



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
November 16, 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

11/9/2023

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, November 16 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 Tab 1
 1. Consideration of Landscape Proposals Tab 2
 - B. Presentation of Aquatics Report..... Tab 3
 1. Consideration of Aquatic Inspection Services..... Tab 4
 - C. Clubhouse Manager Report Tab 5
 - D. District Counsel
 - E. District Engineer
 - F. District Manager Report Tab 6
 1. Review of Financial Statement Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 19, 2023 Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for September 2023 Tab 9
- 5. BUSINESS ITEMS**
 - A. Consideration of Securiteam Proposals Tab 10
 - B. Presentation of 3rd Quarter Website Audit..... Tab 11
 - C. Discussion on Vacant Land Purchase
- 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

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



October 9, 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. Continue to work on the turf weeds treatments throughout the irrigated Bahia on Kbar Ranch Blvd. **In Progress**
2. Eradicate the turf weeds on the inbound side of the hawk valley entrance. **COMPLETE**
3. Improve the vigor in the bottle brush in the plant beds on the outbound side of the hawk valley entrance. **COMPLETE**
4. Eradicate the turf weeds on the inbound and outbound side of the redwood pointe entrance. **COMPLETE**
5. Diagnose and treat the browning in the Saint Augustine on the outbound side of the redwood pointe entrance. This is a new area.(Pic 5)
6. Eradicate the bed weeds in the shell as you turn onto mistflower lane off Kbar Ranch Parkway. **COMPLETE**
7. Continue to treat and fertilize the viburnum suspensum at the mail kiosk in the briar brook community. **COMPLETE**
8. Treat the turf weeds next top the home at the Briar Brook Mail Kiosk. **COMPLETE**
9. Treat the turf weeds on the outbound side of the Briar Brook main entrance inside of the gate. **COMPLETE**
10. Continue to work on the turf weeds in the center island on Mistflower lane from the Briar Brook entrance to the clubhouse. **COMPLETE**
11. Throughout the Loropetalum beds on Mistflower lane remove the dead material and provide a price to infill with new loropetalum. **COMPLETE**
12. Continue to improve the vigor in the plant material on the inbound and outbound side of the Mossy Pine entrance. **COMPLETE**
13. During my inspection on the outbound side of the Sun drift 1 entrance the valve box has been left open. Make sure these are staying covered. **COMPLETE**



Redwood Point, Wild Tamarind, Laurel Vista

14. Diagnose and treat the browning in the turf on the exit side of the Sun drift I entrance.

15. Cutback the fakahatchee on Mistflower lane from Old Spanish back towards the amenity center. **COMPLETE**

16. Diagnose and check the irrigation in the center island going from Old Spanish to Kbar Ranch parkway.(Pic 16)



17. Treat the bed weeds that is in the Viburnum hedge that is surrounding the mail kiosk at the Sundrift II community.(Pic 17)



18. Treat the bed weeds at the Sundrift I mail kiosk area in the surrounding Vibrnum. **COMPLETE**

19. Continue to work on the turf weeds in the same area as above. **COMPLETE**

20. Treat the turf weeds on the inbound and outbound side of the sundrift I entrance. **COMPLETE**

21. During my inspection, the Saint Augustine between mistflower lane and the amenity center parking lot was very dry check the irrigation in this area. **COMPLETE**

22. 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 22) **COMPLETE**



23. Continue to treat the Bermuda at the amenity center pool area for turf weeds. **COMPLETE**

24. Treat the turf weeds on the outbound side of mistflower lane from the amenity center to the traffic circle. **COMPLETE**



K BAR RANCH II

LANDSCAPE INSPECTION REPORT



November 8, 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.
- ❖ Improve turf color throughout the district. There is a lot of brown Saint Augustine.

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. Treat the ant mounds in the center island as you enter the community on Kbar Ranch Parkway in the center island once eradicated rake down the mounds.
2. Improve the vigor in the Foxtail fern at the Hawk Valley entrance. Remove any of the dead material from the material.(Pic 2)



Weather the Bahia grass areas are going to start going dormant and turn brown.

6. **Make sure the recently installed Copperleaf at redwood pointe is getting adequate water.**
7. Replace the dead turf under warranty on the outbound side of the Redwood Pointe entrance.(Pic 7)



3. Treat the ant mounds throughout Kbar Ranch Parkway. Once eradicated rake down the mounds.
4. Improve the vigor in the Viburnum Odos on Kbar Ranch Parkway on the outbound side before redwood pointes entrance. We have one plant that is dead replace with a 3 gallon and invoice out the district. (Pic 4>)



5. **Note to the board going into cooler**



Kbar Ranch II

8. Treat the turf weeds on the inbound side of Mistflower Lane before you get to the traffic circle.
9. Treat the turf weeds in the center island on Mistflower lane where the oak tree is located.
10. What exactly has been done to try to improve the viburnum suspensum at the Briar Brook mail kiosk? There is no change to these from last month.(pic 10)



11. During my inspection there was a lot of hot spotting in the Saint Augustine turf areas with the recent fertilization I expected better color throughout the property. Lets get the irrigation issues under control.
12. Make sure crews are staggering mowing patterns on Mistflower lane in the Saint Augustine. We are starting to get indentions from the same pass being made.
13. Cutback the Fakahathcee grass throughout Mistflower Lane.
14. Improve the vigor and color of the Saint Augustine at the sundrift I entrance.
15. **During my inspection I noticed rocks being stored on district property from the curbing work. The turf in these areas will need to be replaced by the entity doing**

the work. This is on Sundrift Drive(Pic 15)



16. Improve the vigor in the Saint Augustine at the Sundrift II mail Kiosk. Treat the turf weeds through out the turf.
17. Improve the vigor in the plant material at the Eagle Creek entrance on the inbound and outbound side.
18. Improve the vigor in the turf color at the Eagle Creek entrance.
19. Improve the vigor in the Saint Augustine at the old Spanish main entrance.
20. During my inspection I inspected the large oak tree in the back of the pool area. This tree has been struck by lightning and will need to be removed. There was multiple leaders that had scarring from the strike. The strike made it to the ground and into the root structure of the tree.(Pic 20,20a Next Page)
21. Make sure we are scheduling the next application of a Complete fertilizer with Pre-M to the Saint Augustine in the month of November. Provide us a date on when this will be completed.
22. Did all shrubs and groundcovers get fertilized in the month of October with fertilizer. Please provide the date this was done.



Kbar Ranch II



Tab 2



Cody's Tree and Debris

Cody Duncan
813-966-1396
codystreeanddebris@yahoo.com

ESTIMATE
EST0521

DATE
Nov 2, 2023

TOTAL
USD \$4,200.00

TO

Matt O'Nolan

☎ 81353329500
monolan@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Grand Live Oak Trim	\$4,200.00	1	\$4,200.00

- Elevate/Reduce
- Deadwood
- Moss Reduction
- Debris Disposal

The Grand Live Oak at Redwood Pt. was assessed on 11/1/23 using the ANSI 300 standards for care and maintenance. This 68" DBH Live Oak is found to have one supporting lead that has made contact with the ground and has positive sprawling growth. This lead specifically should not be reduced or cut. This lead in particular supports this Grand Live Oak during high winds and is not advised to cut or reduce.

As for the remaining leads approaching contact with the soil; elevation and reduction to the canopy of a max of 30% or less can be managed. The overall height for the majority of this canopy can be raised approx 6'-8' feet from the ground level to facilitate green space maintenance/mowing.

Lead removal is not advised on a tree of this stature and age. Damage to the overall well being & health of this tree can be compromised by trying to alter its structural integrity. The expectations of this trim have not yet been defined by K-Bar Management, and prior to commencement of this trim an "expectations of outcome" should be defined.

SUBTOTAL **\$4,200.00**

TAX (0%)	\$0.00
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TOTAL	USD \$4,200.00
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All approved estimates require a 50% deposit due prior to arrival of our equipment. You will receive a paid deposit invoice, and our equipment will leave the job site until the job is complete. The remaining 50% is due upon completion no exceptions. If you have any questions or concerns please don't be afraid to reach out via calling or texting at 813-966-1396



Proposal #2972

Pine Bark Application 11/23

Date 10/26/2023
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Epifanio Carvajal Ulloa 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 epi@pinelakenurseryinc.com or 813 528 5039.

Pine Bark Application 11/23

Pine Bark Mulch install

Pine Bark

Items	Quantity	Unit	Price
Pine Bark	450.00	Yd	
Pine Bark:			\$26,100.00
PROJECT TOTAL:			\$26,100.00

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

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

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

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

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 _____
Epifanio Carvajal Ulloa
Date 10/26/2023
Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.



Proposal #3004

Oak Tree Removal by the Pool area 11/23

Date 11/6/2023
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Remove one Large Oak Tree is located out side the fence by the North west side of the Pool Area
Includes stump grinder

Tree Removal

Demo and Prep

Items	Quantity	Unit	Price
Tree Removal	1.00	ea	
Demo and Prep:			\$6,250.00
PROJECT TOTAL:			\$6,250.00

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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

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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

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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

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 _____
Epifanio Carvajal Ulloa
Date 11/6/2023

Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.



Proposal #3007

KBar Tennis Court Drain 11-23

Date 11/7/2023
Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647
Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Install drain along the Tennis court to reduce the amount of water getting on the courts.

Tennis Court Drain

Drainage Install

Items	Quantity	Unit	Price
Labor Enhancement	30.00	Hr	
Channel Drain 5"	10.00	ea	
4" Corrugated Sock Drain	1.00	ea	
12x12 Drain Box	1.00	ea	
Misc Drain Fittings and Parts	1.00	ea	
Mulch Pine Bark 3 cuft Bag	20.00	ea	

Drainage Install : \$3,751.78

PROJECT TOTAL: \$3,751.78

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

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

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 its 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

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.

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By _____
Epifanio Carvajal Ulloa
Date 11/7/2023

Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.

Tab 3

Chris Thompson

Blue Water Aquatics, Inc.

10/30/2023 | 12 Photos



K-Bar Ranch CDD II Aquatics Report



October Aquatics Report

The SWFWMD Provisional Rainfall Summary shows Hillsborough received 1.18" of rain as of the 12th. The monthly average for October is 2.81". The cooler temperatures should bring less algae. The cooler weather will also cause some of the native plants to brown and wither. The plants will rebound in spring.

1

al Rainfall Summary through the midnight of October 12, 2023

Table: Summary by Region

Region	October 1 Through October 12 2023			January 1 Through October 12 2023			November 2022 Through October 2023			
	Month to Date	Monthly Average	Percent of Monthly Average	Year to Date	Calendar Year Average	Percent of Calendar Year Average	Cumulative 10-month	Cumulative 12-month Average	Percent of Average	Cumulative 12-month Percentile
Northern	2.14	2.85	75%	38.98	48.96	80%	44.18	55.74	82%	17%
Central	1.11	2.87	39%	35.67	48.28	74%	43.56	52.56	82%	12%
Southern	1.59	1.69	95%	37.16	48.41	77%	43.25	52.55	82%	8%
District	1.38	2.88	48%	37.36	48.63	77%	43.55	52.84	82%	6%

Table: Summary by County

County	October 1 Through October 12 2023			January 1 Through October 12 2023			November 2022 Through October 2023			
	Month to Date	Monthly Average	Percent of Monthly Average	Year to Date	Calendar Year Average	Percent of Calendar Year Average	Cumulative 10-month	Cumulative 12-month Average	Percent of Average	Cumulative 12-month Percentile
Northern Region										
Lory	2.41	2.85	84%	40.96	48.91	83%	43.84	54.84	81%	17%
Marion	3.79	3.95	120%	48.23	49.41	98%	52.69	54.39	97%	47%
Cherokee	1.97	2.78	71%	36.68	49.45	74%	41.09	54.14	76%	8%
Sumner	1.71	2.82	61%	37.62	47.86	79%	43.34	51.99	83%	15%
Hernando	1.68	2.87	58%	36.18	50.30	72%	43.69	54.84	79%	19%
Lake	1.55	2.88	53%	38.11	47.60	80%	45.37	51.91	87%	24%
Central Region										
Polk	1.19	2.93	41%	35.65	49.50	72%	43.58	54.64	80%	11%
Putnam	1.31	2.91	45%	26.52	47.14	56%	34.64	51.64	67%	1%
Hillsborough	1.38	2.81	49%	36.40	49.44	73%	43.66	52.70	82%	9%
Polk	0.91	2.88	32%	40.84	48.12	85%	46.61	52.64	88%	11%
Southern Region										
Manatee	0.62	3.05	20%	32.78	49.37	66%	38.74	52.44	72%	3%
DeSoto	0.60	3.01	17%	30.28	48.57	62%	45.39	52.19	87%	21%
Highland	1.50	3.44	44%	27.22	48.67	56%	53.68	52.05	102%	105%
Sarasota	0.80	3.23	25%	31.08	48.72	63%	37.18	52.70	71%	2%
Dade	2.11	3.27	65%	43.07	48.33	89%	48.92	51.88	94%	19%
Charlotte	1.95	3.39	58%	37.15	48.96	76%	44.02	52.57	84%	19%

All rainfall values in inches

Rainfall summary

Project: K-Bar Ranch I CDD
Date: 10/13/2023, 7:00am
Creator: Chris Thompson

2




Project: K-Bar Ranch I CDD

Date: 10/13/2023, 7:02am

Creator: Chris Thompson

Pond map

3



191A

Beautiful native Fire Flag, Cyprus trees, and Duck Potato inhabit this tiny pond off of K Bar RANCH PKWY.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 10:14am

Creator: Darren Maio

4

**241**

We treated for: Torpedo grass. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 10:37am

Creator: Darren Maio

5

**240**

Directly across from the clubhouse. We treated for: Torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 10:41am

Creator: Darren Maio

6

**SD 112**

Sun Drift's front pond on the corner of Mistflower and K Bar Ranch PKWY. No trash at all this month.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 10:50am

Creator: Darren Maio

7

**240**

We removed the deer from the pond and disposed of it.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 11:17am

Creator: Darren Maio

8

**223**

Filled up nicely from the past weeks' rainy weather.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 11:39am

Creator: Darren Maio

9

**201**

We treated for: Torpedo grass. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 12:10pm

Creator: Darren Maio

**121**

This small pond frequently gets algae blooms. The water level fluctuates very fast. The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 12:39pm

Creator: Darren Maio

**112**

We battled alligator weed and torpedo grass here for quite some time. The back side of the pond has finally been cleared of debris and brush.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 12:49pm

Creator: Darren Maio

**SD115**

We treated for filamentous algae.

Project: K-Bar Ranch II CDD

Date: 10/17/2023, 1:09pm

Creator: Darren Maio

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

10/5/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

4ne

Temperature

87

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

121 wr3 122 102 fc105 103 104 101 100
fc40 ec1-9 202 204 205 201 192 190 191
242 s1 203 200

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

121 wr3 104 100 ec4. Ec5 210 204 202 200

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal



Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	10/6/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	7 MPH E
Temperature	83*
Multiple Sites Treated	Yes

Ponds Treated Information Repeatable - 2 Count

1 of 2

Pond Numbers	210, 212, 223, 213, 211, 232, FC220, 221, 222, 230, FC230, FC231, 231, A13, 240, WCA, 243, 244, FC242B, FC242A, 241, FC630151, FC670250A, SDII5, SDII4, SDII3, SDII2, SDII1
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated ponds for torpedo grass, alligator weed, pennywort, creeping water, west Indian marsh grass, and sesbania.

2 of 2

Pond Numbers	210, SDII5, SDII2
Service Performed	Treatment



Aquatic Services Report

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae and planktonic algae.

Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

10/12/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Rainy

Wind

11 MPH SW

Temperature

72*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

EWR3, 121, 102, FC105, 103, 104, 101, EWR2, 100, FC40, 202, 204, 205, 201, A10, 200, 203, 210, 212, C3, C2, 223, 213, 211, 232, 222, 221, FC220, 230, FC230, FC231, 231, WCA, A13, 240, 244, 241, FC242A, 244, FC630151, FC242B, FC670250A, 190, 192, 191A, 191, 242, SDII1, SDII2, SDII3, SDII4, SDII5, EC1-9, 193

Service Performed

Inspection

Water Level

Normal

Observations/Recommendations

A couple of minor issues with algae on a few ponds, but overall, the property is good condition. It's quite rainy during this inspection

2 of 2

Pond Numbers

SDII2, SDII5, 210

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV



Aquatic Services Report

Water Level

Normal

Restrictions

None

Observations/Recommendations

Treated ponds for filamentous algae.



Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	10/18/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	6 MPH NNE
Temperature	64*
Multiple Sites Treated	No
Pond Number	240
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Special Service Agreement
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Removed dead deer from pond 240.

Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date

10/24/2023

Customer

K-Bar Ranch CDD II

Weather Conditions

Partly Cloudy

Wind

13 MPH ENE

Temperature

82*

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

EWR3, 121, 102, FC105, 103, 104, 101, EWR2, 100, FC40, 202, 204, 205, 201, A10, 200, 203, 210, 212, C3, C2, 223, 213, 211, 232, 222, 221, FC220, 230, FC230, FC231, 231, WCA, A13, 240, 244, 241, FC242A, 244, FC630151, FC242B, FC670250A, 190, 192, 191A, 191, 242, SDII1, SDII2, SDII3, SDII4, SDII5, EC1-9, 193

Service Performed

Inspection

Water Level

Low

Observations/Recommendations

Ponds were in overall good condition. We are on track for the next treatment during the first week of November.

2 of 2

Pond Numbers

210, 202, 204

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV



Aquatic Services Report

Water Level

Low

Restrictions

None

Observations/Recommendations

Pond 210, 202, 204 were treated for filamentous algae.



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	10/30/2023
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	3ene
Temperature	80
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	Ec9 fc630151 702
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> JonBoat
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

Tab 4



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 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 CDD BOS Meeting November 2023

Operations and Maintenance Report

Amenities Center/Activities/Events

- Harvest Fest
- Holiday Event planned for Dec. 3
- Santa booked
- I suggest we have the Official Lighting of the Clubhouse as the finale to the Holiday Event Dec 3
- Sleigh ride with horses awaiting call back
- Eagle Creek and Sundrift construction continues...gates to be left open
- No towing in these villages through Thanksgiving also Amenity Center added
- Dead oak update?
- I would like to get approval to brand K-Bar Ranch II merchandise and sell. Baseball caps(Navy, white, pink and green) T-shirts and sweatshirts and/or polo shirts and coffee mugs to start
- Order staff shirts as part of dress code
- Lighting is or is nearly completed(at time of my writing this report).
- New Proptia system...issue with Credential Wallet...we were never told that we have to pay \$1/device that we have bought and paid for, in order to activate it, in this new system

Maintenance

- Dave continues painting of curbs at each village entrance
- Wi-fi booster installed for greater range
- Permission to get a comp review inspection from a new pool service company .
- Littering still a big problem along Mistflower at main entrance
- No fishing signs ordered
- Pressure washer arrived
- Cameras in event room/kitchen are a big plus/help

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 21 @ 6p
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

November 16

2023

K
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FINANCIAL SUMMARY

9/30/2023

General Fund Cash & Investment Balance:	\$843,164
Reserve Fund Cash & Investment Balance:	\$101,964
Debt Service Fund Investment Balance:	<u>\$831,872</u>
Total Cash and Investment Balances:	\$1,777,000
General Fund Expense Variance: \$122,190	Under Budget

Tab 7



Rizzetta & Company

K-Bar Ranch II Community Development District

**Financial Statements
(Unaudited)**

September 30, 2023

Prepared by: Rizzetta & Company, Inc.

kbarranchiicdd.org
rizzetta.com

K-Bar Ranch II Community Development District

Balance Sheet

As of 09/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	140,108	0	0	0	140,108	0	0
Investments	703,056	101,964	831,872	38,064	1,674,956	0	0
Prepaid Expenses	53,192	0	0	0	53,191	0	0
Refundable Deposits	9,110	0	0	0	9,110	0	0
Fixed Assets	0	0	0	0	0	25,048,077	0
Amount Available in Debt Service	0	0	0	0	0	0	831,872
Amount To Be Provided Debt Service	0	0	0	0	0	0	14,238,128
Total Assets	905,466	101,964	831,872	38,064	1,877,365	25,048,077	15,070,000
Liabilities							
Accounts Payable	35,519	0	0	0	35,519	0	0
Accrued Expenses	34,486	0	0	0	34,486	0	0
Other Current Liabilities	153	0	0	0	153	0	0
Due To Other	1,114	0	0	0	1,114	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,070,000
Deposits Payable	4,615	0	0	0	4,615	0	0
Total Liabilities	75,887	0	0	0	75,887	0	15,070,000
Fund Equity & Other Credits							
Beginning Fund Balance	641,774	75,214	805,541	17,522	1,540,051	0	0
Investment In General Fixed Assets	0	0	0	0	0	25,048,077	0
Net Change in Fund Balance	187,805	26,750	26,331	20,542	261,428	0	0
Total Fund Equity & Other Credits	829,579	101,964	831,872	38,064	1,801,479	25,048,077	0
Total Liabilities & Fund Equity	905,466	101,964	831,872	38,064	1,877,365	25,048,077	15,070,000

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,676	(12,676)
Special Assessments				
Tax Roll	1,663,979	1,663,979	1,679,237	(15,258)
Off Roll	16,278	16,278	16,278	0
Other Misc. Revenues				
Miscellaneous Revenue	0	0	37,682	(37,682)
Total Revenues	1,680,257	1,680,257	1,745,873	(65,616)
Expenditures				
Legislative				
Supervisor Fees	3,000	3,000	8,342	(5,342)
Total Legislative	3,000	3,000	8,342	(5,342)
Financial & Administrative				
Administrative Services	4,820	4,820	4,820	0
District Management	21,563	21,563	21,563	0
District Engineer	11,000	11,000	8,998	2,003
Disclosure Report	5,000	5,000	6,000	(1,000)
Trustees Fees	6,000	6,000	7,927	(1,927)
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	5,200	5,200	0
Accounting Services	19,282	19,282	19,282	0
Auditing Services	6,000	6,000	6,000	0
Arbitrage Rebate Calculation	900	900	900	0
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	1,500	1,500	8,633	(7,133)
Bank Fees	500	500	1,417	(917)
Dues, Licenses & Fees	675	675	242	433
Miscellaneous Fees	500	500	996	(496)
Website Hosting, Maintenance, Backup & Email	2,753	2,753	3,001	(248)
Total Financial & Administrative	93,943	93,943	102,912	(8,968)
Legal Counsel				
District Counsel	25,000	25,000	44,135	(19,135)
Total Legal Counsel	25,000	25,000	44,135	(19,135)
Security Operations				
Security Monitoring Services	102,384	102,384	137,024	(34,640)
Security Camera Clubhouse	11,520	11,520	3,493	8,027

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Maintenance & Repair	15,000	15,000	18,444	(3,445)
Total Security Operations	128,904	128,904	158,961	(30,058)
Electric Utility Services				
Utility Services	40,000	40,000	80,313	(40,313)
Utility - Recreation Facilities	35,000	35,000	17,998	17,003
Utility - Street Lights	169,000	169,000	149,049	19,950
Total Electric Utility Services	244,000	244,000	247,360	(3,360)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	5,000	2,925	2,076
Total Garbage/Solid Waste Control Services	5,000	5,000	2,925	2,076
Water-Sewer Combination Services				
Utility Services	3,000	3,000	1,913	1,087
Total Water-Sewer Combination Services	3,000	3,000	1,913	1,087
Stormwater Control				
Aquatic Maintenance	47,000	47,000	44,460	2,540
Lake/Pond Bank Maintenance & Repair	18,000	18,000	4,600	13,400
Wetland Monitoring & Maintenance	5,200	5,200	4,739	461
Wildlife Management Services	4,000	4,000	0	4,000
Total Stormwater Control	74,200	74,200	53,798	20,402
Other Physical Environment				
Street Light Deposit Bond	4,800	4,800	0	4,800
Property Insurance	27,666	27,666	28,300	(634)
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	8,000	8,000	10,375	(2,375)
Landscape Maintenance	529,000	529,000	425,206	103,794
Irrigation Maintenance & Repair	25,000	25,000	25,592	(592)
Well Maintenance	5,000	5,000	37,924	(32,924)
Landscape Replacement Plants, Shrubs, Trees	75,000	75,000	12,749	62,251
Field Services	9,600	9,600	8,800	800
Landscape - Annuals/Flowers	34,000	34,000	24,411	9,589
Fire Ant Treatment	1,000	1,000	0	1,000
Holiday Decorations	20,000	20,000	16,750	3,250
Landscape - Mulch	45,000	45,000	42,456	2,544
Rust Prevention	16,800	16,800	19,700	(2,900)
Total Other Physical Environment	804,596	804,596	655,603	148,992
Road & Street Facilities				
Gate Maintenance & Repair	16,000	16,000	18,431	(2,430)
Sidewalk Maintenance & Repair	2,500	2,500	0	2,500

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	500	500	0	500
Street Sign Repair, Replacement, & New Installations	500	500	0	500
Roadway Repair & Maintenance	500	500	0	500
Total Road & Street Facilities	20,000	20,000	18,431	1,570
Parks & Recreation				
Management Contract	190,316	190,316	180,822	9,494
Telephone, Internet, Cable	3,500	3,500	3,939	(440)
Pool Permits	275	275	275	0
Pest Control	1,000	1,000	1,165	(165)
Furniture Repair & Replacement	1,000	1,000	140	860
Gate Maintenance & Repair	2,000	2,000	3,692	(1,692)
Facility A/C & Heating Maintenance & Repair	1,500	1,500	3,314	(1,814)
Pool Service Contract	18,000	18,000	19,800	(1,800)
Playground Equipment & Maintenance	500	500	0	500
Clubhouse Janitorial Services	0	0	2,728	(2,728)
Clubhouse Maintenance & Repair	2,500	2,500	5,528	(3,028)
Pest Control & Termite Bond	1,873	1,873	0	1,873
Pool Repair & Maintenance	2,000	2,000	239	1,761
Lighting Replacement	650	650	627	23
Clubhouse Supplies	2,000	2,000	4,423	(2,423)
Tennis Court Maintenance & Supplies	500	500	869	(369)
Athletic Court/Field/Playground Maint.	500	500	240	260
Dog Waste Station Supplies & Maintenance	1,500	1,500	210	1,290
Office Supplies	4,000	4,000	3,140	861
Utility Golf Cart Maintenance	10,000	10,000	0	10,000
Total Parks & Recreation	243,614	243,614	231,151	12,462
Special Events				
Clubhouse Programs/Events	10,000	10,000	4,968	5,032
Total Special Events	10,000	10,000	4,968	5,032
Contingency				
Capital Outlay	20,000	20,000	0	20,000
Miscellaneous Contingency	5,000	5,000	27,569	(22,569)
Total Contingency	25,000	25,000	27,569	(2,568)
Total Expenditures	1,680,257	1,680,257	1,558,068	122,190
Total Excess of Revenues Over(Under) Expenditures	0	0	187,805	(187,805)

See Notes to Unaudited Financial Statements

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	641,774	(641,774)
Total Fund Balance, End of Period	0	0	829,579	(829,579)

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,749	(1,749)
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>26,749</u>	<u>(1,749)</u>
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Expenditures	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>26,749</u>	<u>(26,749)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,215</u>	<u>(75,215)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>101,964</u>	<u>(101,964)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,567	(22,567)
Special Assessments				
Tax Roll	667,172	667,172	673,180	(6,008)
Total Revenues	<u>667,172</u>	<u>667,172</u>	<u>695,747</u>	<u>(28,575)</u>
Expenditures				
Debt Service				
Interest	477,172	477,172	475,681	1,491
Principal	190,000	190,000	190,000	0
Total Debt Service	<u>667,172</u>	<u>667,172</u>	<u>665,681</u>	<u>1,491</u>
Total Expenditures	<u>667,172</u>	<u>667,172</u>	<u>665,681</u>	<u>1,491</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>30,066</u>	<u>(30,066)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(10,686)	10,686
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(10,686)</u>	<u>10,686</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>532,894</u>	<u>(532,894)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>552,274</u>	<u>(552,274)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,098	(11,098)
Special Assessments				
Tax Roll	195,534	195,534	197,295	(1,761)
Off Roll	141,867	141,867	141,867	0
Total Revenues	<u>337,401</u>	<u>337,401</u>	<u>350,260</u>	<u>(12,859)</u>
Expenditures				
Debt Service				
Interest	207,401	207,401	204,510	2,891
Principal	130,000	130,000	130,000	0
Total Debt Service	<u>337,401</u>	<u>337,401</u>	<u>334,510</u>	<u>2,891</u>
Total Expenditures	<u>337,401</u>	<u>337,401</u>	<u>334,510</u>	<u>2,891</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>15,750</u>	<u>(15,750)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,799)	8,799
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,799)</u>	<u>8,799</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>272,647</u>	<u>(272,647)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>279,598</u>	<u>(279,598)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	613	(613)
Total Revenues	<u>0</u>	<u>0</u>	<u>613</u>	<u>(613)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>613</u>	<u>(613)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	10,685	(10,685)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>10,685</u>	<u>(10,685)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>11,154</u>	<u>(11,154)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>22,452</u>	<u>(22,452)</u>

K-Bar Ranch II Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	445	(445)
Total Revenues	<u>0</u>	<u>0</u>	<u>445</u>	<u>(445)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>445</u>	<u>(445)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,799	(8,799)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>8,799</u>	<u>(8,799)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>6,368</u>	<u>(6,368)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>15,612</u>	<u>(15,612)</u>

K-Bar Ranch II CDD**Investment Summary****September 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 20,531
The Bank of Tampa ICS Operating		
Nexbank	Money Market Account	248,810
Pinnacle Bank	Money Market Account	248,810
The Huntington National Bank	Money Market Account	37,899
Western Alliance Bank	Money Market Account	306
Zions Bancorporation, N.A.	Money Market Account	146,700
Total General Fund Investments		\$ 703,056
The Bank of Tampa ICS Capital Reserve		
Western Alliance Bank	Money Market Account	\$ 16
Zions Bancorporation, N.A.	Money Market Account	101,948
Total Reserve Fund Investments		\$ 101,964
US Bank Series 2017 A-1 Revenue	First American Government Oblig Fd CL Y	\$ 134,450
US Bank Series 2017 A-1 Reserve	First American Government Oblig Fd CL Y	136,793
US Bank Series 2017 A-1 Prepayment	First American Government Oblig Fd CL Y	2,899
US Bank Series 2017 A-3 Revenue	First American Government Oblig Fd CL Y	175,255
US Bank Series 2017 A-3 Reserve	First American Government Oblig Fd CL Y	102,877
US Bank Series 2021 Revenue	First American Government Oblig Fd CL Y	110,898
US Bank Series 2021 Reserve	First American Government Oblig Fd CL Y	168,700
Total Debt Service Fund Investments		\$ 831,872
US Bank Series 2017 A-1 Construction	First American Government Oblig Fd CL Y	\$ 12,840
US Bank Series 2017 A 2/3 Construction	First American Government Oblig Fd CL Y	9,612
US Bank Series 2021 Construction	First American Government Oblig Fd CL Y	15,612
Total Capital Projects Fund Investments		\$ 38,064

**K-Bar Ranch II Community Development District
Summary A/P Ledger
From 09/1/2023 to 09/30/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
221, 2226						
	221 General Fund	09/30/2023	Blue Water Aquatics, Inc.	30703	Aquatic Service - Pond Treatment 09/23	3,705.00
	221 General Fund	09/21/2023	Duzianthan Mohana-doss	DM092123	Board of Supervisors Meeting 09/21/23	200.00
	221 General Fund	09/21/2023	Gregory Halstead	GH092123	Board of Supervisors Meeting 09/21/23	200.00
	221 General Fund	09/13/2023	Horner Environmental Professionals, Inc.	219300	Aquatic Maintenance - Parcels A,C,K,L,M 08/23	430.78
	221 General Fund	09/21/2023	James E Finley Jr	JF092123	Board of Supervisors Meeting 09/21/23	200.00
	221 General Fund	09/21/2023	Michele Emery	ME092123	Board of Supervisors Meeting 09/21/23	200.00
	221 General Fund	09/30/2023	Persson, Cohen & Mooney, P.A.	4176	Legal Services 09/23	3,675.25
	221 General Fund	09/29/2023	Pine Lake Services, LLC	2891	Repair Well (Lightning Strike) - Hawk Valley 09/23	9,247.50
	221 General Fund	09/29/2023	Pine Lake Services, LLC	2978	Repair Well (Lightning Strike) - Hawk Valley 09/23	9,247.50
	221 General Fund	09/29/2023	Rizzetta & Company, Inc.	INV0000084240	Personnel Reimbursement 09/29/23	6,729.82
	221 General Fund	09/30/2023	Rizzetta & Company, Inc.	INV0000084264	Out of Pocket Expense 09/23	205.23
	221 General Fund	09/17/2023	Spectrum	1779814091723 - 9814 AUTO PAY	19302 Eagle Creek LN SB 09/23	84.98
	221 General Fund	09/21/2023	Spectrum	1752167092123 - 2167 AUTO PAY	10820 Mistflower Lane - Amenity Center 09/23	289.95
	221 General Fund	09/19/2023	Spectrum	1736988091923 - 6988 AUTO PAY	10541 K-Bar Ranch Pkwy 09/23	169.97
	221 General Fund	09/19/2023	Spectrum	1736970091923 - 6970 AUTO PAY	10711 Mistflower Lane 09/23	169.97
	221 General Fund	09/22/2023	Spectrum	2736809092223 - 6809 AUTO PAY	19292 Mossy Pine Dr 09/23	189.98
	221 General Fund	09/20/2023	Times Publishing Company	0000307256 09/20/23	Account #163527 Legal Advertising 09/23	573.50
Sum for 221, 2226						35,519.43
Sum for 221						35,519.43
Sum Total						35,519.43

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 09/30/2023

	Month Ending 09/30/2022	Month Ending 10/31/2022	Month Ending 11/30/2022	Month Ending 12/31/2022	Month Ending 01/31/2023	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues													
36100 - Interest Earnings													
1011--Interest Earnings	201.61	281.53	305.37	336.18	414.49	494.34	1,145.07	1,646.76	1,751.78	1,684.47	1,660.69	1,530.65	1,425.07
36310 - Special Assessments													
1001--Tax Roll	0.00	1,673,768.06	0.00	0.00	703.04	0.00	0.00	46.16	0.00	4,672.21	46.96	0.00	0.00
1002--Off Roll	0.00	16,278.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36900 - Other Misc. Revenues													
1013--Miscellaneous Revenue	27.86	393.67	209.40	9.60	8,778.46	3,620.49	2,371.43	4,216.35	4,843.99	2,317.20	4,482.42	4,499.84	1,938.89
1039--Key/Access/Transponder Revenue	600.00	2,762.79	1,986.05	2,139.54	(6,888.38)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	829.47	1,693,484.16	2,500.82	2,485.32	3,007.61	4,114.83	3,516.50	5,909.27	6,595.77	8,673.88	6,190.07	6,030.49	3,363.96
Expenditures													
51100 - Legislative													
1101--Supervisor Fees	470.00	470.00	438.12	833.75	600.00	600.00	400.00	1,200.00	1,600.00	0.00	600.00	800.00	800.00
Total Legislative	470.00	470.00	438.12	833.75	600.00	600.00	400.00	1,200.00	1,600.00	0.00	600.00	800.00	800.00
51300 - Financial & Administrative													
3100--Administrative Services	386.25	401.70	401.67	401.67	401.67	401.67	401.67	401.67	401.67	401.67	401.67	401.67	401.67
3101--District Management	1,727.83	1,796.95	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92	1,796.92
3103--District Engineer	0.00	0.00	832.00	1,096.00	0.00	813.50	952.00	547.50	583.50	780.00	500.00	766.50	2,126.50
3104--Disclosure Report	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3105--Trustees Fees	4,040.63	1,500.00	0.00	5,416.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,010.16
3106--Assessment Roll	0.00	5,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3111--Financial & Revenue Collections	416.67	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33
3201--Accounting Services	1,545.00	1,606.80	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83	1,606.83
3202--Auditing Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,900.00	2,600.00	0.00	0.00
3203--Arbitrage Rebate Calculation	0.00	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	450.00	0.00
4501--Public Officials Liability Insurance	0.00	2,733.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4801--Legal Advertising	225.00	1,041.85	554.00	0.00	1,368.00	246.00	876.00	794.00	0.00	0.00	3,180.00	0.00	573.50
4901--Bank Fees	7.57	155.93	71.31	76.10	56.06	(20.40)	18.25	194.99	221.80	45.64	233.83	217.74	144.95
4902--Dues, Licenses & Fees	0.00	242.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4903--Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	995.06	0.00	0.00
5102--Website Hosting, Maintenance, Backup & Email	100.00	1,637.50	100.00	100.00	100.00	364.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Total Financial & Administrative	8,448.95	16,749.96	5,796.06	10,927.55	11,762.81	5,641.85	6,635.00	5,875.24	6,644.05	7,064.39	11,847.64	5,772.99	8,193.86
51400 - Legal Counsel													
3107--District Counsel	3,335.00	5,185.00	3,431.25	3,888.75	3,736.25	3,080.50	2,000.00	3,461.40	1,000.00	2,126.25	800.00	6,740.50	8,685.50
Total Legal Counsel	3,335.00	5,185.00	3,431.25	3,888.75	3,736.25	3,080.50	2,000.00	3,461.40	1,000.00	2,126.25	800.00	6,740.50	8,685.50
52900 - Security Operations													
3329--Security Monitoring Services	7,572.00	7,572.00	7,572.00	8,532.00	17,064.00	8,532.00	8,532.00	8,532.00	8,532.00	10,992.00	10,992.00	13,453.42	26,718.50
3330--Security Camera Clubhouse	960.00	960.00	1,110.00	0.00	420.00	0.00	1,002.82	0.00	0.00	0.00	0.00	0.00	0.00
4612--Gate Maintenance & Repair	2,306.21	1,807.63	936.70	300.00	700.00	175.00	2,425.18	5,892.61	441.74	2,115.46	962.50	2,046.40	641.49
Total Security Operations	10,838.21	10,339.63	9,618.70	8,832.00	18,184.00	8,707.00	11,960.00	14,424.61	8,973.74	13,107.46	11,954.50	15,499.82	27,359.99
53100 - Electric Utility Services													
4301--Utility Services	6,047.77	5,839.81	6,083.36	6,157.98	6,636.41	6,721.48	5,226.14	8,310.90	4,316.32	10,103.51	8,397.61	5,753.66	6,765.54
4304--Utility - Recreation Facilities	1,467.39	1,295.93	1,284.69	1,249.05	1,324.48	1,418.68	1,000.00	1,890.79	1,000.00	2,242.14	1,000.00	2,459.21	1,832.88
4307--Utility - Street Lights	11,488.89	11,608.76	11,921.76	11,221.99	12,684.92	12,661.28	10,716.89	14,657.41	13,749.25	11,702.64	10,723.40	14,702.64	12,698.40
Total Electric Utility Services	19,004.05	18,744.50	19,289.81	18,629.02	20,645.81	20,801.44	16,943.03	24,859.10	19,065.57	24,048.29	20,121.01	22,915.51	21,296.82

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 09/30/2023

	Month Ending 09/30/2022	Month Ending 10/31/2022	Month Ending 11/30/2022	Month Ending 12/31/2022	Month Ending 01/31/2023	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
53400 - Garbage/Solid Waste Control Services													
4325--Garbage - Recreation Facility	218.79	241.81	241.81	241.81	241.81	241.81	483.62	0.00	241.81	241.81	241.81	253.26	253.26
Total Garbage/Solid Waste Control Services	218.79	241.81	241.81	241.81	241.81	241.81	483.62	0.00	241.81	241.81	241.81	253.26	253.26
53600 - Water-Sewer Combination Services													
4301--Utility Services	175.23	127.01	166.84	124.56	129.07	163.63	100.00	283.06	100.00	84.56	170.61	285.02	178.19
Total Water-Sewer Combination Services	175.23	127.01	166.84	124.56	129.07	163.63	100.00	283.06	100.00	84.56	170.61	285.02	178.19
53800 - Stormwater Control													
4601--Aquatic Maintenance	2,945.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00	3,705.00
4606--Lake/Pond Bank Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	4,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4633--Wetland Monitoring & Maintenance	861.56	430.78	430.78	430.78	0.00	430.78	430.78	430.78	430.78	430.78	430.78	430.78	430.78
Total Stormwater Control	3,806.56	4,135.78	4,135.78	4,135.78	3,705.00	8,735.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78	4,135.78
53900 - Other Physical Environment													
4503--Property Insurance	0.00	28,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4504--General Liability Insurance	0.00	3,341.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4603--Entry & Walls Maintenance & Repair	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,375.00	0.00
4604--Landscape Maintenance	38,246.75	38,246.75	43,162.75	43,162.75	38,925.45	39,662.75	43,162.75	36,162.75	26,578.67	31,041.17	26,578.67	35,653.67	22,867.43
4609--Irrigation Maintenance & Repair	(3,500.00)	13,256.00	3,427.81	0.00	(3,300.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,208.17
4628--Well Maintenance	0.00	0.00	19,254.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	18,495.00
4650--Landscape Replacement Plants, Shrubs, Trees	0.00	2,773.75	0.00	0.00	2,562.00	0.00	0.00	2,228.56	1,684.00	0.00	1,460.96	2,039.55	0.00
4655--Field Services	700.00	800.00	800.00	800.00	0.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00
4656--Landscape - Annuals/Flowers	0.00	6,663.88	0.00	0.00	0.00	0.00	7,509.56	0.00	0.00	0.00	0.00	10,237.50	0.00
4680--Holiday Decorations	0.00	7,750.00	0.00	9,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4686--Landscape - Mulch	0.00	0.00	0.00	0.00	0.00	29,250.00	3,780.92	9,424.91	0.00	0.00	0.00	0.00	0.00
6433--Rust Prevention	0.00	2,800.00	0.00	3,175.00	0.00	3,050.00	1,525.00	3,050.00	0.00	1,525.00	1,525.00	1,525.00	1,525.00
Total Other Physical Environment	35,446.75	103,931.38	66,644.56	62,137.75	38,187.45	72,762.75	56,778.23	51,666.22	29,062.67	33,366.17	30,364.63	54,805.72	55,895.60
54100 - Road & Street Facilities													
4102--Gate Phone	1,437.77	1,437.77	1,557.75	1,117.83	(4,113.35)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4612--Gate Maintenance & Repair	0.00	0.00	0.00	0.00	6,076.12	0.00	1,267.80	1,437.78	2,584.49	1,287.80	1,287.80	1,287.80	3,201.27
Total Road & Street Facilities	1,437.77	1,437.77	1,557.75	1,117.83	1,962.77	0.00	1,267.80	1,437.78	2,584.49	1,287.80	1,287.80	1,287.80	3,201.27
57200 - Parks & Recreation													
3300--Management Contract	11,153.45	9,548.84	12,625.14	14,581.68	13,943.78	13,444.31	20,014.67	15,646.70	14,935.14	14,713.68	15,144.90	14,469.02	21,754.04
4103--Telephone, Internet, Cable	479.93	579.90	0.00	289.95	579.90	459.93	289.95	289.95	289.95	289.95	289.95	289.95	289.95
4500--Pool Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00
4529--Pest Control	140.00	0.00	140.00	0.00	140.00	0.00	140.00	0.00	465.00	0.00	140.00	0.00	140.00
4533--Furniture Repair & Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139.98
4612--Gate Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	927.85	590.00	0.00	171.42	84.98	84.98	84.98	1,747.48
4620--Facility A/C & Heating Maintenance & Repair	0.00	276.30	0.00	516.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,522.15	0.00
4625--Pool Service Contract	1,500.00	1,500.00	1,500.00	1,500.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00
4704--Clubhouse Janitorial Services	1,525.60	1,363.95	1,363.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4705--Clubhouse Maintenance & Repair	246.50	0.00	250.80	528.60	1,760.39	163.67	217.10	365.76	1,049.74	378.45	424.83	31.11	357.74
4717--Pool Repair & Maintenance	0.00	0.00	45.96	125.63	42.16	25.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4722--Lighting Replacement	0.00	0.00	0.00	601.74	0.00	24.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4734--Clubhouse Supplies	101.33	150.94	569.82	371.21	172.43	283.53	176.19	477.81	137.94	552.68	1,035.21	358.49	137.03
4763--Tennis Court Maintenance & Supplies	135.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	199.99	668.34	0.00	0.00	0.00
4764--Athletic Court/Field/Playground Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	199.99	0.00	0.00	39.99
4906--Dog Waste Station Supplies & Maintenance	210.82	210.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 09/30/2023

	Month Ending 09/30/2022	Month Ending 10/31/2022	Month Ending 11/30/2022	Month Ending 12/31/2022	Month Ending 01/31/2023	Month Ending 02/28/2023	Month Ending 03/31/2023	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
5101--Office Supplies	24.00	481.67	235.25	0.00	52.01	45.48	470.77	76.35	609.86	564.92	256.24	239.04	107.45
Total Parks & Recreation	15,516.98	14,112.42	16,730.92	18,515.15	18,390.67	17,075.27	23,598.68	18,556.57	19,834.04	19,152.99	19,076.11	19,694.74	26,413.66
57400 - Special Events													
4731--Clubhouse Programs/Events	455.72	897.60	1,110.31	83.83	647.72	401.79	697.83	226.88	500.96	52.64	0.00	265.15	83.16
Total Special Events	455.72	897.60	1,110.31	83.83	647.72	401.79	697.83	226.88	500.96	52.64	0.00	265.15	83.16
57900 - Contingency													
6409--Miscellaneous Contingency	0.00	0.00	7,873.10	0.00	4,129.00	257.50	1,083.00	300.00	3,005.99	6,130.53	1,998.40	2,697.10	94.00
Total Contingency	0.00	0.00	7,873.10	0.00	4,129.00	257.50	1,083.00	300.00	3,005.99	6,130.53	1,998.40	2,697.10	94.00
Total Expenditures	99,154.01	176,372.86	137,035.01	129,467.78	122,322.36	138,469.32	126,082.97	126,426.64	96,749.10	110,798.67	102,598.29	135,153.39	156,591.09
Total Excess of Revenues Over(Under) Expendi- tures	(98,324.54)	1,517,111.30	(134,534.19)	(126,982.46)	(119,314.75)	(134,354.49)	(122,566.47)	(120,517.37)	(90,153.33)	(102,124.79)	(96,408.22)	(129,122.90)	(153,227.13)
Fund Balance, Beginning of Period	740,098.42	641,773.88	2,158,885.18	2,024,350.99	1,897,368.53	1,778,053.78	1,643,699.29	1,521,132.82	1,400,615.45	1,310,462.12	1,208,337.33	1,111,929.11	982,806.21
Fund Balance, End of Period	641,773.88	2,158,885.18	2,024,350.99	1,897,368.53	1,778,053.78	1,643,699.29	1,521,132.82	1,400,615.45	1,310,462.12	1,208,337.33	1,111,929.11	982,806.21	829,579.08

K-Bar Ranch II Community Development District
Notes to Unaudited Financial Statements
September 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 09/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 8

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, October 19, 2023 at 6:04 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.
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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 audience comments regarding the tennis court leak and speed limit signs.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report and Responses

Mr. O'Nolan presented the Landscape Inspection Report to the Board.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with Ms. Firebaugh against, the Board of Supervisors approved Pine Lake Estimate #2945 for planting and asked Pine Lake to provide a quarterly bush hog proposal, for K-Bar Ranch II Community Development District.

1. Pond Inspection Services Proposal

The Board requested a French drain proposal from Pine Lake for the tennis courts.

B. Pine Lake Nursery Report

The Board reviewed the Landscape Inspection Report and Pine Lake Nursery's responses.

The Board requested a French drain proposal from Pine Lake for the tennis courts.

1. Ratification of Hawk Valley Well Repairs

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors ratified the Hawk Valley well repairs, for K-Bar Ranch II Community Development District.

C. Presentation of Aquatics Report

Mr. Thompson gave his report to the Board.

D. Clubhouse Manager Report

Mr. Laflamme gave his report to the Board.

E. District Counsel

Mr. Lewis spoke to the Board about the speed limit signs.

F. District Engineer

The Board requested Ms. Stewart arrange a traffic professional to verify speeding

and discuss opportunities with the Board.
The district must follow the same rules as the City of Tampa.

G. District Manager

Mr. O’Nolan advised of the upcoming meeting to be held on November 16, 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.

2. District Manager’s Report

Mr. O’Nolan presented the District Manager Report to the Board.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on September 21, 2023, and the Operation and Maintenance Expenditures for August 2023

On a Motion by Ms. Emery, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on September 21, 2023, and the Operation and Maintenance Expenditures for August 2023 (\$132,244.17), for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Contract Addendum for Professional Amenity Services

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the contract addendum for professional amenity services, for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of the FY 21-22 Annual Audit

Mr. O’Nolan presented the audit to the Board. He stated it was a clean audit with no adverse findings.

On a Motion by Mr. Halstead, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved accepted the FY 21-22 annual audit, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Supervisor Finley requested the District Manager provide a fencing proposal to fix the gaps near the gates at Mossy Pine, Sundrift 1&2.

Supervisor Emery stated she is working with Dave on purchase/installation of no fishing signs.

Supervisor Mohan inquired about the possibility of removing old cameras that were installed by M/I; as well as the incorrect address street sign at Sundrift 1&2.

Supervisor Emery requested the Amenity manager work with District Manager to purchase a pressure washer for maintenance.

On a Motion by Mr. Finley, seconded by Ms. Emery the Board (Ms. Firebaugh excluded) agreed to the offer from M/I Homes regarding the vacant land purchase, terms are price of \$315,500. A \$50,000 deposit, 45-day investigation period and close by the end of March 2024. The Board authorized District Manager to seek out options regarding land purchase and present at the November meeting, for K-Bar Ranch II Community Development District.

EIGHTH 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 8:05 p.m., for K-Bar Ranch II Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

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 September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$180,461.57**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alisa Williams	100359	091323 Williams	Rental Deposit Refund	\$ 450.00
Anti-Pesto Bugkillers	100360	395759	Bimonthly Pest Control 09/23	\$ 140.00
Blue Water Aquatics, Inc.	100361	30562	Aquatic Service - Pond Treatment 08/23	\$ 3,705.00
Cecile Dominguez	100354	091423 Dominguez	Rental Deposit Refund 09/23	\$ 200.00
City of Tampa Utilities	100355	2282015 9/23	10352 K Bar Ranch Pkwy - Account #2282015 09/23	\$ 9.12
City of Tampa Utilities	100355	2287182 9/23	10820 Mistflower Ln - Account #2287182 09/23	\$ 120.14
City of Tampa Utilities	100355	2333386 9/23	19339 Eagle Creek Ln - Account #2333386 09/23	\$ 48.93
Egis Insurance Advisors, LLC	100367	19845	Policy #100123684 10/01/23-10/01/24	\$ 49,078.00
Florida Department of Revenue	100349	39-8017923158-4 08/23	Sales and Use Tax 08/23	\$ 336.14
Grau & Associates, P.A.	100368	24067	Auditing Services FYE 09/30/22	\$ 1,500.00
Grau & Associates, P.A.	100368	24233	Auditing Services FYE 09/30/22	\$ 1,900.00
Grau & Associates, P.A.	100368	24421	Auditing Services FYE 09/30/22	\$ 2,600.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Horner Environmental Professionals, Inc.	100350	219238	Aquatic Maintenance - Parcels A,C,K,L,M 07/23	\$ 430.78
Kbar Ranch II CDD	DC090823	DC090823	Debit Card Replenishment	\$ 336.50
PC Consultants	100362	108232	Service Call - Laptop/Monitors 09/23	\$ 123.00
PC Consultants	100362	108233	Service Call - Laptop/Monitors 09/23	\$ 105.00
Persson, Cohen & Mooney, P.A.	100356	4043	Legal Services 08/23	\$ 5,810.25
Pine Lake Services, LLC	100363	2792	Monthly Landscape Maintenance 09/23	\$ 26,578.67
Pine Lake Services, LLC	100363	2861	August F&P 09/23	\$ 1,135.00
Rizzetta & Company, Inc.	100346	INV0000083301	Amenity Management & Oversight 09/23	\$ 7,668.67
Rizzetta & Company, Inc.	100347	INV0000083181	District Management Fees 09/23	\$ 5,138.75
Rizzetta & Company, Inc.	100348	INV0000083328	Out of Pocket Expense 08/23	\$ 208.47
Rizzetta & Company, Inc.	100353	INV0000083387	Personnel Reimbursement 09/15/23	\$ 7,150.32
Securiteam, Inc.	100351	13722080723	Service Call - Windsome Manor 08/23	\$ 350.00
Securiteam, Inc.	100351	13742080923	Service Call - Sundrift Entry 08/23	\$ 1,050.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100351	13774081623	Service Call - Hawk Valley 08/23	\$ 252.65
Securiteam, Inc.	100351	13783081723	Service Call - Windsome Manor 08/23	\$ 291.49
Securiteam, Inc.	100357	17308	50% Deposit - Access Control System Upgrade 09/23	\$ 10,925.50
Securiteam, Inc.	100364	17257	Gate Video Monitoring Services 09/23	\$ 10,992.00
Securiteam, Inc.	100364	17312	(200) Windshield Stickers 09/23	\$ 2,094.00
Securiteam, Inc.	100364	17319	50% Deposit - Lightning Repairs 09/23	\$ 4,801.00
Securiteam, Inc.	100364	13540061223	Service Call - Old Spanish Entry 09/23	\$ 175.00
Securiteam, Inc.	100364	13701072423	Service Call - Amenity 09/23	\$ 1,050.00
Securiteam, Inc.	100364	13812082823	Service Call - Windsome Manor 09/23	\$ 175.00
Securiteam, Inc.	100364	13843090523	Service Call - Amenity 09/23	\$ 612.50
Spectrum	ACH	1736970081923 - 6970	10711 Mistflower Lane 08/23	\$ 169.97
Spectrum	ACH	1736988081923 - 6988	10541 K-Bar Ranch Pkwy 08/23	\$ 169.97
Spectrum	ACH	1736996091223 - 6996 AUTO PAY	10339 K-BAR RANCH PKWY BLDG GATE 09/23	\$ 149.97

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	ACH	1744362082923 - 4362	10340 K-Bar Ranch Pkwy 09/23	\$ 169.97
Spectrum	ACH	1752167082123 - 2167	10820 Mistflower Lane - Amenity Center 08/23	\$ 289.95
Spectrum	ACH	1754981090123 - 4981	10528 Mistflower Ln 09/23	\$ 169.98
Spectrum	ACH	1758297091023 - 8297	10821 MISTFLOWER LN - Gate Phone 09/23	\$ 189.98
Spectrum	ACH	AUTO PAY 1779814081723 - 9814	19302 Eagle Creek LN SB 08/23	\$ 84.98
Spectrum	ACH	2736809082223 - 6809	19292 Mossy Pine Dr 08/23	\$ 189.98
Spectrum	ACH	2756559091023 - 6559	10841 Mistflower Ln - Gate Phone 09/23	\$ 77.98
Stantec Consulting Services, Inc.	100358	AUTO PAY 2128502	Engineering Services 08/23	\$ 1,560.00
Stantec Consulting Services, Inc.	100369	2132991	Engineering Services 08/23	\$ 766.50
Suncoast Pool Service, Inc.	100365	9630	Pool Service 09/23	\$ 1,700.00
Suncoast Rust Control, Inc.	100366	6092	Monthly Rust Control 09/23	\$ 1,525.00
TECO	ACH	211025392658 9/23	10841 Mistflower Lane, Gate 09/23	\$ 77.74
TECO	ACH	211025490809 9/23	10611 K-Bar Ranch Pkwy 09/23	\$ 96.50

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	ACH	221005600376 9/23	10598 K Bar Ranch Pkwy, Entry Light/Gate 09/23	\$ 73.30
TECO	ACH	221008392039 9/23	Parcel I - Street Lights 09/23	\$ 1,723.40
TECO	ACH	221008498422 9/23	19301 Eagle Creek LN - Entry Sign/Gate 09/23	\$ 67.27
TECO	ACH	221008777825 9/23	10580 K-Bar Ranch Pkwy 09/23	\$ 55.79
TECO	ACH	321000017111 8/23	Electric Summary 08/23	\$ 19,317.57
U.S. Bank	100352	7000826	Trustee Fees Series 2021 07/01/2023-06/30/2024	\$ 4,040.63
Waste Management Inc. of Florida	ACH	9959835-2206-2	Waste Management - Clubhouse 09/23	<u>\$ 253.26</u>
Total Report				<u>\$ 180,461.57</u>

Tab 10



License Plate Automation Addition -NOTE ONE
per gate-

K-Bar Ranch II CDD

10820 Mistflower Ln,
Tampa,, FL 33647
201-281-9239

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1630

Why Securiteam

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

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

About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



Summary of Qualifications

Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

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

Frank Prete – Vice President

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

Technical Team

- 25+ Years technical industry experience

Office Personnel

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

Advanced Analytics & Surveillance



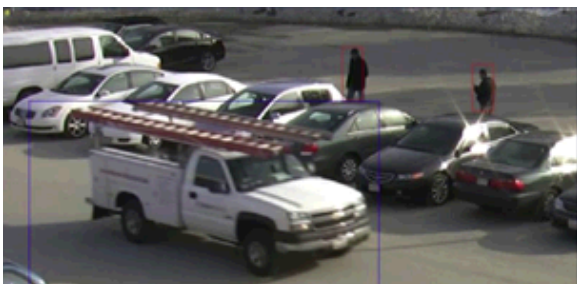
Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

K-Bar Ranch II CDD

License Plate Automation Addition -NOTE ONE per gate-

License Plate Automation Equipment

\$6,009.00

- | | |
|---|---|
| 1 | LPR Onsite Server Activation (per Server) |
| 1 | Securitem LPR Server for VSG Service |
| 1 | Axis Entry Lane License Plate Camera |
| 1 | Web Relay |

Project Summary

TOTAL:



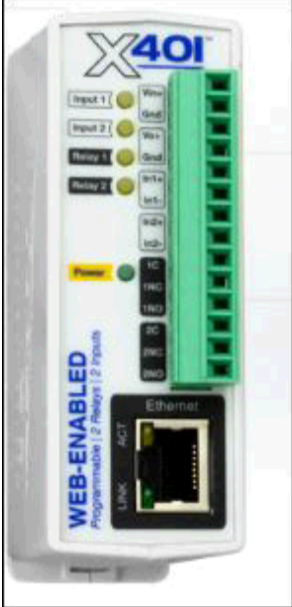
\$6,009.00

50% down and balance upon substantial completion

***If issues cannot be resolved remotely, emergency service requests will be on an on call basis**

** Recurring service charges not included in the total install price.*

Product Details

	<p>LPR Onsite Server Activation (per Server) LPR Onsite Server Activation (per Server)</p>
	<p>Securitem LPR Server for VSG Service NUC10i7FNH, 16GB, 256GB M.2 SATA - SUPPORT SERVICE, NUC 3-year</p>
	<p>Axis Entry Lane License Plate Camera AXIS P1465-LE P14 Series 2MP Fully Featured Bullet IP Camera, 10.9-29mm Lens. 1920 x 1080 Resolution at up to 60 fps 10.9-29mm Varifocal Lens Audio Input</p>
	<p>Web Relay</p>

Terms, Scope, & Acceptance

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

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

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

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

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

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



QR code Scanner -NOTE ONE for each gate-

K-Bar Ranch II CDD

10820 Mistflower Ln,
Tampa,, FL 33647
201-281-9239

Prepared by:

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Vice President
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Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



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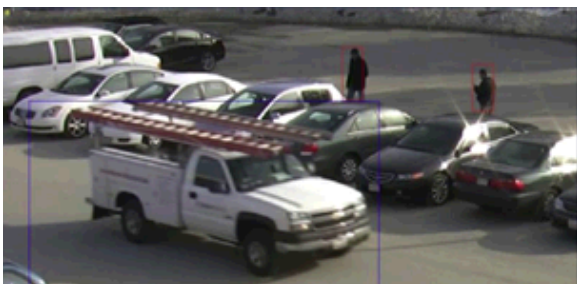
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K-Bar Ranch II CDD

QR code Scanner -NOTE ONE for each gate-

Kiosk QR Scanner Equipment

\$4,609.00

1	Proptia Kiosk Scanner IP/UDP Flush w.backbox Kit (Black)
1	Kiosk Scanner Systems Activation (per Kiosk)
1	2N Double Box for Installation
1	2N Verso Double Frame

Project Summary

TOTAL:

\$4,609.00

50% down and balance upon substantial completion

***If issues cannot be resolved remotely, emergency service requests will be on an on call basis**

** Recurring service charges not included in the total install price.*

Product Details



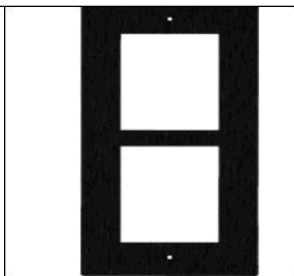
Proptia Kiosk Scanner IP/UDP Flush w.backbox Kit (Black)

Kiosk Scanner Systems Activation (per Kiosk)

Kiosk Scanner Systems Activation (per Kiosk)



2N Double Box for Installation



2N Verso Double Frame

Terms, Scope, & Acceptance

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

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

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

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To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

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



Siren Operated Sensor Upgrade NOTE ONE per gate

K-Bar Ranch II CDD

10820 Mistflower Ln,
Tampa,, FL 33647
201-281-9239

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1630

**K-Bar Ranch II CDD
Siren Operated Sensor Upgrade NOTE ONE per gate**

Siren Operated Sensor Upgarde

\$1,085.00

1 Siren Operated Sensor

Project Summary

TOTAL:

\$1,085.00

50% down and balance upon substantial completion

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** Recurring service charges not included in the total install price.*

Product Details



Siren Operated Sensor

Siren Operated Sensor
9 - 24 VDC or 9 - 16 VAC
2 relay outputs
External reset button
Available with remote microphone (sold separately)

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Accepted by

Date

Securiteam

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Windsheild Tag Reader Installation New Sites

K-Bar Ranch II CDD

10820 Mistflower Ln,
Tampa,, FL 33647
201-281-9239

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1630

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- AV Systems
- Electronic Meeting Room Scheduler
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- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



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- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified



Frank Prete – Vice President

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

Technical Team

- 25+ Years technical industry experience

Office Personnel

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

How Virtual Security Guard Service works:

Remote Guards can instantly search resident and guest information, often searching in less than five seconds. Residents can connect anytime to update their personal and guest information and receive email and text notifications and reports.

Administrators are able to view and update all resident, guest, and view logs of guests entering the community.

Residents access to software from any computer or mobile device and can add, edit, and delete guest information, update their personal information, change their password, list additional residents, set up notifications for guest arrival, view a community directory, set up call restrictions, view their registered vehicles and add guests license plates, and even view a history of guest activity.

- License plate reader system for permeant guest entering vehicles.
- Cloud based software.
- Delivers overview video and images of the vehicle and the license plate.
- Reduces vehicle wait time at gate
- Residents receive a text message or call for guest entry
- Residents manage their guests online
- Setup guest denied if necessary



K-Bar Ranch II CDD Windshield Tag Reader Installation New Sites

Eagle Creek Long Range Windshield Tag Reader \$15,903.00

1	Long Range UHF Reader IP65 Rated
1	Awid Long Range Reader Mounting Bracket
1	Dedicated power supply for UHF Readers-AWID
1	Underground Boring with Conduit
0.1	18 AWG 6 Conductor Bare Copper, Shielded Non-Plenum Suitable for Wet Locations

Old Spanish Long Range Windshield Tag Reader \$15,903.00

1	Long Range UHF Reader IP65 Rated
1	Awid Long Range Reader Mounting Bracket
1	Dedicated power supply for UHF Readers-AWID
1	Underground Boring with Conduit
0.1	18 AWG 6 Conductor Bare Copper, Shielded Non-Plenum Suitable for Wet Locations

Sundrift II Long Range Windshield Tag Reader \$15,903.00

1	Long Range UHF Reader IP65 Rated
1	Awid Long Range Reader Mounting Bracket
1	Dedicated power supply for UHF Readers-AWID
1	Underground Boring with Conduit
0.1	18 AWG 6 Conductor Bare Copper, Shielded Non-Plenum Suitable for Wet Locations

New Site Parcel G Long Range Windshield Tag \$15,903.00

1	Long Range UHF Reader IP65 Rated
1	Awid Long Range Reader Mounting Bracket
1	Dedicated power supply for UHF Readers-AWID
1	Underground Boring with Conduit
0.1	18 AWG 6 Conductor Bare Copper, Shielded Non-Plenum Suitable for Wet Locations

** Recurring service charges not included in the total install price.*

Project Summary

TOTAL: \$63,612.00

50% down and balance upon substantial completion

***If issues cannot be resolved remotely, emergency service requests will be on an on call basis**

** Recurring service charges not included in the total install price.*

Product Details



Long Range UHF Reader IP65 Rated

AWID's LR-3000 Long-Range Reader is an Ultra High Frequency UHF tag and card reader used in RFID applications like gate access for vehicles and physical access for people. Its electronics and antenna are integrated in a single compact enclosure. The LR-3000 is optimally designed for Automatic Vehicle Identification (AVI) and Access Control applications such as gate control in a parking facility.



Awid Long Range Reader Mounting Bracket



Dedicated power supply for UHF Readers-AWID

Underground Boring with Conduit

Directional Boring is also referred to as Horizontal Directional Drilling eliminates the need for traditional excavation. We can bore under roadways, railroad tracks, driveways, wetlands, tree root systems, rivers, parking lots, foundations, or airport runways. Leaving these intact minimizes the restoration and replacement costs associated with traditional excavation. Surface structures such as landscaping or decorative paver driveways are not disturbed.



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Terms, Scope, & Acceptance

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

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

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

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

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

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

Tab 11



Quarterly Compliance Audit Report

KBar Ranch CDD II

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

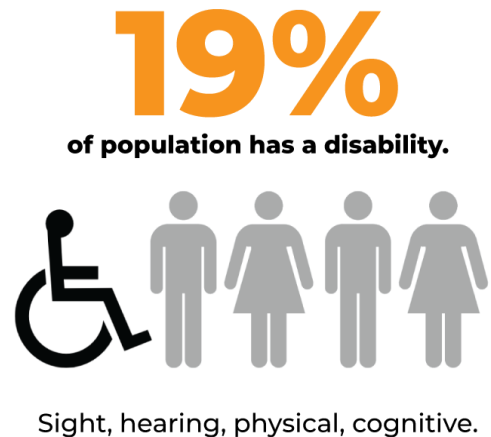
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web