



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors
Meeting
August 16, 2021**

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

www.kbarranchllcdd.org

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • WESLEY CHAPEL, 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

August 16, 2021

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Monday, August 16, 2021 at 6:00 p.m.** at the K Bar II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Special Meeting held on June 28, 2021 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures
for June 2021 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Dissemination Agreement..... Tab 3
 - B. Consideration of Pedestrian Gate Proposal..... Tab 4
 - C. Consideration of Securiteam Controller/System Upgrade
Proposal..... Tab 5
 - D. Public Hearing on Fiscal Year 2021/2022 Final Budget
 1. Consideration of Resolution 2021-13, Adopting Fiscal Year
2021/2022 Final Budget..... Tab 6
 - E. Public Hearing on Adopting Levy of Special Assessments for
Fiscal Year 2021/2022
 1. Consideration of Resolution 2021-14, Imposing Special
Assessments and Certifying an Assessment Roll Tab 7
 - F. Consideration of Resolution 2021-15, Setting the Meeting Schedule
For Fiscal Year 2021/2022 Tab 8
 - G. Consideration of Resolution 2021-16, Requesting the Passage of
an Ordinance Amending the District's Boundaries, and related
Boundary Amendment Funding Agreement and Agent Authorization
document Tab 9
- 5. STAFF REPORTS**
 - A. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 10
 - ii. Discussion of Events held at the Clubhouse
 - B. Field Services Report Tab 11
 - C. Field Services Report with Landscaper's Comments Tab 12
 - D. Yellowstone Report Tab 13
 - E. Aquatics Report..... Tab 14
 - F. District Counsel
 1. Discussion of Elementary School Bus Stop Request
 - G. District Engineer
 - H. District Manager

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,
Lynn Hayes
District Manager

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

Tab 1

MINUTES OF MEETING

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

K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, June 28, 2021 at 9:32 a.m.** at the offices of M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

Present and constituting a quorum were:

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

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Scott Steady	Developer's Counsel, Burr Forman, P.A.
Andrew Cohen	District Counsel, Persson Cohen & Mooney, P.A.
Susan Cali	Clubhouse Manager <i>(via conf call)</i>
Zeep Panaseney	Representative, M/I Homes
Sete Zare	Representative, MBS Capital Markets <i>(via conf call)</i>
Scott Brizendine	VP Operations, Rizzetta & Company, Inc.
Jamie Stephens	Representative, Yellowstone Landscape
Misty Taylor	Attorney, Bryant Miller Olive P.A. <i>(joined the meeting at 9:43 a.m.)</i>

Audience	Not present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

**Presentation of Final Supplemental
Assessment Allocation Report,
Assessment Area Two**

Mr. Brizendine presented the Final Supplemental Assessment Allocation Report for Assessment Area Two.

On a motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors accepted the Final Supplemental Assessment Allocation Report, for the K Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-12,
Finalizing Bond Special Assessments**

Mr. Cohen presented Resolution 2021-12, Finalizing Bond Special Assessments.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2021-12, Finalizing Bond Special Assessments, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of First Amendment to
the Acquisition, Construction,
Installation, Developer Funding &
Reimbursement Agreement**

Mr. Cohen presented and explained the first amendment to the acquisition, construction, installation, developer funding & reimbursement agreement to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the First Amendment to the Acquisition, Construction, Installation, Developer Funding & Reimbursement Agreement, for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of FY 2020 Audit

Mr. Hayes reviewed the audit report prepared by Grau & Associates. He informed the Board there were no findings or recommendations made by the auditor and the district was in compliance with the provisions of the Auditor General of the State of Florida.

On a motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors accepted the audit for the Fiscal Year 2019-2020, for the K Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Pool Quotes

Mr. Hayes presented quotes from Quality Pools and Suncoast Pools.

On a motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors authorized the Chair to terminate the current contract with Proteus Pool Service and enter into contract with Suncoast Pool Service, for the K Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Stantec Consulting Professional Services Agreement Change Order

On a motion by Ms. Firebaugh, seconded by Mr. Umansky, with all in favor, the Board of Supervisors ratified the Stantec Consulting Professional Services Agreement Change Order, for the K Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

Discussion of K Bar Clubhouse Rental Using Credit Card Machine

Discussion ensued concerning rental deposits being paid by credit card with square fees being charged. The Board requested District Counsel revise the current rental agreement language to address credit card fees.

TENTH ORDER OF BUSINESS

Consideration of Tennis Court Project Proposals

This was tabled until the next board meeting. The District Manager is waiting on a quote from Brandon Electric and a gate configuration quote.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Cali presented her report. Ms. Cali wanted to know if people are renting the pool and inclement weather becomes an issue, can they go into the clubhouse.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors agreed to allow inside rentals of the clubhouse at 75% capacity, for the K Bar Ranch II Community Development District.

B. Field Inspection Report

Mr. Hayes presented Mr. Liggett's report to the Board.

C. Field Inspection Report with Landscaper's Comments

Mr. Stephens presented his report to the Board.

D. Presentation of Aquatics Report

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

June 28, 2021 - Minutes of Meeting

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Mr. Hayes provided the aquatics report.

E. District Counsel

No report.

F. District Engineer

No report.

G. District Manager

Mr. Hayes reminded the Board that the next meeting is scheduled for July 19, 2021 at 9:30 a.m. at the M/I Homes Offices located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on May
17, 2021 and June 14, 2021.**

Mr. Hayes presented the minutes of the Board of Supervisors meeting held on May 17, 2021. There was a minor change on line 25 to the May 17th minutes. Regina Kardash was on-line during the meeting. Also, a correction was made to line 147 and 150- from the June 14th minutes the spelling of the Four Queen Well was corrected to Forqurean Well Drilling.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on May 17, 2021, and June 14, 2021, as amended, for K-Bar Ranch II Community Development District.

THIRTEENTH ORDER OF BUSINESS

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

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

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the payment of the invoices in the Operation and Maintenance Expenditures reports for May (\$104,554,49) 2021, for K-Bar Ranch II Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Valenti requested the District Engineer look into the erosion behind Mr. Payne's house.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no further business to come before the Board

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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173 then a motion to adjourn the meeting would be in order.

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On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 10:30 a.m. for K-Bar Ranch II Community Development District.
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186 _____
187 Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures June 2021 For Board Approval

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

The total items being presented **\$43,180.13**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	1762	27635	Aquatic Service - Pond Treatment 05/21	\$ 2,405.00
Bright House Networks	20210630-1	76584502052021	10711 Mistflower Lane 06/21	\$ 144.97
Bright House Networks	20210630-1	76593901052021	10541 K-Bar Ranch Parkway 06/21	\$ 144.97
Bright House Networks	20210630-1	76594101051321	10339 K-Bar Ranch Parkway 05/21	\$ 144.97
Bright House Networks	20210630-1	80985202053021	10340 K-Bar Ranch Parkway 06/21	\$ 144.97
Bright House Networks	20210630-1	85934601052221	10820 Mistflower Lane - Amenity Center 06/21	\$ 269.95
Bright House Networks	20210630-1	85978601052421	19292 Mossy Pine Dr 06/21	\$ 149.98
Bright House Networks	20210630-1	87769701060221	10528 Mistflower Ln 06/21	\$ 149.98
Bright House Networks	20210630-1	89483501051121	10821 Mistflower Lane - Gate Entrance 05/21	\$ 129.98
Bright House Networks	20210630-1	89483501061121	10821 Mistflower Lane - Gate Entrance 06/21	\$ 129.98
City of Tampa Utilities	1770	2282015.238	10352 K Bar Ranch Pkwy - Account #2282015 05/21	\$ 6.14
City of Tampa Utilities	1770	2287182.238	10820 Mistflower Ln - Account #2287182 05/21	\$ 126.65

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
David Eskra	1755	2039	Remount Card Reader - Briarbrook 05/21	\$ 100.00
David Eskra	1755	2042	Repair Fence - Lift Station 05/21	\$ 150.00
Florida Department of Health Hillsborough County	1756	29-BID-5315566	29-60-1924513 Zero Entry Pool Permit FY21/22	\$ 275.00
Florida Dept of Revenue	1768	39-8017923158-4 05/21	Sales and Use Tax 05/21	\$ 74.30
Horner Environmental Professionals, Inc.	1763	217505	Aquatic Maintenance - Parcels A,C,K,L,M 04/21	\$ 430.78
Jayman Enterprises, LLC	1764	1563	Pressure Wash Signage - Sundrift, Parcel J & Amenity Center	\$ 225.00
JBW Designs LLC DBA Poop 911	1757	4407053	(7) Pet Waste Stations 04/21	\$ 210.82
K-Bar Ranch II CDD	CD021	CD021	Debit Card Replenishment	\$ 467.66
Lee R. Thompson	1772	LT061421	Board of Supervisors Meeting 06/14/21	\$ 230.24
Persson, Cohen & Mooney, P.A.	1765	631	Legal Services 05/21	\$ 2,422.50
Proteus Pools	1758	kbarlloo17	Pool Service 05/21	\$ 1,870.75
Rizzetta & Company, Inc.	1759	INV0000058897	District Management Fees 06/21	\$ 4,738.25

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	1766	INV00000000008833	Amenity Management Services 05/28/21	\$ 3,090.18
Rizzetta Amenity Services, Inc.	1769	INV00000000008854	Out of Pocket Expense 05/21	\$ 125.60
Rizzetta Amenity Services, Inc.	1771	INV00000000008878	Amenity Management Services 06/11/21	\$ 3,912.91
Rizzetta Technology Services, LLC	1760	INV0000007545	Website Hosting Services 06/21	\$ 100.00
Securiteam Inc.	1761	11017051021	Service Call 05/21	\$ 275.00
Securiteam Inc.	1761	14142	Gate Video Monitoring Services - Amenity 06/21	\$ 960.00
Securiteam Inc.	1761	14143	Gate Video Monitoring Services - Briarbrook 06/21	\$ 1,310.00
Securiteam Inc.	1761	14144	Gate Video Monitoring Services - Hawk Valley 06/21	\$ 860.00
Securiteam Inc.	1761	14145	Gate Video Monitoring Services - Mossy Pine 06/21	\$ 1,050.00
Securiteam Inc.	1761	14146	Gate Video Monitoring Services - Redwood Point 06/21	\$ 1,120.00
Securiteam Inc.	1761	14147	Gate Video Monitoring Services - Parcel J 06/21	\$ 1,080.00
Securiteam Inc.	1761	14148	Gate Video Monitoring Services - Winsome Manor 06/21	\$ 1,010.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	1761	14213	Gate Video Monitoring Services - Sundrift 06/21	\$ 1,878.80
TECO	20210623-1	211019281917	10797 Mistflower Lane, Lift Station 06/21	\$ 46.84
TECO	20210623-1	221005629565	19294 Mossy Pine Drive - Well 06/21	\$ 182.07
TECO	061621-1	Summary 05/21	TECO Electric Summary 05/21	\$ 10,811.42
Waste Management Inc, of Florida	1767	9746196-2206-7	Waste Management Clubhouse 06/21	<u>\$ 224.47</u>
Report Total				<u><u>\$ 43,180.13</u></u>

Tab 3

DISSEMINATION AGREEMENT

July 19, 2021

District Manager
K-Bar Ranch II Community Development District
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Dear Sir or Madam:

Rizzetta & Company ("Rizzetta" or the "Dissemination Agent" or "Consultant") hereby enters into this Dissemination Agreement with the K-Bar Ranch II Community Development District (the "District") to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in the Continuing Disclosure Agreement dated as of December 22, 2017 for the Special Assessment Bonds, Series 2017A-1, Special Assessment Bonds, Series 2017A-2 and Special Assessment Bonds, 2017A-3 (together the "Series 2017 Bonds") and the Continuing Disclosure Agreement dated June 30, 2021 for the Special Assessment Bonds, Series 2021 (the "Continuing Disclosure Agreements"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. In performing its duties as Dissemination Agent, Rizzetta is acting as an independent contractor for the purpose of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreements.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreement. Both the District and Rizzetta understand that the scope of services under this Agreement and the Continuing Disclosure Agreement(s) will change as and when the District is the only remaining Obligated Person (as defined in the Continuing Disclosure Agreements) and Rizzetta will promptly notify the District upon such occurrence.
2. **Fees:** Rizzetta will be responsible for all out-of-pocket expenses. The annual fee for Rizzetta's service under this agreement is \$6,000 per year for the Series 2017 Bonds and Series 2021 Bonds and will be \$1,000 per year for each additional bond issuance of the District, subject to these disclosure requirements.
3. **Third Party Assistance:** Rizzetta reserves the right to engage a third party for the purpose of assisting Rizzetta in carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and Rizzetta will have the right to terminate this Agreement upon sixty (60) days prior written notice.
5. **Representations of District:** The District represents and warrants that it will not withhold any information necessary for Rizzetta to carry out its duties under this Agreement and that it will supply all information requested by Rizzetta. The District further acknowledges and

agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District and the Developer. The Dissemination Agent's duties are those of collection, collation, and dissemination, and not of authorship or creation. Consequently, the Dissemination Agent shall have no responsibility for the content of the information disseminated by it, except to the extent that such information was/is authored, created, or maintained by Rizzetta (to specifically exclude any information authored or produced by the Developer and/or any other third party) while under contract to provide District Management Services to the District. Compliance with all securities law liabilities, including compliance with the Rule, will remain the obligation of the District and the Developer.

6. **Indemnification:** To the extent permitted by law, and specifically not waiving its sovereign immunity protections, the District will indemnify Rizzetta for any action or actions brought by Owners, as defined in the Continuing Disclosure Agreement, as a result of the failure of the District to meet any requirement of this Agreement or the Continuing Disclosure Agreement, except for any action(s) arising from Rizzetta's negligence, recklessness or willful misconduct. To the extent permitted by law, Rizzetta will indemnify the District for any action or actions brought by Owners as a result of Rizzetta's negligence, recklessness or willful misconduct, as determined by a court of competent jurisdiction.
7. **Waiver of Jury Trial:** EACH OF THE DISTRICT AND RIZZETTA KNOWINGLY WAIVE ANY RIGHT TO TRIAL BY JURY.
8. **Agreement Governed by Florida Law:** The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,
Rizzetta & Company, Inc.

By: William J. Rizzetta
President

Approved and Accepted:

K-Bar Ranch II Community Development District

By: _____

Title: _____

Date: _____

COMPLIANCE WITH PUBLIC RECORDS LAWS:

Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

MUNICIPAL ADVISOR DISCLAIMER:

Rizzetta & Company, Inc., does not represent the 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 Community Development District with financial advisory services or offer investment advice in any form.

Tab 4

Mo'zArt Designs

4350 E US Highway 92
Plant City, FL 33566-7336 US
Mozartdesigns@outlook.com
www.mozartdesigns.net

**ADDRESS**

K-BAR RANCH II
10820 MISTFLOWER LANE
TAMPA, FLA. 33647

SHIP TO

K-BAR RANCH II
10820 MISTFLOWER LANE
TAMPA, FLA. 33647

Estimate 2509**DATE 05/06/2021****DESCRIPTION****AMOUNT**

THIS IS FOR PROVIDING MATERIAL & LABOR TO REPLACE THE EXISTING CLOSERS ON THE PED GATES. WHAT IS EXISTING IS NOT WORKING. THEY ARE ON THE LOWER END OF THE "QUALITY SCALE".

THERE ARE A COUPLE OF DIFFERENT OPTIONS. I WILL DESCRIBE BELOW:

OPTION #1: "KANT SLAM"

This is a closer that we could just mount onto the gates, without changing hinges or making any modifications to the gates.

THE PROBLEM IS: This is a good device "IF" they are used "every day". But because of their design, if they sit for a couple of days, without the gate being used, due to the Florida Humidity, the pivot points on the closer gets a "little" rust on them. Then they start getting stiff & then start not closing properly. It then becomes a "regular" maintenance problem. They have to be lubed frequently & adjusted. AS LONG AS THEY ARE USED REGULARLY, they are "Pretty Good".

TOTAL with INSTALLATION for "ONE" COMMUNITY (2 - gates) @ \$710.00

OPTION #2: "SELF CLOSING" HINGES

This is what you have on the gates currently. However, this is a "better quality" hinge. It still has to be "occasionally" adjusted. In addition we would add a "coil spring", to aid the hinge. The main issue with this hinge is, unlike the "Kant Slam" that slows the gate down just before it reaches full close so that it doesn't slam, these hinges don't do that. And in an attempt to adjust, to minimize the slamming, the gate may sometimes, like on windy days, not close. The coil spring will help closing the gate, in this situation, but will still slam.

TOTAL with INSTALLATION for "ONE" COMMUNITY (2-gates) @ \$785.00

DESCRIPTION	AMOUNT
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<div> <div>.</div> <div>OPTION #3: "HINGE/CLOSER COMBO"</div> <div> <p>This is "BY FAR" the best solution. This is the "TIGER" / Compact Hinge & Hydraulic Gate Closer. It replaces the existing hinges & has the closer built into the top hinge. It is quite pricey. However it "WORKS". You install, adjust, & "Forget About It". It is sleek, vandal resistant, & virtually "Maintenance Free". It is tested to 500,000 movements & comes with a 3 year Manufacturer's warranty.</p> </div> </div>	
<div> <div>.</div> <div>TOTAL with INSTALLATION for "ONE" COMMUNITY (2-gates) @ \$1,365.00</div> </div>	1,365.00

NOTE: THE PRICING ABOVE IS BASED ON DOING "ONE" COMMUNITY AT A TIME. "IF" YOU ELECT TO DO AT LEAST "3" COMMUNITIES AT A TIME, WE CAN REDUCE THE PRICE, PER COMMUNITY --- "SOME".

TO ACCEPT THIS PROPOSAL, PLEASE CIRCLE & INITIAL CHOICE, SIGN BELOW & RETURN. UPON ACCEPTANCE, 50% DEPOSIT IS REQUIRED. ONCE DEPOSIT IS RECEIVED, PROJECT WILL BE SCHEDULED.

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COMMUNITIES / REPLACE GATE CLOSERS

TOTAL	\$1,365.00
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Accepted By

Accepted Date

Tab 5



Security System Upgrades

K-Bar Ranch CDD II

10820 Mistflower Ln
Tampa, FL 33647 USA

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



WHY SECURITEAM

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

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

ABOUT US

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

WHAT WE DO

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



Summary of Qualifications

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

Key Personnel

Rob Cirillo – Founder & CEO

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

Frank Prete – Vice President

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

Technical Team

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

Office Personnel

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

KBAR Security Risks

- Internet service provider failure at each entry
- Poor or no connection to the remote guard operators
- Risky environment for resident access control system database
- Poor image quality at older community entries
- No notification of camera or surveillance hard drive failure

Results:

- No Community access into the access control system database
 - Poor remote guard verification of guest and entering vehicles
 - No Securiteam connection into the access control database for remote service
 - Gates remain stuck closed in an emergency or outage
 - Database could be lost forever in a catastrophic failure
-

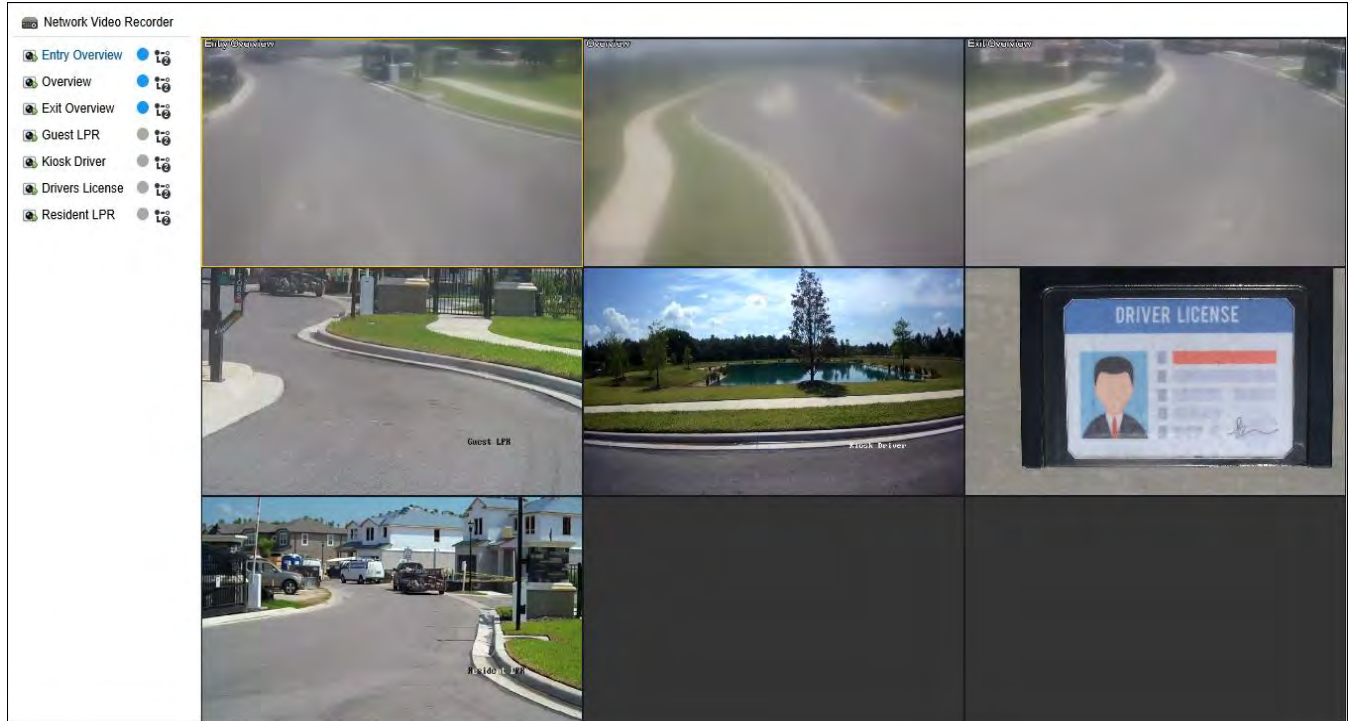
Security Solutions

- Install cellular internet backup system at all gate entry systems with cellular remote relay
- Relocate the gate entry resident access control system and database to the amenity center
- Deploy new daily video check in service on all gated entry systems
- Replace all overview cameras on the older communities. Hawk valley, Briar Brook, Redwood Point, Winsome Manor
- Install upgraded Securiteam managed routers at each entry

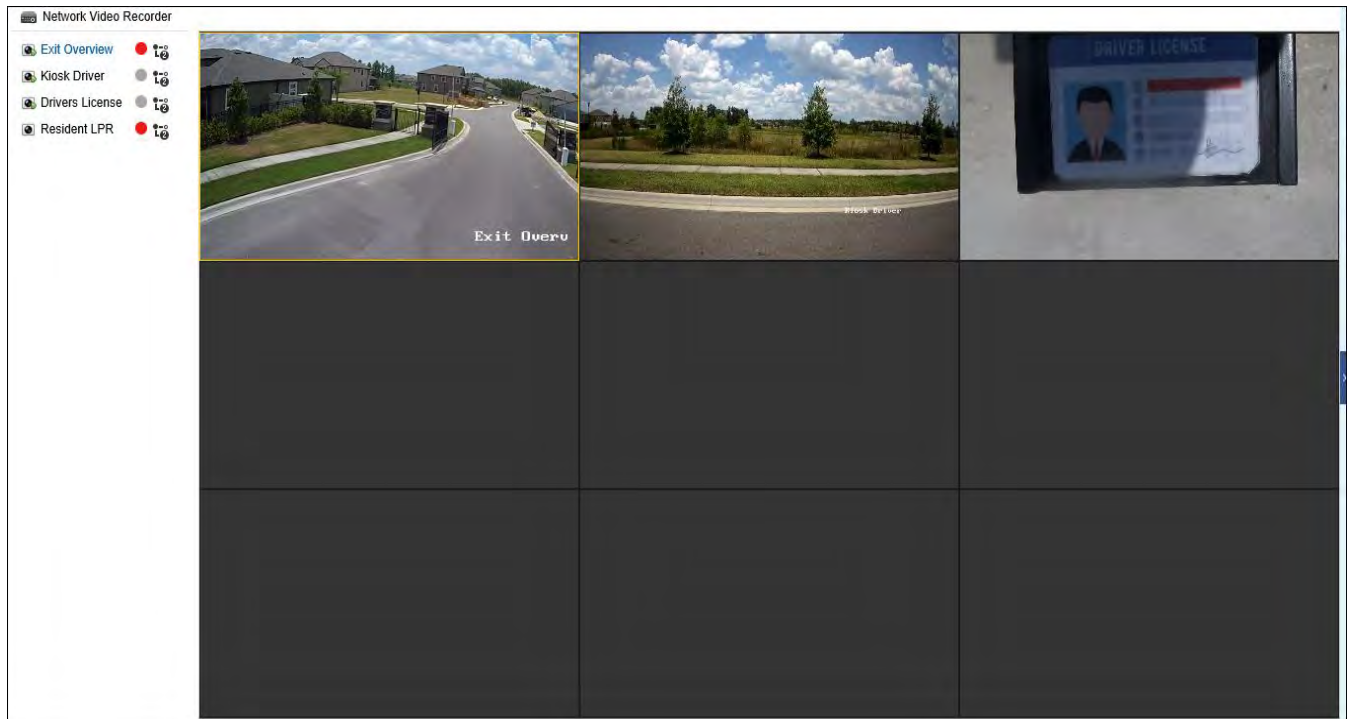
Benefits:

- Cellular internet connection allows Securiteam remote guards to stay connected to guests
- Securiteam service department can remote trigger gate to open during an internet outage
- Reduces guest backups and wait times
- Reduces gates stuck closed in an emergency
- Reduces NO connection from remote guards and guests
- Reduces risk of lost database from the access control panel from the risky current location
- Moves access control database to a more controlled environment
- Increase image quality at older communities
- Increase the ability for Securiteam to perform remote system service
- Reduce the need for Securiteam on-site service technician (more service can be done remotely)
- Daily Video checks on all surveillance equipment; camera image, camera failure, No connection, blurred, hard drive failure and more.
- Daily report emailed to property manager

Example of Redwood Point Cameras (blurry images)



Example of Briar Brook Cameras (bad cameras missing)



Example of Daily Camera System Report

Camera Verification Results

[Jump to results by camera](#)

Summary of results

The count for each camera-view problem-type is given in the table below.
Click on a 'Classification' to jump to the first camera with that problem-type.

Classification	Count
Healthy	35
Feed not live	0
Fault	0
Blurred	3
Tilted / FOV	0
Blocked	0
Low Light	0
Glared	0
Image capture problem	0
Lighting Change	0
Affected	0
Dismiss	0
Total Monitored	38

K-BAR RANCH CDD II SECURITY SYSTEM UPGRADES

CELLULAR SYSTEM BACKUP SYSTEM

8	Wireless AirLink Cellular Modem		
8	Cellular Relay		
	Installed Total		\$12,408.91

ENTRY SYSTEM ACCESS CONTROLLER RELOCATION

1	Relocate Emerge Access Control System to Amenity Center		
	Installed Total		\$4,210.00

OLDEST COMMUNITY CAMERA UPGRADE

12	Panasonic 4MP Outdoor Overview Camera		
4	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro		
	Installed Total		\$10,319.62

DAILY VIDEO CHECK SERVICE

8	Remote Daily Video Check In	\$200.00 monthly per site	
	Total monthly value: \$1,600.00 monthly		
	Included with new service contract renewal		
	\$19,000 Annual Total Savings		

PROJECT SUMMARY

TOTAL (Taxes Included)	\$26,938.53
Discounted Installation	-\$26,938.53
TOTAL:	\$0.00

- **5-year *Virtual Security Guard* service contract extension required for discounted installation**
- **Internet service required for remote connection**
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power & electrical conduit to Securiteam specifications**

Product Details



Wireless AirLink Cellular Modem

Global
router
WWAN
GigE Verizon Wireless
AT&T



Panasonic 4MP Outdoor Overview Camera

i-PRO EXTREME Series lineup up to now, it features high compression using H.265 and smart coding, color shooting with color night vision in low-light environments, iA (Intelligent Auto) and super dynamic functions, and can be used for monitoring at night and/or in dark places with lighting, at the entrance of buildings with large differences in illumination, etc.



Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro

A compact form factor provides you with ultimate install flexibility without sacrificing performance. It features a single Gigabit WAN port and two Gigabit LAN ports to support today's internet speeds. Plus, every Araknis router is fully embedded with OvrC Pro, giving you full network visibility and intuitive troubleshooting tools.



Remote Daily Video Check In

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

Playback on All Cameras
Image Clarity
NVR health status
Hard drive status
Internet connection
Notifications to Securiteam



TERMS, SCOPE & ACCEPTANCE

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

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

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

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

To be supplied by others to Securiteam's specifications:

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

Accepted by

Date

Securiteam

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

Tab 6

RESOLUTION 2021-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, submitted to the Board of Supervisors (“**Board**”) of the K-Bar Ranch II Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 16, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2) (a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the K-Bar Ranch II Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES <u>2017</u>	\$ _____
DEBT SERVICE FUND – SERIES <u>2021</u>	\$ _____
TOTAL ALL FUNDS	\$ _____

*Not inclusive of any collection costs or early payment discounts.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____TH DAY OF AUGUST 2021.

ATTEST:

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

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budgets for Fiscal Year 2021/2022

Exhibit A:

Adopted Budgets for Fiscal Year 2021/2022



Rizzetta & Company

KBar Ranch II Community Development District

kbarranchiicddcdd.org

**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 05/31/21	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	Interest Earnings							
4	Interest Earnings	\$ 39	\$ 39	\$ -	\$ 39	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 1,051,221	\$ 1,051,221	\$ 1,044,841	\$ 6,380	\$ 1,505,320	\$ 460,479	
7	Off Roll*	\$ 64,211	\$ 64,211	\$ 36,936	\$ 27,275	\$ 16,602	\$ (20,334)	
8	Miscellaneous Revenues	\$ 4,215	\$ 4,215	\$ -	\$ 4,215	\$ -	\$ -	
9	Access Revenue	\$ 534	\$ 534	\$ -	\$ 534	\$ -	\$ -	
10	TOTAL REVENUES	\$ 1,120,219	\$ 1,120,219	\$ 1,081,777	\$ 38,443	\$ 1,521,922	\$ 440,145	plus \$25K for reserves - total \$1,546,922
34								
12	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
13								
14								
15	EXPENDITURES - ADMINISTRATIVE							
16								
17	Legislative							
18	Supervisor Fees	\$ 1,774	\$ 2,661	\$ 2,700	\$ 39	\$ 5,163	\$ 2,463	Updated mileage cost +1 more paid person update
19	Financial & Administrative							
20	Administrative Services	\$ 3,090	\$ 4,635	\$ 4,635	\$ -	\$ 4,635	\$ -	No Change FY 2021-2022
21	District Management	\$ 13,583	\$ 20,734	\$ 20,734	\$ -	\$ 20,734	\$ -	No Change FY 2021-2022
22	District Engineer	\$ 8,504	\$ 12,756	\$ 10,000	\$ (2,756)	\$ 11,000	\$ 1,000	Confirmed with DE
23	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 6,000	\$ 1,000	New bond issuance
24	Trustees Fees	\$ 6,000	\$ 5,000	\$ 5,000	\$ -	\$ 10,500	\$ 5,500	acceptance fee =\$4,500. \$3000 fee each bond = \$6000 -
25	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
26	Financial & Revenue Collections	\$ 3,333	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2021
27	Accounting Services	\$ 12,300	\$ 18,540	\$ 18,540	\$ -	\$ 18,540	\$ -	No Change FY 2021-2022
28	Auditing Services	\$ 3,500	\$ 4,800	\$ 4,800	\$ -	\$ 4,000	\$ (800)	Per Contract
29	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 750	\$ 750	\$ 900	\$ 150	5 year contract with Amtec- New bond issuance
30	Public Officials Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,600	\$ 179	\$ 2,663	\$ 63	Egis. Estimate
31	Legal Advertising	\$ 2,349	\$ 3,524	\$ 1,500	\$ (2,024)	\$ 1,500	\$ -	Maintained at same rate.
32	Bank Fees	\$ 16	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Maintained at same rate.
34	Miscellaneous Fees	\$ 252	\$ 252	\$ 1,000	\$ 748	\$ 500	\$ (500)	
35	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	Maintained at same rate.
36	Website Hosting, Maintenance, Backup (and	\$ 2,338	\$ 3,507	\$ 3,000	\$ (507)	\$ 3,800	\$ 800	Contracts 2416
37	Legal Counsel							
38	District Counsel	\$ 16,804	\$ 25,206	\$ 25,000	\$ (206)	\$ 25,000	\$ -	Confirmed with DC
39								
40	Administrative Subtotal	\$ 86,439	\$ 119,361	\$ 115,734	\$ (3,627)	\$ 125,410	\$ 9,676	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								
44	Security Operations							
45	Gate Facility Maintenance	\$ 3,694	\$ 5,541	\$ 5,000	\$ (541)	\$ 5,000	\$ -	All Gates
46	Security Camera Clubhouse	\$ 7,680	\$ 11,520	\$ 11,520	\$ -	\$ 11,520	\$ -	Per Securiteam contract \$960 monthly
47	Security Monitoring Services	\$ 55,746	\$ 83,619	\$ 31,550	\$ (52,069)	\$ 99,160	\$ 67,610	\$6430 monthly Briarbrook, Hawk Valley, Old Spanish,
48	Electric Utility Services							
49	Utility Services	\$ 5,028	\$ 7,542	\$ 35,000	\$ 27,458	\$ 35,000	\$ -	2 more wells added (Parcel I & D) = 8 wells
50	Street Lights	\$ 58,889	\$ 88,334	\$ 129,000	\$ 40,667	\$ 169,000	\$ 40,000	(Parcel I & D)
51	Utility - Recreation Facilities	\$ 8,293	\$ 12,440	\$ 38,000	\$ 25,561	\$ 38,000	\$ -	
52	Garbage/Solid Waste Control Services							
53	Garbage - Recreation Facility	\$ 1,734	\$ 2,601	\$ 3,000	\$ 399	\$ 3,000	\$ -	Per WM contract
54	Water-Sewer Combination Services							
55	Utility Services	\$ 929	\$ 1,394	\$ 22,000	\$ 20,607	\$ 5,000	\$ (17,000)	
56	Stormwater Control							
57	Aquatic Maintenance	\$ 14,611	\$ 21,917	\$ 27,250	\$ 5,334	\$ 40,200	\$ 12,950	w/new addedum to contract
58	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	New phase ponds - adding Parcel I & D
59	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 23,000	\$ 23,000	\$ 23,000	\$ -	Horner Environmental
60	Upland Wildlife Corridor Monitoring &	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	Horner Environmental
61	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	Virgil Stolz BWA
62	General Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,200	\$ 240	\$ 3,256	\$ 56	Egis. Estimate
63	Property Insurance	\$ 20,478	\$ 20,478	\$ 18,000	\$ (2,478)	\$ 29,056	\$ 11,056	gates Parcel I - Sundrift (\$35,000), & Parcel - Eagle Creek
64	Street Light Deposit Bond	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ 4,800	New Street Lights
65	Rust Prevention	\$ 85	\$ 128	\$ 7,480	\$ 7,353	\$ 23,600	\$ 16,120	more wells - NEW Suncoast Rust all 6 wells-Hawk Valley,
66	Entry & Walls Maintenance	\$ 2,966	\$ 4,449	\$ 2,000	\$ (2,449)	\$ 10,000	\$ 8,000	
67	Landscape Maintenance	\$ 237,861	\$ 356,792	\$ 293,047	\$ (63,745)	\$ 464,000	\$ 170,953	mowing, fert, irrigation-excludes pest control \$2K new
68	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Amenity Center , Sundrift (Old Spanish water supplied by
69	Holiday Decorations	\$ 9,375	\$ 9,375	\$ 8,000	\$ (1,375)	\$ 14,400	\$ 6,400	Holiday Lighting 12/2020 =\$9375 + 4 new monuments
70	Irrigation Repairs	\$ 3,567	\$ 5,351	\$ 5,000	\$ (351)	\$ 8,000	\$ 3,000	New phases Parcel D & I
71	Landscape - Mulch	\$ 20,930	\$ 6,395	\$ 25,000	\$ 18,605	\$ 32,000	\$ 7,000	Billed at time of service - New phases Parcel D & I

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

	Chart of Accounts Classification	Actual YTD through 05/31/21	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	Landscape Annuals	\$ 12,571	\$ 18,857	\$ 17,000	\$ (1,857)	\$ 28,578	\$ 11,578	New phases
73	Landscape Replacement Plants, Shrubs,	\$ 1,405	\$ 2,108	\$ 10,000	\$ 7,893	\$ 10,000	\$ -	
74	Field Services	\$ 5,600	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	No Change FY 2021-2022
75	Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
76	Road & Street Facilities							
77	Gate Phone	\$ 7,329	\$ 10,994	\$ 8,000	\$ (2,994)	\$ 11,400	\$ 3,400	Based on actual costs \$815 per month + 2 new phases
78	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Maintained at same rate.
79	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Maintained at same rate.
80	Street Sign Repair & Replacement	\$ 350	\$ 350	\$ 500	\$ 150	\$ 500	\$ -	Maintained at same rate.
81	Roadway Repair & Maintenance	\$ 500	\$ 750	\$ 500	\$ (250)	\$ 500	\$ -	Maintained at same rate.
82	Parks & Recreation							
83	Management Contract	\$ 59,091	\$ 75,000	\$ 75,000	\$ -	\$ 111,848	\$ 36,848	hrs a week
84	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 275	\$ (225)	Current Operating Permit Expires 6/30/21
85	Clubhouse Maintenance & Repair	\$ 349	\$ 524	\$ 2,500	\$ 1,977	\$ 2,500	\$ -	Maintained at same rate.
86	Gate Maintenance & Repairs	\$ 2,108	\$ 3,162	\$ 2,000	\$ (1,162)	\$ 2,000	\$ -	Clubhouse gates
87	Pest Control	\$ 624	\$ 936	\$ 1,296	\$ 360	\$ 844	\$ (452)	Anti-Pesto Contract
88	Clubhouse - Facility Janitorial Service	\$ 11,065	\$ 16,598	\$ 17,000	\$ 403	\$ 17,000	\$ -	Office Pride contract
89	Pool Service Contract	\$ 15,141	\$ 22,712	\$ 23,000	\$ 289	\$ 23,000	\$ -	- Get quotes sun coast Pools/A-Quality Pool
90	Pool Repairs & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 2,000	\$ 1,500	Builders Warranty expired April 30, 2021
91	Disinfectant	\$ 99	\$ 149	\$ 27,000	\$ 26,852	\$ -	\$ (27,000)	Warranty expired April 30, 2022
92	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500	
93	Telephone Fax, Internet	\$ 1,960	\$ 2,940	\$ 3,500	\$ 560	\$ 3,500	\$ -	Contract/billing
94	Clubhouse Supplies	\$ 869	\$ 1,304	\$ 2,500	\$ 1,197	\$ 2,000	\$ (500)	Disinfectant & clubhouse supplies
95	Furniture Repair/Replacement	\$ 480	\$ 720	\$ 500	\$ (220)	\$ 1,000	\$ 500	
96	Utility Golf Cart	\$ -	\$ -	\$ -	\$ -	\$ 6,500	\$ 6,500	Clubhouse/Community Maintenance
97	Storage Shed	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	
98	Pest Control & Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ 425	\$ 425	
99	Office Supplies	\$ 895	\$ 1,343	\$ 2,500	\$ 1,158	\$ 5,000	\$ 2,500	Card Printer & Cartridges
100	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
101	Playground Equipment and Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
102	Lighting Replacement	\$ -	\$ -	\$ 800	\$ 800	\$ 650	\$ (150)	
103	Tennis Court Maintenance & Supplies	\$ 97	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
104	Dog Waste Station Supplies	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ 4,100	911 Contract - 7 pet waste stations Add- 3 pet waste
105	Special Events							
106	Clubhouse Programs/Events	\$ 1,955	\$ 2,933	\$ 5,000	\$ 2,068	\$ 10,000	\$ 5,000	More scheduled programs/events
107	Contingency							
108	Miscellaneous Contingency	\$ 8,924	\$ 13,386	\$ 10,000	\$ (3,386)	\$ 5,000	\$ (5,000)	
109	Capital Outlay		\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	Turf Replacement Partial \$50K
110								
111	Field Operations Subtotal	\$ 586,238	\$ 823,994	\$ 966,043	\$ 142,050	\$ 1,396,512	\$ 430,469	
112								
113	TOTAL EXPENDITURES	\$ 672,675	\$ 943,354	\$ 1,081,777	\$ 138,423	\$ 1,521,922	\$ 440,145	
114								
115	EXCESS OF REVENUES OVER	\$ 447,544	\$ 176,865	\$ -	\$ 176,866	\$ -	\$ -	
116								

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

	Chart of Accounts Classification	Actual YTD through 05/31/21	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	Interest Earnings							
4	Interest Earnings	\$ 4	\$ 4	\$ -	\$ 4	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
7	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 25,004	\$ 25,004	\$ 25,000	\$ 4	\$ 25,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$ 25,004	\$ 25,004	\$ 25,000	\$ 4	\$ 25,000	\$ -	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ 25,004	\$ 25,004	\$ 25,000	\$ (4)	\$ 25,000	\$ -	
21	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22								
23	TOTAL EXPENDITURES	\$ 25,004	\$ 25,004	\$ 25,000	\$ (4)	\$ 25,000	\$ -	
24								
25	EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26								

Budget Template
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	Series 2021	Budget for 2021/2022
REVENUES					
Special Assessments					
Net Special Assessments	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
TOTAL REVENUES	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
Administrative Subtotal	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
TOTAL EXPENDITURES	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -

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

6.0%

Gross assessments

\$ 834,649.39

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⁾	\$	%
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Debt Service - Villa (Phase 1)	\$970.45	\$970.45	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,213.54	\$1,334.44	\$120.90	9.96%
Total	\$2,183.99	\$2,304.89	\$120.90	5.54%

Debt Service - SF 50' (Phase 1)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,925.55	\$2,119.93	\$194.38	10.09%
Total	\$3,094.77	\$3,289.15	\$194.38	6.28%

Debt Service - SF 50' (Phase 2)	\$882.72	\$1,169.22	\$286.50	32.46%
Operations/Maintenance - SF 50'	\$1,925.55	\$2,119.93	\$194.38	10.09%
Total	\$2,808.27	\$3,289.15	\$480.88	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	\$2,709.04	\$249.49	10.14%
Total	\$3,979.53	\$4,229.02	\$249.49	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	\$2,709.04	\$249.49	10.14%
Total	\$3,607.08	\$4,229.02	\$621.94	17.24%

Debt Service - SF 40' (Phase 3)	\$732.65	\$970.45	\$237.80	32.46%
Operations/Maintenance - SF 40'	\$1,569.54	\$1,727.19	\$157.65	10.04%
Total	\$2,302.19	\$2,697.64	\$395.45	17.18%

Debt Service - SF 50' (Future Phase - Platted)	\$0.00	\$1,169.94	\$1,169.94	0.00%
Operations/Maintenance - SF 50'	\$145.53	\$2,119.93	\$1,974.40	1356.69%
Total	\$145.53	\$3,289.87	\$3,144.34	2160.61%

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	\$1,520.92	\$1,520.92	0.00%
Operations/Maintenance - SF 65'	\$145.53	\$2,709.04	\$2,563.51	1761.50%
Total	<u>\$145.53</u>	<u>\$4,229.96</u>	<u>\$4,084.43</u>	<u>2806.59%</u>

Debt Service - SF 50' (Unplatted)	\$0.00	\$1,169.94	\$1,169.94	0.00%
Operations/Maintenance - SF 50'	\$145.53	\$156.22	\$10.69	7.35%
Total	<u>\$145.53</u>	<u>\$1,326.16</u>	<u>\$1,180.63</u>	<u>811.26%</u>

Debt Service - SF 65' (Unplatted)	\$0.00	\$1,520.92	\$1,520.92	0.00%
Operations/Maintenance - SF 65'	\$145.53	\$156.22	\$10.69	7.35%
Total	<u>\$145.53</u>	<u>\$1,677.14</u>	<u>\$1,531.61</u>	<u>1052.44%</u>

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL ADMINISTRATIVE BUDGET		\$125,410.00	TOTAL FIELD BUDGET		\$1,421,512.00
COLLECTION COSTS @	2%	\$2,668.30	COLLECTION COSTS @	2%	\$30,244.94
EARLY PAYMENT DISCOUNT	4%	\$5,336.60	EARLY PAYMENT DISCOUNT	4%	\$60,489.87
TOTAL ADMIN. ASSESSMENT		<u>\$133,414.89</u>	TOTAL FIELD ASSESSMENT		<u>\$1,512,246.81</u>

UNITS ASSESSED

PLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	SERIES 2021
LOT SIZE	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾ DEBT SERVICE ⁽³⁾
Villa - Phase 1	56	56		
SF 50' - Phase 1	71	70		
SF 65' - Phase 1	101	101		
SF 50' - Phase 2	190		11	190
SF 65' - Phases 2	80		20	80
SF 40' - Phase 3	78		31	78
SF 50' - Future Phase	118			118
SF 65' - Future Phase	46			46
SUB - TOTAL	740	227	62	348 164

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	56.00	6.56%	\$8,748.52	\$156.22
1.00	71.00	8.31%	\$11,091.87	\$156.22
1.00	101.00	11.83%	\$15,778.58	\$156.22
1.00	190.00	22.25%	\$29,682.47	\$156.22
1.00	80.00	9.37%	\$12,497.88	\$156.22
1.00	78.00	9.13%	\$12,185.44	\$156.22
1.00	118.00	13.82%	\$18,434.38	\$156.22
1.00	46.00	5.39%	\$7,186.28	\$156.22
	740.00	86.65%	\$115,605.41	

ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
0.60	33.60	4.36%	\$65,980.38	\$1,178.22
1.00	71.00	9.22%	\$139,422.83	\$1,963.70
1.30	131.30	17.05%	\$257,834.06	\$2,552.81
1.00	190.00	24.67%	\$373,103.35	\$1,963.70
1.30	104.00	13.50%	\$204,224.99	\$2,552.81
0.80	62.40	8.10%	\$122,535.00	\$1,570.96
1.00	118.00	15.32%	\$231,716.82	\$1,963.70
1.30	59.80	7.77%	\$117,429.37	\$2,552.81
	770.10	100%	\$1,512,246.81	

PER LOT ANNUAL ASSESSMENT					
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	2021 DEBT	TOTAL ⁽⁵⁾
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	
\$1,334.44	\$970.45	\$0.00	\$0.00	\$0.00	\$2,304.89
\$2,119.93	\$1,169.22	\$0.00	\$0.00	\$0.00	\$3,289.15
\$2,709.04	\$1,519.98	\$0.00	\$0.00	\$0.00	\$4,229.02
\$2,119.93	\$0.00	\$1,691.13	\$1,169.22	\$0.00	\$4,980.28
\$2,709.04	\$0.00	\$2,198.47	\$1,519.98	\$0.00	\$6,427.49
\$1,727.19	\$0.00	\$744.26	\$970.45	\$0.00	\$3,441.90
\$2,119.93	\$0.00	\$0.00	\$0.00	\$1,169.94	\$3,289.87
\$2,709.04	\$0.00	\$0.00	\$0.00	\$1,520.92	\$4,229.96

UNPLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	SERIES 2021
LOT SIZE	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾ DEBT SERVICE ⁽³⁾
SF 50' - Future Phases	64			64
SF 65' - Future Phases	50			50
SUB - TOTAL	114	0	0	114
TOTAL	854	227	62	348 278

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	64.00	7.49%	\$9,998.31	\$156.22
1.00	50.00	5.85%	\$7,811.18	\$156.22
	114.00	13.35%	\$17,809.48	

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	2021 DEBT	TOTAL ⁽⁵⁾
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	
\$156.22	\$0.00	\$0.00	\$0.00	\$1,169.94	\$1,326.16
\$156.22	\$0.00	\$0.00	\$0.00	\$1,520.92	\$1,677.14

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

(\$8,004.89)

(\$90,734.81)

Net Revenue to be Collected

\$125,410.00\$1,421,512.00⁽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 7

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) on file with the District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this ____th day of August, 2021.

ATTEST:

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

Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budgets for Fiscal Year 2021/2022

Exhibit A:

Adopted Budgets for Fiscal Year 2021/2022



Rizzetta & Company

KBar Ranch II Community Development District

kbarranchiicddcdd.org

**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 05/31/21	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	Interest Earnings							
4	Interest Earnings	\$ 39	\$ 39	\$ -	\$ 39	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 1,051,221	\$ 1,051,221	\$ 1,044,841	\$ 6,380	\$ 1,505,320	\$ 460,479	
7	Off Roll*	\$ 64,211	\$ 64,211	\$ 36,936	\$ 27,275	\$ 16,602	\$ (20,334)	
8	Miscellaneous Revenues	\$ 4,215	\$ 4,215	\$ -	\$ 4,215	\$ -	\$ -	
9	Access Revenue	\$ 534	\$ 534	\$ -	\$ 534	\$ -	\$ -	
10	TOTAL REVENUES	\$ 1,120,219	\$ 1,120,219	\$ 1,081,777	\$ 38,443	\$ 1,521,922	\$ 440,145	plus \$25K for reserves - total \$1,546,922
34								
12	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
13								
14								
15	EXPENDITURES - ADMINISTRATIVE							
16								
17	Legislative							
18	Supervisor Fees	\$ 1,774	\$ 2,661	\$ 2,700	\$ 39	\$ 5,163	\$ 2,463	Updated mileage cost +1 more paid person update
19	Financial & Administrative							
20	Administrative Services	\$ 3,090	\$ 4,635	\$ 4,635	\$ -	\$ 4,635	\$ -	No Change FY 2021-2022
21	District Management	\$ 13,583	\$ 20,734	\$ 20,734	\$ -	\$ 20,734	\$ -	No Change FY 2021-2022
22	District Engineer	\$ 8,504	\$ 12,756	\$ 10,000	\$ (2,756)	\$ 11,000	\$ 1,000	Confirmed with DE
23	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 6,000	\$ 1,000	New bond issuance
24	Trustees Fees	\$ 6,000	\$ 5,000	\$ 5,000	\$ -	\$ 10,500	\$ 5,500	acceptance fee =\$4,500. \$3000 fee each bond = \$6000 -
25	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2022
26	Financial & Revenue Collections	\$ 3,333	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Change FY 2021-2021
27	Accounting Services	\$ 12,300	\$ 18,540	\$ 18,540	\$ -	\$ 18,540	\$ -	No Change FY 2021-2022
28	Auditing Services	\$ 3,500	\$ 4,800	\$ 4,800	\$ -	\$ 4,000	\$ (800)	Per Contract
29	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 750	\$ 750	\$ 900	\$ 150	5 year contract with Amtec- New bond issuance
30	Public Officials Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,600	\$ 179	\$ 2,663	\$ 63	Egis. Estimate
31	Legal Advertising	\$ 2,349	\$ 3,524	\$ 1,500	\$ (2,024)	\$ 1,500	\$ -	Maintained at same rate.
32	Bank Fees	\$ 16	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Maintained at same rate.
34	Miscellaneous Fees	\$ 252	\$ 252	\$ 1,000	\$ 748	\$ 500	\$ (500)	
35	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	Maintained at same rate.
36	Website Hosting, Maintenance, Backup (and	\$ 2,338	\$ 3,507	\$ 3,000	\$ (507)	\$ 3,800	\$ 800	Contracts 2416
37	Legal Counsel							
38	District Counsel	\$ 16,804	\$ 25,206	\$ 25,000	\$ (206)	\$ 25,000	\$ -	Confirmed with DC
39								
40	Administrative Subtotal	\$ 86,439	\$ 119,361	\$ 115,734	\$ (3,627)	\$ 125,410	\$ 9,676	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								
44	Security Operations							
45	Gate Facility Maintenance	\$ 3,694	\$ 5,541	\$ 5,000	\$ (541)	\$ 5,000	\$ -	All Gates
46	Security Camera Clubhouse	\$ 7,680	\$ 11,520	\$ 11,520	\$ -	\$ 11,520	\$ -	Per Securiteam contract \$960 monthly
47	Security Monitoring Services	\$ 55,746	\$ 83,619	\$ 31,550	\$ (52,069)	\$ 99,160	\$ 67,610	\$6430 monthly Briarbrook, Hawk Valley, Old Spanish,
48	Electric Utility Services							
49	Utility Services	\$ 5,028	\$ 7,542	\$ 35,000	\$ 27,458	\$ 35,000	\$ -	2 more wells added (Parcel I & D) = 8 wells
50	Street Lights	\$ 58,889	\$ 88,334	\$ 129,000	\$ 40,667	\$ 169,000	\$ 40,000	(Parcel I & D)
51	Utility - Recreation Facilities	\$ 8,293	\$ 12,440	\$ 38,000	\$ 25,561	\$ 38,000	\$ -	
52	Garbage/Solid Waste Control Services							
53	Garbage - Recreation Facility	\$ 1,734	\$ 2,601	\$ 3,000	\$ 399	\$ 3,000	\$ -	Per WM contract
54	Water-Sewer Combination Services							
55	Utility Services	\$ 929	\$ 1,394	\$ 22,000	\$ 20,607	\$ 5,000	\$ (17,000)	
56	Stormwater Control							
57	Aquatic Maintenance	\$ 14,611	\$ 21,917	\$ 27,250	\$ 5,334	\$ 40,200	\$ 12,950	w/new addedum to contract
58	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	New phase ponds - adding Parcel I & D
59	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 23,000	\$ 23,000	\$ 23,000	\$ -	Horner Environmental
60	Upland Wildlife Corridor Monitoring &	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	Horner Environmental
61	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	Virgil Stolz BWA
62	General Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,200	\$ 240	\$ 3,256	\$ 56	Egis. Estimate
63	Property Insurance	\$ 20,478	\$ 20,478	\$ 18,000	\$ (2,478)	\$ 29,056	\$ 11,056	gates Parcel I - Sundrift (\$35,000), & Parcel - Eagle Creek
64	Street Light Deposit Bond	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ 4,800	New Street Lights
65	Rust Prevention	\$ 85	\$ 128	\$ 7,480	\$ 7,353	\$ 23,600	\$ 16,120	more wells - NEW Suncoast Rust all 6 wells-Hawk Valley,
66	Entry & Walls Maintenance	\$ 2,966	\$ 4,449	\$ 2,000	\$ (2,449)	\$ 10,000	\$ 8,000	
67	Landscape Maintenance	\$ 237,861	\$ 356,792	\$ 293,047	\$ (63,745)	\$ 464,000	\$ 170,953	mowing, fert, irrigation-excludes pest control \$2K new
68	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Amenity Center , Sundrift (Old Spanish water supplied by
69	Holiday Decorations	\$ 9,375	\$ 9,375	\$ 8,000	\$ (1,375)	\$ 14,400	\$ 6,400	Holiday Lighting 12/2020 =\$9375 + 4 new monuments
70	Irrigation Repairs	\$ 3,567	\$ 5,351	\$ 5,000	\$ (351)	\$ 8,000	\$ 3,000	New phases Parcel D & I
71	Landscape - Mulch	\$ 20,930	\$ 6,395	\$ 25,000	\$ 18,605	\$ 32,000	\$ 7,000	Billed at time of service - New phases Parcel D & I

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

	Chart of Accounts Classification	Actual YTD through 05/31/21	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	Landscape Annuals	\$ 12,571	\$ 18,857	\$ 17,000	\$ (1,857)	\$ 28,578	\$ 11,578	New phases
73	Landscape Replacement Plants, Shrubs,	\$ 1,405	\$ 2,108	\$ 10,000	\$ 7,893	\$ 10,000	\$ -	
74	Field Services	\$ 5,600	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	No Change FY 2021-2022
75	Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
76	Road & Street Facilities							
77	Gate Phone	\$ 7,329	\$ 10,994	\$ 8,000	\$ (2,994)	\$ 11,400	\$ 3,400	Based on actual costs \$815 per month + 2 new phases
78	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Maintained at same rate.
79	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Maintained at same rate.
80	Street Sign Repair & Replacement	\$ 350	\$ 350	\$ 500	\$ 150	\$ 500	\$ -	Maintained at same rate.
81	Roadway Repair & Maintenance	\$ 500	\$ 750	\$ 500	\$ (250)	\$ 500	\$ -	Maintained at same rate.
82	Parks & Recreation							
83	Management Contract	\$ 59,091	\$ 75,000	\$ 75,000	\$ -	\$ 111,848	\$ 36,848	hrs a week
84	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 275	\$ (225)	Current Operating Permit Expires 6/30/21
85	Clubhouse Maintenance & Repair	\$ 349	\$ 524	\$ 2,500	\$ 1,977	\$ 2,500	\$ -	Maintained at same rate.
86	Gate Maintenance & Repairs	\$ 2,108	\$ 3,162	\$ 2,000	\$ (1,162)	\$ 2,000	\$ -	Clubhouse gates
87	Pest Control	\$ 624	\$ 936	\$ 1,296	\$ 360	\$ 844	\$ (452)	Anti-Pesto Contract
88	Clubhouse - Facility Janitorial Service	\$ 11,065	\$ 16,598	\$ 17,000	\$ 403	\$ 17,000	\$ -	Office Pride contract
89	Pool Service Contract	\$ 15,141	\$ 22,712	\$ 23,000	\$ 289	\$ 23,000	\$ -	- Get quotes sun coast Pools/A-Quality Pool
90	Pool Repairs & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 2,000	\$ 1,500	Builders Warranty expired April 30, 2021
91	Disinfectant	\$ 99	\$ 149	\$ 27,000	\$ 26,852	\$ -	\$ (27,000)	Warranty expired April 30, 2022
92	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500	
93	Telephone Fax, Internet	\$ 1,960	\$ 2,940	\$ 3,500	\$ 560	\$ 3,500	\$ -	Contract/billing
94	Clubhouse Supplies	\$ 869	\$ 1,304	\$ 2,500	\$ 1,197	\$ 2,000	\$ (500)	Disinfectant & clubhouse supplies
95	Furniture Repair/Replacement	\$ 480	\$ 720	\$ 500	\$ (220)	\$ 1,000	\$ 500	
96	Utility Golf Cart	\$ -	\$ -	\$ -	\$ -	\$ 6,500	\$ 6,500	Clubhouse/Community Maintenance
97	Storage Shed	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	
98	Pest Control & Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ 425	\$ 425	
99	Office Supplies	\$ 895	\$ 1,343	\$ 2,500	\$ 1,158	\$ 5,000	\$ 2,500	Card Printer & Cartridges
100	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
101	Playground Equipment and Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
102	Lighting Replacement	\$ -	\$ -	\$ 800	\$ 800	\$ 650	\$ (150)	
103	Tennis Court Maintenance & Supplies	\$ 97	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
104	Dog Waste Station Supplies	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ 4,100	911 Contract - 7 pet waste stations Add- 3 pet waste
105	Special Events							
106	Clubhouse Programs/Events	\$ 1,955	\$ 2,933	\$ 5,000	\$ 2,068	\$ 10,000	\$ 5,000	More scheduled programs/events
107	Contingency							
108	Miscellaneous Contingency	\$ 8,924	\$ 13,386	\$ 10,000	\$ (3,386)	\$ 5,000	\$ (5,000)	
109	Capital Outlay		\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	Turf Replacement Partial \$50K
110								
111	Field Operations Subtotal	\$ 586,238	\$ 823,994	\$ 966,043	\$ 142,050	\$ 1,396,512	\$ 430,469	
112								
113	TOTAL EXPENDITURES	\$ 672,675	\$ 943,354	\$ 1,081,777	\$ 138,423	\$ 1,521,922	\$ 440,145	
114								
115	EXCESS OF REVENUES OVER	\$ 447,544	\$ 176,865	\$ -	\$ 176,866	\$ -	\$ -	
116								

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

	Chart of Accounts Classification	Actual YTD through 05/31/21	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	Interest Earnings							
4	Interest Earnings	\$ 4	\$ 4	\$ -	\$ 4	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
7	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 25,004	\$ 25,004	\$ 25,000	\$ 4	\$ 25,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE	\$ 25,004	\$ 25,004	\$ 25,000	\$ 4	\$ 25,000	\$ -	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
16								
17	EXPENDITURES							
18								
19	Contingency							
20	Capital Reserves	\$ 25,004	\$ 25,004	\$ 25,000	\$ (4)	\$ 25,000	\$ -	
21	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22								
23	TOTAL EXPENDITURES	\$ 25,004	\$ 25,004	\$ 25,000	\$ (4)	\$ 25,000	\$ -	
24								
25	EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26								

Budget Template
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	Series 2021	Budget for 2021/2022
REVENUES					
Special Assessments					
Net Special Assessments	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
TOTAL REVENUES	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
Administrative Subtotal	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
TOTAL EXPENDITURES	\$ 128,128.12	\$ 39,207.36	\$ 280,214.36	\$ 337,688.31	\$ 785,238.15
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -

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

6.0%

Gross assessments

\$ 834,649.39

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	\$1,334.44	\$120.90	9.96%
Total	\$2,183.99	\$2,304.89	\$120.90	5.54%
Debt Service - SF 50' (Phase 1)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,925.55	\$2,119.93	\$194.38	10.09%
Total	\$3,094.77	\$3,289.15	\$194.38	6.28%
Debt Service - SF 50' (Phase 2)	\$882.72	\$1,169.22	\$286.50	32.46%
Operations/Maintenance - SF 50'	\$1,925.55	\$2,119.93	\$194.38	10.09%
Total	\$2,808.27	\$3,289.15	\$480.88	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	\$2,709.04	\$249.49	10.14%
Total	\$3,979.53	\$4,229.02	\$249.49	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	\$2,709.04	\$249.49	10.14%
Total	\$3,607.08	\$4,229.02	\$621.94	17.24%
Debt Service - SF 40' (Phase 3)	\$732.65	\$970.45	\$237.80	32.46%
Operations/Maintenance - SF 40'	\$1,569.54	\$1,727.19	\$157.65	10.04%
Total	\$2,302.19	\$2,697.64	\$395.45	17.18%
Debt Service - SF 50' (Future Phase - Platted)	\$0.00	\$1,169.94	\$1,169.94	0.00%
Operations/Maintenance - SF 50'	\$145.53	\$2,119.93	\$1,974.40	1356.69%
Total	\$145.53	\$3,289.87	\$3,144.34	2160.61%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

	2020/2021	2021/2022 ⁽²⁾	\$	%
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Debt Service - SF 65' (Future Phase - Platted)	\$0.00	\$1,520.92	\$1,520.92	0.00%
Operations/Maintenance - SF 65'	\$145.53	\$2,709.04	\$2,563.51	1761.50%
Total	\$145.53	\$4,229.96	\$4,084.43	2806.59%

Debt Service - SF 50' (Unplatted)	\$0.00	\$1,169.94	\$1,169.94	0.00%
Operations/Maintenance - SF 50'	\$145.53	\$156.22	\$10.69	7.35%
Total	\$145.53	\$1,326.16	\$1,180.63	811.26%

Debt Service - SF 65' (Unplatted)	\$0.00	\$1,520.92	\$1,520.92	0.00%
Operations/Maintenance - SF 65'	\$145.53	\$156.22	\$10.69	7.35%
Total	\$145.53	\$1,677.14	\$1,531.61	1052.44%

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL ADMINISTRATIVE BUDGET		\$125,410.00	TOTAL FIELD BUDGET		\$1,421,512.00
COLLECTION COSTS @	2%	\$2,668.30	COLLECTION COSTS @	2%	\$30,244.94
EARLY PAYMENT DISCOUNT	4%	\$5,336.60	EARLY PAYMENT DISCOUNT	4%	\$60,489.87
TOTAL ADMIN. ASSESSMENT		<u>\$133,414.89</u>	TOTAL FIELD ASSESSMENT		<u>\$1,512,246.81</u>

UNITS ASSESSED

PLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	SERIES 2021
LOT SIZE	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾ DEBT SERVICE ⁽³⁾
Villa - Phase 1	56	56		
SF 50' - Phase 1	71	70		
SF 65' - Phase 1	101	101		
SF 50' - Phase 2	190		11	190
SF 65' - Phases 2	80		20	80
SF 40' - Phase 3	78		31	78
SF 50' - Future Phase	118			118
SF 65' - Future Phase	46			46
SUB - TOTAL	740	227	62	348 164

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	56.00	6.56%	\$8,748.52	\$156.22
1.00	71.00	8.31%	\$11,091.87	\$156.22
1.00	101.00	11.83%	\$15,778.58	\$156.22
1.00	190.00	22.25%	\$29,682.47	\$156.22
1.00	80.00	9.37%	\$12,497.88	\$156.22
1.00	78.00	9.13%	\$12,185.44	\$156.22
1.00	118.00	13.82%	\$18,434.38	\$156.22
1.00	46.00	5.39%	\$7,186.28	\$156.22
	740.00	86.65%	\$115,605.41	

ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
0.60	33.60	4.36%	\$65,980.38	\$1,178.22
1.00	71.00	9.22%	\$139,422.83	\$1,963.70
1.30	131.30	17.05%	\$257,834.06	\$2,552.81
1.00	190.00	24.67%	\$373,103.35	\$1,963.70
1.30	104.00	13.50%	\$204,224.99	\$2,552.81
0.80	62.40	8.10%	\$122,535.00	\$1,570.96
1.00	118.00	15.32%	\$231,716.82	\$1,963.70
1.30	59.80	7.77%	\$117,429.37	\$2,552.81
	770.10	100%	\$1,512,246.81	

PER LOT ANNUAL ASSESSMENT					
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	2021 DEBT	TOTAL ⁽⁵⁾
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	
\$1,334.44	\$970.45	\$0.00	\$0.00	\$0.00	\$2,304.89
\$2,119.93	\$1,169.22	\$0.00	\$0.00	\$0.00	\$3,289.15
\$2,709.04	\$1,519.98	\$0.00	\$0.00	\$0.00	\$4,229.02
\$2,119.93	\$0.00	\$1,691.13	\$1,169.22	\$0.00	\$4,980.28
\$2,709.04	\$0.00	\$2,198.47	\$1,519.98	\$0.00	\$6,427.49
\$1,727.19	\$0.00	\$744.26	\$970.45	\$0.00	\$3,441.90
\$2,119.93	\$0.00	\$0.00	\$0.00	\$1,169.94	\$3,289.87
\$2,709.04	\$0.00	\$0.00	\$0.00	\$1,520.92	\$4,229.96

UNPLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	SERIES 2021
LOT SIZE	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾ DEBT SERVICE ⁽³⁾
SF 50' - Future Phases	64			64
SF 65' - Future Phases	50			50
SUB - TOTAL	114	0	0	114
TOTAL	854	227	62	348 278

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	64.00	7.49%	\$9,998.31	\$156.22
1.00	50.00	5.85%	\$7,811.18	\$156.22
	114.00	13.35%	\$17,809.48	

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	2021 DEBT	TOTAL ⁽⁵⁾
O&M	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	SERVICE ⁽⁴⁾	
\$156.22	\$0.00	\$0.00	\$0.00	\$1,169.94	\$1,326.16
\$156.22	\$0.00	\$0.00	\$0.00	\$1,520.92	\$1,677.14

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

(\$8,004.89)

(\$90,734.81)

Net Revenue to be Collected

\$125,410.00\$1,421,512.00⁽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 8

RESOLUTION 2021-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____ 2021.

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

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022

October 18, 2021
November 15, 2021
December 13, 2021
January 17, 2022
February 21, 2022
March 21, 2022
April 18, 2022
May 16, 2022*
June 20, 2022
July 18, 2022
August 15, 2022*
September 19, 2022

All meetings will convene at 9:30 a.m. at the offices of MI Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 *except for the months of May and August which will be held at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

Tab 9

RESOLUTION 2021-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF TAMPA, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AUTHORIZING A BOUNDARY AMENDMENT FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District ("**District**") is a unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City of Tampa Ordinance No. 2017-104; and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadways, stormwater facilities, street lighting and conduit, water and sewer facilities, landscaping and hardscaping, and other infrastructure; and

WHEREAS, the District presently consists of 861.092 acres, more or less, as more fully described in the referenced Ordinance; and

WHEREAS, M/I Homes of Tampa, LLC ("**M/I Homes**") and Krusen Douglas, LLC, have approached the District and requested that the District petition to amend its boundaries to remove certain property owned by Krusen Douglas, LLC, as more particularly shown in the attached **Exhibit "A"** ("**Contraction Parcel**"), and

WHEREAS, the proposed boundary amendment is in the best interest of the District to account for changes in the District's development plan; and

WHEREAS, removal of the Contraction Parcel is reflective of today's market and the area of land within the remaining amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the proposed boundary amendment of the District is the best alternative available for delivering community development services and facilities to the remaining amended boundaries; and

WHEREAS, removal of the Contraction Parcel is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, M/I Homes has agreed to directly pay for all costs associated with the proposed boundary amendment or, alternatively, provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with Chapter 190, *Florida Statutes*, by filing a petition with the City of Tampa, Florida, and taking such other actions as are necessary in furtherance of the boundary amendment.

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

1. **RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **AUTHORIZATION FOR BOUNDARY AMENDMENT.** The Board hereby authorizes the Chairman, District Staff, and District Counsel to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Tampa, Florida, to seek the amendment of the District's boundaries to remove the lands depicted in **Exhibit "A,"**

pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

3. AUTHORIZATION FOR AGENTS. The Board hereby authorizes the District Chairman, District Manager, District Counsel, and other parties so designated to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Tampa, Florida to amend the boundaries of the District.

4. FUNDING AGREEMENT. The proposed boundary amendment funding agreement between the District and M/I Homes, attached hereto as **Exhibit "B,"** is hereby authorized and approved, and the execution of such funding agreement is a necessary prerequisite to the other authorizations set forth herein.

5. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall supersede any resolutions in conflict therewith.

PASSED AND ADOPTED this 16th day of August, 2021.

ATTEST:

**CROSSCREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT A: Description of Contraction Parcel

EXHIBIT B: Boundary Amendment Funding Agreement

EXHIBIT “A”

Description of “Contraction Parcel”

K-BAR RANCH II CDD CONTRACTION PARCELS

DESCRIPTION SKETCH

(Not a Survey)

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION PARCEL 1

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

Commence at the Northwest corner of said Section 2, run thence along the North boundary of the Northwest 1/4 of said Section 2, the following two (2) courses: 1) N.89°56'34"E., a distance of 1295.61 feet, to the POINT OF BEGINNING; 2) continue, N.89°56'34"E., a distance of 1377.89 feet, to the Northwest corner of the Northeast 1/4 of said Section 2; thence along the North boundary of said Northeast 1/4 of Section 2, N.89°56'12"E., a distance of 200.45 feet; thence 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 a point on the Northerly boundary of EASTON PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN Plat Book 115, Page 104 through 117, inclusive, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary, the following two (2) courses: 1) N.54°20'09"W., a distance of 1662.69 feet; 2) S.87°02'29"W., a distance of 858.59 feet; thence N.10°54'57"W., a distance of 796.06 feet; thence N.07°20'35"E., a distance of 694.07 feet, to the POINT OF BEGINNING.

Containing 87.499 acres, more or less.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION PARCEL 2

DESCRIPTION: A parcel of land lying in Sections 2 and 11, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 2; thence along the Northerly boundary line of said Northwest 1/4, N.89°56'34"E., a distance of 1295.61 feet; thence S.07°20'35"W., a distance of 694.14 feet; thence S.10°54'57"E., 796.06 feet, to a point on the Westerly boundary of the aforesaid EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary, the following five (5) courses: 1) S.45°00'00"E., a distance of 288.60 feet; 2) S.60°00'00"E., a distance of 345.00 feet; 3) S.45°00'00"E., a distance of 300.00 feet; 4) S.00°00'00"E., a distance of 410.00 feet; 5) S.58°00'00"W., a distance of 275.00 feet, to the POINT OF BEGINNING; thence along a line lying 150.00 feet Northeastly of and parallel to the Northeastly boundary of EASTON PARK PHASE 1, according to the plat thereof as recorded in Plat Book 110, Pages 203 through 239, Inclusive, of the Public Records of Hillsborough County, Florida, a portion of which being the Southwestly boundary of the aforesaid EASTON PARK PHASE 3, and the Southeastly extension thereof, the following six (6) courses: 1) Southeastly, 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) Southeastly, 1659.75 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 32°30'42" (chord bearing S.47°15'21"E., a distance of 1637.57 feet); 4) S.63°30'00"E., a distance of 400.00 feet; 5) Southeastly, 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); 6) 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 a point on 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 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 Northwestly, 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 the aforesaid EASTON PARK PHASE 1; thence along the Easterly boundary of said EASTON PARK PHASE 1, the following five (5) courses: 1) Northwestly, 387.66 feet along the arc of a compound 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); 2) N.63°30'00"W., a distance of 400.00 feet; 3) Northwestly, 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); 4) N.31°00'00"W., a distance of 400.00 feet; 5) Northwestly, 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); thence N.32°06'41"E., a distance of 153.83 feet, to the POINT OF BEGINNING.

Containing 14.117 acres, more or less.

NOTE: See Sheet No. 2 for Sketch, Legend & Notes

REVISIONS				Prepared For: Heidi Design
No.	Date	Description	Dwn.	

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 472.002, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



GeoPoint

Surveying, Inc.

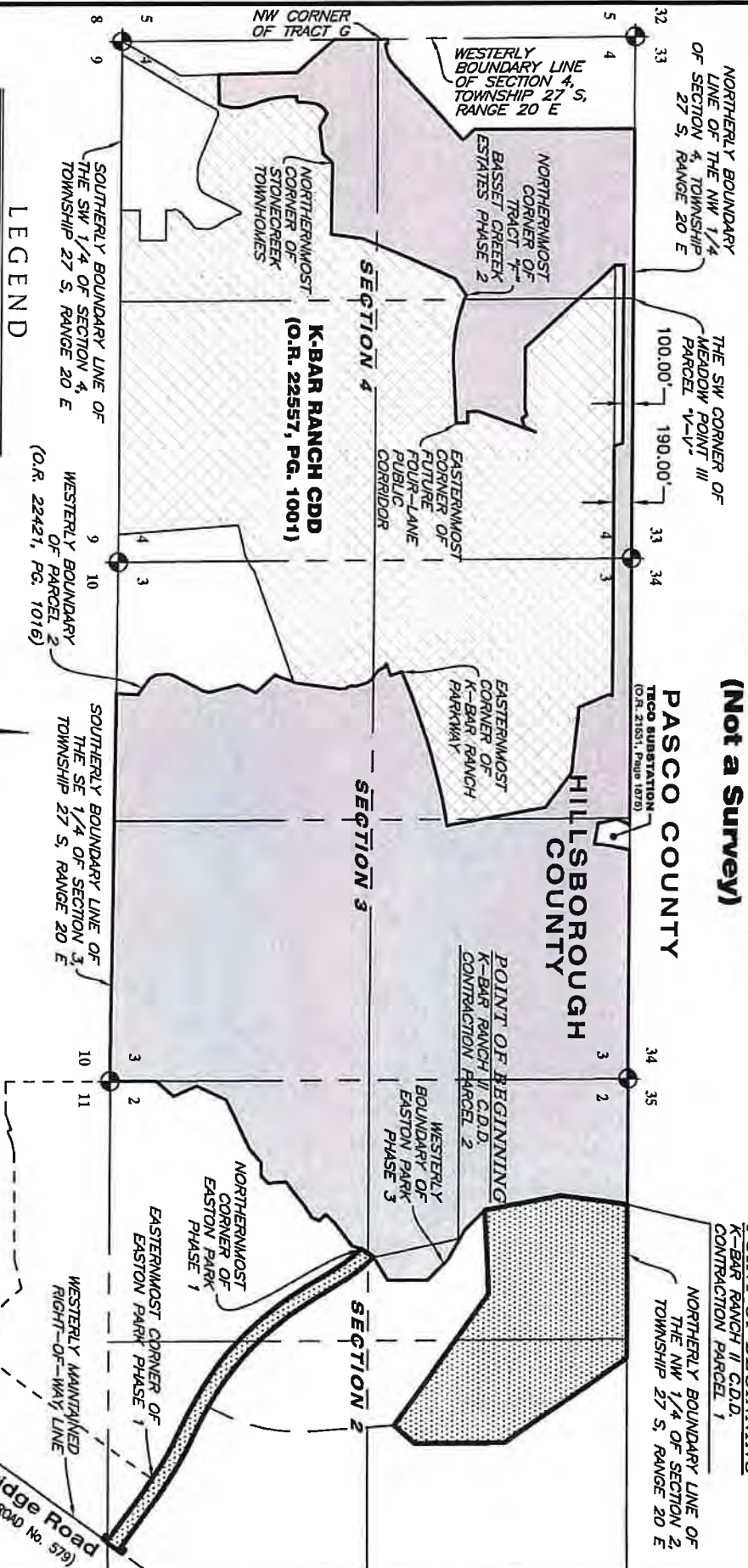
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: JMG	Date: 7/23/21	Data File: N/A
Check: SEC	P.C.: N/A	Field Book: N/A

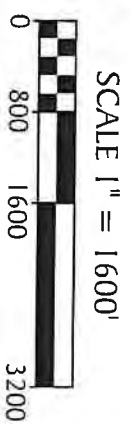
Sections 2 & 3 & 4, Township 27 South, Range 20 East

K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)



LEGEND

O.R.	Official Records Book
Pg.	Page
No.	Number
CDD	Community Development District
CDD Boundary Pg. 1001	
K-BAR RANCH II CDD	
K-BAR RANCH II CDD CONTRACTION PARCELS	(as described hereon)



Basis of Bearings

Bearings shown hereon are Grid Bearings referenced to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and are based on the Northern boundary of the Northeast 1/4 of Section 4, Township 27 South, Range 20 East having a grid bearing of S 89°53'45" E

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: JMG Date: 7/23/21 Data File: N/A
Check: SEC P.C.: N/A Field Book: N/A

Sheet No. 2 of 2 Sheets

Sections 2 & 3 & 4, Township 27 South, Range 20 East

EXHIBIT “B”

Boundary Amendment Funding Agreement

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2021, by and between **K-Bar Ranch II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Tampa, Hillsborough County, Florida whose address is c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**District**”), and **M/I Homes of Tampa, LLC**, a Florida Limited Liability Company, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (“**Developer**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* (the “**Act**”) and by Ordinance No. 2017-104, adopted by the City Council for the City of Tampa, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure (“**Ordinance**”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consist of approximately 861.092 acres of land, more or less; and

WHEREAS, a landowner (Krusen-Douglas, LLC, a Florida limited liability company) has approached the District and requested that the District petition to amend its boundaries (“**Boundary Amendment**”) to remove approximately 101.616 acres, of which Krusen-Douglas, LLC, is the sole landowner or otherwise has consent from such landowners for removal of the subject property from the District; and

WHEREAS, the Developer has agreed to fund the expenses for the Boundary Amendment; and

WHEREAS, pursuant to Resolution 2021-16, the District has authorized the Boundary Amendment, and, in consideration, Developer has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment (“**Amendment Expenses**”); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** The Developer agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to

effect the Boundary Amendment. The Developer will pay consultants directly and/or make such funds available to the District on a monthly basis, within thirty (30) days of a written request by the District. If the District is to initially pay consultant expenses, the District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Developer for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special, or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays

recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties at the addresses set forth in this Agreement.

9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. TERMINATION. Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Florida Statutes, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically from one document.

18. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

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

Name: _____

Title: _____

M/I HOMES OF TAMPA, LLC

By: _____

Its: _____

Authorization of Agent

This letter shall serve as a designation of Persson, Cohen & Mooney, P.A., to act as agent for K-Bar Ranch II Community Development District with regard to any and all matters pertaining to the Petition to the City of Tampa to Amend the Boundaries of the K-Bar Ranch II Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

Name: _____

Name: _____

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

Print Name: _____

Chairman

Date: _____

STATE OF FLORIDA

COUNTY OF _____

Acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2021, by _____, as Chairman of the Board of Supervisors for the K-Bar Ranch II Community Development District, on behalf of the District. They are () personally known to me or () have produced _____ as identification.

NOTARY PUBLIC

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

Tab 10

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report June 2021 for July Meeting

Operations and Maintenance Report

Amenities Center

- Spot treat ants and wasp nests
- Clean brown stains from lounge chairs
- Call Farmers to retrieve Cow
- Repaired STOP sign in Briarbrook
- Put back up Tennis shades that fell down
- Installed new hooks in pool pump area for tools
- Assembled new Lost & Found deck box
- Playground NEOS breaker reset.
- Warranty pool lights repaired
- Put back pool floor drain
- Brandon Elec. Replaced EXIT sign in breezeway plus repaired monument sign.
- AC unit finishing touches worked on to bldg. exterior
- Remove embedded glass in natural area of playground that surfaced after storm
- Vendor installed new barrier arm to Old Spanish

Ponds

- Regular Service

Landscaping

- Regular Service

Gates.

- Repaired Winsome Barrier Arm
- Securiteam replace 2 Barrier Arms (Winsome & Old Spanish)
- Securiteam repaired Amenity side gate maglock
- File Police Report for Old Spanish Barrier Arm damage
- Assist Police in locating driver.

Events/Activities

- Every Wednesday Free Coffee Day
- Aqua Jog Club every Tuesday & Thursday
- June 10th Bolly X Free Trial Launch Class
- June 20th Donuts for Dads Event
- June 25th Hawk Valley Village Meet & Greet

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report July 2021 for August Meeting

Operations and Maintenance Report

Amenities Center

- July 6th Hurricane/Trop Storm Elsa prep
- July 7th Storm Clean up & fix Tennis shade
- Collect payment for Old Spanish barrier arm repair from contractor
- Repaired STOP sign in Briarbrook
- Assemble new office table
- Spot treat wasp nests
- Assembled new Lost & Found deck box
- Playground NEOS system troubleshooting for malfunctions, consult electrician
- AC #1 thermostat not working, replaced batteries & new filter
- AC#1 still not working, Kielty unclogged drains completed repair.

Ponds

- Regular Service

Landscaping

- Regular Service

Gates.

- Securiteam Mossy Pine Gate malfunctions & Winsome barrier arm
- Contact Fire Dept to release knox key at Mossy Pine
- Securiteam repair Mossy Pine plate camera
- Spectrum fix modem at Sundrift gate, line cut maybe by weed trimmers
- Mossy Pine barrier arm hit
- Winsome pedestrian maglock repaired
- Securiteam checking all cameras, replaced Sundrift camera

Events/Activities

- Every Wednesday Free Coffee Day
- Aqua Jog Club every Tuesday & Thursday
- July 4th Community Pool Party
- July 16th Community Clean Up and Pool Party

Tab 11

K BAR RANCH II

FIELD INSPECTION REPORT



August 9, 2021
Rizzetta & Company
Jason Liggett-Field Services Manager



Rizzetta & Company
Professionals in Community Management

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

General Updates, Recent & Upcoming Maintenance Events

- ❖ Yellowstone to complete Sod install on Kbar Ranch Parkway at the black railing fence.
- ❖ Yellowstone to complete install of Confederate Jasmine at the center entrance monuments

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

1. Treat the Summer Sunset Jasmine with a selective herbicide at the Main Entrance to Kbar II on Kbar Ranch Parkway. We need to pull any of the taller weeds.
2. Remove the dead from the Foxtail Ferns at the Hawk Valley center island entrance monument.(Pic 2)



3. Improve the Vigor in the Exit side at the Hawk Valley Entrance. Check for White Fly activity.
4. Improve the vigor in the Redwood Point Entry island Dwarf Bottle Brush stand. Check for Whitefly Activity.
5. **We are still in need of replacement sod in between the fences on Kbar Ranch Parkway. Yellowstone stated it would be replaced and never was.**

6. Provide a price to remove the limb that has fallen from the grand oak on the Northside of Kbar Ranch Parkway.(Pic 6)



7. Remove the weeds from the Jasmine bed in the center island on Mistflower Lane.
8. Continue to improve the Loropetalum on the Northside of Mistflower Lane.
9. During my inspection, the crews were mowing the ponds this was on a Monday. While inspecting the ponds I didn't notice any unusually high areas. How ever we need to make sure that we are string trimming all lakes on a weekly basis.
10. Treat the Crack weeds at the Briar Brook Entrance with roundup string trim them as well.(Pic 10) Next Page

Redwood Point, Wild Tamarind, Laurel Vista



16. Yellowstone to treat the Jasmine in the Side tract parking lot at the Amenity center This item has been on the report consistently.

17. Make sure we are string trimming the Lake banks on a weekly basis. I noticed a few in Winsome Manor that have overgrown.

18. Treat the Jasmine bed on Paddock View drive as you come back on Kbar Ranch Parkway on the outbound lane.

11. Yellowstone to treat and string trim the crack weeds going down Mistflower lane in the curbing.

12. Check for an irrigation leak on Mistflower Lane right before Mossy Pine Drive. The sidewalk is covered in water and Algae buildup.

13. When is the Confederate Jasmine scheduled to be installed in the monument signs that we have removed them from?(Pic 13)



14. Removed the weeds in the last Loropetalum bed on the southside of Mistflower Lane before the Old Spanish entrance.

15. During my inspection I've noticed a lot of vegetation in the Old Spanish lake areas. Is this part of the Aquatics program?



Tab 12

K BAR RANCH II

FIELD INSPECTION REPORT



August 9, 2021
Rizzetta & Company
Jason Liggett-Field Services Manager



Rizzetta & Company
Professionals in Community Management

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

General Updates, Recent & Upcoming Maintenance Events

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8. Continue to improve the Loropetalum on the Northside of Mistflower Lane.

9. During my inspection, the crews were mowing the ponds this was on a Monday. While inspecting the ponds I didn't notice any unusually high areas. However we need to make sure that we are string trimming all lakes on a weekly basis.

10. Treat the Crack weeds at the Briar Brook Entrance with roundup string trim them as well.(Pic 10) Next Page



Redwood Point, Wild Tamarind, Laurel Vista



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15. During my inspection I've noticed a lot of vegetation in the Old Spanish lake areas. Is this part of the Aquatics program?



Tab 13



Josh Oliva
Yellowstone

K-BAR II 7/23/21, 12:42 PM

Josh Oliva

Friday, July 23, 2021

Prepared For Lynn Hayes

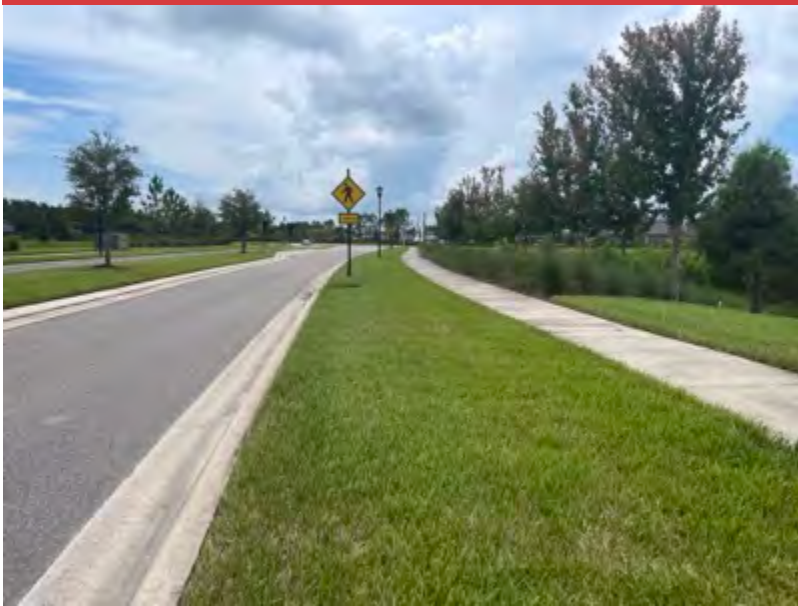
12 Observations Identified



ENTRANCE ROUNDABOUT

YL Crew

Hand pull all bed weeds from
Jasmine bed at roundabout



OVERALL

Property Manager

Overall healthy landscape



BRIAR BROOK LIFT STATION PARKING

YL Crew

Bed weeds need to be hand
pulled or sprayed



TORPEDO GRASS IN SHRUBS

YL Crew

Hand pull torpedo grass from all
shrubs



BRIAR BROOK SATURATED SOILS

Property Manager

Check irrigation run times at Briar Brook lift station. Plant material seem to have wet feet causing discoloration



BRIAR BROOK POND MOWING

Property Manager

Pond mowing at Briar Brook completed



JASMINE AT BRIAR BROOK ENTRANCE

YL Crew

Trim Jasmine back from overhanging entrance median at Briar Brook. As well as all entrance with Jasmine overhanging sidewalk



ANNUAL BEDS

YL crew

Hand pull all weeds from annual beds.



**10641 MIST FLOWER POND
MOWING**

Property Manager

Pond mowing completed



10641 MISTFLOWER

Property Manager

8 ft buffer from home has been
completed



OLD SPANISH POND MOWING

YL Crew

Pond at right side of old Spanish needs to be completed with every pond mowing service.



OLD SPANISH MEDIAN

Property Manager

Semi- trucks ran over median just outside at Old Spanish.

Tab 14

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 10-9-21

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
A-13, S-1,	X			X			X	X				X		1/20			Partly Cloudy
2101 231, FL 231	X			X			X	X				X					
FL 230, 230, 21	X			X			X	X				X					
FL 220, 222,	X			X			X	X				X					
223, 212, C-3,	X			X			X	X				X					
C-2, 213, 210,	X			X			X	X				X					
121, EWP-3,	X			X			X	X				X					
122, 102, FL 105	X			X			X	X				X					
103 FL 40, 100	X			X			X	X				X					
104, 103	X			X			X	X			X	X		↓ 30			

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, pennywort, alligator weed, algae, southern reed, duck weed

BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL
(727) 842-2100

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

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 6-19-21

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
232, 203, A-10,	X			X			X	X	X			X		N	O		Partly Sunny
201, 205, 204,	X			X			X	X	X			X					
202, 200, 240,	X			X			X	X	X			X					
WCA, 243,	X			X			X	X	X			X					
FC670250A,	X			X			X	X	X			X					
FC242B, FC	X			X			X	X	X			X					
242A, 244, 241,	X			X			X	X	X			X					
193, 190, 192,	X			X			X	X	X			X					
191, 191A,	X			X			X	X	X			X					
191B, 192B,	X			X			X	X	X			X					
192A																	

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, pennywort, algae, cattails, spike rush, alligator weed

BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-15-21

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
121, EWR3, 122,	X			X			X	X				X		NO	NO		Partly Cloudy
EWR2, 101, 102,	X			X			X	X				X		↓	↓		↓
105	X			X			X	X				X		↓	↓		↓

OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, penny wort, primrose,
algae

BLUE WATER AQUATICS

Aquatic & Environmental Services

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-16-21

CUSTOMER: K Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
103,104,FC40,	X			X			X	X				X		NO			Partly Cloudy
100,210,212,	X			X			X	X				X					
C2,C3,213,	X			X			X	X				X					
LM2,FC220,	X			X			X	X				X					
222,221,230,	X			X			X	X				X					
211,230,	X			X			X	X				X					

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, pennywort, algae, spike rush, alligator weed, picked up trash

BLUE WATER AQUATICS

Aquatic & Environmental Services

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-25-21

CUSTOMER: K Bar II

AQUATECH: Melissa + Michael

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
A-13, 231,	X			X			X	X				X			NO		Partly Cloudy
240, WCA, 243,	X			X			X	X				X					
193, 190, 192,	X			X			X	X				X					
192A, 192B, 191B,	X			X			X	X				X					
191A, 191, 203,	X			X			X	X				X					
A-18, 201, 205,	X			X			X	X				X					
204	X			X			X	X				X					

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, Pennywort, primrose algae, alligator weed, cattails, picked up 6 bags of trash

BLUE WATER AQUATICS

Aquatic & Environmental Services

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

- Algae & Aquatic Weed Control Programs
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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 7-27-21

CUSTOMER: H Bar II

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
221, FC 220,	X			X			X	X				X		NO			Partly Cloudy
230, FC 30151,	X			X			X	X				X		↓	↓		↓
FC 67, 70250A,	X			X			X	X				X		↓	↓		↓
244, FC 242A	X			X			X	X				X		↓	↓		↓

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, penny wort,
primrose, spike rush, algae

BLUE WATER AQUATICS

Aquatic & Environmental Services

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER