



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
October 19, 2023**

**District Office:
2700 S. Falkenburg Rd. Suite 2745
Riverview, FL 33578
813-533-2950**

www.kbarranchiicdd.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	Michele Emery	Chair
	Duzianthan Mohan	Vice Chair
	Greg Halstead	Assistant Secretary
	James Finley	Assistant Secretary
	Chloe Firebaugh	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson Cohen Mooney Fernandez & Jackson, P.A.
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 • 2700 S. Falkenburg Road, Suite 2745, 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

October 11, 2023

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 **Thursday, October 19 2023 at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report and Responses USC
 1. Pond Inspection Services Proposal Tab 1
 - B. Pine Lake Nursery Report Tab 2
 1. Ratification of Hawk Valley Well Repairs Tab 3
 - C. Presentation of Aquatics Report..... Tab 4
 - D. Clubhouse Manager Report Tab 5
 - E. District Counsel
 - F. District Engineer
 - G. District Manager
 1. Review of Financial Statement USC
 2. District Manager's Report Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 21, 2023 Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for August 2023..... Tab 8
- 5. BUSINESS ITEMS**
 - A. Consideration of Contract Addendum for Professional Amenity Services Tab 9
 - B. Presentation of the FY 21-22 Annual Audit..... Tab 10
- 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) 533-2950.

Sincerely,
Matt O'Nolan
District Manager

Tab 1



Rizzetta & Company
Professionals in Community Management



PROPOSAL

AQUATIC INSPECTION SERVICES

Prepared for: K-Bar II Community Development District

A hand holding a test tube with a green background. The text is overlaid on the image.

CLARITY WHERE

PURITY

MATTERS



AQUATIC INSPECTION SERVICES

Lakes and ponds are alluring because they provide a tranquil and relaxing environment. A professionally maintained one will enhance the community aesthetics, increase home value, and residents' enjoyment.

Rizzetta & Company Aquatics Inspection team provides the expertise needed for well-planned and well-maintained community waterways. Each of our Aquatic Inspection Specialists is a certified Aquatic Weed Spray Technician in The State of Florida.

From layered testing and quality control systems to long-term enhancement projects, our specialists can provide services tailored to your community's needs.





THE PROCESS

Our team is committed to elevating the waterways in your community with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

Community Asset Management Plan: Perform a complete inventory of the community aquatic assets and provide an inventory report to the board.

Community Education: Present teaching events to provide the latest research and developments in Aquatic Sciences and provide a knowledge base for the residents.

Aquatics Specification Development: Develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. Conduct the bidding process, review, and prepare a bid tabulation document for the board. Assist the board with reviewing the bid tabulation and other pertinent information.

Aquatics Maintenance Inspections: Perform visual waterway and body of water inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for aquatic projects.

Pond and Waterway Turnover Inspections: Attend property turnover meetings that include waterways and participate in the inspection on behalf of the board. Provide a follow-up report regarding the turnover inspection.

Master Task Project Plan for Mature Communities: Develop a project plan specific to long-term enhancements and maintenance for the community's waterways and bodies of water. Emphasis is on long-term health and efficiency of the waterflow systems in the community and efficient budgeting.



SCOPE OF SERVICES

Rizzetta & Co. is pleased to provide this proposal for professional Aquatic Inspection Services. These services will be provided on a recurring basis, with a detailed description provided below.

Aquatic Services Management

- Perform one (1) monthly aquatic maintenance inspection to ensure oversight of onsite waterway maintenance contractors and compliance with the District's aquatic and waterway maintenance contracts.
- Perform one (1) annual dissolved oxygen and pH grid test for each pond or body of water.
- Provide the District with one (1) monthly aquatic inspection report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend a minimum of three (3) District meetings in person and/or three (3) District meetings electronically, per fiscal year, to review aquatic maintenance inspection report or discuss other waterway-related issues.
- Notify aquatic maintenance contractors of deficiencies in service or the need for additional care.
- Monitor the progress of aquatic maintenance contractors in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for aquatic maintenance proposals and oversee the entire bidding process.
- Obtain additional competitive aquatic maintenance proposals for incidental work as requested by the District and provide them to the District Manager.



AQUATIC INSPECTION

Services Fee

Based on the Scope of Services, Rizzetta & Company proposes the following Aquatic Inspection Services fee:

Option 1. – Scope of Services as presented (service fee will be billed monthly):

- \$11,115.00

Additional Service. – Scope of Services amended as follows (service fee will be billed monthly):

- Perform one (1) additional dissolved oxygen and pH grid test for each pond or body of water
- \$2,500.00

Ala carte services available upon request (service fee will be billed upon completion of service):

- Additional dissolved oxygen and/or pH testing for individual ponds.
- Prepare and develop a scope of services for aquatic maintenance proposals and oversee the entire bidding process.
- Emergency visit due to unforeseen circumstances.
- Additional professional consultations or project management.

Submitted

By: _____

Lucianno Mastrionni
Vice President, Business Strategy & Development
Rizzetta & Company

Date: _____

Accepted

By: _____

Print: _____

For: K-Bar II Community Development District

Date: _____

WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

Tab 2

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



September 13, 2023
Rizzetta & Company
Jason Liggett-Landscape Specialist



Rizzetta & Company
Professionals in Community Management



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

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to work on turf weed treatments in the community. We can be aggressive.

The following are action items for Pine Lake Services 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. Make sure the Coleus throughout the district are not allowed to get very tall. My suggestion is to use trimmers on them to keep them at a good height. **complete**
2. Diagnose and treat the decline in the coleus n the backside of the island at the Hawk Valley entrance replace the dead annuals.(Pic 2)

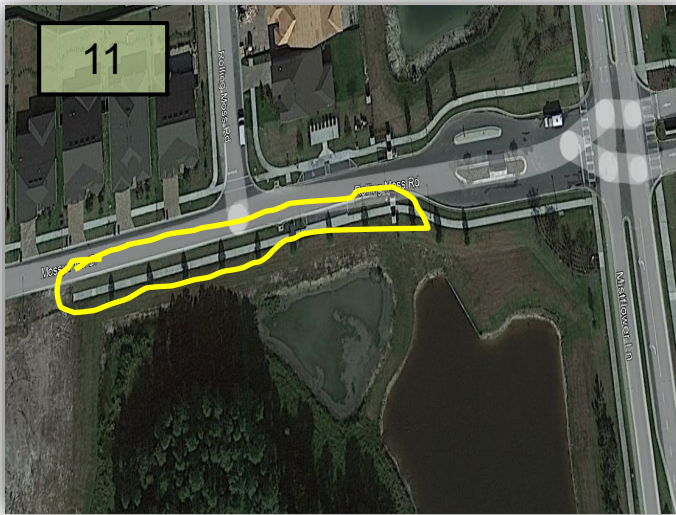


3. Remove the low hanging moss from the oak trees at the redwood pointe mail kiosk area. **Complete**
4. Remove the vines and taller weeds in the ornamental grasses as you enter mistflower lane off Kbar Ranch parkway on the inbound side before the traffic circle. **Complete**
5. Remove the sucker growth in the Fakahathcee grass along the metal railing fence in the front of the briar brook entrance

- on the inbound side.
6. Continue to work on the turf weed treatment and irrigation monitoring at the briar brook mail kiosk. **Complete**
7. Remove the grassy weeds in the Viburnum Suspensum at the briar brook mail kiosk. Improve the vigor in the viburnum suspensum. **Complete**
8. Diagnose and treat the saint Augustine in the center island from the Briar brook entrance on mistflower land to the amenity center. This area continues to decline and get full of weeds. **Complete**
9. Continue to work on improving the vigor in the Loropetalum throughout mistflower lane remove any dead material from the beds. **Complete**
10. Continue to work on the turf weeds treatments at the mossy pine mail kiosk. **Complete**
11. Treat the saint augustine in the common are on the outbound side of Mossy Pine rd (Pic 11 Next Page) **Complete**
12. Improve the vigor in the Viburnum Suspensum around the mossy pine mail kiosk. **Complete**
13. Diagnose and treat the decline in the turf

Complete

Redwood Point, Wild Tamarind, Laurel Vista



as you enter the sundrift I entrance on the inbound and outbound side.(Pic 13)



14. Continue to work on the turf weed treatment throughout the sundrift I mail kiosk area.

Complete

15. Look at the oak trees on Kbar Ranch Parkway across from the eagle creek entrance. Looks to me that we are starting to have decline to this material.

in progress

16. Provide the district a price to remove the dead slash pine on mistflower lane just past the old Spanish community on the east side of the row.(Pic 16)

Complete

17. In the same bed above eradicate the bed weeds in the Loropetalum.

Complete

18. Improve the vigor in the Jack frost ligustrum and the viburnum suspensum in the front of the amenity centered to the west of the entrance.(Pic 18)



19. Remove the dead from the base of the liriopie throughout the pool area planter beds.(Pic 19)





Redwood Point, Wild Tamarind, Laurel Vista

20. Look at the oak trees at the entrance to each community on mistflower lane and diagnose the decline. Provide the district with feedback on what can be done to improve these trees.

21. Treat the turf weeds on the outbound side of Mistflower lane going from the amenity center to the traffic circle .

Complete



Tab 3



Proposal #2844

Hawk Valley Well Repair

Date 9/27/2023
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.

Well replacement due to Lightening strike. Please see below list of equipment to be replaced. Once the well is operational, we will inspect the system to see if there is any further damage to the system from the lightning.

7.5 HP Grundfos 77S75-12 SS Submersible Pump
7.5 HP Grundfos 208/230v 3PH Motor
Grundfos Smartflo 7.5HP VFD, 1PH In / 3PH Out 240v
2" - Galvanized TNC - 125'
10--3 W/G - DJ Submersible Pump Wire W/ Ground - 130'
Press Gauge 0--100 PSI

Well Replacement

Irrigation Enhancement

Items	Quantity	Unit	Price
Well Replacement	1.00	ea	
Irrigation Enhancement:			\$18,495.00
PROJECT TOTAL:			\$18,495.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using

adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor. Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters. Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor.

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp, age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation.

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system.

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor.

Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the

or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 
Terry McLane
Date 9/27/2023
Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.









WARNING

Electric Shock Hazard

Never touch electrical wires or other electrical contacts. Do not attempt to repair or adjust the device unless you are qualified to do so.



ADVERTENCIA

Peligro de choque eléctrico

Nunca toque los cables eléctricos ni otros contactos eléctricos. No intente reparar ni ajustar el dispositivo a menos que usted sea calificado para hacerlo.



AVERTISSEMENT

Risque d'électrocution

Il est interdit de toucher les câbles électriques ni autres contacts électriques. Ne tentez pas réparer ou ajuster le dispositif à moins que vous ne soyez qualifié pour le faire.



Tab 4



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

9/11/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

6 MPH SSW

Temperature

91*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

121, EWR3, 122, EWR2, 100, 101, 102, FC105, 103, 104, FC40, 202, 204, 205, 201, 203, A10, S1, 200, 190, 192, 191, EC1, EC2, 193

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses

Equipment Used

- ☒ ATV/UTV

Water Level

Medium

Restrictions

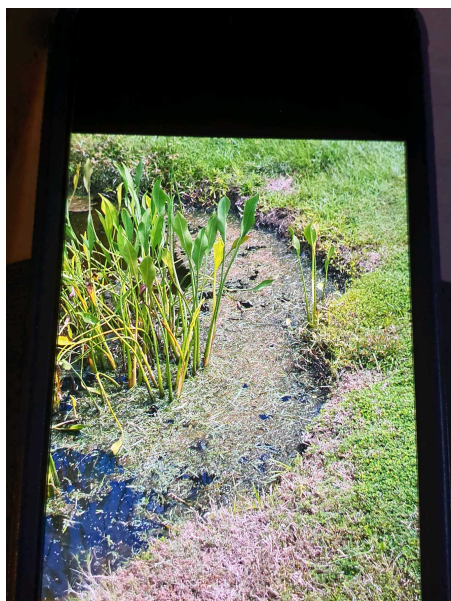
None

Observations/Recommendations

Treated ponds for emergent vegetation such as creeping water primrose, sesbania, pennywort, torpedo grass, primrose, azolla, and sedge. A lot of grass clippings in pond 103. Picture attached.

Pictures of Work Completed

Aquatic Services Report



2 of 2

Pond Numbers

101, 103, 100, EWR2, 202, 204

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Medium

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae mats.

Order report

Service details

Technician:**Darren Maio****Client:****K-Bar Ranch CDD II**

Service Date

9/20/2023

Request Warranted

Yes

Action Taken

Sprayed pond for filamentous algae. There was no planktonik or blue green algae present. No smell either.

Service Date

9/20/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

8 MPH E

Temperature

92*

Multiple Sites Treated

No

Pond Number

SDII-5

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

None

Observations/Recommendations

Treated pond for a ring of filamentous algae around pond.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

9/26/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

7 MPH S

Temperature

88*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

SDII 1-5, EC 1-9, 121, EWR3, EWR2, 121, 100, 101, 102, FC105, 103, 104, FC40, 202, 204, 200, 205, 201, 203, A10, S1, 190, 192, 191A, 193, 242, 210, 222, 221, FC220, C3, C2, 223, 243, FC630151, 240, 241, 244, 213, 212, 211, FC242A, A13, FC230, FC231, 231, WCA

Service Performed

Inspection

Water Level

Normal

Observations/Recommendations

K Bar 2 is looking very good. I only had to touch up a few ponds this month since initial 1st visit.

2 of 2

Pond Numbers

Fc105, 104, SDII4, FC670250A, FC630151, 213, 212

Service Performed

Treatment

Work Performed

- ☒ Brush
- ☒ Floating
- ☒ Grasses



Aquatic Services Report

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Mainly treated these ponds for grasses, creeping water primrose, pennywort, and slender spike rush. Ponds were in pretty decent shape.



Aquatic Services Report

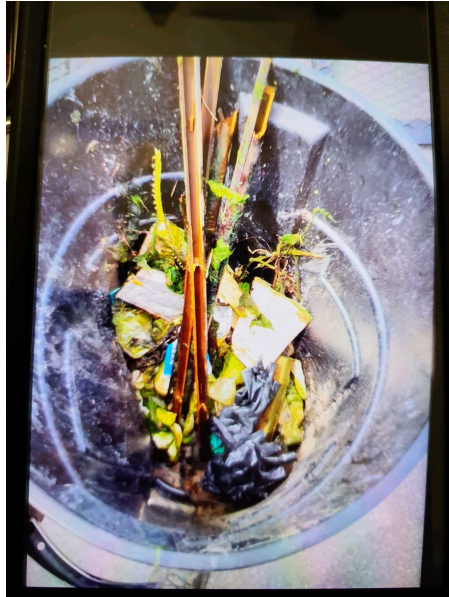
Technician

Darren Maio

Job Details

Service Date	9/26/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	7 MPH S
Temperature	88*
Multiple Sites Treated	No
Pond Number	SDII-5
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Picked up 25 pounds of trash around pond SDII5 TRASH CLEAN UP
Pictures of Work Completed	

Aquatic Services Report



Tab 5

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report October 2023 Meeting Operations and Maintenance Report+

Amenities Center and District Grounds

- **Painting of Monuments continues-Dave**
- **Installation of permanent lighting has begun-Dave installed new outlet box near side gate**
- **New teak benches in bathrooms**
- **Padlocks installed on all gate breaker boxes-Dave**
- **Installation of new lock box near HOA office entrance-Dave (contains Police access card and keys for locks on breaker boxes**
- **CPR/AED Training completed by staff and two board members**
- **Cameras have been installed in event room, kitchen, playground**

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** November 16 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

October 19

2023

K
B
A
R

R
A
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C
H

II

FINANCIAL SUMMARY

8/31/2023

General Fund Cash & Investment Balance: \$1,013,508

Reserve Fund Cash & Investment Balance: \$101,775

Debt Service Fund Investment Balance: \$829,672

Total Cash and Investment Balances: \$1,944,955

General Fund Expense Variance: \$145,266 Under Budget

Tab 7

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 **Thursday, September 21, 2023 at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Michele Emery	Board Supervisor, Chairman
Greg Halstead	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary <i>(via phone)</i>
James Finley	Board Supervisor, Assistant Secretary
Duzianathan Mohan	Board Supervisor, Assistant Secretary

Also present:

Matt O'Nolan	District Manager, Rizzetta & Company, Inc.
Dan Lewis	District Counsel, Persson, Cohen & Mooney
Tonja Stewart	Representative, Stantec <i>(via phone)</i>
Jeffrey Laflamme	Clubhouse Manager
Chris Thompson	Representative, Blue Water Aquatics
John Amorosa	Representative, Pine Lake Nursery, Inc.
Terry McLane	Representative, Pine Lake Nursery, Inc.
Epifanio Carvajal	Representative, Pine Lake Nursery, Inc.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

On a Motion by Mr. Halstead, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved for Supervisor Firebaugh to vote and participate via teleconference, for K-Bar Ranch II Community Development District.

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments regarding the sprinkler system.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Mr. O'Nolan presented the Landscape Inspection Report to the Board. There were no comments or questions.

B. Pine Lake Nursery Report

Mr. Carvajal and Mr. McLane presented the Pine Lake Nursery Report to the Board. There were no comments or questions.

1. Pine Lake Nursery Proposals

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved Pine Lake Proposal #2700, in the amount of \$1,481.11, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved Pine Lake Proposal #2702, in the amount of \$1,110.01, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved Pine Lake Proposal #2703, in the amount of \$378.00, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved Pine Lake Proposal #2754, in the amount of \$10,237.50, for K-Bar Ranch II Community Development District.

C. Presentation of Aquatics Report

Mr. Thompson gave his report to the Board.

It was reported that Pond 100 had a service request to spray and cut down the brush on the littoral shelf.

ST 25 also had a service call for algae. It was treated on the 16th and has a follow-up treatment scheduled for the 21st.

D. Clubhouse Manager Report

Mr. Laflamme gave his report to the Board.

E. District Counsel

Present. No report.

F. District Engineer

1. Ratification of Parcel K2 Plat

Ms. Stewart spoke regarding the ratification of the Platt for K-Bar Ranch Parcel K Phase 2. She stated there will be some remapping so there won't be any confusion.

Ms. Stewart discussed Tract A, B and D in detail.

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, the Board of Supervisors ratified the K-Bar Ranch Parcel K Phase 2 Platt, for K-Bar Ranch II Community Development District.

There was a drainage inquiry on Sundrift. Ms. Stewart will do additional homework on the issue.

G. District Manager

Mr. O'Nolan advised of the upcoming meeting to be held on October 19, 2023 at 6:00 pm for the Board of Supervisors meeting.

1. Review of Financial Statement

Mr. O'Nolan presented the Financial Statement to the Board and advised the CDD is \$145,266 under budget.

2. District Manager's Report

Mr. O'Nolan presented the District Manager Report to the Board. There were no comments or concerns.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-13,
Amending FY 23-24 Budget**

On a Motion by Mr. Finley, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adopted Resolution 2023-13, Amending FY 23-24 Budget, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on August
17, 2023, and the Operation and
Maintenance Expenditures for July 2023**

The Board directed Mr. O’Nolan to make Ms. Firebaugh not paid for July.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on August 17, 2023, and the Operation and Maintenance Expenditures for July 2023 (\$106,156.27), as amended, for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion of Nuisance Gator
Procedures**

Mr. O’Nolan stated that the District does not prevent anyone from contacting the FWC. Also, the FWC does not recommend any specific method of trapping.

SEVENTH ORDER OF BUSINESS

Consideration of Playground Proposals

The Board decided to table Playground Boss Proposal #082223-12386, until directed by Ms. Stewart.

EIGHTH ORDER OF BUSINESS

**Consideration of Professional District
Services Addendum**

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the Fifth Addendum to the Contract for Professional District Services, for K-Bar Ranch II Community Development District.

NINETH ORDER OF BUSINESS

Consideration of Blossom & Bloom Vendor

On a Motion by Mr. Finley, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved the use of Blossom & Bloom, pending an executed Vendor Agreement and proof of insurance, for K-Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Holiday Lighting Proposals

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the Illuminations Holiday Lighting Proposal, in the amount of \$19,148 each year, for the next 5 years, for K-Bar Ranch II Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Lightning Damage Repair

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors ratified the Securiteam Lightning Damage repairs, in the amount of \$9,602, for the next 5 years, for K-Bar Ranch II Community Development District.

Christopher Beck from Securiteam addressed the repairs with the Board. He answered the Board's questions and concerns.

ELEVENTH ORDER OF BUSINESS

Discussion of MI Homes Vacant Land Acquisition

The Board discussed the potential acquisition of the MI Homes vacant land. Ms. Firebaugh stated she would like to see a contract before Thanksgiving. The Board decided to table this discussion until the next meeting.

TWELVTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Ms. Emery asked for a decision on the "No Fishing" signs for the ponds.

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved a NTE of \$3,500 for Ms. Emery to obtain "No Fishing" signs, for K-Bar Ranch II Community Development District.

Ms. Emery asked for a proposal for having the CDD owned sidewalks pressure washed.

Ms. Firebaugh advised the Board there were chemicals that were emptied out and have damaged several acres of wetland area. There is an ongoing investigation currently.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan 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. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors adjourned the meeting at 8:02 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview , Florida · (813) 533-2950

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$132,244.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
AMTEC	100332	8/23/6819	Arbitrage Rebate Calculation S2021	\$ 450.00
Arksoftwash	100336	1151	SoftWash - Monuments & Columns 08/23	\$ 4,375.00
Blue Water Aquatics, Inc.	100329	30425	Aquatic Service - Pond Treatment 07/23	\$ 3,705.00
Brandon Electric	100320	32638	Service Call - Well Pump Control (Hawk Valley Dr) 07/23	\$ 175.00
City of Tampa Utilities	100333	2282015 8/23	10352 K Bar Ranch Pkwy - Account #2282015 08/23	\$ 5.50
City of Tampa Utilities	100333	2287182 8/23	10820 Mistflower Ln - Account #2287182 08/23	\$ 235.66
City of Tampa Utilities	100333	2333386 8/23	19339 Eagle Creek Ln - Account #2333386 08/23	\$ 43.86
Duzianthan Mohanadoss	100337	DM081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Florida Department of Revenue	100326	39-8017923158-4 07/23	Sales and Use Tax 07/23	\$ 336.18
Gregory Halstead	100338	GH081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
James E Finley Jr	100339	JF081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Kbar Ranch II CDD	DC080123	DC080123	Debit Card Replenishment	\$ 1,175.11
Kbar Ranch II CDD	DC080723	DC080723	Debit Card Replenishment	\$ 443.25
Kbar Ranch II CDD	DC082523	DC082523	Debit Card Replenishment	\$ 675.84
Michele Emery	100340	ME081723	Board of Supervisors Meeting 08/17/23	\$ 200.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100330	3907	Legal Services 07/23	\$ 6,740.50
Pine Lake Services, LLC	100321	2490	Plant Replacement - Clubhouse Sidewalk 06/23	\$ 1,460.96
Pine Lake Services, LLC	100327	2720	Plant Replacement - Hawk Valley Entrance 08/23	\$ 1,481.11
Pine Lake Services, LLC	100327	2722	June F&P 08/23	\$ 1,600.00
Pine Lake Services, LLC	100342	2666	Monthly Landscape Maintenance 08/23	\$ 26,578.67
Pine Lake Services, LLC	100345	2716	Bush Hog Mowing - Eagle Creek 07/23	\$ 2,400.00
Pine Lake Services, LLC	100345	2732	Install Annuals 08/23	\$ 10,237.50
Pine Lake Services, LLC	100345	2767	Landscape Maintenance (July F&P) 07/23	\$ 5,075.00
Pine Lake Services, LLC	100345	2768	Remove (2) Trees 08/23	\$ 558.44
R.J. Kielty Plumbing, Heating & Cooling, Inc.	100341	102346899	Service Call - HVAC 07/23	\$ 2,522.15
Rizzetta & Company, Inc.	100319	INV0000082195	District Management Fees 08/23	\$ 5,138.75
Rizzetta & Company, Inc.	100325	INV0000082326	Amenity Management & Oversight 08/23	\$ 7,563.60
Rizzetta & Company, Inc.	100328	INV0000082356	Out of Pocket Expense 08/23	\$ 208.30
Rizzetta & Company, Inc.	100335	INV0000082985	Personnel Reimbursement 08/18/23	\$ 6,488.65

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Saket Srivastava	100322	080223 Srivastava	Rental Deposit Refund	\$ 135.00
Securiteam, Inc.	100323	17192	Add Additional Cameras 08/23	\$ 2,461.42
Securiteam, Inc.	100331	17130	Gate Video Monitoring Services 08/23	\$ 10,992.00
Securiteam, Inc.	100334	13585062323	Service Call - Sundrift Entry 08/23	\$ 306.25
Securiteam, Inc.	100334	13588062323	Service Call - Redwood Point 08/23	\$ 350.00
Spectrum	ACH	1736970071923 - 6970	10711 Mistflower Lane 07/23	\$ 169.97
Spectrum	ACH	1736988071923 - 6988	10541 K-Bar Ranch Pkwy 07/23	\$ 169.97
Spectrum	ACH	1736996081223 - 6996	10339 K-BAR RANCH PKWY BLDG GATE 08/23	\$ 149.97
Spectrum	ACH	1744362072923 - 4362	10340 K-Bar Ranch Pkwy 08/23	\$ 169.97
Spectrum	ACH	1752167072123 - 2167	10820 Mistflower Lane - Amenity Center 07/23	\$ 289.95
Spectrum	ACH	1754981080123 - 4981	10528 Mistflower Ln 08/23	\$ 169.98
Spectrum	ACH	1758297081023 - 8297	10821 MISTFLOWER LN - Gate Phone 08/23	\$ 189.98
Spectrum	ACH	1779814071723 - 9814	19302 Eagle Creek LN SB 07/23	\$ 84.98
Spectrum	ACH	2736809072223 - 6809	19292 Mossy Pine Dr 07/23	\$ 189.98
Spectrum	ACH	2756559081023- 6559	10841 Mistflower Ln - Gate Phone 08/23	\$ 77.98

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stantec Consulting Services, Inc.	100324	2111427	Engineering Services 06/23	\$ 766.50
Suncoast Pool Service, Inc.	100343	9545	Pool Service 08/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100344	5990	Monthly Rust Control 08/23	\$ 1,525.00
TECO	ACH	211025392658 8/23	10841 Mistflower Lane, Gate 08/23	\$ 72.00
TECO	ACH	211025490809 8/23	10611 K-Bar Ranch Pkwy 08/23	\$ 79.26
TECO	ACH	221005600376 8/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 08/23	\$ 98.00
TECO	ACH	221008392039 8/23	Parcel I - Street Lights 08/23	\$ 1,723.40
TECO	ACH	221008498422 8/23	19301 Eagle Creek LN - Entry Sign/Gate 08/23	\$ 71.86
TECO	ACH	221008777825 8/23	10580 K-Bar Ranch Pkwy 08/23	\$ 68.11
TECO	ACH	321000017111 Summary 07/23	Electric Summary 07/23	\$ 19,505.35
Waste Management Inc. of Florida	ACH	9952411-2206-9	Waste Management - Clubhouse 08/23	\$ 253.26
Total Report				<u>\$ 132,244.17</u>

Tab 9

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this **"Fourth Addendum"**), is made and entered into as of the 2023 day of October 1st (the **"Effective Date"**), by and between KBar II Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the **"District"**), and Rizzetta & Company, Inc., a Florida corporation (the **"Consultant"**).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated January 25, 2020 (the **"Contract"**), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fourth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**KBar II
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2023 to September 30, 2024**.

PERSONNEL:

Full Time Personnel (40 hours per week)

- Clubhouse Manager
- Maintenance

Part Time Personnel (40 hours per week)

- Clubhouse Attendants

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 197,446.
General Management and Oversight ⁽²⁾	\$ 10,800.
Total Services Cost:	\$ 208,246.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day-to-day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 10

**K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 3, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

October 3, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$9,150,109.
- The change in the District's total net position in comparison with the prior fiscal year was \$634,916, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,540,052, a decrease of (\$579,287) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaids and deposits, restricted for debt service and capital projects, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 1,576,630	\$ 2,169,905
Capital assets	23,433,536	24,183,648
Total assets	25,010,166	26,353,553
Current liabilities	319,991	343,074
Long-term liabilities	15,540,066	17,495,286
Total liabilities	15,860,057	17,838,360
Net Position		
Net investment in capital assets	7,893,470	6,688,362
Restricted	539,650	1,403,543
Unrestricted	716,989	423,288
Total net position	\$ 9,150,109	\$ 8,515,193

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2022	2021
Program revenues		
Charges for services	\$ 3,342,507	\$ 4,977,657
Operating grants and contributions	27,542	448
Capital grants and contributions	67	8,760,628
General revenues		
Unrestricted investment earnings	1,084	61
Miscellaneous	20,532	9,176
Total revenues	<u>3,391,732</u>	<u>13,747,970</u>
Expenses:		
General government	162,037	121,384
Public safety	117,559	113,900
Physical environment	1,459,074	1,126,040
Roads and streets	15,093	12,219
Culture and recreation	295,516	265,127
Interest on long-term debt	707,537	718,527
Bond issue costs	-	293,675
Total expenses	<u>2,756,816</u>	<u>2,650,872</u>
Change in net position	634,916	11,097,098
Net position - beginning	8,515,193	(2,581,905)
Net position - ending	<u>\$ 9,150,109</u>	<u>\$ 8,515,193</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,756,816. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments in the current year and capital contributions from the Developer and assessments in the prior year. The decrease in charges for services is due to a decrease in infrastructure contribution from the Developer in the prior year that did not recur in the current year. The remainder of current year revenue includes interest revenue and amenity rentals. In total, expenses increased as result of increased utility charges and landscape maintenance.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$25,048,077 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,614,541 has been taken, which resulted in a net book value of \$23,433,536. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2022, the District had \$15,390,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

FINANCIAL STATEMENTS

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 736,077
Accounts receivable	7,000
Prepays and deposits	10,490
Restricted assets:	
Investments	823,063
Capital assets	
Non-depreciable assets	6,726,706
Depreciable assets, net	<u>16,706,830</u>
Total assets	<u>25,010,166</u>
LIABILITIES	
Accounts payable and accrued expenses	35,465
Due to Developer	1,093
Due to others	20
Accrued interest payable	283,413
Non-current liabilities:	
Due within one year	320,000
Due in more than one year	<u>15,220,066</u>
Total liabilities	<u>15,860,057</u>
NET POSITION	
Net investment in capital assets	7,893,470
Restricted for debt service	522,129
Restricted for capital projects	17,521
Unrestricted	<u>716,989</u>
Total net position	<u><u>\$ 9,150,109</u></u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 162,037	\$ 162,037	\$ -	\$ -	\$ -
Public safety	117,559	117,559	-	67	67
Physical environment	1,459,074	962,328	-	-	(496,746)
Culture and recreation	295,516	295,516	-	-	-
Roads and streets	15,093	15,093	-	-	-
Interest on long-term debt	707,537	1,789,974	27,542	-	1,109,979
Total governmental activities	2,756,816	3,342,507	27,542	67	613,300
General revenues:					
					1,084
					20,532
					21,616
					634,916
					8,515,193
					\$ 9,150,109

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
ASSETS				
Cash	\$ 736,077	\$ -	\$ -	\$ 736,077
Investments	-	805,542	17,521	823,063
Accounts Receivable	7,000	-	-	7,000
Prepays and deposits	10,490	-	-	10,490
Total assets	<u>\$ 753,567</u>	<u>\$ 805,542</u>	<u>\$ 17,521</u>	<u>\$ 1,576,630</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 35,465	\$ -	\$ -	\$ 35,465
Due to others	20	-	-	20
Due to Developer	1,093	-	-	1,093
Total liabilities	<u>36,578</u>	<u>-</u>	<u>-</u>	<u>36,578</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	10,490	-	-	10,490
Restricted for:				
Debt service	-	805,542	-	805,542
Capital projects	-	-	17,521	17,521
Assigned to:				
Capital reserves	50,081	-	-	50,081
Unassigned	656,418	-	-	656,418
Total fund balances	<u>716,989</u>	<u>805,542</u>	<u>17,521</u>	<u>1,540,052</u>
Total liabilities and fund balances	<u>\$ 753,567</u>	<u>\$ 805,542</u>	<u>\$ 17,521</u>	<u>\$ 1,576,630</u>

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$ 1,540,052
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Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	25,048,077	
Accumulated depreciation	<u>(1,614,541)</u>	23,433,536

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(283,413)	
Premium on bonds	(150,066)	
Bonds payable	<u>(15,390,000)</u>	<u>(15,823,479)</u>

Net position of governmental activities	<u><u>\$ 9,150,109</u></u>
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See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
REVENUES				
Assessments	\$ 1,558,177	\$ 1,789,974	\$ -	3,348,151
Miscellaneous revenues	-	23,668	-	23,668
Interest and other revenues	21,616	3,874	67	25,557
Total revenues	1,579,793	1,817,516	67	3,397,376
EXPENDITURES				
Current:				
General government	162,037	-	-	162,037
Public safety	117,559	-	-	117,559
Physical environment	820,666	-	-	820,666
Culture and recreation	183,812	-	-	183,812
Roads and streets	15,093	-	-	15,093
Debt service:				
Principal	-	1,950,000	-	1,950,000
Interest	-	727,496	-	727,496
Total expenditures	1,299,167	2,677,496	-	3,976,663
Excess (deficiency) of revenues over (under) expenditures	280,626	(859,980)	67	(579,287)
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	18,719	(19,290)	571	-
Total other financing sources (uses)	18,719	(19,290)	571	-
Net change in fund balances	299,345	(879,270)	638	(579,287)
Fund balances - beginning	417,644	1,684,812	16,883	2,119,339
Fund balances - ending	\$ 716,989	\$ 805,542	\$ 17,521	\$ 1,540,052

See notes to the financial statements

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (579,287)
Amounts reported for governmental activities in the statement of activities are different because:	
Amortization of Bond premium is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	5,220
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(750,112)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,950,000
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(5,644)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>14,739</u>
Change in net position of governmental activities	<u>\$ 634,916</u>

See notes to the financial statements

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, one Board member is affiliated with M/I Homes of Tampa, LLC ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

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

Unearned Revenue

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Weighted Average Maturities
Goldman Sachs Financial Square Government Fund	\$ 544,048	S&P AAAM	11 days
First American Treasury Obligation CL Y	279,015	S&P AAAM	9 days
Total Investments	<u>\$ 823,063</u>		

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

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

NOTE 5 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 6,726,706	\$ -	\$ -	\$ 6,726,706
Total capital assets, not being depreciated	6,726,706	-	-	6,726,706
Capital assets, being depreciated				
Security video monitoring system	22,855	-	-	22,855
Roadways	7,110,246	-	-	7,110,246
Stormwater/wastewater mgmt	4,785,289	-	-	4,785,289
Landscape and hardscape	3,149,815	-	-	3,149,815
Amenity center	3,253,166	-	-	3,253,166
Total capital assets, being depreciated	18,321,371	-	-	18,321,371
Less accumulated depreciation for:				
Security video monitoring system	(6,802)	(3,265)	-	(10,067)
Roadways	(275,432)	(237,008)	-	(512,440)
Stormwater/wastewater mgmt	(209,884)	(191,412)	-	(401,296)
Landscape and hardscape	(218,689)	(209,988)	-	(428,677)
Amenity center	(153,622)	(108,439)	-	(262,061)
Total accumulated depreciation	(864,429)	(750,112)	-	(1,614,541)
Total capital assets, being depreciated, net	17,456,942	(750,112)	-	16,706,830
Governmental activities capital assets, net	\$ 24,183,648	\$ (750,112)	\$ -	\$ 23,433,536

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

During the prior fiscal year the District accepted improvements for Parcels D, E, I, J, and N at a cost of \$14,514,324. The District has reported contributions from the Developer for these assets at \$8,760,626.

NOTE 5 - CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs as follows:

Physical environment	\$	638,408
Culture and recreation		111,704
Total depreciation	\$	<u>750,112</u>

NOTE 6 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2022 were as follows:

Fund	Transfer in	Transfer out
General fund	\$ 18,719	\$ -
Debt service	-	19,290
Capital projects	571	-
Total	<u>\$ 19,290</u>	<u>\$ 19,290</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the operating and capital projects funds were made in accordance with the Bond Indenture.

NOTE 7 - LONG-TERM LIABILITIES

Series 2017 Bonds

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

Series 2021 Bonds

On June 18, 2021, the District issued \$6,135,000 of Special Assessment Bonds, Series 2021 consisting of multiple terms Bonds with due dates ranging from May 1, 2026 to May 1, 2051, and fixed interest rates ranging from 2.3% to 3.31%. The Bonds were issued to finance a portion of the cost of acquiring, construction and equipping of certain assessable improvements comprising the Series 2021 Project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid annually commencing May 1, 2022 through May 1, 2051.

The Series 2017 and Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Bond Compliance

The Series 2017 and Series 2021 Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 7 - LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 11,205,000	\$ -	\$ 1,820,000	\$ 9,385,000	\$ 190,000
Series 2021	6,135,000	-	130,000	6,005,000	130,000
Original issue premium	155,286	-	5,220	150,066	-
Total	<u>\$ 17,495,286</u>	<u>\$ -</u>	<u>\$ 1,955,220</u>	<u>\$ 15,540,066</u>	<u>\$ 320,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 320,000	\$ 680,191	\$ 1,000,191
2024	330,000	668,601	998,601
2025	345,000	656,646	1,001,646
2026	355,000	644,126	999,126
2027	370,000	631,156	1,001,156
2028-2032	2,050,000	2,927,256	4,977,256
2033-2037	2,565,000	2,446,494	5,011,494
2038-2042	3,175,000	1,829,663	5,004,663
2043-2047	4,010,000	1,010,531	5,020,531
2048	1,870,000	159,438	2,029,438
Total	<u>\$ 15,390,000</u>	<u>\$ 11,654,102</u>	<u>\$ 27,044,102</u>

NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION

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

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

NOTE 9 - MANAGEMENT COMPANY

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

NOTE 10 - RISK MANAGEMENT

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

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,546,922	\$ 1,558,177	\$ 11,255
Interest and other revenues	-	21,616	21,616
Total revenues	<u>1,546,922</u>	<u>1,579,793</u>	<u>32,871</u>
EXPENDITURES			
Current:			
General government	125,410	162,037	(36,627)
Public safety	115,680	117,559	(1,879)
Physical environment	1,024,290	820,666	203,624
Culture and recreation	216,142	183,812	32,330
Roads and streets	15,400	15,093	307
Capital outlay	50,000	-	50,000
Total expenditures	<u>1,546,922</u>	<u>1,299,167</u>	<u>247,755</u>
Excess (deficiency) of revenues over (under) expenditures	-	280,626	280,626
OTHER FINANCING SOURCES			
Transfers in	-	18,719	18,719
Total other financing sources		<u>18,719</u>	<u>18,719</u>
Net change in fund balances	<u>\$ -</u>	299,345	<u>\$ 299,345</u>
Fund balance - beginning		<u>417,644</u>	
Fund balance - ending		<u>\$ 716,989</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	8
Employee compensation for FYE 9/30/2022 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2022	\$157,386.00
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	<p>Operations and maintenance;</p> <p>Villa - \$1,334.44 SF 50' - \$2,119.93 SF 65'- \$2,709.04 SF 40' - \$1,727.19 SF 50' Unplatted - \$2,119.93</p> <p>Debt service;</p> <p>Villa - \$970.45 SF 50' - \$1,169.22 SF 65'- \$1,519.98 SF 40' - \$970.45 SF 50' Unplatted - \$1,169.94</p>
Special assessments collected FYE 9/30/2022	\$2,608,426
Outstanding Bonds:	
Series 2017 A-1, due May 1, 2048	See Note 7 page 19 for details
Series 2021, due May 1, 2051	See Note 7 page 19 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated October 3, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

October 3, 2023



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined K-Bar Ranch II Community Development District, City of Tampa, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

October 3, 2023



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of K-Bar Ranch II Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated October 3, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 3, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

October 3, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.