



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
January 17, 2022**

**District Office:
9428 Camden Field Parkway
Riverview, FL 33578
813-533-2950**

www.kbarranchcdd.com

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • Riverview, FL 33578
Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
WWW.KBARRANCHIICDD.ORG

Board of Supervisors
K-Bar Ranch II Community
Development District

January 13, 2022

REVISED 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, January 17, 2022 at 6:00 p.m.** located at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. CONSIDERATION OF VACANT BOARD SEAT**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on November 15, 2021 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for November 2021 Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Arbitrage Engagement Renewal- Series 2017 and 2021.....Tab 3
 - B. Consideration of Blue Water Aquatics Agreement for Eagle Creek.....Tab 4
 - C. Consideration of Blue Water Aquatics Agreement for Sundrift II.....Tab 5
- 6. STAFF REPORTS**
 - A. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 6
 - B. Field Services Report with Landscaper's Comments Tab 7
 - C. Yellowstone Report Tab 8
 - D. Presentation of Aquatics Report..... Tab 9
 - E. District Counsel
 - F. District Engineer
 - G. District Manager ReportTab 10
 - i. Update on Bond Payments
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Taylor Nielsen
District Manager

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

MINUTES OF MEETING

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

K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, November 15, 2021 at 6:00 p.m.** at the Amenity Center, located at 10820 Mistflower Lane, Tampa, Florida 33647.

Present and constituting a quorum were:

| | |
|-----------------|--|
| Betty Valenti | Board Supervisor, Chairman |
| Chloe Firebaugh | Board Supervisor, Vice Chairman |
| Lee Thompson | Board Supervisor, Assistant Secretary |
| Steven Umansky | Board Supervisor, Assistant Secretary |

Also present:

| | |
|----------------|--|
| Lynn Hayes | District Manager, Rizzetta & Company, Inc. |
| Taylor Nielsen | District Manager, Rizzetta & Company, Inc. |
| Susan Cali | Clubhouse Manager |
| Jason Liggett | Field Services Mgr., Rizzetta & Company, Inc. |
| | <i>(via conference call)</i> |
| Virgil Stoltz | Representative, Blue Water Aquatics |
| Regina Kardash | Persson, Cohen & Mooney |
| | <i>(via conference call)</i> |
| Matt Wood | Representative, Securiteam |
| Audience | Present |

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments from one resident regarding the HOA Manager on site position being filled, and received an introduction from Matt Wood of Securiteam.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

November 15, 2021 - Minutes of Meeting

Page 2

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
October 18, 2021**

Mr. Nielsen presented the minutes of the Board of Supervisors meeting held on October 18, 2021. There was an amendment to line 201; change location to Amenity Center.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on October 18, 2021, as amended, for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September and October 2021**

Mr. Nielsen presented the Operation and Maintenance Expenditures for September and October 2021.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved payment of the invoices in the Operation and Maintenance Expenditures reports for September (\$148,589.56) 2021 and October (\$56,333.74) 2021, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Consent to
Assignment to Rizzetta & Company-
Rizzetta Technology Agreement and
Amenities Services, Inc. Contract
Agreement**

Mr. Nielsen presented the Consent of Assignment to Rizzetta & Company- Rizzetta Technology Agreement and Amenities Services Inc. to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Consent to Assignment to Rizzetta & Company- Rizzetta Technology Agreement and Amenities Services, Inc., for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Re-designating the Secretary of the
District**

Mr. Nielsen presented Resolution 2022-01, Re-designating the Secretary of the District to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors adopted Resolution 2022-01, Re-designating the Secretary of the District, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Sod Replacement
Proposal**

Mr. Nielsen presented the Sod Replacement Proposal to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the Quality Sod Proposal #1431, in the amount of \$46,028.50, and requested an estimated date of installation, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Picnic Table
Proposal**

Mr. Nielsen presented the Picnic Table Proposals to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, the Board approved the Sunbrite Proposal #19356, in the amount of \$2,290.00 for a picnic table for the Clubhouse, for K Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Waste Services
Proposals**

Mr. Nielsen presented the Waste Service Proposals to the Board.

On a Motion by Ms. Firebaugh, seconded by Mr. Valenti, the Board approved to re-sign the service contract with Waste Management at the new proposed price of \$189/mo, for K Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Blue Water Aquatics
Agreement for Eagle Creek**

Mr. Nielsen presented the Blue Water Aquatics Agreement for Eagle Creek to the Board.

The Board authorized District Counsel to draft a license agreement to propose to the Developer, authorizing the District to maintain the stormwater ponds in Eagle Creek Parcel D and Sundrift II Parcel I.

ELEVENTH ORDER OF BUSINESS

**Consideration of Blue Water Aquatics
Agreement for Sundrift II**

Mr. Nielsen presented the Blue Water Aquatics Agreement for Sundrift II to the Board.

The Board authorized District Counsel to draft a license agreement to propose to the Developer, authorizing the District to maintain the stormwater ponds in Eagle Creek Parcel D and Sundrift II Parcel I.

TWELFTH ORDER OF BUSINESS

**Ratification of Transfer of Funds,
General Fund to Bond Revenue**

Mr. Nielsen presented the Transfer of Funds, General Fund to Bond Revenue to the Board for ratification.

The Board requested further answers from Rizzetta, as to how the bond payment issues occurred with Regions, and how we will prevent from happening again.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, the Board approved to authorize District Counsel to engage in pursuing Regions for reimbursement of all additional expenses incurred from the bond payment being late, for K Bar Ranch II Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Computation Proposal**

Mr. Nielsen presented the Arbitrage Rebate Computation Proposal to the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, the Board approved the Arbitrage Rebate Computation Proposal, for K Bar Ranch II Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Cali presented her report to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, the Board approved to authorize the Clubhouse Manager to open the first half of the gathering room, for additional time throughout the week. Times to be determined by the Clubhouse Manager, for K Bar Ranch II Community Development District.

B. Field Services Report with Landscaper's Comments

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

The Board requested the Field Service Manager and Yellowstone look at the CDD property adjacent 19242 Briarbrook Dr. and evaluate. It appears the area is not being maintained per scope.

The Board also requested the Field Service Manager review the Yellowstone contract scope with regards to maintaining Bahai turf, and review for possible amendments necessary prior to the new sod installation.

C. Yellowstone Report

Not present. No report.

i. Consideration of Yellowstone Proposals

Mr. Nielsen presented the Yellowstone Proposals to the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, the Board approved Yellowstone Proposals #164207, #165234, #165232 and #166421, subject to #165234 being revised to reflect the correct amount of Petra Crotons being installed, for K Bar Ranch II Community Development District.

D. Presentation of Aquatics Report

Mr. Stoltz presented the Aquatics Report to the Board. There were no comments or questions from the Board.

E. District Counsel

Ms. Kardash presented the District Counsel Report to the Board. There were no comments or questions from the Board.

F. District Engineer

Not present. No Report.

G. District Manager

1. Review of District Manager Report.

Mr. Nielsen presented the District Manager Report to the Board and advised of the upcoming meeting held on December 13, 2021 at 9:30 a.m.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors adjourned the meeting at 7:17 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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 November 2021 For Board Approval

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

The total items being presented **\$86,884.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 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. | 001885 | 28092 | Aquatic Service - Pond Treatment 10/21 | \$ 2,405.00 |
| Brandon Electric | 001876 | 14171 | Replace Light - Winsome Manor Entrance 10/21 | \$ 339.83 |
| Bright House Networks | 20211108-1 | 076584502102021 | 10711 Mistflower Lane 11/21 | \$ 164.97 |
| Bright House Networks | 20211129-1 | 076593901102021 | 10541 K-Bar Ranch Parkway 11/21 | \$ 164.97 |
| Bright House Networks | 20211129-1 | 076594101101321 | 10339 K-Bar Ranch Parkway 10/21 | \$ 144.97 |
| Bright House Networks | 20211130-1 | 076594101111321 | 10339 K-Bar Ranch Parkway 11/21 | \$ 144.97 |
| Bright House Networks | 20211129-1 | 080985202103021 | 10340 K-Bar Ranch Parkway 11/21 | \$ 164.97 |
| Bright House Networks | 20211129-1 | 085934601102221 | 10820 Mistflower Lane - Amenity Center 11/21 | \$ 269.95 |
| Bright House Networks | 20211129-1 | 085978601102321 | 19292 Mossy Pine Dr 11/21 | \$ 276.41 |
| Bright House Networks | 20211130-4 | 087769701110221 | 10528 Mistflower Ln 11/21 | \$ 149.98 |
| Bright House Networks | 20211129-1 | 089483501101121 | 10821 Mistflower Lane - Gate Entrance 10/21 | \$ 256.41 |
| Bright House Networks | 20211130-1 | 089483501111121 | 10821 Mistflower Lane - Gate Entrance 11/21 | \$ 174.98 |

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

| Vendor Name | Check # | Invoice Number | Invoice Description | Invoice Amount |
|--|---------|-----------------------|---|----------------|
| City of Tampa Utilities | 001899 | 2282015 09/21 | 10352 K Bar Ranch Pkwy - Account #2282015 09/21 | \$ 7.55 |
| City of Tampa Utilities | 001899 | 2287182 09/21 | 10820 Mistflower Ln - Account #2287182 09/21 | \$ 213.88 |
| Department of Economic Opportunity | 001886 | 85388 | Special District Fee FY21/22 | \$ 175.00 |
| Florida Dept of Revenue | 001894 | 39-8017923158-4 10/21 | Sales and Use Tax 10/21 | \$ 95.28 |
| GEC Services LLC | 001879 | Inv-48825 | Janitorial Services 10/21 | \$ 1,363.95 |
| GEC Services LLC | 001879 | Inv-48921 | Janitorial Supplies 10/21 | \$ 44.78 |
| GEC Services LLC | 001895 | Inv-54155 | Janitorial Services 11/21 | \$ 1,363.95 |
| Grau & Associates | 001887 | Y52904376V18 | Audit FY21/22 | \$ 29.00 |
| Horner Environmental Professionals, Inc. | 001888 | 217870 | Aquatic Maintenance - Parcels A,C,K,L,M 09/21 | \$ 430.78 |
| K-Bar Ranch II CDD | JV027 | JV027 | Debit Card Replenishment | \$ 1,232.25 |
| Lee R. Thompson | 001902 | LT111521 | Board of Supervisors Meeting 11/15/2021 | \$ 230.24 |
| Paul Dahlke | 001877 | 102121 Dahlke | Deposit - Santa 10/21 | \$ 75.00 |

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|----------------|-----------------------|--------------------------------------|-----------------------|
| Paul Dahlke | 001878 | 102121-BD Dahlke | Balance Due - Santa 10/21 | \$ 210.00 |
| Persson, Cohen & Mooney, P.A. | 001896 | 1314 | Legal Services 10/21 | \$ 1,957.50 |
| R.J. Kielty Plumbing, Heating & Cooling, Inc. | 001889 | 56622658 | Service Call - HVAC Repair 09/21 | \$ 327.19 |
| Rizzetta & Company, Inc. | 001880 | INV0000062503 | District Management Fees 11/21 | \$ 4,775.75 |
| Rizzetta Amenity Services, Inc. | 001890 | INV00000000009273 | Amenity Management Services 10/29/21 | \$ 2,925.75 |
| Rizzetta Amenity Services, Inc. | 001900 | INV00000000009295 | Out of Pocket Expense 10/21 | \$ 99.28 |
| Rizzetta Amenity Services, Inc. | 001900 | INV00000000009321 | Amenity Management Services 11/12/21 | \$ 4,040.49 |
| Rizzetta Technology Services, LLC | 001881 | INV0000008134 | Website Hosting Services 11/21 | \$ 100.00 |
| Securiteam Inc. | 001897 | 11445102121 | Service Call 10/21 | \$ 1,108.00 |
| Securiteam Inc. | 001897 | 11451092721 | Service Call - Key Fobs 10/21 | \$ 212.50 |
| Securiteam Inc. | 001897 | 11473100821 | Service Call 10/21 | \$ 150.00 |
| Securiteam Inc. | 001897 | 11513101421 | Gate Repair - Remounted Arms 10/21 | \$ 212.50 |

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|----------------|-----------------------|--|-----------------------|
| Securiteam Inc. | 001882 | 14679 | Gate Video Monitoring Services - Amenity 11/21 | \$ 960.00 |
| Securiteam Inc. | 001882 | 14680 | Gate Video Monitoring Services - Briarbrook 11/21 | \$ 1,310.00 |
| Securiteam Inc. | 001882 | 14681 | Gate Video Monitoring Services - Hawk Valley 11/21 | \$ 860.00 |
| Securiteam Inc. | 001882 | 14682 | Gate Video Monitoring Services - Mossy Pine 11/21 | \$ 1,050.00 |
| Securiteam Inc. | 001882 | 14683 | Gate Video Monitoring Services - Redwood Point 11/21 | \$ 1,120.00 |
| Securiteam Inc. | 001882 | 14684 | Gate Video Monitoring Services - Parcel J 11/21 | \$ 1,080.00 |
| Securiteam Inc. | 001882 | 14685 | Gate Video Monitoring Services - Sundrift 11/21 | \$ 1,142.00 |
| Securiteam Inc. | 001882 | 14686 | Gate Video Monitoring Services - Winsome Manor 11/21 | \$ 1,010.00 |
| Stantec Consulting Services Inc. | 001898 | 1851124 | District Engineer Services 10/21 | \$ 1,192.25 |
| Suncoast Pool Service | 001883 | 7655 | Pool Service 10/21 | \$ 1,500.00 |
| Suncoast Rust Control, Inc. | 001891 | 03954 | Rust Control 10/21 | \$ 1,400.00 |
| TECO | 20211102-1 | 211023511093 10/21 | K Bar Ranch Segment E - Street Lights Prorate 10/21 | \$ 1,104.75 |

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

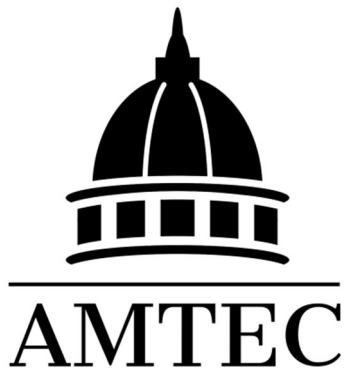
| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------------|----------------|-----------------------|-------------------------------------|-----------------------|
| TECO | 001901 | 211023511135 11/21 | 10541 K Bar Ranch Pkwy - Well 11/21 | \$ 183.06 |
| TECO | 001901 | 221005629565 11/21 | 19294 Mossy Pine Drive - Well 11/21 | \$ 119.36 |
| TECO | 001901 | 221008151583 11/21 | K Bar Ranch PKWY F1 And F2 11/21 | \$ 577.31 |
| TECO | 001892 | Summary 10/21 | TECO Electric Summary 10/21 | \$ 11,126.33 |
| Waste Management Inc, of Florida | 001893 | 9783530-2206-1 | Waste Management Clubhouse 11/21 | \$ 244.45 |
| Yellowstone Landscape | 001884 | TM 279376 | Landscape Maintenance 10/21 | <u>\$ 34,867.00</u> |
| Report Total | | | | <u>\$ 86,884.54</u> |

**Arbitrage Rebate Computation
Proposal For
K-Bar Ranch II Community Development District
(Orange County, Florida)**

\$4,395,000 Special Assessment Revenue Bonds, Series 2017 A-1

\$7,135,000 Special Assessment Revenue Bonds, Series 2017 A-2

\$5,420,000 Special Assessment Revenue Bonds, Series 2017 A-3





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 14, 2021

K-Bar Ranch II Community Development District
c/o Ms. Shandra Torres
District Compliance Associate
Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Re: Arbitrage Rebate Computation Proposal for the K-Bar Ranch II Community Development District (Orange County, Florida)

\$4,395,000 Special Assessment Revenue Bonds, Series 2017 A-1
\$7,135,000 Special Assessment Revenue Bonds, Series 2017 A-2
\$5,420,000 Special Assessment Revenue Bonds, Series 2017 A-3

To Whom It May Concern:

Thank you for having Rizzetta contact our office and request this Proposal for the above-referenced K-Bar Ranch II Community Development District (the "District") bond issue (the "Bonds"). AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Bonds. We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of community development districts, colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,600 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. In Florida, we are exclusive rebate consultant to the City of Palm Beach and Broward County, in addition to working on nearly 100 separate CDD bond issuances throughout the State. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Alaska and West Virginia.

We have prepared a Proposal for the computation of arbitrage for the Bonds. We have established a "bond year end" of December 22nd, based upon the anniversary of the closing date in December 2017.

Proposal

We are proposing rebate computation services based on the following:

- \$4,395,000 Special Assessment Revenue Bonds, Series 2017 A-1
- \$7,135,000 Special Assessment Revenue Bonds, Series 2017 A-2
- \$5,420,000 Special Assessment Revenue Bonds, Series 2017 A-3
- Fixed Rate Debt
- Acquisition and Construction, Capitalized Interest, Debt Service Reserve, Cost of Issuance and Debt Service Funds

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from December 22, 2017, the date of the closing, through December 22, 2022, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity of the Bonds. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC Professional Fee – Series 2017 A-1, A-2 & A-3 Bonds

| Report Date | Type of Report | Period Covered | Fee |
|-------------------|--------------------|---|---------|
| April 30, 2021 | Rebate and Opinion | Closing – December 31, 2020 (3 Bond Years of Activity) | \$1,350 |
| December 31, 2021 | Rebate and Opinion | Closing – December 31, 2021 | 450 |
| December 22, 2022 | Rebate and Opinion | Closing – December 22, 2022 * | 450 |

* IRS required reporting date

In order to begin our computations, we are requesting the following data:

1. Regions Bank statements for all accounts from December 22, 2017 through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through each report date;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

K-Bar Ranch II Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: _____

Michael J. Scarfo
Senior Vice President

**Arbitrage Rebate Computation
Proposal For
K-Bar Ranch II Community Development District
(Tampa, Florida)
\$6,135,000 Special Assessment Bonds, Series 2021**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

November 12, 2021

K-Bar Ranch II Community Development District
c/o Ms. Shandra Torres
District Compliance Associate
Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Re: Arbitrage Rebate Computation Proposal for the K-Bar Ranch II Community Development District (Tampa, Florida) : \$4,395,000 Special Assessment Bonds, Series 2021

To Whom It May Concern:

Thank you for having Rizzetta contact our office and request this Proposal for the above-referenced K-Bar Ranch II Community Development District (the "District") bond issue (the "Bonds"). AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Bonds. We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of community development districts, colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. In Florida, we are exclusive rebate consultant to the City of Palm Beach and Broward County, in addition to working on nearly 100 separate CDD bond issuances throughout the State. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Alaska and West Virginia.

We have prepared a Proposal for the computation of arbitrage for the Bonds. We have established a "bond year end" of June 30th, based upon the anniversary of the closing date in June 2021.

Proposal

We are proposing rebate computation services based on the following:

- \$6,135,000 Special Assessment Bonds, Series 2021
- Fixed Rate Debt
- Acquisition and Construction, Debt Service Reserve, Cost of Issuance and Debt Service Funds

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from June 30, 2021, the date of the closing, through June 30, 2026, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity of the Bonds. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC Professional Fee – Series 2021 Bonds

| Report Date | Type of Report | Period Covered | Fee |
|---------------|--------------------|---------------------------|--------|
| June 30, 2022 | Rebate and Opinion | Closing – June 30, 2022 | \$ 450 |
| June 30, 2023 | Rebate and Opinion | Closing – June 30, 2023 | \$ 450 |
| June 30, 2024 | Rebate and Opinion | Closing – June 30, 2024 | \$ 450 |
| June 30, 2025 | Rebate and Opinion | Closing – June 30, 2025 | \$ 450 |
| June 30, 2026 | Rebate and Opinion | Closing – June 30, 2026 * | \$ 450 |

* IRS required reporting date

In order to begin our computations, we are requesting the following data:

1. US Bank statements for all accounts from June 30, 2021, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through each report date;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

K-Bar Ranch II Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: _____

Michael J. Scarfo
Senior Vice President



Aquatic Management Agreement

This Agreement, dated for _____, is made between Blue Water Aquatics, Inc. (hereinafter "Blue Water Aquatics") located at 6727 Trouble Creek Rd. in New Port Richey, FL 34653, and **K-Bar Ranch CDD II** (hereinafter the "Customer"), c/o Rizzetta & Company, Inc., 12750 Citrus Park Lane, Suite 115, Tampa FL 33625.

Treatments to start once property is conveyed to K-Bar II CDD and contract approved by the K-Bar II CDD BOS.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

9 Waterways 12,690 Linear Feet 15.35 Surface Acres @ NWL

Contract Term: The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

| | |
|---|------------------------|
| ⇒ Monthly Waterway Maintenance EAGLE CREEK - D (See Survey Page) | \$ 540.00/month |
| ⇒ <i>Invasive Non-Native Plant Control</i> | Included |
| ⇒ Border Grass and Brush Control | Included |
| ⇒ Algae and Submersed Aquatic Weed Control | Included |
| ⇒ Pond Dye Program (<i>Where Needed</i>) | Included |
| ⇒ Water Testing | Included |
| ⇒ Aquatics Consulting | Included |
| ⇒ Management Reporting | Included |

| | |
|---|-------------------------|
| Total Yearly Contract Amount Pond / Mitigation Maintenance | \$ 6,480.00/year |
|---|-------------------------|

Pond Maintenance – Twenty-Four (24) Inspections per Year, with treatments performed, as necessary. Follow-up treatments performed at no additional cost.

***** Trash and Debris removal will consist of normal trash along pond shorelines and within 4' reach of the shorelines.***

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time.

Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Zelle or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services



under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been effected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty.

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **Annual Increase:** Beginning on the first anniversary of the contract commencement date and annually thereafter on each anniversary, the contract price shall be adjusted by a percentage equal to the percentage increase in the Consumer Price Index for such year, but not to exceed a maximum of 5% per year in the aggregate. The Consumer Price Index (all goods and services, all urban consumers, U.S. City Average) published by the United States Department of Labor Bureau of Labor Statistics ("CPI-U") shall be the index for adjustment.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

Addenda: See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

Blue Water Aquatics, Inc.

Customer

10/19/2021

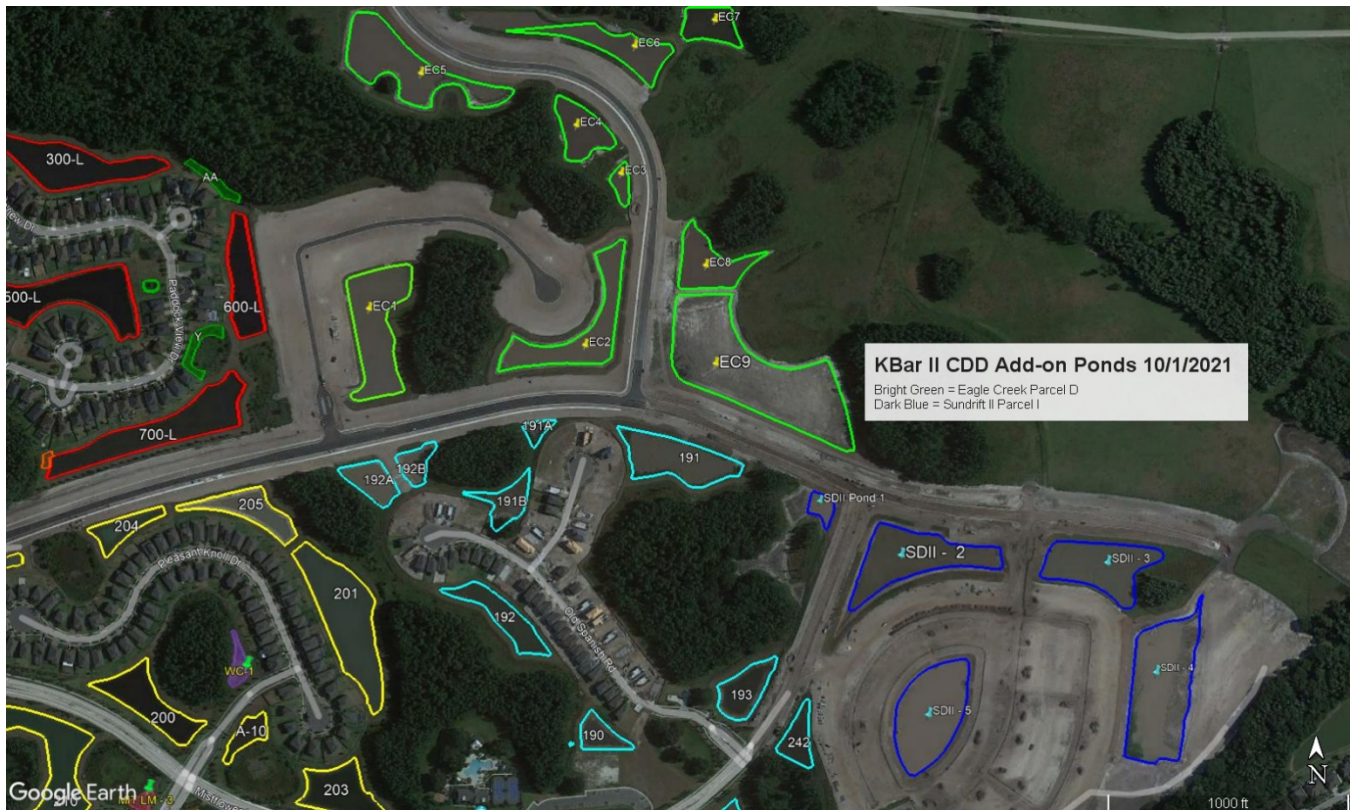
Date

Date

Site Survey Sheet
K-Bar Ranch CDD II
GEP Surveyed – EAGLE CREEK Parcel D

| <u>POND #</u> | <u>Linear Feet</u> | <u>Surface Acres @ NWL</u> |
|----------------------------|--------------------|----------------------------|
| EC1 | 1,620 | 2.18 |
| EC2 | 1,955 | 1.76 |
| EC3 | 430 | 0.22 |
| EC4 | 840 | 0.88 |
| EC5 | 1,975 | 2.32 |
| EC6 | 1,600 | 1.16 |
| EC7 | 745 | 0.69 |
| EC8 | 1,150 | 1.12 |
| EC9 | 2,375 | 5.02 |
| Total Eagle Creek-D | 12,690 | 15.35 |

K-Bar Ranch CDD II
Site Map
EAGLE CREEK, Parcel D (in Green)





Aquatic Management Agreement

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Treatments to start once property is conveyed to K-Bar II CDD and contract approved by the K-Bar II CDD BOS.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

5 Waterways 6,505 Linear Feet 9.73 Surface Acres @ NWL

Contract Term: The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

| | |
|---|------------------------|
| ⇒ Monthly Waterway Maintenance SUNDRIFT II - 1 (See Survey Page) | \$ 340.00/month |
| ⇒ <i>Invasive Non-Native Plant Control</i> | Included |
| ⇒ Border Grass and Brush Control | Included |
| ⇒ Algae and Submersed Aquatic Weed Control | Included |
| ⇒ Pond Dye Program (<i>Where Needed</i>) | Included |
| ⇒ Water Testing | Included |
| ⇒ Aquatics Consulting | Included |
| ⇒ Management Reporting | Included |

| | |
|---|-------------------------|
| Total Yearly Contract Amount Pond / Mitigation Maintenance | \$ 4,080.00/year |
|---|-------------------------|

Pond Maintenance – Twenty-Four (24) Inspections per Year, with treatments performed, as necessary. Follow-up treatments performed at no additional cost.

***** Trash and Debris removal will consist of normal trash along pond shorelines and within 4' reach of the shorelines.***

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time.

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Addenda: See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

Blue Water Aquatics, Inc.

Customer

10/19/2021

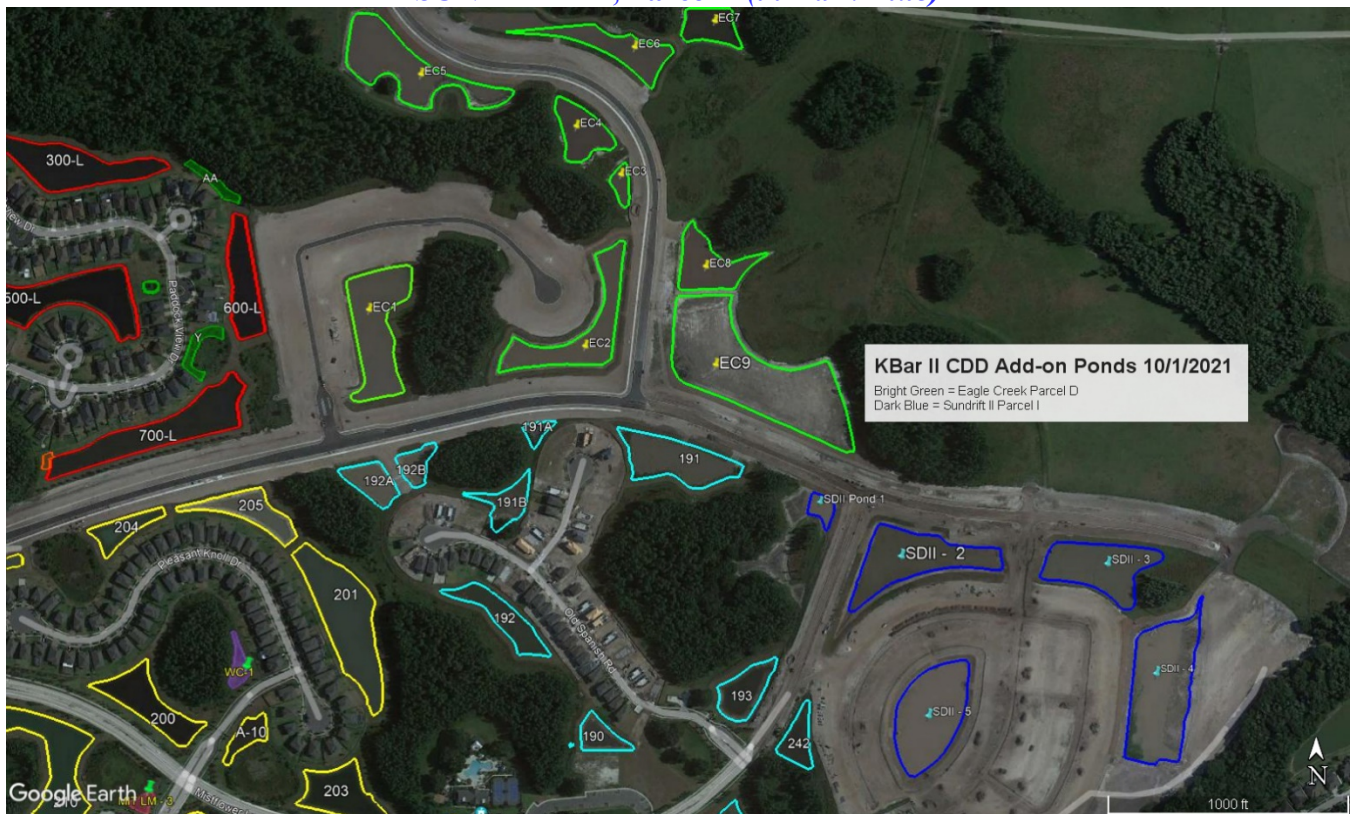
Date

Date

Site Survey Sheet
K-Bar Ranch CDD II
GEP Surveyed – SUNDRIFT II, Parcel 1

| <u>POND #</u> | <u>Linear Feet</u> | <u>Surface Acres @ NWL</u> |
|----------------------------|--------------------|----------------------------|
| SDII-1 | 430 | 0.23 |
| SDII-2 | 1,685 | 2.14 |
| SDII-3 | 1,340 | 1.82 |
| SDII-4 | 1,790 | 3.20 |
| SDII-5 | 1,260 | 2.34 |
| Total Sundrift II-1 | 6,505 | 9.73 |

K-Bar Ranch CDD II
Site Map
SUNDRIFT II, Parcel 1 (in Dark Blue)



K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report November 2021 for December Meeting

Operations and Maintenance Report

Amenities Center

- Install new Pickleball nets
- Heritage Drywall came to repair ceiling leak damage
- Disinfect Event Trash Cans
- Clean porch ceiling fans
- Rehang tennis shade
- Clean mulch dust from all pool furniture
- Remove hornets nest from mailbox
- Wifi down at Amenity Center-Securiteam repaired
- Securiteam troubleshoot Magic Monitor
- Holiday Lights installed
- Troubleshoot no power at receptacle at Mossy Pine Entrance/Holiday lights
- Contact Brandon Electric for Mossy Pine receptacle power repair.

Ponds

- Regular Service

Landscaping

- Yellowstone sod Install begun
- Yellowstone mulch delivered/installed

Gates.

- Securiteam put back up Sundrift Barrier Arm
- Securiteam repair maglock on Amenity Center Pedestrian Gate
- Securiteam refocus Old Spanish license plate camera
- Securiteam repair Hawk Valley Entrance camera

Events/Activities

- Every Wednesday Free Coffee Day

Resident Requests

- Residents Requesting to bring guests/non-residents for Yoga & Tennis instruction

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report December 2021 for January 2022 Meeting

Operations and Maintenance Report

Amenities Center

- Take injured racoon to wildlife vet
- Fire Extinguishers inspected
- Playground picnic tables delivered
- Added clocks for pool, tennis, ping pong and playground
- Added toilet plungers to restrooms
- Inspect/secure Tennis shades
- Clean up Tennis court edges of mud and mold
- Clean Back porch Ceiling Fans
- Remove wasp nests and frogs from pool umbrellas
- Remove Snapping turtle from Breezeway
- Treat ants in playground
- Remove pile of glass near Old Spanish Entrance
- Cleaned porch spotlights
- Cleaned mailbox
- Cleaned filter on small utility closet A/C

Ponds

- Regular Service

Landscaping

- Yellowstone ordered mulch for playground safety
- Pushed back conservation by K-Bar Ranch main entrance
- Sod replacement project completed

Gates.

- Securiteam working on Village Camera angles and views
- Winsome Manor Entrance gate stuck open-Securiteam resolved

Events/Activities

- Every Wednesday Free Coffee Day
- Winter Holiday Party Dec 5th
- Game Time in the Event Room

Resident Requests

- Residents Requesting to bring guests/non-residents for Yoga & Tennis instruction

K BAR RANCH II

FIELD INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

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

General Updates, Recent & Upcoming Maintenance Events

We need to follow up with the sod company and make sure they are coming back to do the sprayed-out areas.

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

1. During my inspection we still have a lot of ant mounds. Treat the beds and once eradicated rake down beds.
2. Note for the contractor. The newly installed Bahia has taken well. Remember we do not want to over water these areas.
3. Yellowstone to start treating the Bahia Sod on Kbar Ranch Parkway for Turf weeds. **Also provide the district with a price to overseed the Bahia areas on Kbar Ranch Boulevard that were not replaced**



4. During my inspection I have noted areas that have been sprayed for turf replacement and were not done. Will the contract be coming back to replace these.(4a,4b)



5. Has Yellowstone treated the Viburnum Odo at the fence line to the redwood Pointe Entrance. They are still looking skimpy.



Redwood Point, Wild Tamarind, Laurel Vista

6. Treat the weeds with a Selective Herbicide in the Jasmine Minima beds on the inbound side of Kbar Ranch parkway at the barrier fence for Kbar I and II.
7. A grand Oak has broken its branches on the outbound side of Kbar Ranch Parkway district management is working on getting proposals for the removal of this tree.



8. Prune out the damage in the center island to Laurel Vista it looks like a vehicle has damaged some plant material.
9. During my inspection, the leak is still on the corner of Kbar Ranch Parkway and Paddock View Drive. This does not look to be from irrigation but please have it checked.
10. Replace a Jack Frost Ligustrum inside of the Briar Brook entrance at the mail kiosk on the perimeter of the lift station. Invoice out the district.
11. During my inspection a few of the Annual beds are in need to detailing at the entry monuments. We need to make sure we are detailing this beds during every visit for weeds.
12. Perform a cutback on the Dwarf Bottlebrush at the winsome manor entrance. Fertilize after the cutback.

13. Treat the turf weeds at the Winsome Manor entrance in the Saint Augustine.
14. Yellowstone to perform a cutback on the Fakahactchee throughout the district
15. Improve the Viburnum inside of the Sun drift entrance at the Mail Kiosk. Treat the turf weeds in this area.
16. Treat the Oleander and continue to monitor for caterpillars in the pool area.
17. Improve the Walters Viburnum at the amenity center in between the road and the parking lot.
18. Yellowstone to continue to work on the nutsedge on the outbound side of the Mistflower just pass the clubhouse.
19. Does Yellowstone feel that the Loropetalum on the outbound side of Mistflower at the roundabout will come back? Provide a plan for this material.
20. Continue to treat the weeds at the roundabout on Mistflower lane on the outbound side.
21. Yellowstone to improve the weed control in the beds in the newly opened section on Kbar Ranch parkway. Make sure this is getting mowed twice a month.



Proposals

1. Provide the district a price to overseed the Bahia areas on Kbar Ranch Parkway that were not replaced.
2. Provide the district a price to replace the Dwarf Bottle Brush at the Inbound and Outbound side plant beds at the Redwood Pointe Entrance. Use material that is more suitable for this area.
3. Provide the district a price to replace the declined Bottle Brush on the backside of the Laurel Vista entry hedge on the inbound and outbound side. Let use dwarf Podocarpus.





Josh Oliva
Yellowstone

K-BAR II 1/4/22, 12:52 PM

Josh Oliva

Tuesday, January 4, 2022

Prepared For Rizzetta

12 Observations Identified



WINTER ANNUAL ROTATION

Property Manager

Annual flowers throughout are performing great. Will continue to monitor throughout rotation.



BRIARBROOK TURF

Property Manager

Turf responding to recent granular fertilizer application. Continue spot treatment of selective herbicides as necessary.



BRIARBROOK ENTRANCE

Property Manager

Bottlebrush responding to shrub applications including fungicide and Micro Nutrients. Granular shrub fertilizer applied to all shrubs throughout.



MOWING SERVICES

Property Manager

Mowing services are being completed throughout community.



BRIARBROOK LIFT STATION

Property Manager/YL Crew

Viburnum responding to curative treatments. Light trim on all plant material to encourage growth.



TRASH/DEBRIS

YL Crew

Remove any trash or debris created by Yellowstone with every service. DO NOT mow over trash.



IRRIGATION CHECK NEEDED

YL Fert/Chem- YL Irrigation

Please check irrigation times and adjust. Seems to be an insufficient amount of water.

Once adjusted, Micro Nutrient application needed followed by granular fertilizer application.



SEDGE TREATMENTS

Property Manager

Turf is responding to sedge treatments. Granular fertilizer application needed to improve vigor.



TURF QUALITY

Property Manager

Turf quality throughout improving. Granular fertilization applied improving vigor.



FAKAHATCHEE GRASS

YL Crew

Continue to cut back fakahatchee grass throughout.



CLUBHOUSE TURF

YL Fert/Chem

Turf throughout clubhouse is trying to push dormancy due to cooler temperatures. Will monitor turf and follow up.



TRIMMING SERVICES

Property Manager

Trimming services are being completed regularly.

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 11-3-21

CUSTOMER: K-Bar Ranch II

AQUATECH: George / 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 |
|--|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| S1, 203 | ✓ | | | ✓ | | | ✓ | ✓ | | | | | | | NO | | Sunny 80° |
| 201, 205, 204 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| 202, 200, 203 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| A-10, M-TLM3 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| 212, M-TLM3 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| 211, 213, C2 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| 233, 222, FC20 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| 221, 230, 231 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| FC230, FC231 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| 232, A-B, 122 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| 121, WR3 | ↓ | | | ↓ | | | ↓ | ↓ | | | | | | | ↓ | | |
| OBSERVATIONS/RECOMMENDATIONS | | | | | | | | | | | | | | | | | |
| Treatments: Primrose, Torpedo Grass, Dog Fennel, Penny Wort, Water Grass & Algae | | | | | | | | | | | | | | | | | |

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: 11-3-21

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, 190, 192, 192A, | X | | | X | | | X | X | | | | X | | | NO | | Partly Cloudy |
| 191B, 191A, 191, | X | | | X | | | X | X | | | | X | | | | | |
| 193, 190, 242, | X | | | X | | | X | X | | | | X | | | | | |
| 241, 240, WCA, | X | | | X | | | X | X | | | | X | | | | | |
| 244, FL 242B, | X | | | X | | | X | X | | | | X | | | | | |
| FL 242A, FL 670, | X | | | X | | | X | X | | | | X | | | | | |
| FL 630, ER R2, | X | | | X | | | X | X | | | | X | | | | | |
| 101, 102, FL 105, | X | | | X | | | X | X | | | | X | | | | | |
| 243, | X | | | X | | | X | X | | | X | X | | | | | |

OBSERVATIONS / RECOMMENDATIONS

treated duck weed, water grass, torpedo grass, penny wort, primrose, spike rush, cattails, dog fennel, ceasar weed, west indies marsh, grass

BLUE WATER AQUATICS

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NEW PORT RICHEY, FL
(727) 842-2100

- Algae & Aquatic Weed Control Programs
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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 11-4-21

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 |
|-----------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| 102, FC105, 103 | X | | | X | | | | X | | | | X | | | NO | | Partly Cloudy |
| 104, FC40, 100 | X | | | X | | | X | X | | | | X | | | ↓ | ↓ | ↓ |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
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OBSERVATIONS/RECOMMENDATIONS Re Treated torpedo grass, primrose, penny wort, spike rush, algae, water grass,

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: 2-29-21

CUSTOMER: H Bar II
 AQUATECH: Melissa ~~Shawn~~ Sean
 ACCOUNT # _____ WORK ORDER # follow up

| SITE | INSPECTION | TREATMENT | AIRBOAT | JONBOAT | AQUA-MULE | ATV | BACKPACK | ALGAE | GRASSES | CATTAILS | SUBMERSED | FLOATING | BRUSH | D/OXYGEN | WATER LEVEL | RESTRICTION # DAYS | WEATHER CONDITIONS |
|--------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| 231, FC 231, | X | | | X | | | X | X | | | | X | | NO | | | Partly Cloudy |
| FC 230, 230, | X | | | X | | | X | X | | | | X | | | | | |
| FC 220, 221 | X | | | X | | | X | X | | | | X | | | | | |
| 210, | X | | | X | | | X | X | | | | X | | | | | |
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OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, penny wort, primrose, algae, spike rush (e), alligator weed

BLUE WATER AQUATICS

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 12-8-21

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 |
|-------------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| 122, 121, 102, | X | | | X | | | X | X | | | | X | | | NO | | Partly Cloudy |
| FL 105, 103, 101, | X | | | X | | | X | X | | | | X | | | ↓ | ↓ | Windy |
| FWR2, | X | | | X | | | X | X | | | | X | | | ↓ | ↓ | ↓ |
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OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, penny wort,
primrose, algae, water grass,

BLUE WATER AQUATICS

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 12-15-21

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 |
|----------------------------|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| 204, 205, 201, | X | | | X | | | | X | | | | X | | NO | | | Partly Cloudy |
| 203, A-10, S-1, | X | | | X | | | | X | | | | X | | | | | 14mph |
| 200, 202, 210 | X | | | X | | | X | X | | | | X | | | | | |
| 212, 222 , 100, | X | | | X | | | | X | | | | X | | | | | |
| EC40, 103, 104 | X | | | X | | X | X | X | | | | X | | | | | |
| 213, 211, 232 | X | | | X | | | | X | | | | X | | | | | |
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OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, pennywort, alligator weed, spike rush, algae, removed trash and dead primrose

BLUE WATER AQUATICS

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 12-16-21

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 |
|---|------------|-----------|---------|---------|-----------|-----|----------|-------|---------|----------|-----------|----------|-------|----------|-------------|--------------------|--------------------|
| 213, 223, 222 | X | | | X | | | X | X | | | | X | | | NO | | Partly Cloudy |
| C3, C2, FC220, | X | | | X | | | X | X | | | | X | | | | | |
| 221, 230, FC230, | X | | | X | | | X | X | | | | X | | | | | |
| FC231, 231, 190, | X | | | X | | | X | X | | | | X | | | | | |
| 192, 192A, 192B, | X | | | X | | | X | X | | | | X | | | | | |
| 191A, 191, 193, | X | | | X | | | | X | | | | X | | | | | |
| 242, FC1670, FC | X | | | X | | | X | X | | | | X | | | | | |
| 1630, 243, WCA, | X | | | X | | | | X | | | | X | | | | | |
| 240, 241, 244, | X | | | X | | | X | X | | | | X | | | | | |
| FC242A, FC242B | X | | | X | | | X | X | | | | X | | | | | |
| OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, primrose, spike rush, alligator weed, algae, removed dead primrose and trash | | | | | | | | | | | | | | | | | |

BLUE WATER AQUATICS

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 21, 2022 @ 9:30am
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Vacant, Seat 4 Betty, Seat 5 Steve):** November 9, 2022
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

January 17

2022

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FINANCIAL SUMMARY

9/30/2021

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|---|---------------------|
| General Fund Cash & Investment Balance: | \$727,598 |
| Reserve Fund Cash & Investment Balance: | \$50,082 |
| Debt Service Fund Investment Balance: | <u>\$687,920</u> |
| Total Cash and Investment Balances: | \$1,465,600 |
| General Fund Expense Variance: \$109,840 | Under Budget |