISOR REQUESTS**
- 8. 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) 994-1001.

Sincerely,
Lynn Hayes
District Manager

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

Tab 1

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

Preliminary Report of the District
Engineer – Assessment Area Two



Prepared for:
Board of Supervisors
K-Bar Ranch II Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

May 10, 2021



1.0 INTRODUCTION

The K-Bar Ranch II Community Development District (“the District”) encompasses approximately 861 acres within the City of Tampa, Florida. The District is located within Sections 2, 3, and 4 Township 27 South, Range 20 East and is a developing community within the “New Tampa” area of Hillsborough County.

See Appendix A for a Vicinity Map and Legal Description of the District.

A Master Engineer’s Report dated August 17, 2017, Supplemental Engineer’s Report dated September 21, 2017, and Supplemental Engineer’s Report II dated December 7, 2017 were approved by the Board of Supervisors for issuing the Special Assessment Bonds, Series 2017.

2.0 PURPOSE

The District was established by for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated costs of additional public improvements and community facilities planned within the District.

See Appendix B for the current Master Development Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner and developer, M/I Homes of Tampa LLC (the “Developer”), is planning to contract Parcel H from the CDD boundary and reduce the number of units to 821, which includes some lot size changes and an increase in the final units within Parcels D, G, and I. Parcel D will include 46 units, Parcel G will include 114 units, and Parcel I will include 118 units.

Parcels A, C, J, K, L, M, and N within Assessment Area One are developed and platted, as well as master improvements K-Bar Ranch Parkway Segment C, Paddock View Drive Phase 1, Mistflower Lane, except Segment 5. All forementioned items are complete, and the amenity center has been constructed and placed into operation.

The Developer has started construction of portions of Assessment Area 2, which includes 1) Parcels D (under construction), G (not currently under construction), and I (under construction), 2) K-Bar Ranch Parkway Segments D and F (both under construction), 3) Mistflower Segment 5 (under construction), and 4) an extension of Meadow Pointe Boulevard to K-Bar Ranch Parkway, which is referred to as Traffic Improvements Segments E1 (located within Hillsborough County – under construction) and E2 (located within Pasco County – not currently under construction).



The possible public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, the amenity center, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by the City of Tampa and the Southwest Florida Water Management District ("SWFWMD"). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property. No fill will be used for private property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with City of Tampa and SWFWMD technical standards. The District is anticipated to own and maintain these facilities.

Functional completed portions of the public water management and control improvements are planned to be funded.



4.2 WATER SUPPLY

The District is located within the City of Tampa Water Department which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District.

The water supply systems will be designed in accordance with City of Tampa Water Department technical standards. It is anticipated that City of Tampa Water Department will own and maintain these facilities.

Functional completed portions of the public water supply improvements are planned to be funded.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the City of Tampa Wastewater Department which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and a final pumping station that will connect to an existing force main.

All sanitary sewer and wastewater management facilities will be designed in accordance with City of Tampa Wastewater Department technical standards. It is anticipated that City of Tampa Wastewater Department will own and maintain these facilities.

Functionally completed portions of the public sewer and wastewater management improvements are planned to be funded.

4.4 DISTRICT ROADS

District Roads will include both subdivision streets and collector roads which will include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas or along collector roads.

District roads will be designed in accordance with the City of Tampa technical standards and collector roads will be owned and maintained by the City of Tampa and the subdivision streets will be owned by either the District or a homeowner's association.

Functional completed portions of the District road improvements are planned to be funded.



4.5 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at entry into Parcels D, G, and I. As well, landscaping and hardscaping will be installed along the collector roads. Irrigation will also be provided in the landscaped areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.6 UNDERGROUNDING OF ELECTRIC SERVICE

Tampa Electric Company provides electrical service to the District with overhead lines provided at no cost. Costs to convert service to underground may be paid with the bond funds.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

City of Tampa and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering City of Tampa infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

Items of construction cost in this report are based on information provided by the Developer and contracts with the site contractor constructing Parcels D and I and K-Bar Ranch Parkway Segment D, Mistflower Segment 5, and Meadow Pointe Boulevard Traffic Improvements Segment E1. It is our professional opinion that the estimated infrastructure costs provided herein



K-Bar Ranch II CDD

Preliminary Supplemental Report of the District Engineer – Assessment Area 2

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for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the City of Tampa. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.

Florida License No. 47704



K-BAR RANCH CDD

Preliminary Supplemental Report of the District Engineer- Assessment Area 2
May 10, 2021

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

K-Bar Ranch II CDD

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 BASSET 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 1, 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.54°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.17°49'48"E., a distance of 57.49 feet; 6) N.28°08'40"E., a distance of 352.48 feet; 7) N.11°59'02"E., a distance of 65.94 feet; 8) N.15°06'49"W., a distance of 311.27 feet; 9) N.25°17'33"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 BASSET 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 11.11 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 $90^{\circ}00'00''$ (chord bearing N. $66^{\circ}41'17''$ 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. $68^{\circ}18'43''$ 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. $21^{\circ}41'17''$ W., a distance of 120.00 feet; 2) N. $68^{\circ}18'43''$ 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 $11^{\circ}24'05''$ (chord bearing N. $74^{\circ}00'46''$ E., 1402.60 feet) to the Easternmost corner of the CDD 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 CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following five (5) courses: 1) N. $10^{\circ}17'11''$ W., a distance of 1029.44 feet; 2) N. $53^{\circ}40'06''$ W., a distance of 450.02 feet; 3) N. $83^{\circ}59'01''$ W., a distance of 671.54 feet; 4) N. $22^{\circ}22'16''$ W., a distance of 338.79 feet; 5) N. $22^{\circ}13'00''$ 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 $\frac{1}{4}$ of said Section 3; thence continue along the Northerly boundary line of said CDD EXPANSION PARCEL 2 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, S. $89^{\circ}59'02''$ 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 $\frac{1}{4}$ of said Section 4; thence continue along said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, N. $89^{\circ}53'45''$ 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 $\frac{1}{4}$ 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 DISTRICT and along said Easterly boundary, N. $15^{\circ}01'01''$ 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 $\frac{1}{4}$ of said Section 4; thence N. $89^{\circ}53'45''$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 4, N. $89^{\circ}52'00''$ W., a distance of 337.50 feet; thence S. $00^{\circ}08'00''$ 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 $\frac{1}{4}$ of said Section 4, said point also being the Northwest corner of the CDD 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 CDD EXPANSION PARCEL 3 and said external boundary of the K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT the following seven (7) courses: 1) S. $42^{\circ}22'20''$ E., a distance of 1250.72 feet; 2) S. $89^{\circ}55'34''$ E., a distance of 632.09 feet; 3)

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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

K-Bar Ranch II CDD Master Engineer's Report

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" (chord bearing N.65°26'52"E., 175.59 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 III 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 ¼, 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 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 1; thence continue Northwesterly along the Northeasterly boundary of said EASTON PARK PHASE 1, 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, 1744.24 feet along the arc of a 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 1; 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)

K-Bar Ranch II CDD Master Engineer's Report

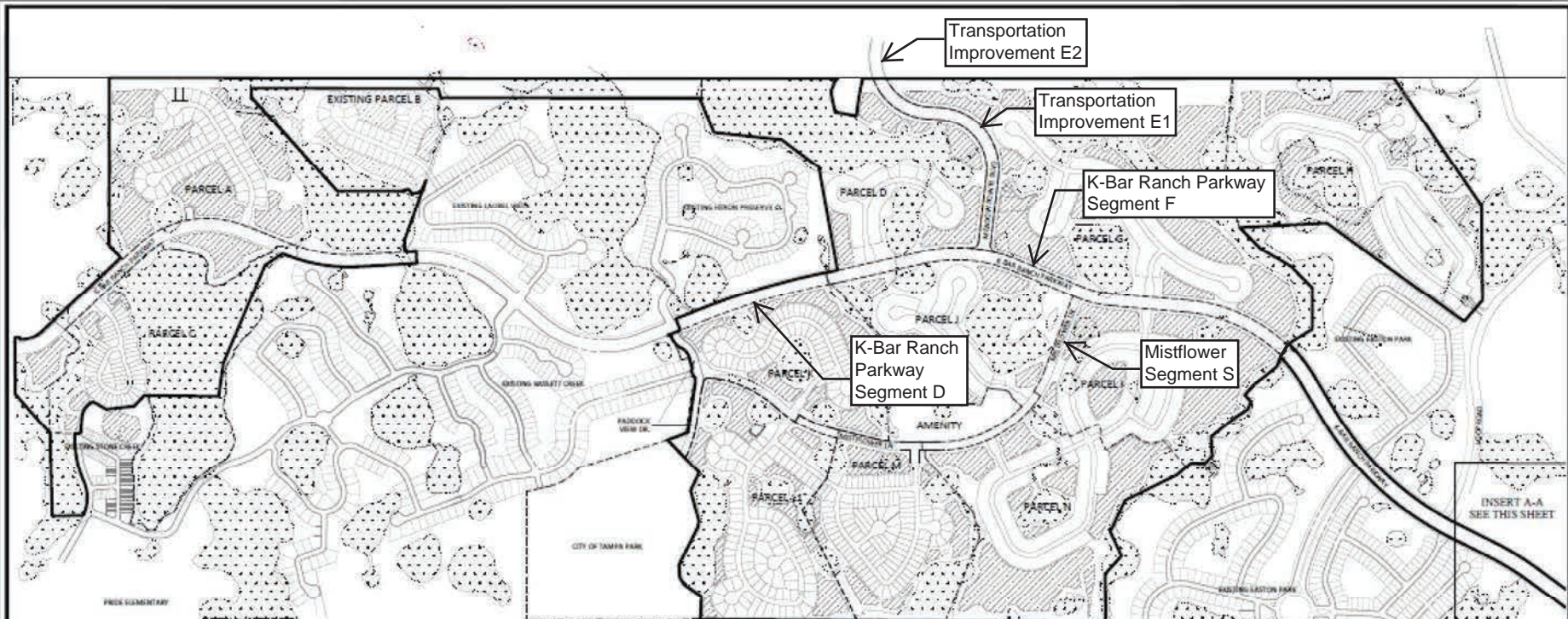
S.25°00'00"W., a distance of 340.00 feet; 14) S.25°00'00"E., a distance of 260.00 feet; 15) S.41°57'36"W., a distance of 239.93 feet; 16) S.00°25'00"E., a distance of 474.82 feet to the Southwest corner of said Section 2 and the POINT OF BEGINNING.
Containing 861.092 acres, more or less.



K-BAR RANCH CDD

Preliminary Supplemental Report of the District Engineer- Assessment Area 2
May 10, 2021

Appendix B MASTER DEVELOPMENT PLAN



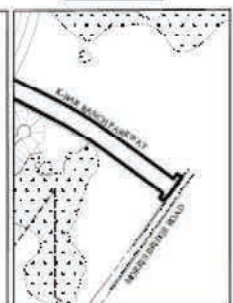
LEGEND

	CDD BOUNDARY
	PARCEL BOUNDARY
	WETLANDS
	POND / SUMP / FLOODPLAIN COMPENSATION

PRODUCT LEGEND

 MIN. SINGLE FAMILY LOT 40' x 120' 0" FRONT: 20' SIDE: 10' REAR: 10' MAX. ST. 10' MAX. LOT 1.00 AC MIN. LOT 1/4 AC	 TOWNHOMES - 20' MIN. LOT STANDARDS FRONT: 20' SIDE: 10' STW. BLDG. REAR: 10' MAX. ST. 10' MAX. LOT 1.00 AC MIN. LOT 1/4 AC	 SINGLE FAMILY LOT 40' x 120' 0" FRONT: 20' SIDE: 10' REAR: 10' MAX. ST. 10' MAX. LOT 1.00 AC MIN. LOT 1/4 AC	 VILLAS - 30' MIN. LOT STANDARDS FRONT: 30' SIDE: 10' STW. BLDG. REAR: 10' MAX. ST. 10' MAX. LOT 1.00 AC MIN. LOT 1/4 AC
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INSERT A-A



K - BAR RANCH II CDD
K - BAR RANCH CONCEPTUAL MASTER PLAN

M.I. HOMES OF TAMPA, LLC
CITY OF TAMPA, HILLSBOROUGH COUNTY

SCALE: 1" = 600'

DATE: 01/11/2017

PROJECT: K-Bar Ranch II CDD

DESIGNER: HEIDT DESIGN

1001 E. 10th Avenue, Suite 100, Tampa, FL 33602

TEL: 813.251.1111

WWW.HEIDTDESIGN.COM

NOTES:

1. This is a conceptual master plan and does not constitute a final engineering or architectural drawing. It is subject to change without notice.

2. All dimensions are in feet unless otherwise noted.

3. All areas are approximate.



K-BAR RANCH CDD

Preliminary Supplemental Report of the District Engineer- Assessment Area 2
May 10, 2021

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

MAY 12, 2021

Items	Description	Parcels D, G, & I	Master Costs	Total Costs
1	Water Management and Control	\$ 1,303,325	\$ 4,578,537	\$ 5,881,862
2	Roads	\$ 1,416,295	\$ 4,448,552	\$ 5,864,846
3	Water Supply	\$ 620,864	\$ 436,562	\$ 1,057,425
4	Sewer and Wastewater Management	\$ 586,592	\$ 926,181	\$ 1,512,773
5	Landscape/Hardscape/Irrigation	\$ 400,000	\$ 950,000	\$ 1,350,000
6	Undergrounding of Electric Service	\$ 278,000	\$ 250,000	\$ 528,000
7	Professional and Permitting Fees	\$ 600,000	\$ 800,000	\$ 1,400,000
8	Contingency	\$ 572,558	\$ 1,715,819	\$ 2,288,378
Total		\$ 5,777,633	\$ 14,105,651	\$ 19,883,284

Tab 2



Rizzetta & Company

K-Bar Ranch II Community Development District

Preliminary Supplemental
Special Assessment Allocation Report
(Assessment Area Two)

Special Assessment Bonds, Series 2021

12750 Citrus Park Lane
Suite 115
Tampa, FL. 33625

rizzetta.com

June 21, 2021

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I. INTRODUCTION

This Preliminary 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.

“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 Preliminary Assessment Report of the District Engineer dated May 10, 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.

“Phase 4” – The first 278 units planned for Assessment Area Two, within parcels D, G, & I.



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“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” – \$6,150,000 K-Bar Ranch II Community Development District Special Assessment Allocation Bonds, Series 2021.

“Series 2021 Project” – A portion of the Assessment Area Two Project, expected to be funded by Series 2021 Bonds, as specified in the Preliminary Assessment Report of the District Engineer – Assessment Area Two, dated May 10, 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 \$6,150,000. 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 Preliminary Assessment Report of the District Engineer – Assessment Area Two dated May 10, 2021.



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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 \$6,150,000.

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 \$6,150,000 and shall be structured in the same manner as the Series 2021 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 \$342,100.00. 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) ¹. 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 a portion of 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

¹ 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 Indenture, Florida law, assessment resolutions, and/or other applicable agreements.



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 Phase 4 of Assessment Area Two and have been sized based on target annual assessments provided by the Developer. As allocated, the Series 2021 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report.

The Series 2021 Assessments, are expected to ultimately be allocated to the first 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



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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.

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 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



Rizzetta & Company

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

TABLE 1: SERIES 2021 ASSESSMENT AREA TWO DEVELOPMENT PLAN ⁽¹⁾

PRODUCT	PHASES			TOTAL	
	D	G	I		
Single Family 50'	0	50	118	168	Units
Single Family 65'	46	64	0	110	Units
TOTAL:	46	114	118	278	

(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

IMPROVEMENTS	PARCELS D,G & I	MASTER COSTS	TOTAL
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
Total Expansion CIP Costs	\$5,777,633	\$14,105,651	\$19,883,284
Expansion CIP Costs Funded by Series 2021 Bonds			\$5,604,881
Additional Construction Costs Funded by the			\$14,278,403
Total Construction Costs			\$19,883,284

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	5/1/2052
Average Coupon Rate	3.68%
Maximum Annual Debt Service ("MADS")	\$342,100.00
SOURCES:	
PRINCIPAL AMOUNT	\$6,150,000.00
Total Net Proceeds	\$6,150,000.00
USES:	
Project Fund	(\$5,604,881.00)
Debt Service Reserve Fund	(\$171,050.00) (1)
Capitalized Interest 4 months	(\$76,069.00)
Underwriters Discount	(\$123,000.00)
Cost of Issuance	(\$175,000.00)
Total Uses	(\$6,150,000.00)

(1) 50% of MADS

Source: District Underwriter

TABLE 4: FINANCING INFORMATION - SERIES 2021 ASSESSMENTS

Est. Interest Rate	3.680%
Est. Initial Principal Amount	\$6,150,000.00
Aggregate Annual Installment	\$342,100.00 (1)
Maximum Early Payment Discounts 6.00%	\$21,836.17 (2)
Estimated Total Annual Installment	\$363,936.17

(1) Based on MADS.

(2) May vary as provided by law.

Note: Collection costs for Lee 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

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL (1)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (1)(2)	PER UNIT INSTLMT. (2)
Single Family 50'	168	\$3,322,186.50	\$19,774.92	\$196,595.74	\$1,170.21
Single Family 65'	110	\$2,827,813.50	\$25,707.40	\$167,340.43	\$1,521.28
TOTAL	278	\$6,150,000.00		\$363,936.17	

(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**

Parcel	Series 2021 Principal	Series 2021 Annual Installment
*See attached legal description	\$6,150,000	\$363,936
	\$6,150,000	\$363,936

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 3

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND CONFIRMING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COSTS OF THE IMPROVEMENTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS, SERIES 2021; MAKING PROVISIONS FOR EXEMPTIONS FROM SPECIAL ASSESSMENTS AND TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the K-Bar Ranch II Community Development District (the "District") has previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, relating to the imposition, levy, collection, and enforcement of such assessments for Assessment Area Two.

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 Chapters 170, 173, 190 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements such as, but not limited to, storm water management facilities; water, sewer, and reuse facilities; roadways; hardscape and entry features;

and other infrastructure projects and services necessitated by the development of and serving lands within the District.

(c) The District is authorized by Chapter 190, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the "Project," the nature and location of which was initially described in Resolution 2021-05 and is shown in the District's Engineer's Report Assessment Area Two dated June 14, 2021, as amended, and in the plans and specifications on file in the offices of the District Manager located at Rizzetta & Company, Inc., 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625; (ii) the cost of such Project be assessed against the lands specially benefited by such Project and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds in one or more series including, but not limited to, its Special Assessment Bonds, Series 2021 (the "Bonds").

(g) By Resolution 2021-05, the Board determined to provide the Project and to defray the costs thereof by making special assessments on benefited property and expressed an intention to issue Bonds to provide a portion of the funds needed for the Project prior to the collection of such special assessments. Resolution 2021-05 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and, prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met.

(h) As directed by Resolution 2021-05, said Resolution 2021-05 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2021-05, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-06 fixing the time and place of a public hearing at which the owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost

thereof, (3) the manner of payment therefor and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, Florida Statutes.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On June 14, 2021, at the public hearing, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report Assessment Area Two dated June 14, 2021, as amended, (attached as Exhibit "A" hereto and incorporated herein by this reference) which is hereby adopted and approved and that the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the costs of such Project against the properties specially benefited thereby using the method determined by the Board as set forth in the Preliminary Supplemental Special Assessment Allocation Report Assessment Area Two dated June 14, 2021, as amended, ("Assessment Methodology Report") (attached hereto as Exhibit "B" and incorporated herein by this reference) which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in Exhibit "B"; and

(iv) it is in the best interests of the District that the special assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution No. 2021-05, and more specifically identified and described in Exhibit "A" attached hereto, is hereby authorized, and approved and the proper officers, employees and/or

agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds referred to herein.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by special assessments on all specially benefited property are set forth in Exhibits "A" and "B", respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The special assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit "B" attached hereto, are hereby authorized, equalized, approved, confirmed, and levied. Immediately following the adoption of this resolution, these Special Assessments, as reflected in Exhibit "B" attached hereto, shall be recorded by the Secretary of the Board of the District in a special book to be known as the "Improvement Lien Book." The Special Assessment or Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcels (parcel identification numbers) listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcels (parcel identification numbers). The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District as determined by the Board by subsequent resolution(s). Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution(s), adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease. The Chairman shall direct District Manager to record the lien in Hillsborough County, Florida, Public Records, at an appropriate time in connection with the marketing, sale, and issuance of the Bonds.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed and otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to the provisions of Section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of bonds, the District shall credit to each special assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution by the District accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interest of the District to account for changes in long and short-term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessment at any time or a portion of the remaining balance of the Special Assessment 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 Bonds or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Hillsborough County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereof, in the manner provided in Section 197.3635, Florida Statutes.

SECTION 8. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or a homeowner's association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If, at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary and District Manager are hereby directed to record a general Notice of Assessments & Lien in the Official Records of Hillsborough County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this _____ day of _____, 2021.

Secretary / Assistant Secretary
K-Bar Ranch II CDD

Chairperson / Vice-Chairman
K-Bar Ranch II CDD

Exhibits:
Exhibit "A": Engineer's Report Assessment Area Two dated June 14, 2021, as amended.
Exhibit "B": Preliminary Supplemental Special Assessment Allocation Report Assessment Area Two dated June 14, 2021, as amended.

Tab 4

Tab 5



Rizzetta & Company

KBar Ranch II Community Development District

kbarranchiicddcdd.org

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

Presented by: Rizzetta & Company, Inc.

**12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
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
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	\$ -	

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
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								

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	\$ 49,453.65	\$ 280,214.36	\$ 457,796.13
TOTAL REVENUES	\$ 128,128.12	\$ 49,453.65	\$ 280,214.36	\$ 457,796.13
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$ 128,128.12	\$ 49,453.65	\$ 280,214.36	\$ 457,796.13
Administrative Subtotal	\$ 128,128.12	\$ 49,453.65	\$ 280,214.36	\$ 457,796.13
TOTAL EXPENDITURES	\$ 128,128.12	\$ 49,453.65	\$ 280,214.36	\$ 457,796.13
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -

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

6.0%

Gross assessments

\$ 486,603.03

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

	2020/2021	2021/2022⁽²⁾	\$	%
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	\$2,183.99	\$2,304.83	\$120.84	5.53%
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	\$3,094.77	\$3,289.17	\$194.40	6.28%
Debt Service - SF 50' (Phase 2)	\$882.72	\$1,169.22	\$286.50	32.46%
Operations/Maintenance - SF 50'	\$1,925.55	\$2,119.95	\$194.40	10.10%
Total	\$2,808.27	\$3,289.17	\$480.90	17.12%
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	\$3,979.53	\$4,229.10	\$249.57	6.27%
Debt Service - SF 65' (Phase 2)	\$1,147.53	\$1,519.98	\$372.45	32.46%
Operations/Maintenance - SF 65'	\$2,459.55	\$2,709.12	\$249.57	10.15%
Total	\$3,607.08	\$4,229.10	\$622.02	17.24%
Debt Service - SF 40' (Phase 3)	\$732.65	\$970.45	\$237.80	32.46%
Operations/Maintenance - SF 40'	\$1,569.54	\$1,727.16	\$157.62	10.04%
Total	\$2,302.19	\$2,697.61	\$395.42	17.18%
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	\$145.53	\$2,119.95	\$1,974.42	1356.71%

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

	2020/2021	2021/2022⁽²⁾	\$	%
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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>

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	<u>\$145.53</u>	<u>\$156.04</u>	<u>\$10.51</u>	<u>7.22%</u>

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	<u>\$145.53</u>	<u>\$156.04</u>	<u>\$10.51</u>	<u>7.22%</u>

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			
SF 50' - Phase 1	71			
SF 65' - Phase 1	101			
SF 50' - Phase 2	190	17	190	
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	348

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	56.00	6.56%	\$8,738.05	\$156.04
1.00	71.00	8.31%	\$11,078.60	\$156.04
1.00	101.00	11.83%	\$15,759.70	\$156.04
1.00	190.00	22.25%	\$29,646.97	\$156.04
1.00	80.00	9.37%	\$12,482.93	\$156.04
1.00	78.00	9.13%	\$12,170.86	\$156.04
1.00	118.00	13.82%	\$18,412.33	\$156.04
1.00	46.00	5.39%	\$7,177.69	\$156.04
	740.00	86.65%	\$115,467.14	

ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
0.60	33.60	4.36%	\$65,987.35	\$1,178.35
1.00	71.00	9.22%	\$139,437.54	\$1,963.91
1.30	131.30	17.05%	\$257,861.26	\$2,553.08
1.00	190.00	24.67%	\$373,142.73	\$1,963.91
1.30	104.00	13.50%	\$204,246.54	\$2,553.08
0.80	62.40	8.10%	\$122,547.93	\$1,571.13
1.00	118.00	15.32%	\$231,741.27	\$1,963.91
1.30	59.80	7.77%	\$117,441.76	\$2,553.08
	770.10	100%	\$1,512,406.38	

PER LOT ANNUAL ASSESSMENT				
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
\$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	\$1,691.13	\$1,169.22	\$4,980.30
\$2,709.12	\$0.00	\$2,198.47	\$1,519.98	\$6,427.57
\$1,727.16	\$0.00	\$744.26	\$970.45	\$3,441.87
\$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				
LOT SIZE	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	
LOT SIZE	O&M DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾	
SF 50' - Future Phases	64			
SF 65' - Future Phases	50			
SUB - TOTAL	114	0	0	0

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	64.00	7.49%	\$9,986.35	\$156.04
1.00	50.00	5.85%	\$7,801.83	\$156.04
	114.00	13.35%	\$17,788.18	

ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	0.00	0.00%	\$0.00	\$0.00
1.30	0.00	0.00%	\$0.00	\$0.00
	0.00	0%	\$0.00	

PER LOT ANNUAL ASSESSMENT				
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
\$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 6

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT APPROVING REVISED 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 District Manager has now heretofore prepared and submitted to the Board of the District prior to June 15, 2021, revised proposed budgets (“**Revised Proposed Budget**”) for Fiscal Year 2021/2022; and

WHEREAS, the Board had previously adopted the Proposed Budget and set the required public hearing on the Proposed Budget; and

WHEREAS, the Board desires to adopt the Revised Proposed Budget superseding the Proposed Budget and set the Revised Proposed Budget for the public hearing date as previously established.

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

1. **REVISED PROPOSED BUDGET APPROVED.** The Revised 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 the public hearing to adopt said Revised Proposed Budget and shall amend and supersede the previously adopted Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Revised 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 Revised 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 Revised Proposed Budget on the District's website and the Revised 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 Revised Proposed Budgets for Fiscal Year 2021/2022

Exhibit A:

Approved Revised Proposed Budgets for Fiscal Year 2021/2022