Rizzetta & Company

K-Bar Ranch II
Community Development District

Board of Supervisors Meeting
August 21, 2025

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

www.kbarranchiicdd.org

K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647

Board of Supervisors	Duzianthan Mohan	Chair
	Greg Halstead	Vice Chair
	Michele Emery	Assistant Secretary
	Venu Reddy	Assistant Secretary
	Chris Grossenbacher	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc
District Engineer	Charles Reed	Johnson Engineering
District Counsel	Andy Cohen	Persson Cohen Mooney
	Dan Lewis	Persson Cohen Mooney

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 five (5) 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) 533-2950. 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 8/14/2025
K-Bar Ranch II Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday August 21, 2025, at 6:00 p.m.,** at the Amenity Center, **located at 10820 Mistflower Lane, Tampa, FL 3364**7. The following is the final agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** Landscape Inspection Report ..... Tab 1
   - **B.** Pine Lake Nursery Report and Proposals ..... Tab 2
   - **C.** Presentation of Aquatics Report ..... Tab 3
   - **D.** District Counsel
     - **1.** Discussion of Vacant Land Purchase ..... Tab 4
     - **2.** Consideration of District Management Proposals ..... Tab 5
     - **3.** Consideration of Amenity Management proposals ..... Tab 6
   - **E.** Amenity Manager Report
   - **F.** District Engineer
   - **G.** District Manager Report ..... Tab 7
     - **1.** Discussion of Goals and Objectives ..... Tab 8
4. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Minutes of the Board of Supervisors' Meeting held on July 17, 2025 ..... Tab 9
   - **B.** Review of Financial Statement July 2025 ..... Tab 10
   - **C.** Consideration of Operation and Maintenance Expenditures for July 2025 ..... Tab 11
5. **BUSINESS ITEMS**
   - **A.** Public Hearing on Fiscal Year 2025/2026 Final Budget
     - **1.** Public Comments on the Fiscal Year 2025-2026 Final Budget
     - **2.** Consideration of Resolution 2025-05, Adopting the Final Budget for FY 25-26 ..... Tab 12
   - **B.** Public Hearing on Fiscal Year 2025/2026 Assessments
     - **1.** Public Comments on the Fiscal Year 2025-2026 Special Assessments
     - **2.** Consideration of Resolution 2025-06, Levying O&M Assessment for FY 25-26 ..... Tab 13
   - **C.** Consideration of Resolution 2025-07, Setting the Meeting Schedule for FY 25-26 ..... Tab 14
   - **D.** Consideration of 2nd Quarter Website Audit ..... Tab 15

E. SUPERVISOR REQUEST

F. 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.

Matt O'Nolan
District Manager

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT

July 29, 2025

Rizzetta & Company

Amiee Brodeen - Landscape Specialist

Rizzetta & Company
Professionals in Community Management

Summary, Meadow Pointe Blvd

General Updates, Recent & Upcoming Maintenance Events

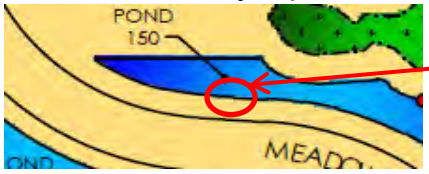
- As a reminder, please ensure that mulch is raked away from the base of all tree trunks to expose the root flare.

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. This may have already been addressed, but as a general reminder, please ensure that any broken or fallen limbs are promptly removed during each visit. (Pic 1)

2. The turf on the east side of Meadow Pointe appeared to have uneven cuts, which may be due to dull mower blades or mowing while the grass was still wet. Please inspect and address as needed to ensure a clean, uniform appearance. (Pic 2>)

3. On the maintenance exhibit for Pond 150, there appears to be an irrigation line break, located just beneath the tree indicated in the photo. Please make the necessary repairs. (Pic 3>)



4. Please ensure that mowing patterns are rotated throughout the year. Repeated mowing in the same direction can lead to ruts in the turf, resulting in uneven cuts and long-term damage to the lawn's appearance. (Pic 4>)

Meadow Pointe Blvd, Amenity's Center

5. Along Meadow Pointe Blvd, I've noticed some bare spots developing on the higher areas of the turf. These may be the result of scalping during mowing. Please assess and adjust mowing height as needed to prevent further damage. (Pic 5>)

6. The crape myrtles have been well trimmed and are looking great—nice work.

7. Let's ensure that the mulch is properly raked away from the base of each tree to expose the root flare and promote healthy growth.

8. Let's keep an eye on this Sabal palm in the pool area. I noticed a small puncture wound that is leaking, although the canopy currently shows no signs of stress. Monitoring it over the next few weeks will help ensure any potential issues are caught early. (Pic 8)

9. This may already be part of the routine, but just as a reminder—after rainstorms or windy days, please ensure that any fallen palm debris is promptly removed to maintain a clean and safe appearance.(Pic 9)

11. Around the pool area, there are several sections of turf that appear to be struggling. Please check to ensure the irrigation is functioning properly in these zones. Once the current nitrogen restrictions are lifted, let's consider implementing a fertilization plan to support turf recovery.

12. This was noted by Jeff Cane during our walkthrough—he mentioned that he will plan for his crew to come out to remove the palm fruits throughout the pool area (that are within the scope of service height).

K-Bar Ranch Blvd, Mistflower Ln

13. While driving through K-Bar Ranch, Jeff and I noticed an irrigation leak. He mentioned he would contact his irrigation team to have it inspected and repaired. Jeff, can you please confirm whether this issue has been addressed? (Pic 13)

14. During the inspection, these trees on K-Bar Ranch Blvd were noted to have a noticeable decline in foliage. We will continue to monitor their condition and, if the decline persists, will prepare a proposal for appropriate next steps. (Pic 14)

15. The oleanders in the corner planting beds throughout the property are showing signs of caterpillar damage. At this time, I recommend leaving them as-is to allow for potential recovery and new growth. If the condition does not improve, I will request a proposal for replacement plantings for all. (Pic 15>)

16. Several of the 'Bracken Beauty' Southern magnolia trees along Mistflower are showing signs of stress, which may be indicative of planting too deeply. We should monitor these trees closely and consider corrective measures if the condition worsens. (Pic 16)

17. The Bottlebrush shrubs around the Briar Brook sign appear to be declining, potentially due to heat stress radiating from the adjacent wall. For now, please check the irrigation run times to ensure adequate coverage, and we will continue to monitor their condition.

18. Along the median on Mistflower Ln, several Fakahatchee grasses appear to show signs of spider mite damage. Please diagnose the issue and apply the appropriate treatment to prevent further decline.

Proposals

1. In the pool area, please provide a proposal for the removal of the declining oleanders. I recommend replacing them with twelve (12) Mammy Crotons - *Codiaeum variegatum* - to provide vibrant, heat-tolerant color in that space. (Pic 1)

2. Also in the pool area, please provide a proposal for the removal of the dead 'Jack Frost' Wax Leaf Ligustrums. I recommend replacing it with twelve (12) variegated Confederate Jasmine - *Trachelospermum jasminoides 'Variegatum'* - to introduce a more resilient and visually appealing alternative. (Pic 2a, 2b>)

Tab 2

Proposal #6510

Kbar Ranch Pool Plant Enhancement 8.13.25

Date 8/14/2025

Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647

Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

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

Pool area Oleander - Remove all declining oleanders and replace with Mammy crotons and pine bark mulch.

Pool area Jack frost - Remove all dead jack frost and install Confederate jasmine and pine bark mulch.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Mammey Croton 3g	20.00	EA
Confederate Jasmine Variegated 1Gal	20.00	EA
Pine Bark Mulch 3 cuft Bag	15.00	Bag

Plant Material Install: $1,857.30

PROJECT TOTAL: **$1,857.30**

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.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

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 Mana ger, 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 form 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

By		**By**	
	Zacherie Gilbert		**Matthew Nolan**
Date	8/14/2025	**Date**	
	Pine Lake Services, LLC		**Rizzetta & Co.**

Proposal #6512

Kbar Ranch Rock Enhancement for Sundrift

Date 8/14/2025

Customer Matthew Nolan | Rizzetta & Co. | 10820 Mistflower Lane | Tampa, FL 33647

Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

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

Install river rock at all 3 entrances gates at sun drift to prevent mulch wash out.

Plant Material Install

River Rock

Items	Quantity	Unit
Brown river rock	1.00	EA

River Rock : $2,200.00

PROJECT TOTAL: **$2,200.00**

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By		**By**	
	Zacherie Gilbert		**Matthew Nolan**
Date	8/14/2025	**Date**	
	Pine Lake Services, LLC		**Rizzetta & Co.**

Tab 3

Chris Thompson

Blue Water Aquatics, Inc.

Jul 29, 2025 | 19 Photos

K-Bar Ranch CDD II

monthly Aquatics Report

July

Weather for Hillsborough County

July Weather & Rainfall Totals (to date)

Temperature patterns have ranged with daily highs between the upper 80s and low 90s/°F and lows typically in the mid 70s, consistent with long term July averages around 91/°F high and 76/°F low/(The Weather Channel).

Rainfall totals: As of early July, Hillsborough County had received approximately 2.47/in, which is only about 29% of the monthly average of ~8.5/in/(www5.swfwmd.state.fl.us). Mid month and later rains have boosted totals—recent reports show 9.8/in month to date in Tampa and surrounding areas/(The Weather Channel).

Impacts on Stormwater Systems & Reclaimed Water

The initial dry start to July kept stormwater infrastructure under low pressure; however increasing mid month rains triggered heavy flows into retention basins and expanded overflow to downstream pond systems.

With reclaimed water use still ongoing, the low rainfall early in July meant high reliance on reclaimed irrigation, conserving potable water supplies as stormwater recharge remained minimal.

After rainfall increased, stormwater levels rose sharply—this helps recharge ponds but also strains conveyance pipes and inflow/outflow control structures if not maintained routinely.

Effects on Ponds & Aquatic Life

Pond levels: Many community retention ponds experienced water level rebounds mid month, which has helped with fish and plant habitat but can reduce dissolved oxygen if runoff carries high nutrient loads.

Water quality & algae: Sudden influxes increase nutrient loading and turbidity, which may encourage algal growth. That in turn can stress aquatic species if oxygen levels dip overnight.

Communities should monitor clarity, dissolved oxygen, and nutrient indications as rainfall continues.

Mosquitoes & Midge Flies: Breeding and Control Outlook

The early dry period slowed mosquito breeding sites in puddles and near depressions, but mid-month rains refilled pond margins, stormwater controls, and any unmanaged low spots.

Expect a surge in mosquito activity 7 10 days after heavy rains, especiallyCulex and Aedes species. Track accordingly and plan control measures in coordination with the Hillsborough County Mosquito Management Services (HCFLGov.net/mosquito).

Midge flies (non biting “midges”) often emerge from nutrient-rich, shallow pond edges. The rapid rise and persistence of water can trigger swarms—residents may observe increased nuisance activity near lights

at dusk.

Fortunately, midges don't transmit disease, but they can be a nuisance. Maintaining vegetation buffers, aeration, and targeted biological measures can help suppress populations.

Resident & CDD Guidelines

For Residents:

- Watch for standing water near driveways, curb edges, pond inlets—report stagnant pools to Mosquito Management.
- Avoid overwatering landscaping; reclaimed systems combined with rainfall may lead to localized ponding.
- Maintain pondside vegetation to stabilize banks, shade edges, and minimize mosquito habitats.
- Prioritize inspection of stormwater inlets, conveyance pipes, and pond control structures after heavy rainfall events.
- Contact Hillsborough County Mosquito Management to request treatment if mosquitoes reach unbearable levels. Consider habitat reductions for mosquitoes and midges near common outdoor areas.

1

A13
Treated:
• Grasses
• Brush
• Floating
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

2

240
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

3

WCA
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

4

231
Treated:
• Grasses
• Brush
• Algae
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

5

FC231
Treated:
• Grasses
• Brush
• Algae
• Floating
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

6

FC230
Treated:
• Grasses
• Brush
• Algae
• Floating
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

7

243
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

8

FC630151
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

9

FC670250A
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

10

FC242A
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

11

244
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

12

FC242B
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

13

241
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

14

241
Treated:
• Grasses
• Brush
• Algae
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

15

SDII-2
Treated:
• Grasses
• Brush
• Algae
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

16

SDII-5
Treated:
• Grasses
• Brush
• Algae
• Floating
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

17

SDII-3
Treated:
• Grasses
• Brush
• Floating
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

18

SDII-4
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

19

SDII-4
Treated:
• Grasses
• Brush
• Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD
Creator: Chris Thompson

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	7/8/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	WNW 6mph
Temperature	92
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 3 Count

1 of 3

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed

2 of 3

Pond Numbers	210
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	3 days

Aquatic Services Report

Observations/Recommendations	Treated site for filamentous algae

3 of 3

Pond Numbers	223
Service Performed	Treatment
Work Performed	☑ Floating
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	14 days
Observations/Recommendations	Treated site for Azolla

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	7/14/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	5nw
Temperature	90
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	All
Service Performed	Inspection
Water Level	Low
Observations/Recommendations	Picked up about 10 gallons of trash throughout neighborhood as we get these rains more trash will likely be pushed out of the sewers

Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	7/24/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	4se
Temperature	97
Multiple Sites Treated	No
Pond Number	Sdii5
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Dye added to help stop planktonic algae, also removed a 55 gal worth of trash from multiple sites throughout neighborhood but 50% of that came from sdii5

Tab 4

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FIRST AMENDMENT TO REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS FIRST AMENDMENT TO REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "First Amendment") is made and entered into this 5th day of August, 2025 by and between K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (hereinafter "Buyer") and M/I HOMES OF TAMPA, LLC, a Florida limited liability company (hereinafter "Seller").

W I T N E S S E T H:

WHEREAS, Buyer and Seller entered into a Real Estate Purchase and Sale Agreement effective June 23, 2025 (hereinafter "Contract") for the purchase and sale of that certain real property located in Hillsborough County described in the Contract; and

WHEREAS, Buyer and Seller wish to amend certain terms of the Contract.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration exchanged between the parties, the receipt and adequacy of which are hereby acknowledged, it is agreed as follows:

1. Whereas Clauses. The foregoing Whereas clauses are true and correct, ratified and confirmed, and are incorporated herein as a substantive part of this First Amendment.

2. Defined Terms. All capitalized terms used herein shall have the meanings ascribed to them in the Contract, unless otherwise defined herein.

3. Inspection Period. The Inspection Period is hereby extended to 5:00 p.m. on August 22, 2025.

4. Closing Date. The Closing Date shall be August 29, 2025.

5. Ratification. Except as modified herein, all other terms and conditions of the Contract shall remain in force and effect, and are hereby ratified and confirmed.

BUYER:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes

By: _____
Name: Duzianthan Mohan
Title: Board Chair

Date Signed: 08 / 06 / 2025

SELLER:

M/I HOMES OF TAMPA, LLC,
a Florida limited liability company

Signed by: MacDonald W. Taylor
By: _____ 761BF106F3794AA...
Name: MacDonald W. Taylor
Title: VP & Assistant General Counsel

M/I HOMES OF TAMPA, LLC, a Florida limited liability company

DocuSigned by: R. Scott Griffith
By: _____ F58BB30B7846440...
Name: R. Scott Griffith
Title: Vice President of Land

Date Signed: 8/6/2025

Doc ID: c2a39dc60f9b42cf7649869a783e1b166a5f5be0

Tab 5

ADVANCED PROSPECTUS FOR

DISTRICT MANAGEMENT SERVICES

JULY 31, 2025

Anchor Stone MANAGEMENT

CONTACT INFO: Patricia@AnchorStoneMgt.com
(407) 698-5350 www.AnchorStoneMgt.com

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OUR MISSION

Welcome to Anchor Stone Management, a boutique Florida-based District management firm.

The mission at Anchor Stone Management is to provide superlative support as we deliver district management solutions and services to organizations of all sizes. We value authentic collaborations and endeavor to forge relationships anchored in integrity and trust based on the highest ethical standards. Adopting a resident-focused mindset, we prioritize collaboration and vision as we partner with the unique individual characteristics of each District.

Our firm's principals have decades of hands-on expertise in public finance and District governance, and field management, giving us a deep understanding of the unique financial and operational needs of communities like yours. We are committed to leveraging this experience to deliver transparent, efficient, and compliant management that enhances your District's experience. In this proposal, we present an overview of our firm, highlight our qualifications in Florida's CDD governance environment, detail the core services we offer, outline our pricing offer that is aligned with your budget, and describe the benefits of partnering with us. We embrace professional and collaborative spirit – we are your trusted partner.

OUR OFFICES

Anchor Stone Management proudly serves districts across Central Florida with the main offices locations in **Lake Mary** and **Tampa**, along with a convenient **satellite office** in **Pasco County**. Our experienced team members are not only based locally but are also highly flexible and accustomed to traveling throughout the State. We commit to attending the Board's Meetings and any district inspections or walks as necessary to advance the vision of the Board. We are committed to making your community management process as transparent and effective as possible. Your trust is our priority.

OUR TEAM – CORE STAFF INDIVIDUALS

DISTRICT MANAGEMENT

PATRICIA THIBAULT

Exceptionally experienced District Manager, MACC, and a formerly licensed CPA in two States

Patricia is a proactive, results-driven professional with extensive experience in all facets of accounting and auditing management. She possesses strong planning and organizational capabilities, successfully managing financial projects from inception to completion. Patricia is highly disciplined, with a demonstrated ability to manage multiple priorities under pressure while consistently meeting stringent deadlines.

A proven leader and collaborative team facilitator, Patricia communicates effectively, translating complex financial information into clear and actionable insights. Her areas of expertise include accounting, auditing, capital and operating budgeting, financial statement preparation and reporting, policy and procedure development, and cash flow forecasting. She is well-versed in Generally Accepted Accounting Principles (GAAP), Governmental Accounting Standards Board (GASB) guidelines, and Financial Accounting Standards Board (FASB) regulations. She is also highly proficient with a variety of financial software platforms.

Patricia has served in a leadership capacity overseeing the day-to-day operations of 40 Community Development Districts (CDDs) established under Florida Statute Chapter 190.

- Budget Development and Compliance: Managed the development of District budgets in accordance with Florida Statute 189, enabling the lawful collection of non-ad valorem assessments necessary to fund the operations and maintenance of the districts.
- Financial Operations and Controls: Supervised daily accounting functions and ensured internal controls for all financial transactions across Districts adhered to GASB requirements and Florida statutes.
- Records Management Oversight: Directed the preparation of meeting agendas and minutes, fulfilled public records requests, maintained and archived district records in compliance with Florida Statute 257, and ensured ADA compliance across all District websites.

ROBERT RIOS

Corporate CPA with direct CDD & HOA Accounting experience

Robert has over 20 years of accounting and finance experience spanning both private sector and governmental accounting. A currently licensed CPE and CPA with extensive expertise in financial leadership, Robert is well versed in US GAAP, GASB and IFRS. He also holds undergraduate degrees in Marketing, Finance, and Accounting, as well as an MBA. In March of 2025, Robert attained his CFE (Certified Fraud Examiner) certification.

During his five years in the Community Management sector, Robert oversaw daily accounting and annual auditing of a portfolio of 70+ Community Development Districts (CDDs) and Homeowners Associations (HOAs). Has successfully managed both small districts and large-scale enterprise fund districts, delivering accurate and timely financial reporting. He has a very strong understanding of compliance and regulatory standards.

Robert has demonstrated strength in recruiting, mentoring, and developing high-performing teams. Well-connected across the banking, insurance, and accounting industries, offering valuable relationships and insight that support strategic financial planning and operational success.

JAMES PALEVEDA

Financial Controller with a background in Computer Science and Automations

James brings a remarkably diverse skill set and a deep well of knowledge to his work. He is highly detail-oriented, results-driven, and consistently holds himself to the highest standards of excellence.

Beginning his professional journey in the District's Accounts Payable department, James quickly advanced to the role of Staff Accountant. His strong performance and dedication led to deeper involvement in the District's financial operations, where he truly excelled. James's continued growth and leadership ultimately earned him the position of Vice President of Finance and Assessments. While being the head of Finance, James oversaw the full scope of the District's development and Special Assessments Bonds debt issuance services (under Florida Statute Chapter 170 and 190) for a portfolio of 35 Districts, including compliance and financial analysis and forecasts for monthly reports and budgeting.

Following his transition into the private sector, he continued to develop his skills and has grown into the position of Controller, while providing consultations on the District's administrative and finance professionals.

James has taken an interest and mastered computer science, coding and process automations. His ability to streamline and optimize accounting workflows through technology has significantly improved both the speed and accuracy of financial operations.

ANNA LYALINA

Senior Manager of Districts Finance and Assessments

Anna has ten years of experience in the Districts Management industry. Her unique experience on both the management side and the developer side has provided her with a deep understanding of all facets of developer-driven district operations and transition to the resident board. This dual perspective positions Anna as a subject matter expert in the special assessment bonds debt levy, property ownership transfer-related matters, daily financial workflows, compliance requirements, and strategic planning unique to districts.

Having managed a portfolio of nearly 40 districts, Anna has developed specialized expertise in the preparation of bonds methodologies reports, maintenance of complex bonds

amortizations schedules and lien books, as well as preparation of ownership-based assessment tax rolls, among other critical functions.

- Budgets and cashflow models' preparation
- Bonds debt issuance, amortizations and redemptions (including Bonds Validation Reports and Hearings, Methodology Reports, bonds refunding and foreclosure cases)
- Districts' bonds debt lien books, payoffs and estoppels
- Full cycle of special assessments levy and collection (including notices, allocations, certification for collection via tax roll and tax collections distributions, deficit funding)
- Full scope of dissemination services (compliance with preparation and posting of Annual Reports and Audited Financial Statements, quarterly reports)

AUSTIN COMINGS

Senior Financial Statements Accountant

Austin brings over eight years of experience in the District Management industry, with a strong focus on financial reporting and compliance. He oversaw a diverse portfolio of nearly 40 Community Development Districts (CDDs), preparing and reviewing financial statements and audit packages in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) guidelines for public funds. He has a bachelor's degree in business administration.

Austin has played a key role in the annual budget preparation process, ensuring accuracy, transparency, and regulatory compliance across all accounting functions. Known for his attention to detail and ability to manage high volumes of monthly financial data, he consistently meets strict deadlines while overseeing critical tasks such as general ledger maintenance and bank reconciliations.

DANA BRYANT

Landscape Coordinator

Dana has over 15 years as a landscape maintenance professional in the Central Florida area. His landscape maintenance inspections will include one (1) landscape oversight inspections per month to ensure compliance with associated contracts for maintenance service levels. During his Landscape Maintenance Inspections, he will perform full grounds examination of the District's living assets. He will provide the District with inspection reports and will notify maintenance contractors about deficiencies in service.

Dana will procure proposals for various landscape projects, as needed. He will work with the Boards to develop a vision plan specific to landscape replacement and beautification for common grounds and the Amenity facility. Dana will put emphasis on maturing landscape in the community and budgetary impacts.

RESIDENT SUPPORT

MARIAM GABUZYAN

Manager of Resident Support Center

Mariam is based in Florida and has five years of Customer Service experience. She will have oversight over the Resident Support Center. With her personal, approachable style, she will ensure that every interaction is warm, responsive, and aligned with your expectations.

Our Resident Support Center is open for calls **7AM TO 7PM, 7 DAYS A WEEK** including **live person response** over **WEEKENDS.**

FIELD MANAGEMENT

MICHAEL SAKELLARIDES

Manager of Field & Amenity Services

Michael brings over 10 years of broad-based property management experience, with a proven track record in both residential community and commercial sectors. He holds a Master's Degree in Management.

For the past five years, Michael has specialized in residential property management, overseeing Field and Amenity operations for master-planned developments and Amenity-rich districts. His previous experience in commercial property management has equipped him with a keen eye for operational efficiency and long-term asset preservation.

Michael is known for designing robust staffing plans, building accurate and scalable budgets, and implementing proactive maintenance strategies that extend facility lifespan while enhancing resident satisfaction. His leadership emphasizes accountability, preventative oversight, and tailored service to meet the unique needs of each property.

KEY QUALIFICATIONS

Anchor Stone brings unmatched expertise to Florida's Community Development Districts, with a leadership team rooted in governmental accounting, management, and compliance.

- **CPAs WITH GOVERNMENT EXPERIENSE:** Two of our principals have held licenses as CPAs and have spent their careers in accounting and finance, specifically in governmental accounting. They've successfully managed municipal budgets, audits, and public funds in line with Government Auditing Standards and Florida Statutes. This expertise ensures accurate accounting, strategic financial planning, and compliance – **anchored in**:

  - **Integrity**
  - **Transparency**
  - **Accountability**

- **FLORIDA CDD REGULATORY EXPERTISE:** We stay up to date on all CDD statutes and are fully qualified District Managers, ensuring compliance with all filings, meetings, and public notices to avoid legal or deadline risks.

- **COMMUNICATION ORIENTED:** Our team is committed to elevating communication by prioritizing **responsiveness, clarity, and accessibility**. We ensure that inquiries are addressed promptly and with thorough, informative responses, fostering transparency and trust. **We encourage residents to reach out**, reinforcing an open line of communication and demonstrating our dedication to exceptional service and community engagement.

- **PROACTIVE APPROACH:** Through **proactive planning and forward-thinking strategies**, our team ensures smooth community operations and upkeep. We anticipate potential challenges, apply preventative measures, and implement alternative solutions to reduce risk and disruption, maintaining a safe and well-managed environment.

- **FLORIDA-BASED, LOCALLY CONNECTED:** With strong local knowledge and statewide experience, we tailor solutions to each District's unique needs. We've built lasting relationships with top service providers and regulatory bodies, enabling us to act quickly and effectively in any situation.

CORE SERVICES OFFERED

We provide a full suite of management services tailored to meet the unique needs of your District. Below are the core services Anchor Stone offers, each designed to ensure your District's operations run smoothly, transparently, and in compliance with all requirements[1]:

MANAGEMENT, RECORDING, AND ACCOUNTING SERVICES

- **BOARD MEETING ADMINISTRATION AND RECORDING SERVICES:** From scheduling and legal noticing to agenda preparation and minute-taking, we manage every detail of the Board meetings. During meetings, our highly experienced manager will attend in person to present reports, provide guidance, and support the Board. Our goal is to ensure meetings are productive, orderly, and well-documented.

- **BUDGET PREPARATION:** We develop annual budgets collaboratively with the Board, using historical data, contract terms, and legal requirements. We handle all statutory processes, including reserve calculations and public notices, making the process seamless and accurate.

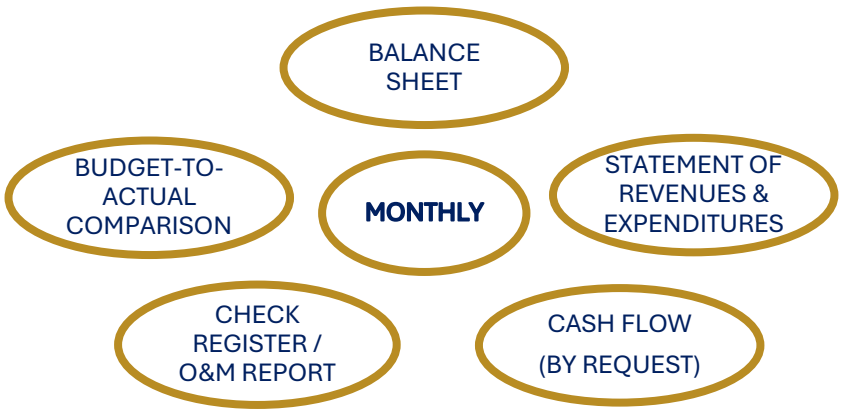
- **REGULATORY COMPLIANCE:** Our Team will manage all statutory filings, public records compliance, procurement processes, and governance updates. We ensure timely submission of financial disclosures, tax filings, and other legal documents, including the annual Goals and Objectives report.

- **INSURANCE COMPLIANCE:** Our experienced Manager will stay on top of review of the District's insurance requirements and work with the Field Team to ensure sufficient coverage.

- **FINANCIAL REPORTING AND ACCOUNTING:** Our team manages all accounting in compliance with GAAP and GASB. We provide detailed financial reports, oversee accounts payable/receivable, reconcile accounts, and ensure timely debt service payments. We also coordinate smooth, independent audits and file all required government reports.

[1] For a more detailed list of the scope of services, please refer to Exhibit A.

Our robust financial management promotes **transparency and accountability** in all financial matters. Each month, we provide detailed financial reports to the Board, such as:



- **CONTRACT ADMINISTRATION:** We manage the full lifecycle of vendor relationships – from identifying and screening vendors, to obtaining competitive bids, negotiating contracts, and monitoring ongoing performance. We conduct regular reviews and **site inspections** as needed to verify that work meets the District's standards. Additionally, we verify that all vendors have up-to-date licenses and insurance and that their contracts protect the District's interests.

- **PROJECT MANAGEMENT:** We work closely with the District's Board, Counsel, and Engineer to monitor and manage the District's ongoing **projects and task lists**, ensuring progress and accountability. We assist in obtaining proposals and bids.

- **RESIDENT COMMUNICATION AND SUPPORT:** We serve as the District's front line for resident interaction, managing inquiries, maintaining the website, and distributing announcements. Our Team members review emails daily and **respond within 24 hours**. When residents have questions about assessments or want to report an issue, we are there to help professionally and courteously – a minimum of **12 hours per day seven days per week**.

- **FEMA REIMBURSEMENT ASSISTANCE:** Our team is proud to be recognized by the Florida Division of Emergency Management Bureau of Recovery to pioneer and implement a comprehensive procedure plan, standardized documentation package, and to engage with a dedicated debris monitoring team to facilitate and manage FEMA reimbursement filings on behalf of the districts.

FIELD SERVICES

FIELD MANAGEMENT: Field services are vital for fostering stronger, healthier, and more connected Districts by addressing their unique challenges and needs. Our approach to District's field services management is rooted in innovation, efficiency, and responsiveness.

Anchor Stone Field Services can provide a wide range of on- and off-site support to ensure the smooth operation, maintenance, and presentation of your District:

Ongoing Inspections & Reporting

- Conduct regular property inspections, including bi-monthly community drive-throughs and monthly reviews of District systems, amenities, and common areas, with detailed reporting and actionable recommendations to the Board.

Issues Response & Resident Communication

- Promptly address concerns related to ponds, stormwater systems, landscaping, and other District assets, while tracking and reporting resident complaints to District Management.

Vendor Supervision & Project Coordination

- Assist with bid preparation, contractor oversight, and vendor proposal solicitation for routine maintenance and capital projects, ensuring quality service delivery.

Facility & System Monitoring

- Support the maintenance and monitoring of sidewalks, alleyways, gates, amenities, and surveillance systems, coordinating with vendors as needed.

HURRICANE PREPAREDNESS ASSISTANCE: As part of the Field Oversight and together with the Management Services, our Team implements proactive **hurricane preparedness** plans tailored to the CDD's infrastructure and assets. We coordinate vendor readiness, arrange Community inspection and secure community facilities, assess stormwater systems, and ensure emergency communication protocols are in place thus minimizing risk and supporting rapid recovery after the storm.

FIELD OPERATIONS: Specifically, within the daily Field Operations and on-site maintenance, our Team applies **proactive planning and forward-thinking strategies** with a focused effort on identifying maintenance and repair tasks that can be efficiently and effectively handled in-house. By thoroughly evaluating these areas, we aim for quicker turnarounds and to reduce reliance on third-party vendors, thereby **alleviating unnecessary expenditures** and **easing the**

financial burden on the district's budget for routine maintenance items. At the same time, we remain mindful of required certifications, potential liabilities and warranty considerations, ensuring that any in-house work is conducted within the appropriate scope and in alignment with best practices, risk management, and long-term asset protection. Such tasks include but are not limited to:

- Pressure Washing
- Pet Waste Station restocking
- Signage repairs
- Debris removal
- Painting
- Limited scope electrical & plumbing repairs
- Fence Repairs (minor panel displacement, post reset, etc.)

SPECIAL ASSESSMENT SERVICES

- **SPECIAL ASSESSMENT LEVY & COLLECTION:** Our highly experienced Finance Team will process all aspects of the levying, imposition, noticing, and collection of non-ad valorem special assessments in compliance with Chapters 170, 190 and 197 in-house.

- **CDD ROLL & PROPERTY DATABASE:** Anchor Stone Finance Team will work closely with the County Property Appraiser and Tax Collector throughout the year to obtain and maintain the most current District property and Residents listing for the tax roll and transfer of title services.

- **BONDS DISSEMINATION AND COMPLIANCE:** We provide all required disclosures and reports for bondholders and trustees, ensuring compliance with the SEC's Rule 15c2-12 and the Master Trust Indenture.

- **RESIDENTS INQUIRIES & PROPERTY TRANSFER:** Anchor Stone Resident Support Team and Finance Team will work closely to provide Residents with prompt, comprehensive but easy-to-follow answers regarding their tax bills, CDD's Assessments and allocation between the funds. Our payoff / estoppel letter forms request response time is less than 48 hours.

PRICING AND FEE STRUCTURE – SAVINGS[1]

The total Fees savings are outlined below as a summary of the combined **District Management** fees as opposed to the current adopted Proposed Fiscal Year 2026 Budget.

Reconciliation with the RFP Pricing format is enclosed in **Exhibit C**.

OPTION 1 – DISTRICT MANAGEMENT & LIMITED FIELD SERVICES:

DISTRICT MANAGEMENT SERVICES	FY 2026 Budget	Proposed Fees	Savings $$	Savings %
District Management	$23,321	$22,000		
Accounting Services	$20,853	$20,000		
Administrative Services	$5,213	$1,000		
Financial & Revenue Collections	$5,624	$4,000		
Field Services – DM Oversight	-	$6,000		
Dissemination Agent	$6,000	$3,500		
Assessment Roll Administration	$5,624	$4,500		
Computer Time/Information Technology	-	-		
Website Administration	$4,378	$2,513		
DISTRICT MANAGEMENT - OPTION 1 TOTAL	**$71,013**	**$63,513**	**$7,500**	**10.6%**

Under the Oversight of the District Manager, a Field Services team member will provide a maximum of **15 hours monthly** of dedicated service to the District: 10 hrs Inspections and 5hrs Reports & Meeting Attendance.

[1] All the numbers shown are net of the discounts and fees associated with the certification of the assessments for collection via the County tax bills

OPTION 2 – PART-TIME FIELD SERVICES POSITION:

Anchor Stone Team offers a **flexible staffing model** tailored to meet the unique needs of both the **AMENITY and FIELD** teams within the Community. Utilizing a **CAFETERIA-STYLE** approach, we provide a range of customizable service options that allow the Board of Supervisors to select and direct the plan best aligned with the community's needs. Whether full-service support or supplemental staffing is envisioned, Anchor Stone Team is equipped to adapt and deliver staffing that ensures efficient operations and enhanced resident satisfaction.

Under the OPTION 2 proposed below, the Part-time Field Services Employee would dedicate **15 hours per week of on-site plus 5 hours on Reports & Meeting Attendance per month** [1]:

FIELD SERVICES - PT Position, $25/hr[1]	FY 2026	FY 2027	FY 2028
On-Site, 15hrs per week	$18,000	$18,540	$19,096
Reports + Meeting Attendance, 5hrs per month	$1,500	$1,545	$1,591
Admin & Management, 10%	$1,950	$2,009	$2,069
FIELD SERVICES - PT Position, TOTAL	**$21,450**	**$22,094**	**$22,756**

District Management & Field PT Staff Total:

DISTRICT MANAGEMENT SERVICES – OPTION 2	FY 2026 Budget	Proposed Fees, YR1	Proposed Fees, YR2	Proposed Fees, YR3
District Management	$23,321	$22,000	$22,000	$22,000
Accounting Services	$20,853	$20,000	$20,000	$20,000
Administrative Services	$5,213	$1,000	$1,000	$1,000
Financial & Revenue Collections	$5,624	$4,000	$4,000	$4,000
Field Services - PT	-	$21,450	$22,094	$22,756
Dissemination Agent	$6,000	$3,500	$3,500	$3,500
Assessment Roll Administration	$5,624	$4,500	$4,500	$4,500
Computer Time/Information Technology	-	-	-	-
Website Administration	$4,378	$2,513	$2,513	$2,513
District Management, Total	**$71,013**	**$78,963**	**$79,607**	**$80,269**
Additional Budget Funds Requirement		$7,950	$8,594	$9,256

[1] Employee's salaries will increase 3% annually beginning with the Year 2, FY 2027

PRICING AND FEE STRUCTURE – DISTRICT MANAGEMENT OFFER

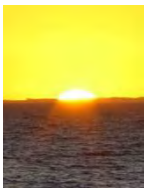
Our initial Pricing Offer for **DISTRICT MANAGEMENT** Services for **FY 2026, 2027, 2028**:

DISTRICT MANAGEMENT SERVICES	FY 2026 Budget	3-Years OFFER	Savings $$	Savings %
District Management, OPTION 1	**$71,013**	**$63,513**	**$7,500**	**10.6%**
District Management, OPTION 2	**$71,013**	**$78,963***	**Incl. PT Field Staff**	

*Year 1 Total

The ANCHOR STONE OFFER includes:

- **15 Meetings of the Board of Supervisors**
- **FREE Onboarding**
- **10.6% Annual Discount – OPTION 1 - OR**
- **PT Field Employee CAFETERIA-STYLE – OPTION 2**
- **Rate freeze for FY 2026, 2027, 2028**
- **1 District Manager site visit every month**



Our priority is to establish a **partnership** with your District.

We are tailoring the current fiscal year agreement with the current FY 2026 budgetary consideration and impacts.

•**The Meeting times** in excess of four (4) hours will be assessed a $150 per hour charge with a 15-minute minimum increment.

•**Additional Services and Expenses:** One-time projects or specialized services beyond the regular scope (such as managing a capital project or handling a complex insurance claim) are billed at an agreed-upon hourly or fixed fee. Direct costs like bulk postage, large print jobs, or legal ads are typically passed through at cost and will be outlined in the final agreement.

•**Additional Services to Third Parties:** 1. Estoppel letter(s) for sale or transfer of property within the District, upon request: residential at $150 per estoppel (non-foreclosure related) or commercial at $250 per estoppel. 2. Issue lien releases for properties with the District's bonds debt fully paid off.

BENEFITS OF CHOOSING ANCHOR STONE

Hiring Anchor Stone as your management partner will bring significant advantages to your District. We know you have options when it comes to management companies, and we strive to stand out by delivering exceptional value and expertise. Here are some key benefits you can expect by entrusting your CDD to our firm:

- **FINANCIAL INTEGRITY, TRANSPARENCY, ACCOUNTABILITY:** Led by two veteran CPAs and an exceptionally diverse Senior Finance team, we at Anchor Stone enforce rigorous financial controls and deliver transparent reports. Every transaction is documented, audited, and accessible, thus giving Boards and residents full confidence in fiscal oversight.

- **SEASONED LEADERSHIP AND PROFESSIONAL EXPERTISE:** Our principal's 30 years of combined experience means our principals bring proven solutions to any challenge - budgeting, compliance, vendor issues, or resident concerns. We instill a culture of professionalism, diligence, and ethics across our team.

- **OPERATIONAL EFFICIENCY:** We lift the administrative burden from the Board with systems that streamline processes and meet every deadline. Our U.S.-based accounting ensures security and compliance, while technology improves efficiency through automation and easy access to reports.

- **COMPLIANCE AND RISK MANAGEMENT:** In the Industry's highly regulated environment, proactive compliance is essential. Anchor Stone ensures your District stays ahead of filings, updates, and policy changes, minimizing legal and reputational risk. Our expertise allows us to implement new requirements seamlessly and maintain thorough records to support audits or disputes. With strong internal controls and professional liability coverage, we provide peace of mind and dependable risk management.

- **ENHANCED RESIDENT ENGAGEMENT:** Clear, responsive communication is key to a well-functioning District. Anchor Stone fosters strong Board–resident relationships by treating every interaction with respect and urgency. When residents see issues handled transparently and professionally, it builds trust and satisfaction - creating a more connected, confident, and engaged community.

In summary, the benefits of partnering with Anchor Stone include

- greater financial transparency
- seasoned expertise at the helm
- more engaged, satisfied District
- ironclad compliance
- smoother day-to-day operations

Anchor Stone combines the financial expertise of seasoned accountants, the operational skill of experienced administrators, and the personal touch of dedicated community partners. We don't just manage – we collaborate with your Board to protect assets, improve services, and enhance the resident experience. With proven systems, deep knowledge, and a commitment to excellence, we're ready to bring your District's vision to life through a true public–private partnership.

CONCLUSION

Thank you for taking the time to consider Anchor Stone for your District's management needs. We are confident that our unique blend of financial expertise, Florida-specific experience, and passion for District success makes us an ideal partner for your CDD. As a next step, we invite you to further discuss how our services can be tailored to meet your District's requirements. This proposal is a starting framework – we would be delighted to meet with your Board to refine the scope, answer any questions, and ultimately craft a management plan that you are comfortable with.

Let's talk about how Anchor Stone can support and improve your District. We welcome the opportunity to provide a personalized presentation or reference visits to other local districts we manage. Please feel free to reach out to us at **Patricia@AnchorStoneMgt.com**, **Robert@AnchorStoneMgt.com** or **AnchorStoneMgt.com** to schedule a meeting or request additional information. We can also provide a formal contract draft for your review at your convenience.

In choosing Anchor Stone, you choose a team that will be dedicated to the prosperity and harmony of your District. We look forward to the possibility of working together to achieve your District's goals.

Thank you for your consideration. We welcome any comments or questions you may have and look forward to your consideration of the Anchor Stone Management proposal.

REFERENCES

Our Team at Anchor Stone Management takes pride in consistently delivering high-quality, dependable services to our Clients. Our members are highly knowledgeable professionals whose expertise and commitment to excellence have earned the trust and respect of both our clients and peers across the community development district industry. As a result, many District Supervisors and business professionals are confident in recommending our Team. We encourage all prospective Clients to reach out to our **references** to gain firsthand insight into the level of service and expertise Anchor Stone Management provides. The table below features a selection of clients who are pleased to speak on our behalf.

Ballantrae CDD (Pasco)

Budget: $1.2M

Amenity Staff Count: 5	Richard Levy, Chairman	rlevy@ballantraecdd.org

The full scope of **District Management, Field Services, o**versight and support of the **Amenity Team** including: vendor and contract management; solicitation of proposals for maintenance, repairs, and Amenity services; field reporting and condition assessments; coordination of Amenity staff payroll; preparation of Board meetings, agendas, notices, and task lists; and administrative support to ensure operational continuity. Financial responsibilities such as budget preparation and optimization, reporting compliance, reserve study analysis, and disclosure services are also included to align Amenity operations with District priorities.

Tampa Palms CDD

Budget: $3.4M

Admin Staff Count: 2	Maggie Wilson	mmfitzy@aol.com

District Management Services including Accounting and Financial reporting and compliance, Payroll, Audit & other annual Reports, Notices, Revenue collection & Vendor payments

Highland Meadows II CDD

Budget: $1M

Amenity Staff Count: n/a Deb Galbraith, Chairman dgalbraithhm2@gmail.com

Comprehensive District Management Services combined with extensive Field Services, including but not limited to: budget preparation and optimization; special assessments allocation and tax roll preparation and certification; revenue collection and debt service distribution; accounting, financial reporting, and compliance; reserve study analysis; disclosure services; vendor management and solicitation of vendor proposals for maintenance and repairs; assistance with permit acquisition; preparation and management of meetings, agendas, and notices; Board of Supervisors payroll administration; task list coordination; and detailed field reporting.

Long Lake Ranch CDD

Budget: $1.6M

Amenity Staff Count: 4 Heidi Clawson, Chairman hclawson20@gmail.com

Full scope of **District Management Services, Amenity Team Management, and Field Services**, including but not limited to: budget preparation and optimization; special assessments allocation and tax roll preparation and certification; revenue collection and debt service distribution; accounting, financial reporting, and compliance; enhanced reserve study analysis; disclosure services; vendor management and solicitation of vendor proposals for maintenance and repairs; meetings, agendas, and notices; Board of Supervisors and Amenity staff payroll; task list coordination; field reporting; as well as recruiting, training, and supervising Amenity team staff to ensure high-quality service delivery and resident satisfaction.

Concord Station CDD

Budget: $2M

Amenity Staff Count: 4 Jessica LaBarbera, Chairman seat1@concordstationcdd.com

Full scope of **District Management Services with dedicated support to the Amenity Team and Field Services**, including but not limited to: budget preparation and optimization; special assessments allocation and tax roll preparation and certification; revenue collection and debt service distribution; accounting, financial reporting, and compliance; enhanced reserve study analysis and disclosure services; preparation and management of meetings, agendas, and notices; payroll administration for Board of Supervisors and Amenity staff; assistance with task list coordination and field reporting; assistance with vendor and contract management and solicitation of proposals for maintenance and other services.

SAMPLE BUDGET PRESENTATION

The Anchor Stone Management team excels in delivering highly informative and well-structured **budget analysis presentations**, leveraging a deep understanding of financial data, strategic planning, and clear communication. With a strong foundation in both **quantitative analysis and narrative insight**, we consistently transform complex fiscal information into accessible, actionable presentations tailored to diverse viewers. Our attention to detail, combined with an ability to identify key financial trends and implications, ensures that each presentation not only informs but also supports sound decision-making and transparency. This commitment to clarity, accuracy, and relevance reflects the high standard of professionalism our team brings to every project.

Please find attached a sample budget presentation for your review.

SAMPLE

COMMUNITY DEVELOPMENT DISTRICT

PROPOSED BUDGET FY 2026

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

A BALANCED BUDGET

"THE TOTAL AMOUNT AVAILABLE FROM TAXATION AND OTHER SOURCES, INCLUDING BALANCES BROUGHT FORWARD FROM PRIOR FISCAL YEARS, MUST EQUAL THE TOTAL OF APPROPRIATIONS FOR EXPENDITURES AND RESERVES"

- Florida Statute Chapter 189

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

BOARD BUDGET DEVELOPMENT STAGES

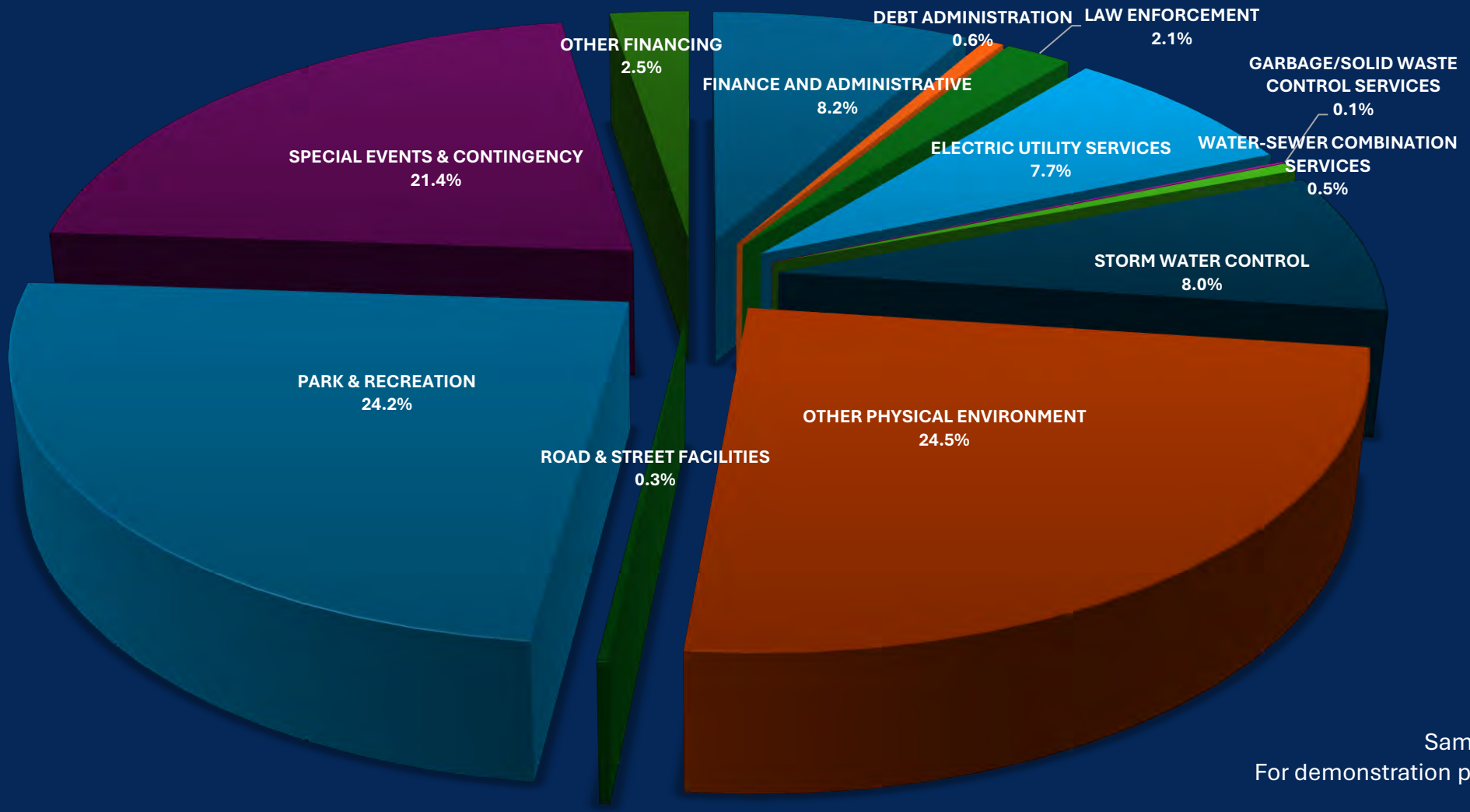
1. REVIEW OF THE PRIOR FISCAL YEARS' ACTUAL EXPENDITURES
2. REVIEW OF THE CURRENT CONTRACTS TERMS AND SERVICE LEVEL PROVIDED
3. CONSIDERATION OF FUTURE SERVICES NEEDED

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

NO INCREASE IN TOTAL ASSESSMENTS – LOCKED DOWN FROM FY 2025

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

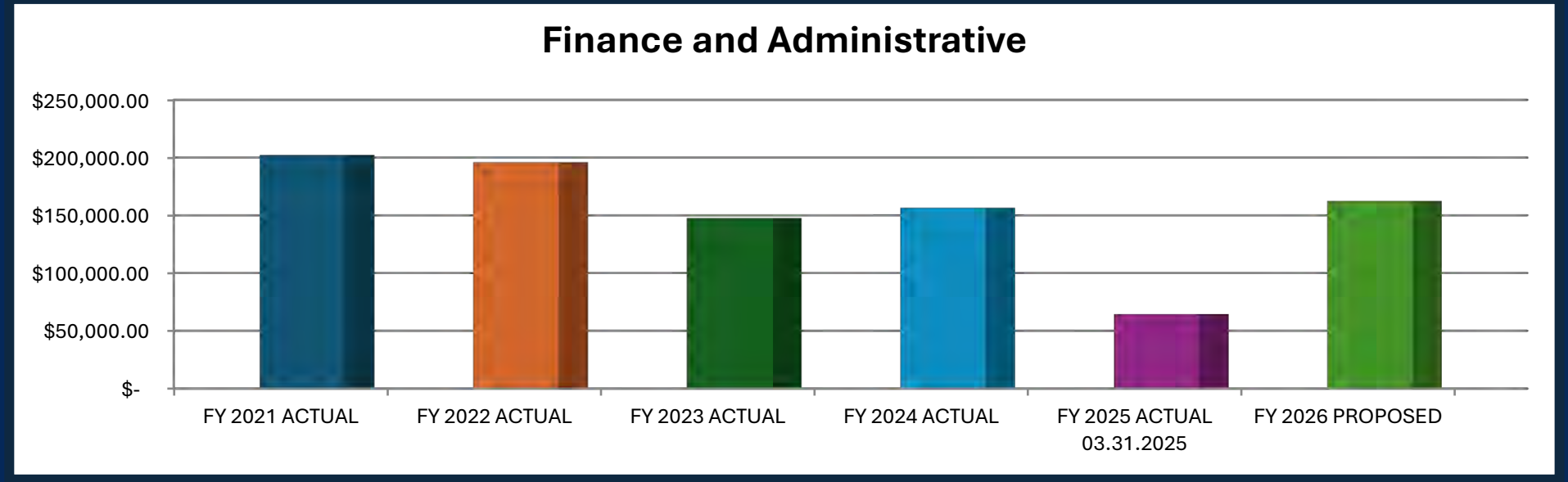
FY 2026 EXPENDITURE SUMMARY: $1,991,215
Inclusive of Transfer to Capital Reserve Fund



Sample numbers.
For demonstration purposes only.

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

FINANCE AND ADMINISTRATIVE: $162,409



Sample numbers.
For demonstration purposes only.

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

FINANCE AND ADMINISTRATIVE: 8.2%
Increase of $14,554

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ADOPTED AMENDED	FY 2025 ACTUAL 03.31.2025	FY 2026 PROPOSED	VARIANCE 2025 to 2026
FINANCE AND ADMINISTRATIVE								
SUPERVISORS FEES	11,800	11,801	10,200	14,000	13,000	6,200	13,000	-
ADMINISTRATIVE SERVICES	6,560	6,560	6,822	6,076	3,000	1,500	3,000	-
DISTRICT MANAGEMENT	31,148	31,323	33,208	35,775	35,000	18,317	33,750	(1,250)
DISTRICT ENGINEER	74,686	59,545	18,529	12,600	30,000	(1,100)	30,000	-
ASSESSMENT ROLL	5,408	5,408	5,625	7,376	2,500	1,250	2,500	-
FINANCIAL & REVENUE COLLECTIONS	5,408	5,408	5,624	3,709	2,500	1,250	2,500	-
ACCOUNTING SERVICES	22,000	22,000	22,880	18,788	16,000	8,000	16,000	-
AUDITING SERVICES	4,026	4,000	4,000	7,000	5,000	-	5,500	500
MISCELLANEOUS MAILINGS	-	1,852	1,659	927	1,500	1,805	1,500	-
PUBLIC OFFICIALS LIABILITY INSURANCE	2,502	2,627	2,824	3,737	3,215	3,215	3,519	304
BANK FEES	535	540	1,138	1,364	800	556	800	-
DUES, LICENSES & FEES	275	175	425	1,797	175	254	175	-
LEGAL ADVERTISING	946	1,136	2,483	600	1,500	686	1,500	-
TAX COLLECTOR/ PROPERTY APPRAISER FEES	150	150	150	150	150	150	150	-
ADA WEBSITE COMPLIANCE	1,538	1,538	1,515	1,515	2,015	1,515	2,015	-
WEBSITE FEES & FOR REMEDIATION	2,600	2,100	2,100	773	1,500	250	1,500	-
DISTRICT COUNSEL	32,643	39,793	28,494	40,311	30,000	20,550	45,000	15,000
FINANCE AND ADMINISTRATIVE Total	**202,225**	**195,956**	**147,676**	**156,498**	**147,855**	**64,398**	**162,409**	**14,554**

Sample numbers.
For demonstration purposes only.

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

TRANSFER TO RESERVES: 2.5%

1. INTRODUCED IN FY 2025
2. AT THE AUDIT, GENERAL FUND IS COMBINED WITH THE RESERVE FUND
3. THE RESERVE FUND DOES NOT QUALIFY AS A STAND-ALONE FUND UNDER GASB
4. NO INCREASE FROM FY 2025

Sample numbers.
For demonstration purposes only.

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

FUND BALANCES ANALYSIS – GASB 54

NONSPENDABLE – Legally or Contractually Required to be maintained (Amounts that cannot be spent due to constraints).
Examples: Prepaids and Deposits

RESTRICTED FUND BALANCE – Should be reported as restricted when constraints placed on the use of resources are externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other government.
Examples: Debt Service Funds are Restricted for the payment of Bonds Debt

ASSIGNED AMOUNTS – Intended to be used for specific purposes. Intent (intended use) is expressed by the Governing body.
Examples – Amounts assigned for operating capital or asset reserves

UNASSIGNED FUND BALANCE – the total fund balance in the general fund in excess of nonspendable, restricted, and assigned fund balances (i.e., surplus).
Unassigned fund balances are technically available for any purpose.

SAMPLE
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED FUND BALANCES FY 2026

NONSPENDABLE – For Prepaids and Deposits	$56,864
ASSIGNED – To Subsequent Years Expenditures	$282,475
ASSIGNED – To Projects	
UNASSIGNED	$275,401

Sample numbers.
For demonstration purposes only.

SAMPLE WORKFLOW MANAGEMENT TOOLS – TASK LIST

As part of the **WORKFLOW MANAGEMENT TOOLS**, our team maintains a comprehensive **CDD TASK LIST** to effectively organize and track all activities related to the Community Development District. This centralized system ensures clear visibility and accountability for:

- **Board Requests**: All directives and action items from the Board of Supervisors are documented, prioritized, and tracked to completion, ensuring timely follow-up and transparent communication.
- **CDD Maintenance**: Routine maintenance needs—such as landscaping, stormwater systems, signage, and facility upkeep—are scheduled, monitored, and updated to promote operational efficiency and community appearance.
- **Capital Projects and Improvements**: Ongoing and planned infrastructure projects are included with detailed status updates, timelines, and responsible parties, ensuring oversight and alignment with Board objectives.

The Task List is fully customized to the preference of the Board and matches the unique needs of a District. It is regularly reviewed and updated to reflect current priorities, progress, and any changes in scope. This proactive approach supports effective decision-making, enhances coordination with vendors and contractors, and ensures that CDD responsibilities are managed efficiently and transparently.

LONG LAKE RANCH CDD

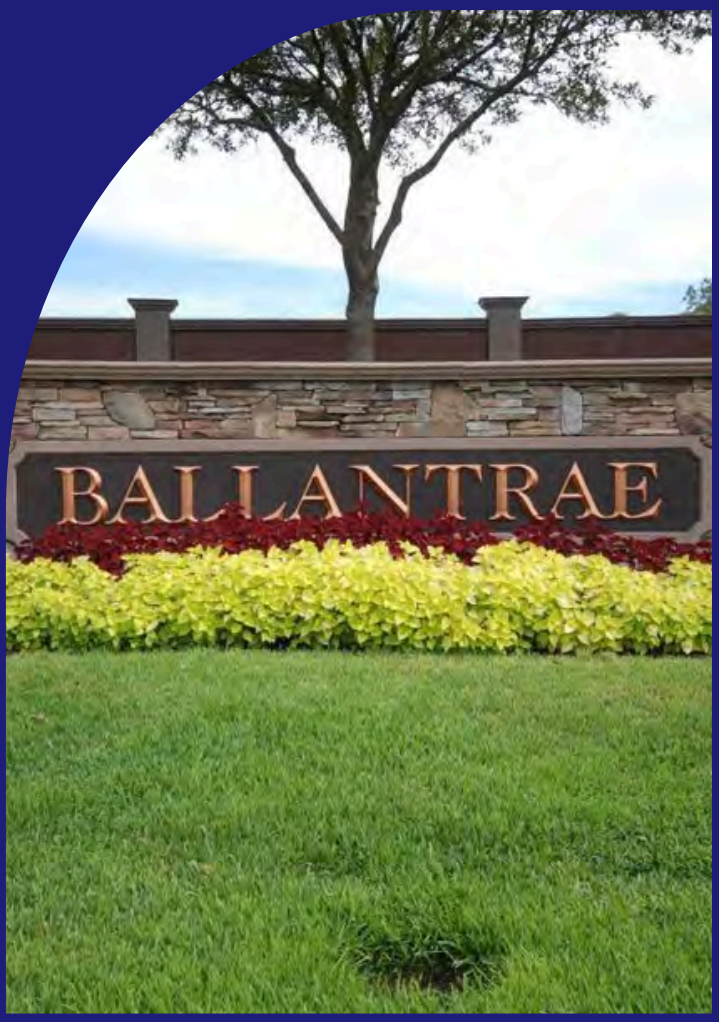
TASK LIST: JULY 2025

TASK	DATE ASSIGNED	ASSIGNED TO	DELIVERABLE DATE	NOTES
Tennis Contract	06.16.2025	Peter Chow	07.31.2025	Tennis instructor has executed the contract and sent a snip in an email of his execution. Counsel has confirmed that this is acceptable. Have sent the Contract to Chairman for execution on behalf of the District.
Tennis Windscreen & Ties	06.10.2025	Maintenance	Completed	Completed
Pool Repair	07.28.2025	Maintenance	08.07.2025	Bill has reached out to Cooper Pools for a Proposal to repair and we will advise as to next status and will include proposal on the agenda . Email sent to Supervisors on 07.28.2025
Fence along resident Property & Tennis Court Fence	06.10.2025	Maintenance	08.07.2025	Proposal will be presented on the August 7th meeting along with the tennis court fence repair
Pond Bank Mowing	07.07.2025	GHS & Red Tree	07.28.2025	Anchor Joe met GHS & Red Tree on site the week of July 20th and they discussed the need for a collaborative effort. Sent on 07.28 an email regarding pond bank 10
Lights Out Around Monuments	06.15.2025	Maintenance	Completed	Email sent to Board Members with Completion Status from Will Butler on 07.17.2025
Mail Chimp Reboot	06.15.2025	Maintenance	07.29.2025	Anhor Stone James advised on 07.28.2025 that he now has access to Mail Chimp - Yahooie!!!
The southern Monument Weather Vane Lane at Long Lake Ranch Blvd it looks as though a ton of decorative grass has either died or been destroyed	06.15.2025	Red Tree	07.29.2025	John looked at the “ornamental grasses”, which are variegated flax lily. It appears that when the bed was sprayed for weeds it rained shortly after, and chemical leached to the plants. We will be replacing them at our cost. Sent followup email to Red Tree on 07.28
Water Fountain	06.06.2025	Maintenance	07.08.2025	The fountain that was to be seated was not a water bottle fountain. To change the footprint to watter bottle fountain would require a change in stonework and increase in expenditures. The manufacturer has requested additional photos to make a dtermination if they will replace. These have been sent
Bridge Painting	06.06.2025	Maintenance	07.01.2025	Proposal was approved at the meeting - we need to find the paint color
Bike Rack for Inside Pool Area	06.06.2025	Maintenance	08.07.2025	Discussion as to relocating the bike racks outside of the access gate to the amenity
Pool Resurfacing Warranty	07.07.2025	District Manager	08.07.2025	The contract will be on the agenda for discussion. In the meantime, Bill is gathering more photos and the DM will make a first attempt to get Pool Doctors to repair
Finn Outdoor & Sidewalk	07.07.2025	Field Joe	08.07.2025	Sent email to vendor on 07.28 for observations. Anchor Joe will revisit the area before the meetin for Boad discussion

SAMPLE FIELD MANAGEMENT REPORT

As part of the **FIELD MANAGEMENT**, our Team will provide a comprehensive **MONTHLY REPORT**. Sample Report is enclosed.

SAMPLE CDD Field Service Report



July 2025

Landscaping Services Evaluation

01 Mulch

Mulch replenished in community. In better shape, some areas around the Amenity can use touchups. Should not need to refresh until around holidays for further touchups

02 Routine Maintenance

Mowing was completed for this week. All areas were hit. A few ponds were skipped to let over grow naturally seed the banks. Detail team is scheduled to be back first of the month

03 Annuals

Annuals being replaced throughout entrances. Final monuments on schedule to be completed this next week. Everything installed to standards so far

04 Irrigation

Several irrigation fixes this month. Had a main line break off the main road. Needed to make a pump repair to well #2 by the Amenity. Other routine broken heads and a couple of valve replacements

Aquatic Service Evaluation

01 Algae

Pond 22 has algae present. Scheduled for service to spray, process will be a couple of weeks long and visually will begin to see the algae brown as it decays

02 Fountains/Aerators

All fountains are operational in community

03 Erosion

Engineer is receiving bids for proper repair to erosion on Pond 10

04 Overflows

Drain overflows have been inspected prior to Hurricane Season starting and we are in good standing. All are clear and operating as they should

Monument Evaluation

01 Pressure Cleaning

Pressure cleaning done a couple of weeks ago. Will continue to monitor and next expected cleaning will be mid-late October

02 Electrical

All lights are operational. We are programming the new light colors in preparation for the fall and holiday season

03 Structure Repair

Structure hit by a vehicle has been repaired in house by maintenance, saving the District costs from outside vendors

04 Paint

Paint touch ups have been completed following the pressure cleaning

Maintenance Team Repair Status

01 Street Signs

Stop sign and post replaced from damage when vehicle hit it. Straightened out street signs in the first Phase of the community as well

02 Water Fountain

New water fountain was installed at the park area. Old one was removed and disposed of.

03 Curbing

Repainting the yellow curbing in medians and at the Amenity has started, and will be completed in the next couple of weeks

04 Electrical

Maintenance team replaced the fans in the gym, and replaced photocells for landscape lighting this month

EXHIBIT A – SAMPLE SCOPE OF SERVICES – DISTRICT MANAGEMENT

A. STANDARD ON-GOING SERVICES:

These services are delivered on a recurring basis and are commonly known as the basic functions required to support the regular and day-to-day operations of the District.

B. MANAGEMENT:

1. Attend and actively participate in all regular and special meetings of the Board of Supervisors, as well as any continued meetings, hearings, or workshops (if applicable). Coordinate all necessary logistics, including notifications regarding time and location, for these meetings and related events.
2. Ensure adherence to all applicable statutes impacting the District, including but not limited to:
    a. Submit the certified Special District Update Form to the Special District Information Program under the Department of Economic Opportunity annually.
    b. Designate and maintain a Records Management Liaison Officer to report to the Department of Library and Archives.
    c. Assign a contact for the State Commission of Ethics to manage Financial Disclosure matters.
    d. Distribute Form 1 Financial Disclosure to Board Members.
    e. Distribute Form 1F Financial Disclosure to any Board Members who resign.
    f. Monitor and provide Form 3A, Interest in Competitive Bid for Public Business, if applicable.
    g. Monitor and file Form 8B, Memorandum of Voting Conflict for the Board, when required.
    h. Maintain and submit the Disclosure of Public Financing to the Department of Economic Opportunity.
    i. Present a proposed budget for Board review and approval by June 15 of each fiscal year.
    j. Submit the approved proposed budget to the County at least 60 days before the scheduled public hearing.
    k. Send written notifications to property owners regarding the budget hearing and associated assessments.
    l. If applicable, provide the County with a copy of the annual notice reflecting any updates to the Public Facilities report.
    m. Submit the updated seven (7) year Public Facilities report in accordance with the County's assigned reporting cycle.
    n. Annually file the name and office location of the Registered Agent and Management Company, required to be located within the County, with both the Department of Economic Opportunity and the County.
    o. Submit the District Map and any updates (as provided by the District's Engineer and the County Property Appraiser) to the Department of Economic Opportunity and the County, if needed.
    p. Provide the Supervisor of Elections with the legal description and boundary map prepared by the District Engineer, if requested.
    q. Each year, send a formal request to the County Supervisor of Elections to obtain the number of registered voters as of April 15.

r. Announce and document the number of registered voters each June for public records purposes.
s. Update the State Commission on Ethics annually with current Board Member names, titles, and contact information.
t. File Form DR 421, Certification for Taxing Authorities that Do Not Levy Ad Valorem Taxes, with the Department of Revenue each tax year.
u. Ensure that all public meetings are properly noticed in accordance with relevant Florida Statutes, including notices for public hearings on assessments, the budget, fees, rates, charges, rulemaking, and uniform method of collection, as well as all other required meetings, hearings, and workshops.
v. Prepare and provide the necessary advertisement templates and required language for all the above notices.
w. Review insurance policy specifications and make recommendations.
x. Provide access to notary public services on demand for official District business.
y. Acquire and maintain the District's Official Seal.

C. ADMINISTRATIVE:

1. Supervise the creation of agendas and supporting materials for board meetings, hearings, and similar events, ensuring timely delivery to the Board for review and preparation. This includes materials for any meetings, hearings, or related proceedings, as necessary.
2. Provide or support the preparation of accurate minutes for all meetings and hearings.
3. Establish and manage a document management system that enables the creation, storage, and archiving of District documents.
4. Certify and submit the required annual report to the Department of State, Library and Archive Division, regarding the retention and disposal of public records, if applicable.
5. Safeguard the integrity of all public records in full accordance with applicable State laws. Ensure all public records requests are handled in compliance with legal requirements, the District's Rules of Procedure, and its adopted public records policy.
6. Maintain the "Record of Proceedings" for the District within the County, including meeting minutes, agreements, resolutions, and any additional records mandated by law.

D. ACCOUNTING:

1. Financial Statements
    a. Set up a Fund Accounting System in accordance with both federal and state laws, as well as GASB standards and the Rules of the Auditor General. This process includes:
        i. Creating a Chart of Accounts.
        ii. Developing the Vendor and Customer Master File.
        iii. Setting up and configuring reporting tools.
    b. Generate monthly financial reports including a balance sheet and income statement(s), reflecting budget-to-actual variances. This includes:
        i. Cash Investment Account Reconciliations for each fund.
        ii. Balance Sheet Reconciliations by fund.
        iii. Analysis of Expense Variances.
    c. Complete and submit the Annual Public Depositor's Report to the State Department of Insurance and Treasury.
    d. Prepare and file the Public Depositor's and Indemnification Form when opening new accounts.
    e. Manage banking relationships with the District's depository institutions.

f. Produce all other required financial reports in accordance with applicable laws and accounting principles.
g. Maintain accounting records for assets either constructed by or donated to the District for ongoing maintenance.
h. Complete an annual inventory of all tangible personal property owned by the District on or before October 1st, in compliance with applicable standards.
i. Provide support to auditors during the Annual Audit process by:
    i. Drafting Audit Confirmation Letters.
    ii. Compiling all necessary financial reports and supporting documents.
    iii. Responding to inquiries from auditors.
    iv. Reviewing and suggesting edits to the draft audit report.
    v. Preparing required year-end adjusting journal entries.
j. Coordinate submission of the Audit to the Auditor General's Office of the State.
k. Submit and file the Annual Financial Statements (FS. 218 report) no later than June 30th each year.

2. Budgeting
    a. Work collaboratively with District staff to develop the budget and all supporting materials; present the budget at all budget-related meetings, hearings, and workshops.
        i. Ensure budget preparation follows all applicable state laws and GASB standards.
        ii. Include calculations for operation and maintenance assessments, which may involve developing a benefit methodology.
    b. Submit all required filings to the Department of Revenue, Auditor General, the County, and other relevant authorities.
    c. Prepare and publish public notices for all budget hearings and workshops.
    d. Draft and process budget amendments as needed. Assist in procuring an independent auditor and support the audit process accordingly.
3. Accounts Payable/Receivable
    a. Oversee the review, approval, and payment of all invoices and purchase orders.
        i. Do not engage third-party payables/receivables vendors.
    b. Verify that all invoices are approved and properly coded by District staff before payment is made.
    c. Ensure timely payment of all vendor invoices and purchase orders.
        i. Maintain Vendor Information in compliance with W-9 requirements.
        ii. Verify compliance with Fla E-Verify for all newly hired District staff.
    d. Produce a monthly Payment & Distribution Report to be submitted to the Board of Supervisors for either approval or ratification.
    e. Manage checking accounts with qualified public depositories, including:
        i. Reconciling all bank statements to match each account and fund.
    f. Issue year-end 1099 Forms for qualifying Vendor payments.
        i. File applicable reports with the IRS.
    g. Maintain a continuously updated running balance report that reconciles with the monthly balance sheet and transaction history.
4. Purchasing
    a. Assist in the selection of vendors for services, goods, supplies, and materials as needed. Solicit pricing proposals in accordance with District policies and state laws.

b. Draft RFPs for Administrative Services when required, including for audit, legal, or engineering services.

5. Risk Management
    a. Develop and follow risk management procedures, including those required by the State of Fla under current and emerging Cybercrimes legislation.
    b. In consultation with District staff, advise the Board on appropriate insurance coverage and, if directed, procure all necessary insurance.
    c. Support and help coordinate the investigation of insurance claims, working with District Counsel when needed.
    d. Review and update the Schedule of Values for all District-owned assets to ensure appropriate insurance coverage.

E. FINANCIAL AND REVENUE COLLECTION:

1. Administer Assessment Roll Process:
    a. Oversee the preparation annual assessment roll for collection of operations and maintenance assessments, prepared by the District's Assessment Roll Agent.
    b. Prior to submission of the District's Assessment Roll to the County Property Appraiser and Tax Collector, making certain of the following:
        i. That the roll reflects per unit and per parcel assessments based on adopted fiscal year budgets.
        ii. That the DR 408. Certificate of Non-Ad Valorem Assessments, has been properly submitted to the Tax Collector and Property Appraiser
2. Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
3. Issue estoppel letters as needed for property transfers
4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.
5. Dissemination Services:
    a. Performing the duties of and acting as the District's Dissemination Agent as set forth in any applicable Continuing Disclosure Agreements related to the issuance of the District's Special Assessment Revenue Bonds
    b. Oversee and implement bond issue related compliance, such as:
        i. Coordination of annual arbitrage report as required
        ii. Transmittal of the Annual Audited Financial Statements Report, budget, and other required compliance information to the Trustee, Bondholders, and other parties as per the Continuing Disclosure Agreement, as required
        iii. Preparation and transmittal of annual/quarterly disclosure reporting as per the Continuing Disclosure Agreement, as required

F. ADDITIONAL SERVICES:

1. Meetings
    a. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop) if any should be required.
2. Financial Reports
    a. Modifications and Certification of Special Assessment Allocation Report, if required.
3. Public Records Requests.

EXHIBIT B – SAMPLE SCOPE OF SERVICES – FIELD MANAGEMENT

The Field Services include, but are not limited to, the following responsibilities:

1. Provide oversight of all District common grounds and assets.
2. Perform a minimum of two (2) monthly landscape and stormwater pond maintenance inspections to ensure oversight of onsite landscape maintenance contractors and stormwater system maintenance contractors compliance with the District's landscape maintenance and irrigation and stormwater maintenance contracts.
3. Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District's monthly Board agenda package and include, among other things, recommended action items.
4. Upon request of the District, attend monthly District meetings in person or via phone to review inspection reports.
5. Advise the District of any necessary repairs, extraordinary cleaning, or replacement of assets, including any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear-and-tear," "acts of God," or vandalism, and secure cost estimates for the same. Such work that is outside the normal, day-to-day maintenance scope of work shall be billed separately, upon arrival of the District, either by Field Services manager or other outside service contractors.
6. Notify maintenance contractors about deficiencies in service or need for additional care.
7. Monitor the progress of maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time.
8. Implement all policies and procedures established by the District as such policies and procedures relate to the day-to-day maintenance and upkeep of the District. The Field Services manager shall have a thorough knowledge of the community and provide a timely, personal response regarding problems or request for service and handle them as expeditiously as possible.
9. Remain aware of potential safety or security hazards within District property, communicate with the appropriate District personnel regarding possible corrective action to resolve a safety or security matter, and implement such action, when necessary, for the safety and security of the District.
10. Maintain full knowledge/awareness of all aspects of residential community maintenance to include landscaping, stormwater pond and wetland maintenance, carpentry, electrical, plumbing, painting, and management and/or monitoring of District facilities
11. Assist the District Manager in identifying potential capital improvement projects and provide field-level insight into insurable assets to protect the District from liability
12. Provide field-level support for resident concerns by verifying reports onsite, communicating with onsite staff, and facilitating responsive feedback to Resident Support to enhance community satisfaction
13. Assist with coordinating the emergency response plan, for the District. Ensuring that the District is prioritized and cleared of liabilities as soon as possible

EXHIBIT C – BUDGET TO RFP FEES RECONCILIATION

The DM Services Fees reconciliation: Proposed FY 2026 Budget to RFP

OPTION 1 – DM FIELD OVERSIGHT

DISTRICT MANAGEMENT SERVICES – OPTION 1	FY 2026 Budget	Proposed Fees
District Management	$55,011	$47,000
Field Services	-	$6,000
Dissemination Agent	$6,000	$3,500
Assessment Roll Administration	$5,624	$4,500
Computer Time/Information Technology	-	-
Website Administration	$4,378	$2,513
DISTRICT MANAGEMENT, TOTAL	$71,013	$63,513

OPTION 2 – PT FIELD STAFF

DISTRICT MANAGEMENT SERVICES	FY 2026 Budget	Proposed Fees YR1
District Management	$55,011	$47,000
Field Services - PT Staff	-	$21,450
Dissemination Agent	$6,000	$3,500
Assessment Roll Administration	$5,624	$4,500
Computer Time/Information Technology	-	-
Website Administration	$4,378	$2,513
District Management, Total	$71,013	$78,963

PROPOSAL FORMS

A. GENERAL PROPOSER INFORMATION

- *Proposer General Information:*

Proposer Name Anchor Stone Management, LLC

Street Address 255 Primera Boulevard, Suite 160

P. O. Box (if any) _____

City Lake Mary State Florida Zip Code 32746

Telephone 407-698-5350 Fax no. _____

1st Contact Name Patricia Thibault Title District Manager / Principal

2nd Contact Name Anna Lyalina Title Operations Manager / Principal

Parent Company Name (if any)

_____

Street Address _____

P. O. (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form:

Limited Liability Company

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date 04/04/2025

Is the Proposer in good standing with that State? Yes X No _____

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No _____

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	04/24/2026

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing: _____

CAM Firm License: Official DBPR license that authorizes a company to legally operate as a licensed community association management provider in Florida.

B. EXPERIENCE

- *Has the Proposer worked for a community development district or master planned residential community in excess of 861 acres previously? Yes✓ No___ If yes, please provide the following information for each project (attached additional sheets if necessary):*

Project Name/Location: Concord Station CDD / Pasco County, Florida

Contact: Randall Griffin, Vice Chair Contact Phone: seat3@concordstationcdd.

Project Type/Description: Community Development District / 1000+ Acre CDD

Dollar Amount of Contract: $68,250

Scope of Services for Project: Full scope District Management & Dissemination, Field Oversight

Dates Serviced: April 2025 - present

- *List the Proposer's total annual dollar value of district management services completed for each of the last five (5) years starting with the latest year and ending with the most current year:*

2021 =

$0

2022 =

$0

2023 =

$0

2024 =

$0

2025 =

$75,000 since April 2025

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.*

  Project Name/Location: Ballantrae CDD (Pasco County)

  Contact: Richard Levy, Chairman Contact Phone: rlevy@ballantraecdd.org

  Project Type/Description: Community Development District

  Dollar Amount of Contract: $55,000

  Your Company's Scope of Services for Project: Full scope District management, Field Management & Amenity Oversight (Staff are employees of the CDD)

  List of subcontractors used: none

  Is this a current contract? Yes✓ No___

  Duration of Contract: from April 2025 to present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any district management contract within the past 3 years? Yes___ No✓ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location:

  Contact: Contact Phone:

  Project Type/Description:

  Dollar Amount of Contract:

  Scope of Services for Project:

  Dates Serviced:

  Reason for Termination:

Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes___ No✓

If yes, please describe each violation, fine, and resolution _____

_____

- *Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes___ No✓*

If yes, please describe the incident _____

_____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes___ No✓*

If yes, please provide:

The names of the entities: _____

The state(s) where barred or suspended _____

The periods(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

_____

_____

_____

_____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

_____

_____

_____

_____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

_____

_____

_____

_____

- *Additional projects that are similar to this project, and that you are currently undertaking, or have undertaken, in the past five years.*

Project Name/Location: Long Lake Ranch CDD, Pasco County

Contact: Heidi Clawson, Chairman Contact Phone: hclawson20@gmail.com

Project Type/Description: Community Development District

Dollar Amount of Contract: $48,000

Your Company's Scope of Services for Project: Full scope District Management, Field Management, Dissemination

List of subcontractors used: none

Is this a current contract? Yes ✓ No ___

Duration of Contract: Since April 2025

Project Name/Location: Highland Meadows II CDD, Polk County

Contact: Deb Galbraith, Chairman Contact Phone: dgalbraithhm2@gmail.com

Project Type/Description: Community Development District

Dollar Amount of Contract: $46,800

Your Company's Scope of Services for Project: Full scope District Management, comprehensive Field Management, Dissemination

List of subcontractors used: none

Is this a current contract? Yes ✓ No ___

Duration of Contract: Since April 2025

Proposal for District Management

K Bar Ranch II
Community Development District

Vesta District Services

Your Community, Our Commitment

250 International Pkwy #208 | Lake Mary, FL 32746 | (321) 263-0132

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FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST

A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST

CELEBRATING 30 YEARS OF SERVICE TO OUR COMMUNITIES

1995 - 2025

July 25, 2025

Re: K Bar Ranch II Community Development District - Proposal for District Management

Dear Board of Supervisors,

On behalf of Vesta Property Services Inc., it is my pleasure to submit the following proposal for District Management-related services for your Community Development District. This submission outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and residents of your District.

Vesta has extensive experience managing transitions between management companies for large districts and understands the importance of a strong initial commitment. We have successfully supported previous transitions by providing both amenity and field operations assistance, and we are fully familiar with the unique challenges and service requirements involved. Our team is enthusiastic about the opportunity and ready to begin immediately, bringing trusted professionals you can rely on.

Vesta's proposal includes the services of our talented and experienced District Manager, Barry Jeskewich, with Heath Beckett as the backup District Manager, overseen and supported by our local Regional Director of District Services, Kyle Darin (see bios within). You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership and support teams to resolve any immediate issues and to forward plan for the benefit of the residents of the District.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District staff. Should you have any questions or require additional information, please feel free to contact me directly at (321) 263-0132 x742 or kdarin@vestapropertyservices.com.

Most respectfully,

Kyle Darin
District Services Regional Director
250 International Pkwy #208
Lake Mary, Florida 32746
(321) 263-0132 x742

ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors** :

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.

MISSION & VALUES

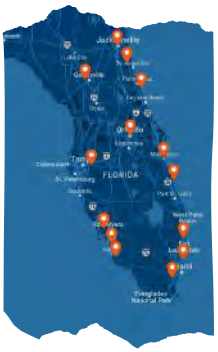
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida. Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR STORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995

THE LAUNCH OF VESTA PROPERTY SERVICES, INC.

In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services - all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.

2011

AMENITIES LEADERSHIP

Vesta acquires Florida's leading, statewide provider of amenities management services - Amenity Services Group, Inc. - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.

2020

DISTRICT SERVICES / STATEWIDE OFFICES

Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPFG Management & Consulting, LLC — a specialist in district management and financing — in 2020.

Present

GROWTH

Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.

> We work so our residents can love where they live, in every community, every single day.

LEADERSHIP TEAM

Barry Jeskewich
Proposed District Manager

Operations, Service, Leadership, and Problem-Solving are key passions of Barry, who forecasts, identifies efficiencies, and coordinate teams to deliver results. Barry has garnered national exposure for multiple professional achievements; the transfer of land ownership from the Indiana Department of Natural Resource decommissioned Avoca Fish Hatchery to the Marshal Township residents, crowdfunding the development of mixed-use public greenspace for the City of Bedford, and the importance of summer camps for development in the lives of our youth.

Barry earned a bachelor's degree in Parks, Recreation, and Leisure Management from Purdue University, is a Licensed Community Association Manager, and a graduate of both the NRPA Directors School and the School of Park Foundations. He has participated in a number of think tank workshops, Podcasts, and mentoring programs.

Before joining Vesta, Barry was the onsite Director of Operations for a large (2,000+ homes) master planned community and CDD in St. Augustine, Florida called Shearwater.

Heath Beckett
Backup District Manager

Heath Beckett is the District Manager overseeing the Tampa and Orlando markets. He joined Vesta Property Services three months ago, bringing over 23 years of experience in the hotel and hospitality industry. Heath has held various leadership roles throughout his career, quickly rising through the ranks to become a General Manager at Hilton and, most recently, at Marriott properties.

With a strong background in operations and a passion for delivering exceptional customer experiences, Heath's expertise aligns seamlessly with the community management industry. His hands-on approach and dedication to service excellence make him a valuable asset to the Vesta team.

Heath holds a degree in Data Communications from Cincinnati State College. His combination of technical knowledge and hospitality experience allows him to bring a unique perspective to his role, ensuring communities receive top-tier service and operational efficiency.

LEADERSHIP TEAM

Kyle Darin
Regional Director, District Services

Kyle has been with Vesta Property Services since 2021, first serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa, Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club (a Waldorf Astoria Resort), The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 15 years of leadership experience, Kyle has managed budgets in excess of $100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.

Scott Smith
Vice President, District Services

Scott Smith brings over 17 years of experience serving special districts and communities across Florida. He joined Vesta in 2020 and was promoted to Vice President of District Services in 2022, where he leads and supports the District Services team statewide.

Before joining Vesta, Scott spent 12 years with a Tampa-based district management firm, serving in roles including District Manager, Onsite Amenity Manager, and Association Manager. His background also includes management roles in the hospitality industry with Universal Studios and The Florida Aquarium.

Scott is actively involved in several industry associations and is a proud graduate of the Leadership Tampa Bay Class of 2020.

LEADERSHIP TEAM

Michael Bush
Field Service Manager

Michael is a dedicated Field Manager with over 15 years of experience in the property management industry. Throughout his career, he has developed a strong passion for creating outstanding living environments and building lasting relationships with both residents and property owners.

Michael has overseen a diverse portfolio of properties, including multi-family residential units and commercial spaces. These experiences have deepened his understanding of the unique challenges and opportunities that each property type presents. He believes that effective property management extends beyond maintaining buildings—it's about enhancing the quality of life for residents while maximizing value for property owners.

In his role as Field Manager, Michael has successfully led teams across multiple locations, implementing industry best practices and fostering a culture of collaboration. Known for his strong communication skills and supportive leadership style, he takes pride in mentoring his team and helping them grow professionally. His commitment to excellence and team development consistently leads to high resident satisfaction and strong operational outcomes.

Logan Muether
Senior Financial Analyst

Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFG/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over $200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.

LEADERSHIP TEAM

Johanna "Skye" Lee
Controller - District Services

Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

Patricia Kerr
Account Manager

Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.

Jacquelyn Leger
Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

CORPORATE LEADERSHIP TEAM

David Surface
Chief Executive Officer

David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients

Daniel Armstrong
Chief Financial Officer

Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to not-for-profit associations, clubs and trusts which serve many of our clients, and special-purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001.

Chrissy Richie
Chief Accounting Officer

Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.

QUALIFICATIONS AND EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to general District Management services.

M

Meetings, Hearings, Workshops, Capital Planning

- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings.
- Supervisor Orientations, Training and Serving as a Trusted Advisor.
- Lead Boards in Executive Goal Setting for the District.
- Bond Refinancing, Assessment Methodology, Establishments.

C

Capital Planning

- We offer Strategic long-term Capital Planning, using reserve studies and financial outlook analysis modeling.
- Executive level experience in all aspects of long-term infrastructure budget management.

R

Records

- We maintain a robust, highly organized filing system when it comes to District records. Everything from communications to meeting minutes, invoices and check registers are archived and maintained by our professional team of Administrators.
- Like our Accounting team, our Administrators are readily available to assist with any document or record required by Supervisors, and to respond to Public Records requests of the District. The administrator will be proficient in providing requested information quickly.

D

District Operations

- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of $25 million.
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts.
- Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities.

A

Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection

- Accounting administration of combined operational and debt service budgets in excess of $41.3 million.
- Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida.
- Provided construction accounting for capital improvement programs in excess of $80 million.
- Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of $450 million.

COMMUNICATION PLATFORM

Utilizing the latest technology, we created Vesta Vantage Pro® as a communication and productivity tool for boards, committees, and residents. Easy-to-use and maintain, Vesta Vantage Pro® provides your community with a platform to distribute information, educate, and support the community. Our online services will help you efficiently and economically:

- Target and send group emails.
- Collect resident information.
- Support resident services and access to information.
- Provide education on procedures and rules.

Your Community Website and/or downloadable applications can be sent to your mobile device, so residents and stakeholders will experience the ultimate level of service, convenience, savings, and management efficiency.

Online Forms:

Bring our management office online for convenience and "an office that never closes."

Board Member Access:

Board Members can access all financial reports, maintenance reports, homeowner accounts, violation history and all other community information.

Online Resource Center:

Offers a secure, easy-to-organize, centralized location for important documents such as covenants and bylaws, board and committee meeting minutes and newsletters. Association information is in one place – online and available 24 hours a day, 7 days a week.

Messenger Service:

Notify individual residents, board members, or committee members of matters requiring immediate attention; to send a reminder about an upcoming event; and to distribute documents electronically (governing documents, newsletters, etc.).

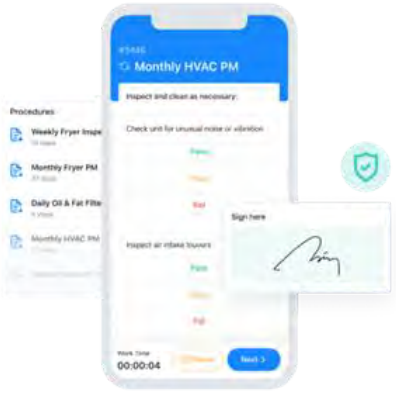
For Our Employees:

Vesta's Managers are equipped with the latest software to access Community documents, edit, sign, and send while out in the field.

Community inspections (see details on next page) are efficiently managed through our ability to send pictures and notes of homeowner violations (regarding our HOA Management engagements) or Vendor issues direct to our database for documentation.

WORK ORDERS, INSPECTIONS, & PREVENTATIVE MAINTENANCE SOFTWARE

Included in Vesta's Proposed Management Fee



Work Orders

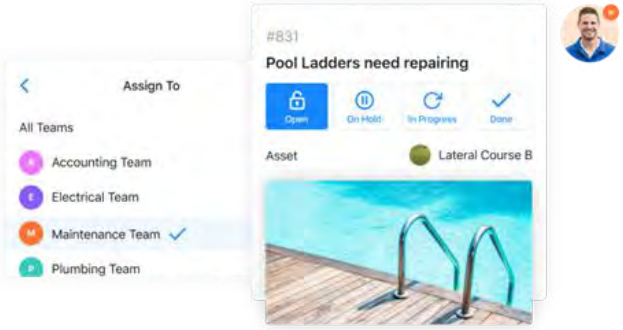
Know what's working and what isn't, and who is fixing what, when. We assign Work Orders to our Team (or vendors) to fulfill maintenance requests related to community assets, infrastructure, and equipment. (Allows tasks to be scheduled with staff as well as vendors.)

Maintain Quality Control

Reduce downtime and ensure that your equipment runs safely and efficiently to meet or surpass standards.

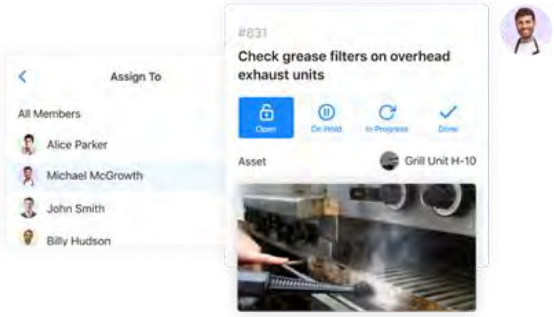
Schedule Inspections

Never worry about an inspection falling through the cracks. We set due dates and repeatability settings and get alerts when inspections are past due. We all ensure everyone is using the most up-to-date inspections and performing work accurately.



Collaborate

One centralized communication platform. No more switching between emails, phone calls, and text messages to discuss work to be done.

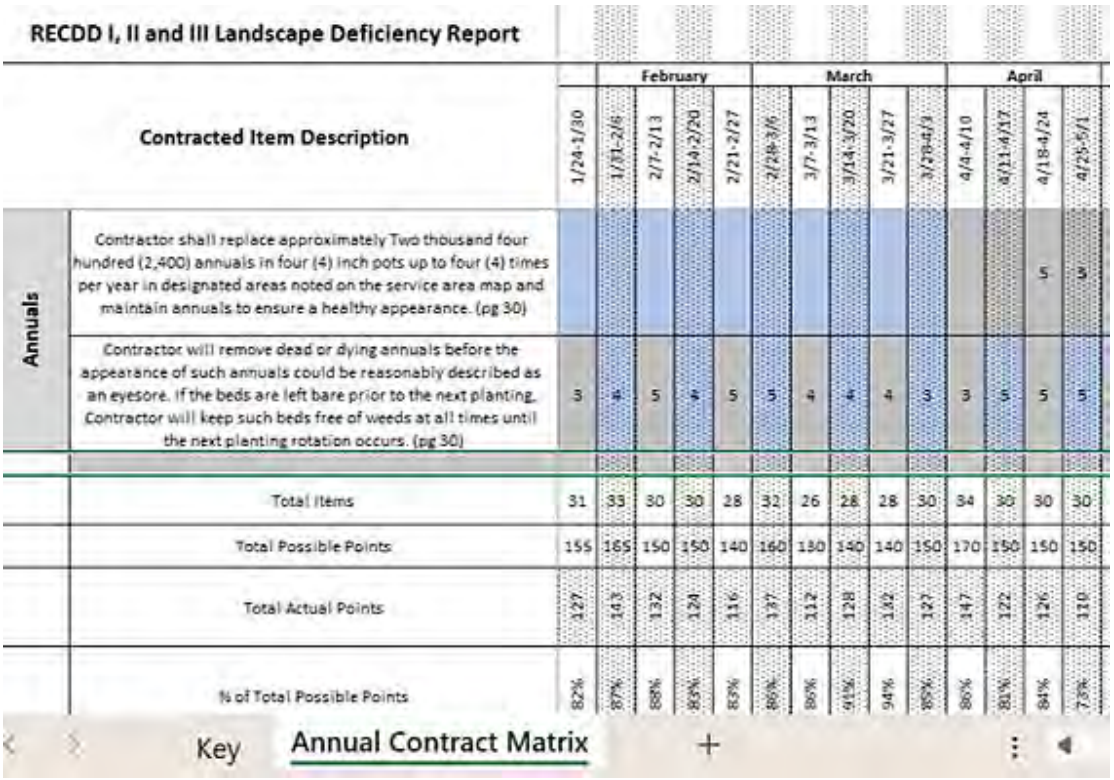


QR and Barcode Scanning

Manage parts, inventory, and assets with barcode scanning. This allows management to pull warranties, invoices, and work orders on one specific item. For example, a QR Code would be added to a pool heater. Maintenance tech/vendor would be able to add a warranty, work order details, etc. In the field.

Vesta's Approach to Vendor Management

Communication centered on establishing clear expectations for all parties along with timely and accurate feedback enables appropriate accountability with our vendors, which results in better results for our clientele. Vesta has developed tools such as our "Landscape Accountability Tool" that aligns a vendor's contract with efficient evaluation criteria, to best-ensure timely, specific, and measurable feedback and the highest levels of service. We have also worked to create more competition in the marketplace by using our performance management system to draw in new vendors as needed.



RECDD I, II and III Landscape Deficiency Report

	Contracted Item Description	1/24-1/30	1/31-2/6	2/7-2/13	2/14-2/20	2/21-2/27	2/28-3/6	3/7-3/13	3/14-3/20	3/21-3/27	3/28-4/3	4/4-4/10	4/11-4/17	4/18-4/24	4/25-5/1
			February				March					April			
Annuals	Contractor shall replace approximately Two thousand four hundred (2,400) annuals in four (4) inch pots up to four (4) times per year in designated areas noted on the service area map and maintain annuals to ensure a healthy appearance. (pg 30)													5	5
Annuals	Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. (pg 30)	3	4	5	4	5	5	4	4	4	3	3	5	5	5
	Total Items	31	33	30	30	28	32	26	28	28	30	34	30	30	30
	Total Possible Points	155	165	150	150	140	160	130	140	140	150	170	150	150	150
	Total Actual Points	127	143	132	124	116	137	112	128	132	127	147	122	126	110
	% of Total Possible Points	82%	87%	88%	83%	83%	86%	86%	91%	94%	85%	86%	81%	84%	73%

Key | Annual Contract Matrix

- Content is derived strictly from the landscape contract's scope-of-work.
- Contracted service items are placed by week in a calendar, based on when they are to be completed.
- Vendor's work is evaluated weekly by Vesta; this generates a score that is reviewed first with the vendor and then with the Board.

Timeliness-of-Work Scoring	**Pts.**
Completed within timeframe of contract/stated by vendor.	2
Completed but NOT in timeframe of contract or vendor.	1
Not completed.	0
Quality-of-Work Scoring	
No discrepancies per contract's standards.	3
Minor discrepancies per contract's standards.	2
Major discrepancies per contract's standards.	1
Work not performed to contract's standards.	0
Maximum Points per each Contracted Task:	*5*

PROPOSAL FORMS

GENERAL PROPOSER INFORMATION

- Proposer General Information:

Proposer Name: Vesta Property Services, Inc.
Address: 245 Riverside Avenue #300
City Jacksonville State Florida Zip Code 32202
Telephone (904) 355-1831 Fax no. (904) 204-2469
1st Contact Name: Scott Smith Title: Vice President, District Services
2nd Contact Name: Kyle Darin Title: Regional Director, District Services

Parent Company Name (if any) PMG Holdings
Street Address 5401 N. Central Expressway #290
P. O. Box (if any)
City Dallas State TX Zip Code 75205
Telephone (214) 272-4074 Fax no. (214) 751-2397
1st Contact Name Jose B. Maldonado Title Treasurer
2nd Contact Name Jason Villalba Title Secretary

- *Company Standing*:

Proposer's Corporate Form: **Corporation**
(e.g., individual, corporation, partnership, limited liability company, etc.)
In what State was the Proposer organized? **Florida** Date **November 12, 1995**
Is the Proposer in good standing with that State? Yes **_X_** No____
If no, please explain

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes **X** **Charter No. P95000090161**
If no, please explain

PROPOSAL FORMS

Continued

- What are the Proposer's current insurance limits? Please attach a copy of a current insurance certificate.
  - **General Liability $1,000,000**
  - **Automobile Liability $5,000,000**
  - **Workers Compensation $1,000,000**
  - **Expiration Date 08/01/2025**

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Type of registration: Community Association Management Firm License
License No. #CAB3970 Expiration Date: 09/30/2026
Qualifying Individual: Lisa Ann Manzione Title: CAM / Regional President
Vesta is licensed under the provisions of Chapter 468, Florida Statutes (#CAB3970; exp. 09/30/2025) with the Florida Department of Business and Professional Regulations, as well as the Division of Real Estate (#CQ1036045; exp. 03/31/2027).

"I highly recommend Vesta for their excellent management services. Their team excels in every way and meets the needs of our District and with their support, we're able to keep our District safe and in compliance, continually make positive progress for our residents, and foster a clean and beautiful environment that is enjoyable for all.

Our District manager works with our CDD Board to help us achieve the goals of the District in a very professional, knowledgeable, and expert manner. Again, we are grateful to our District manager and Vesta for setting us up for success."

Jennifer Whelihan, Chair; Board of Supervisors - The Preserve at South Branch CDD

EXPERIENCE

- Has the Proposer performed work for a community development district or master planned residential community in excess of 861 acres previously? Yes _X_ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Avalon Groves/Clermont
Contact: Marcus Motes, VP of land Development for Cabot and Vice Chair of the CDD
Contact Phone: (352) 796-5500
Project Type: Planned community of 1750 homes
Dollar Amount of Contract: $54,000
Scope of Services for Project: District Management
Dates Serviced: April 2016 - Present

Project Name/Location: Heritage Harbor CDD/Lutz, Florida
Contact: Clint Swigart, Seat #3
Contact Phone: (813) 226-7948
Project Type: Planned community of 669 homes
Dollar Amount of Contract: $80,000
Scope of Services for Project: District Management
Dates Serviced: February 2016 - Present

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida
Contact: Dr. Howard Entman, Chairman
Contact Phone: (901) 230-0922
Contact Email: hentmanmd@gmail.com
Project Type: Planned community of 1,500 homes
Dollar Amount of Contract: $109,840
Scope of Services for Project: District Management, General Manger and Assistant General Manager
Dates Serviced: June 2023 - Present

Project Name/Location: Beach CDD/Jacksonville, Florida
Contact: Elena Korsakova, Chairwoman
Contact Phone: N/A
Contact Email: boardmember1@beachcdd.com
Project Type: Planned community of 945 homes
Dollar Amount of Contract: $437,000 (For both DM and AM)
Scope of Services for Project: District Management and Amenity Management
Dates Serviced: 2021 - Present

EXPERIENCE

Continued

- List the Proposer's total annual dollar value of district management services completed for each of the last five (5) years starting with the latest year and ending with the most current year:

2020 = $ 1,206,000
2021 = $ $2,761,100
2022 = $ 1,564,313
2023 = $ 1,458,194
2024 = $1,476,314

- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.

- **Avalon Groves CDD**
- **Beach CDD (Tamaya) CDD**
- **Bridgewater of Wesley Chapel CDD**
- **Cabot Citrus Farms CDD**
- **Cascades at Groveland CDD**
- **City Center CDD**
- **Epperson North CDD**
- **Epperson Ranch CDD**
- **Fleming Island Plantation CDD**
- **Grand Haven CDD**
- **Hawk's Point CDD**
- **Heritage Harbor CDd**
- **Magnolia Park CDD**
- **Marshall Creek CDD**
- **Panther Trace CDD**
- **Panther Trace II CDD**
- **Parkland Preserve CDD**
- **Radiance CDD**
- **Saddle Creek CDD**
- **Seminole Palms CDD**
- **Solterra Resort CDD**
- **Stonebrier CDD**
- **Stoneybrook at Venice CDD**
- **Sweetbay CDD 1**
- **Sweetbay CDD 1 Non-Residential**
- **Sweetbay CDD 2**
- **Sweetbay CDD 2 Non-Residential**
- **Sweetbay CDD 3**
- **Sweetbay CDD 4**
- **Sweetbay CDD 5**
- **Sweetbay CDD 6**
- **Sweetbay CDD 7**
- **Sweetwater Creek CDD**
- **The Preserve at South Branch CDD**
- **The Preserve at Wilderness Lake CDD**
- **Trails CDD**
- **Union Park East CDD**

See chart on following page for additional information.

EXPERIENCE

Continued

- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.

Community References (List all CDDs where Amenity Services are currently provided)						
Community Name	**Indicate CDD**	**Total # of Households Occupied as of 10/1/2023 (1)**	**County Community is Located**	**Yrs & Months Contract Managed by Proposer**	**2023 Total Fee Charged the CDD for Services**	**CDD Chair Name & Email**
Avenir	Avenir CDD	600	Palm Beach	3 yrs/5 mo.	$550,000.00	Virginia Cepero - vcepero@avenircdd.org
Tamaya	Beach CDD	1000	Duval	4 yrs/5 mo.	$165,000.00	Elena Korsakova - boardmember1@beachcdd.com
Johns Creek	Brandy Creek CDD	600	St. Johns	9 yrs/5 mo.	$203,825.00	Meredith Payne mercey1065@gmail.com
Cross Creek North	Cross Creek North CDD	1112	Clay	1 yr/11 mo	$378,973.00	Robert Porter - rsporter@drhorton.com
eTown	Cypress Bluff CDD	1400	Duval	4 yrs/5 mo.	$242,406.00	Joe Muhl - joemuhl@parcgroup.net
Durbin Crossing	Durbin Crossing CDD	2600	St. Johns	17 yrs/5 mo.	$572,980.00	Peter Pollicino - peterepollicino@gmail.com
Fleming Island Plantation	Fleming Island Plantation CDD	2400	Clay	9 mo.	$773,743.00	Mike Cella - mcella@fipcommunity.com
Glen St. Johns	Glen St. Johns CDD	850	St. Johns	9 yrs/5 mo.	$40,000.00	Darren Romero - dr51212@gmail.com
Grand Haven	Grand Haven CDD	2000	Flagler	18 yrs/5 mo.	$839,779.00	Dr. Merrill Stass-Isern - Drmerrill@ghcdd.com
Harbour Isles	Harbour Isles CDD	900	Hillsborough	4 yrs/111 mo.	$111,595.00	Betty Fantauzzi - Seat1@harbourislescdd.org
Heritage Landing	Heritage Landing CDD	1200	St. Johns	19 yrs/5 mo.	$463,999.00	Kevin Austin - kevinaustinhlcdd@gmail.com
Julington Creek Plantation	Julington Creek Plantation CDD	5800	St. Johns	7 yrs/5 mo.	1.5 Million	Luke Jensen - ljensen@cdd.org
Lakes at Bella Lago	Lakes at Bella Lago CDD	0	Clay	1 yr/5 mo.	$46,765.00	
Lakeshore Ranch	Lakeshore Ranch CDD	720	Pasco	9 yrs/5 mo.	$200,000.00	Ronald Mitchell - Contact via website
Markland	Southhaven CDD	356	St. Johns	9 yrs/5 mo.	$170,679.00	Richard Fetter - Dfetter172cdd@yahoo.com
Montecito	Montecito CDD	450	Brevard	2 yrs/4 mo.	$157,520.00	Mark Nehiba - Mnehiba@montecitocdd.org
Palenica	Marshall Creek CDD	2,000	St. Johns	2 yrs/1 mo.	$109,840.00	Howard Entman - HEntmanMD@gmail.com
Parkland Preserve	Parkland Preserve CDD	357	St. Johns	1 yr/9 mo.	$99,158.00	Alfred Myslicki - Contact via website
RiverTown	Rivers Edge CDD 1, 2 and 3	2950	St. Johns	10 yrs/5 mo.	$772,325.00	Mac Mcintyre - mac.m.mcintyre@gmail.com, D.J. Smith - dj.smith@mattamycorp.com
St. Johns Golf and Country Club Amenity Center	Sampson Creek CDD	799	St. Johns	1 yr/5 months	$283,750.00	Graham Leary - learycdd@gmail.com
Solterra	Solterra CDD	1189	Orange	2 yrs/3 mo.	$1.3 Million	Brian Meert - seat3@solterraresortcdd.com
The Preserve at Wilderness Lake	The Preserve at Wilderness Lake CDD	940	Hillsborough	1 yr/10 mo.	$450,000.00	Heather Hepner - supervisorwlp5@gmail.com
Venetian	Venetian CDD	1100	Sarasota	4 yrs/5 mo.	1.4 Million	Ken Smaha - Ksmaha@vcdd.org
Wynnfield Lakes	Wynnfield Lakes CDD	372	Duval	4 yrs/5 mo.	$167,170.00	Dr. Kristi Sweeney - Kristi.sweeney@unf.edu
Yellowbluff Landing	Tison's Landing CDD	680	Duval	6 yrs/5 mo	$215,381.00	Brandon Kirsch - cddbrandonk@gmail.com

EXPERIENCE

Continued

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated for cause from any district management, amenity center management and/or grounds maintenance management contract within the past 3 years? Yes __X___ No _____ For each such incident, please provide the following information (attach additional sheets as needed):

    - *Project Name/Location*: ***Union Park East Community Development District, Riverview Florida***
    - *Contact*: ***Vincent Pacifico (Chair)***
    - *Contact* : ***Reachable via District's website***
    - *Project Type/Description*: ***CDD of 971 homes***
    - *Dollar Amount of Contract*: ***$39,000***
    - *Scope of Services for Project*: ***District Management***
    - *Dates Serviced*: ***Establishment - 2021***
    - *Reason for Termination*: ***District's desire to work with Breeze. Vesta was since rehired effective June 2025.***

    - *Project Name/Location*: ***Waterleaf Community Development District***
    - *Contact*: ***Patric Sacripanti (Chair)***
    - *Contact*: ***psacripa@outlook.com***
    - *Project Type/Description*: ***CDD of 623 homes***
    - *Dollar Amount of Contract*: ***$41,000***
    - *Scope of Services for Project*: ***District Management***
    - *Dates Serviced*: ***Establishment - September 2024***
    - *Reason for Termination*: ***The district desired to retain one provider for both HOA and District Management, and representatives on the CDD also managed the HOA. The decision was made to select Inframark for District Management services as they were the current HOA Management provider. The Inframark District Management agreement has since been discontinued.***

EXPERIENCE

Continued

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No __X__*

- *Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No __X__*

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts?
  Yes__ No **X**

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  None

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

- **At our "Five Towns" managed community in the St. Petersburg area, a resident alleged a type of "slip-and-fall," supposedly resulting from an insect sting occurring on the club premises/facilities that we maintain. The claim was dismissed.**

- **A former employee at our Kings Point Sun City Center property alleged wrongful termination in lieu of receiving severance pay (contrary to our standard employment practice.) The claim was dismissed.**

- **In February of 2019, a "Dram Shop" liability matter was settled by our insurance carrier involving a homicide of a resident by a fellow resident in a managed community of Vesta's in the Tampa area, The Bay Club at Westshore Yacht Club.**

- **A former Vesta employee alleged age-discrimination as the reason for his or her termination at our Villages of Bloomingdale contact in Riverview. The claim was settled (for a modest sum) out of court on May 21, 2021.**

FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES: DISTRICT MANAGEMENT

Vesta's Total Fee shown below includes services for District Management; Administration; Recording; Financial Accounting for General Fund, Debt Service Funds and a Reserve Fund; and the Assessment Roll and Dissemination Services provided to K Bar Ranch II Community Development District.

SERVICES	PROPOSED FEES		
	YEAR 1	YEAR 2	YEAR 3
District Management	$45,000	$45,000	$47,700
Field Management	$15,000	$15,000	$15,900
Dissemination Agent	$5,500	$5,500	$5,830
Assessment Administration	$7,000	$7,000	$7,420
Computer Time/ Information Technology	INCLUDED	INCLUDED	INCLUDED
Website Administration	INCLUDED	INCLUDED	INCLUDED
Annual Total	**$72,500**	**$72,500**	**$76,850**

District Management Services Include:

- Up to a total of twelve (12) meetings and one (1) workshop per year; each up to four (4) hours in length.
- Administrative and Accounting functions.
- Tablets/electronic device for Supervisor's use at meetings.

NOTE: Does not include ADA Compliance verification.

FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES: DISTRICT MANAGEMENT

Assessment Administration Services Include:

- Assessment Roll Preparation Services
- Preparation of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

Computer Time/Information Technology:

- This service is included in our District Management Fee.

Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

All annual fees for District Management Services listed above will be billed on a monthly basis in (12) monthly installments. Any fees for additional services will be billed following services rendered.

“Vesta has done an outstanding job and continues to adapt to the ever-changing environment and needs of the community and its residents. Vesta has seen the amenities are maintained in the most up-to-date manner and one the residents are proud of.

I, along with the rest of the Board, would highly recommend Vesta for any position for which they may be considered.”

Jack Davidson, Former President Federation Board, Kings Point Sun City Center

2. GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED

The K-Bar Ranch II Community Development District consists of approximately 861 acres of land located entirely within Hillsborough County, Florida. The District owns, operates, and maintains various recreational improvements, including an amenity center, swimming pools, playgrounds, and sports courts

3. SCOPE OF DISTRICT MANAGEMENT SERVICES NEEDED

A. MANAGEMENT SERVICES: District Manger shall manage the works of the District at the highest quality levels, ensuring pinpointed, focused management of all District systems, facilities and services and shall perform all required management functions of the K-Bar Ranch II Community Development District as set forth in the Scope of Services, which will include the following:

1. Prepare agenda, provide the required notice, attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue and recommendations on the issues before the Board for action.
2. Preparation of District's Budget.
3. Implementation of Budget directives.
4. Review specifications and make recommendations for the meeting of insurance requirements of the District.
5. Provide all required annual disclosure information to the local government in the County in which the District resides.
6. Tabulate and report voter roll in compliance with Florida Statutes.
7. Ensure compliance with the Florida Statutes as it relates to financial reporting requirements for the District and State and Federal tax and financial forms.
8. Record all meetings of the Board of Supervisors.
9. Provide Oath of Office and Notary Public for all newly elected members of the Board of Supervisors.
10. Provide coordination and information for Board of Supervisors Election Process, only as it relates to landowner elections.
11. Coordinate and provide contract administration and oversight for any services provided to the District by outside vendors including, but not limited to, district engineer, legal, landscaping, and facilities management services.

12. Coordinate with the Board to determine the services and levels of service to be provided as part of the District's budget preparation.

13. Manage projects and oversee contract procurement for third-party services. Managing projects shall be defined as assisting in obtaining proposals for various projects, working with the District Attorney and District Engineer in completing contracts, and providing general oversight for projects which do not require engineering expertise or other expertise that requires professional certifications.

14. Respond to resident requests and injuries.

15. Generate and distribute custom reports as may be requested in addition to monthly status reports. Said reports will be defined by the Board and not be excessive in nature (i.e. more than two custom reports monthly).

16. Monitor and maintain security equipment. The Manager will not be required to provide any maintenance of security equipment but will work with selected vendors to ensure that security equipment is properly functioning.

17. Monitor and maintain entry access database, equipment, and gate cards. Maintaining a database will only include keeping the database up to date, there will be no requirement of the Manager to maintain the equipment associated with the system.

18. Coordinate and respond to public records requests. The Manager will coordinate all responses to public records requests with the District Attorney who will ensure that all statutory requirements are being met as they relate to public records requests.

19. Maintain the District's documents in compliance with Florida's public records laws and retention requirements.

B. RECORDING SERVICES: District Manager will perform all required Recording Secretary Functions, which will include but not be limited to the following:

1. Prepare Board Agendas and coordinate receipt of sufficient material for the Board of Supervisors to make informed policy decisions.

2. Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.

3. Record and transcribe meeting minutes for all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s).

4. Acquire and Maintain District Seal.

C. FINANCIAL ACCOUNTING SERVICES: District Manager will perform all required financial accounting functions for the District, which will include but not

be limited to the following:

1. Maintenance of checking accounts with qualified public depositories.

2. The preparation of year-end adjusting journal entries for the annual audit by an independent CPA firm.

3. Prepare a budget that achieves the District's objectives in coordination with the District Board of Supervisors, Engineer, and Attorney.

4. Submit a preliminary budget to the Board of Supervisors in accordance with Chapter 190, Florida Statutes.

5. Modify Preliminary Budget for consideration by Board of Supervisors at the District's advertised Public Hearing.

6. Prepare budget and assessment resolutions as required by Chapter 190 Florida Statutes.

7. Establish budget public hearing(s) and dates.

8. Establish Board of Supervisors workshop dates (if required).

9. Prepare budget resolution approving the District Manager's budget and authorization to set public hearing.

10. Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the public. The Manager will attend 12 monthly Board meetings and up to 12 workshops. The workshops will be scheduled during a regularly scheduled monthly Board meeting. Additional Board meetings and/or workshops will be charged a per meeting fee as set forth in the Pricing Form.

11. Apply for or keep current the following:
    - Federal ID Number
    - Tax Exemption Certificate
    - Other permits, licenses, certificates, which are required under Local and State Law

12. Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

13. Prepare required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.

14. Preparation of Annual Financial Report for Units of Local Government

and distribution to the State Comptroller.

15. Preparation of Public Depositor's Report and distribution to State Treasurer.

16. Coordination and distribution of Annual Public Facilities Report to appropriate agencies.

17. Administer purchase order system and timely payment of invoices.

18. In-house coordination of non ad valorem assessment levy, imposition, noticing and collection and miscellaneous receivables as required by Chapters 170, 190 and 197, Florida Statutes.

19. Preparation of bid specifications for the purchases of services and commodities pursuant to Florida Statutes.

20. Maintenance of the District's Website. The Manager will ensure that the website is maintained in compliance with the requirements of Florida Statutes Chapter 190 however, for requirements related to ADA (American with Disabilities Act), the Manager will not be responsible unless there is a contract expansion that sets forth this requirement with additional compensation.

21. Preparation of all required schedules for the year-end audit.

22. Provide accounts payable and accounts receivable services for all the District's holdings on a timely basis.

23. Prepare monthly financial statements.

24. Compile, consolidate and maintain adopted rules, procedures, contracts, and other documents of the District.

D. FIELD SERVICES: The District Manager shall manage the works of the District at the highest quality levels ensuring pinpointed, focused management as required by Section 190.007(1), Florida Statutes. This work includes, but is not limited to, ensuring that the following field services are performed, at all times properly, and that the Manager has the proper tools, vehicles and equipment for the job. The District is also interested in proposals for a part-time field services position:

1. Response to concerns with all District Systems and facilities including ponds, the conditions of ponds and other systems and facilities.

2. Assistance in the preparation of bid packages for required work in the District.

3. Advise the District Management of resident complaints regarding District

areas of responsibilities immediately and provide monthly field reports to the Board of Supervisors.

4. Assistance with all Capital Projects of the District. The Manager will not be required to provide inspection and/or oversight duties that require professional certifications. For large and/or extensive capital projects the Manager may request assistance and/or additional compensation for such projects.

5. General inspection of District property, to provide a monthly review of the community and follow up with vendors as it relates to the lakes, ponds, storm water and landscape. Field manager review will be included in the monthly regular meeting status report.

6. Property Inspections: The Manager will conduct a bi-monthly drive through of the community to identify any maintenance and/or or problem areas that need to be addressed. The Manager will provide a bi-monthly report to the Board on the inspections and make recommendations on corrective actions that need to be taken.

7. Inspection and maintenance of the District's alleyways, sidewalks, gates, security camera system and amenities including clubhouse, pool area, parks, fitness center, picnic area and trails. All maintenance activities related to the alleyways, sidewalks, gates and other systems and facilities. Maintenance required for the camera system will be provided by the vendor contracted to provide these services.

8. Perform contract management services for contractors conducting work within the District. The Manager will not be required to provide any inspections and/or certification of contractor work that requires professional certifications.

9. Soliciting vendor proposals for maintenance work. Oversight of vendor maintenance projects.

E. SPECIAL ASSESSMENT SERVICES: Company must demonstrate the ability to process all aspects of the levying, imposition, noticing, and collection of non-ad valorem special assessments in compliance with Chapters 170, 190 and 197 in- house. The Company will perform all required non ad valorem special assessment noticing functions of the District in compliance with 197.3632, Florida Statutes and other applicable law, which will include but are not limited to the following:

1. Prepare Assessment Resolution levying the assessments on the property in the District and prepare assessment rolls.

2. Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.

3. Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the CDD rolls follow the law and that the Manager has obtained all the pertinent information to prepare accurate assessments.

4. Coordinate and communicate with bondholder's trustee as needed.

5. Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.

6. Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide payoff information upon request to property owner.

7. Upon adoption of the Budget and Assessments, coordinate with the office of the Property Appraiser and Tax collector to ensure correct application of assessments and receipt of District funds.

8. Act as primary contact to answer property owners' questions regarding the Capital and O&M Assessments.

9. Act as District's Dissemination Agent to facilitate the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) relating to the District's Continuing Disclosure obligations

F. ADDITIONAL SERVICES: In addition to the Services described above, the District may, from time to time, require additional services from the Contractor. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations, and vendor responses.

1. Ensure always reachable and available hours to the community residents with quick acknowledgement or turnaround.

2. Provide robust communication strategy, channels, forms, etc., for District Manager, the Board, and residents to reach Amenities Manager.

3. Provide feedback and suggestions for community lifestyle improvements based on daily interactions, experience, and observations while on the job.

4. Implement and utilize effective workflow management tools for prioritization and tracking on-site staff projects, tasks, and activities.

5. If any additional services are required or requested, the Contractor will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

“A key reason we contract with Vesta is our strong work-relationship with their Management Team. Vesta has been operating our amenities since they opened in 2006, and when deciding on the level of customer service and cost to the District, our relationship is such that we take into consideration what's best for each other.

Either trust who you work with to do what's best for all, or else don't hire (or retain) them. It has to be a partnership to work, and **I trust Vesta's Management Team.**”

Michael C. Taylor, Board Chairman; Heritage Landing CDD

CERTIFICATES OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YY/YYYY): 03/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER	CONTACT NAME: Associations Insurance Agency, Inc.
Associations Insurance Agency, Inc. 5401 North Central Expressway, Suite 315 Dallas, TX 75205	PHONE: (866)384-8579 FAX: (214)751-2390 E-MAIL ADDRESS: Info@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Vesta Property Services, Inc. 245 Riverside Ave, Suite 300 Jacksonville, 32202	INSURER A: Federal Insurance Company	20281
	INSURER B: Beazley Insurance Company, Inc.	37540
	INSURER C: HID Global Specialty SE	14265
	INSURER D: Nautilus Insurance Company	17370
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYY)	POLICY EXP DATE (MM/DD/YYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PROJECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION							$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPPREITOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	EXECUTIVE RISK PACKAGE			82622087	8/1/2024	8/1/2025		
B	CRIME			V2822210601	8/1/2024	8/1/2025	See Page 2 for Policy Limits & Deductibles	
C-D	MISC PROFESSIONAL LIABILITY			FRL-H-P-PL-00003420-01 REX9083142-0924	9/14/2024	9/14/2025		

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
LOCATION: 245 Riverside Ave, Suite 300, Jacksonville, Florida, 32202

CERTIFICATE HOLDER	CANCELLATION
• Insurance Verification	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Dana Hodge

ACORD 25 (2009/09)

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CERTIFICATES OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 501 Riverside Ave Suite 1000 Jacksonville FL 32202	**CONTACT NAME:** Jessica Goff **PHONE (A/C, No, Ext):** 904-548-2301 **FAX (A/C, No):** 904-634-1302 **E-MAIL ADDRESS:** Jessica_Goff@ajg.com
INSURED VESTAP0001 Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Accident Fund Insurance Company of America — 10166 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1173730610 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			100074418	1/1/2025	1/1/2026	X PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Proof Of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Jessica Goff

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COMMENTS / REMARKS

EXECUTIVE RISK PACKAGE
Federal Insurance Agency
Policy #: 82622087
Effective: 08/01/2024 - 08/01/2025
Management Liability and Company Reimbursement (Directors and Officers Liability)
•$3,000,000 Aggregate Limit of Liability
•$250,000 Retention per Loss
•02/02/2001 Retroactive Date
Employment Practices Liability
•$3,000,000 Aggregate Limit of Liability
•$350,000 Retention per Loss
•02/02/2001 Retroactive Date
Pension & Welfare Benefit Plan Fiduciary Liability
•$3,000,000 Aggregate Limit of Liability
•$1,000 Retention per Loss
•02/02/2001 Retroactive Date
Subject to the terms and conditions stated in the policy.

****

CRIME COVERAGE
Beazley Insurance Company, Inc.
Policy #: V2822210601
Effective: 08/01/2024-08/01/2025
Employee Dishonesty/Forgery or Alteration/On Premises/In Transit/Money Orders and Counterfeit Paper and Currency Fraud/ Computer Fraud and Funds Transfer Fraud/Client Property Coverage
•$10,000,000 Limit of Liability
•$100,000 Deductible per Loss
Subject to the terms and conditions stated in the policy.

****

MISCELLANEOUS PROFESSIONAL LIABILITY

HDI Global Specialty SE - $5,000,000
Policy #: FRL-H-P-PL-00003420-01
Nautilus Insurance Company - $5,000,000 Excess of $5,000,000
Policy #: REX9083142-0924
Effective: 09/14/2024 - 09/14/2025
Limit of Liability
•$10,000,000 Each Loss
•$10,000,000 Aggregate
•$1,000,000 Retention per Loss
•01/25/2002 Retroactive Date

Description of Covered Professional Services:
Property Owner Association Management including but not limited to the following services: Property manager, real estate agent/broker, publishing, media services, website administration, fire watch services, crime prevention training, bookkeeping and tax preparation services other than those for which a CPA license is required

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Contact Us

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132

Rizzetta & Company
Professionals in Community Management

PROPOSAL

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

REGIONAL OFFICE
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813.994.1001 | rizzetta.com

Rizzetta & Company
Professionals in Community Management

July 29, 2025

Duzianthan Mohan
Chairman
K-Bar Ranch II CDD

RE: Community Development District Management Services

Dear Duzianthan,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for K-Bar Ranch II Community Development District. With 39 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As the current provider of district management services, we are uniquely qualified to understand the workings of the district. As such our proposal specifically identifies what we believe to be the requirements to best fulfill the obligations of managing your district, and we have priced it accordingly. Our proposal outlines a knowledgeable team, including Matt O'Nolan as your proposed Lead District Manager. He'll have the support of Matt Huber as 2nd Chair District & Regional Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Scott Brizendine
Vice President of Operations

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OUR STORY
... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 39 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS

HEADQUARTERS
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

OUR MILESTONES

1986
Rizzetta & Company was founded.

1992
Collection agent services were added for Community Development Districts to support the process of bond repayments.

1996
Community Development District Management services were added.

1998
As a natural counterpart to District Management, Association Management was introduced.

2008
Seeing a growing need for Amenity Services at the request of various clients, Amenity Services was introduced.

2009
In addition to the growing Amenity Management services, the need for more landscape oversight led to adding our Field Services.

2011
With the departure of various companies from the marketplace, Continuing Disclosure services were added to provide various compliance reporting for Districts and Bondholders.

2013
Due to the recession, some Districts were in financial crisis and required the formation of Special Purpose Entities to manage them through these times. Our firm was asked to take on many of these projects as an additional service.

2015
The continued growth in technology & changes to Florida Laws, Technology Services was introduced to provide website development and hosting, along with email and support services to our clients.

2016
Rizzetta & Company celebrated its 30th anniversary.

2020
Rizzetta & Company was designated an approved educational provider of Association Board Member Certification from the Florida Department of Business and Professional Regulation.

2023
The need for more waterways oversight led to adding Aquatic Inspection Services.

2024
Strategic business partnership with First Service Residential.

2025
South Florida market expansion

BY THE
NUMBERS

39 YEARS OF EXPERIENCE EST. 1986

150+ ASSOCIATION SERVICES CLIENTS

55 ASSOCIATION SERVICES TEAM MEMBERS

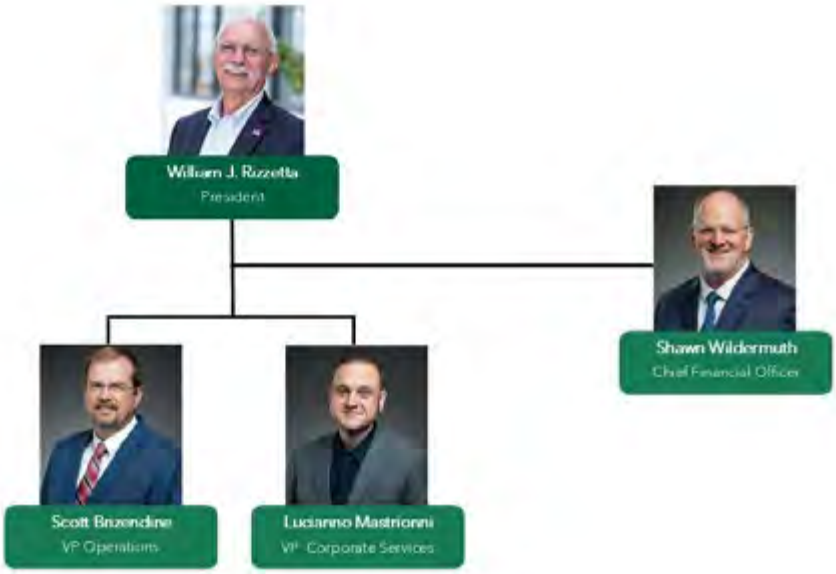
20+ AMENITY SERVICES CLIENTS

100 AMENITY SERVICES TEAM MEMBERS

120+ DISTRICT SERVICES CLIENTS

50 DISTRICT SERVICES TEAM MEMBERS

ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP

DISTRICT SERVICES

STRESS FREE

MANAGEMENT

FOR YOUR DISTRICT

AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to K-Bar Ranch II CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
  - Assist in the negotiation of contracts, as directed by the Board of Supervisors.
  - Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
  - Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
  - Monitor certificates of insurance as needed per contracts.
- District Manager wil perform one monthly site inspection and will meet with vendors as needed.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint across the state and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.

Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.

Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estopel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.

Bond Validation;

d) Coordinate the preparation of a Bond Validation Report which states the “Not-to exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Amenity Services and Management

Rizzetta & Company provides expert general management and oversight of the amenity contract with the District within the agreed upon scope of service. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight, and evaluation. As required, the Amenity Services representative will attend meetings to provide any updates or address concerns as well as be available to any board member for open and direct communications.

Technology Services

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.

TECHNOLOGY TOOLS & RESOURCES

Vendor Management Software

VIVE

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with Vendor Information Verification Experts (VIVE) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

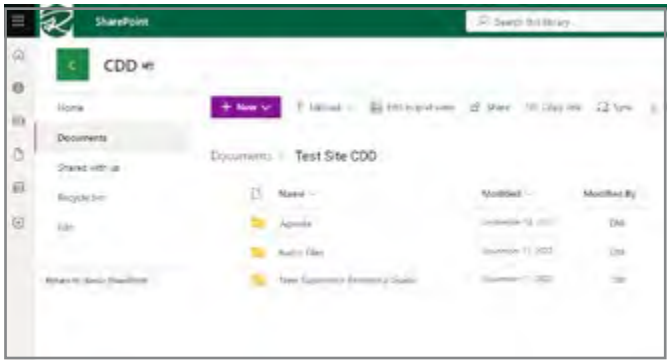
Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

Document Management System

SHAREPOINT

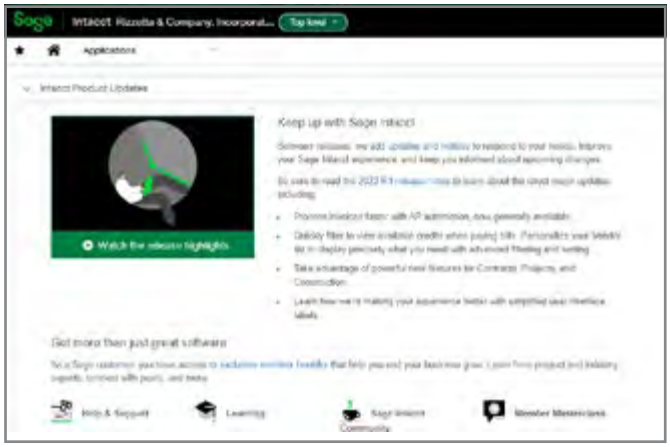


You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

Financial Management Software

SAGE INTACCT



Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

- *Accounts payable:* Streamline workflows and see expenses.
- *Cash management:* Track multiple accounts with real-time visibility.
- *Back transactions:* View written checks, deposits, and monthly statements.
- *Financial Statements:* Easily track transactions at anytime from anywhere

WHY CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only **"original"** Community Development District Management company continuously providing services to Districts since the first CDD (Tampa Palms) issued bonds in 1986. Today, 38 years later, Bill Rizzetta continues to manage his company on a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence at the legislative level.
- The first District Management company to successfully merge multiple separate CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding $3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Client Relations Manager endeavors to relentlessly monitor and enhance our services and exposure to your residents. This aids in pre-empting resident complaints occupying Board proceedings.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Board of Supervisors. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its protection of Public Documents and enhance the electronic communication with Board members. Public documents are now protected with multi-factor authentication, cloud storage, professional patch management and hardware replacement policies.
- Rizzetta introduced "electronic agendas" to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.

PROPOSED
PRICING

District Services Provided	25-26 Budget	25-26 Fees
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public. Administrative Fees: - For all meetings exceeding 3 hours $200/per hour - For additional meetings $200/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)	***$23,321.00***	***$21,234.00***
Administrative Services Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.	***$ 5,213.00***	***$4,808.00***
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.	***$ 5,213.00***	***$19,234.00***
Annual Finance and Revenue Collections Estoppel Issuance. Debt Management	***$5,624.00***	***$5,187.00***
Continuing Disclosure Services Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 ($1,000 for each additional bond issuance)	-	-
Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls	***$5,624.00***	***$5,187.00***
Technology Services Website Compliance Monitoring and Monthly Content Uploads	***$1,200.00***	***$ 1,200.00***
Amenity Services		
Option 1: Per RFP	***$278,284.00***	***$239,633.52***
Option 2: Recommended Solution		***$337,335.02***
TOTAL Option 1	***$324,479.00***	***$296,483.52***
TOTAL Option 2		***$394,185.02***

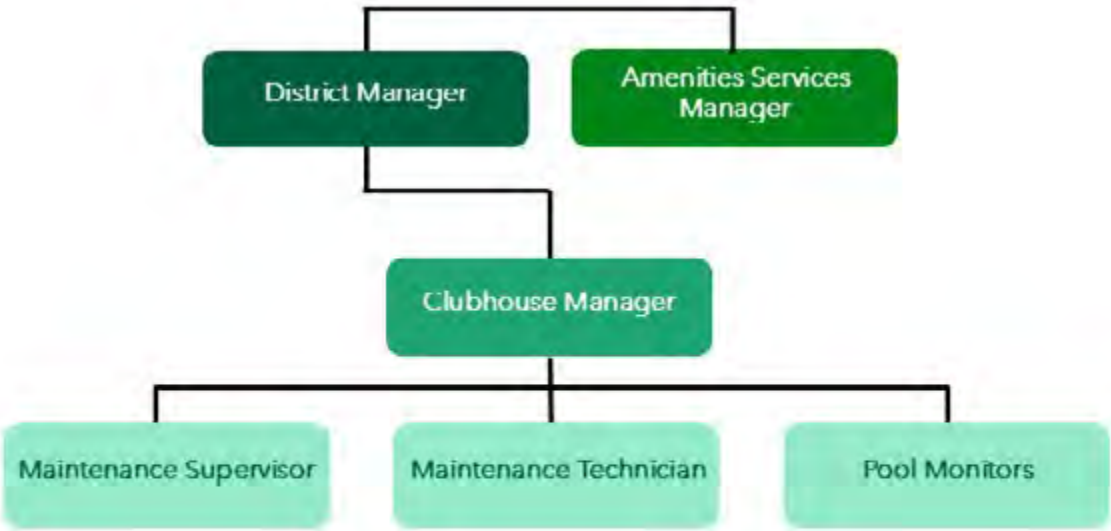
ON-SITE STAFF

HOURS

Proposed Positions		hr/wk
Option 1		
Clubhouse Manager - FT		40
Maintenance Supervisor – FT		40
Maintenance Technician - PT		25
Pool Monitors 15/wks - PT		70
	Total Hours	**175**
Option 2		
Clubhouse Manager - FT		40
Clubhouse Attendant - FT		40
Maintenance Supervisor - FT		40
Clubhouse Attendant - PT		25
Maintenance Technician - PT		25
Pool Monitors 15/wks - PT		70
	Total Hours	**240**

DEDICATED

TEAM MEMBERS



PERSONNEL PROFILE

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

CLUBHOUSE MANAGER

The company will provide the service of a Clubhouse Manager that will be on property for a minimum of 40 hours per week and will perform the following duties:

Essential Functions:

- Responsible for day-to-day maintenance operations, adhering to District budget, and managing vendor contracts relating to the clubhouse and community assets, development of standard operation policies and procedures.
- Responsible for the operations and maintenance of the District property and amenities.
- Ensure a presentable overall appearance of the Clubhouse and amenities.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Handle interactions with residents and guests professionally and forward their questions, concerns, and requests to the District Manager prior to making commitments.
- Full knowledge/awareness of all rules and regulations of the amenity.
- Enforce the rules and regulations of the facility in accordance with all applicable Board adopted rules and policies, as well as local, state, and federal laws.
- Prepare any incident or accident reports and forward to the District Manager.
- Oversee personnel to maintain and improve effectiveness and efficiency.
- Submit a monthly operations report to the District Manager.
- Participate in Board meetings.
- Display flexibility in handling after-hours emergency calls.

Community Relations:

- Responsible for building and maintaining relationships with residents.
- Notify residents of upcoming events, meetings, and general information.
- Meeting Notice signs out five days in advance and taken down by twenty-four hours after meeting.
- Manages and coordinates clubhouse social events and community activities.
- Manage the private events calendar for the Clubhouse and completes private event rental forms, security deposits and check-in/out documents.

- Maintain a schedule of weekly activities, monthly activities, and special events for residents and guests.
- Evaluate the effectiveness of activities and special events using research-gathering tools.
- Maintain accurate records of financial transactions for ticket and event sales.

Budget & Finance:

- Purchase supplies, consumables, and other items as approved by the District, and timely review and monthly submission of invoices.
- Responsible for adhering to the annual operating budget.
- Provide input and recommendations regarding Reserve Fund line items.
- Prepare and obtain quotes for services when directed by the District Manager or Board.
- Process resident purchases. Maintain log of all transactions and submit a monthly report to the Finance Team.
- Prepare debit card receipts for accounting.

Property & Facility Management:

- Work with assigned contractors to ensure quality service is provided to the District.
- Contact and meet prospective vendors for proposals, quotes, etc.
- Maintain preventative maintenance records, inventories, purchases and review of invoices.
- Ensure the facility meets the quality maintenance standards of the Board.
- Process and manage work orders as needed.
- Assess condition of District property resulting from neglect, vandalism, depreciation, and contact District Manager.
- Maintain and manage warranties, regular maintenance, and inspections for the facilities as needed.
- Responsibility of General Manager to keep appropriate supplies on hand for meetings.
- Issue access cards for residents.
- Coordinate the rental of recreational rooms for private parties and activities, collection of deposits and rental fees.
- Assists with other assigned projects.

CLUBHOUSE ATTENDANT

The company will provide the service of a Clubhouse Attendant that will be on property for a minimum of 40 hours per week and will perform the following duties:

Essential Functions:

- Assist the Clubhouse Manager with day-to-day operations, managing vendor contracts relating to the Clubhouse, development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Assist the Clubhouse Manager with accounts payables records, accounts receivable records, personnel records, and other general administrative support.
- Ensures a presentable overall appearance of the Clubhouse and amenities.
- Assists with the following as it relates to the residents, but not limited to:
  - Check resident ID cards.
  - Issue resident access cards and monitor the card system.
  - Respond to after-hours emergency calls.
  - Interact with residents and guests on a day-to-day basis.
  - Notify residents of upcoming events, meetings, and general information
- Assist the Clubhouse Manager with collecting feedback from residents and guests on community and amenities operations to identify improvement areas
- Monitors guest and visitor policies and enforce the rules and regulations of the facility.
- Full knowledge/awareness of all rules and regulations of amenities, including but not limited to, operational hours, age restrictions and food / drink restrictions, and guest policies.
- Responsible for maintaining equipment in good working order, processing and managing work orders as needed.
- Document all complaints, injuries, and maintenance issues and forward to General Manager.
- Assess clubhouse needs and provides yearly budgetary input.
- Assesses condition of District property resulting from neglect, vandalism, depreciation and estimates the costs associated with its repair and/or replacement.
- Assist in working with assigned contractors to ensure quality service is provided to the community.
- Clean and sanitize Clubhouse and amenities, as needed.
- Any other duties assigned by Clubhouse Manager.

MAINTENANCE SUPERVISOR

The company will provide the service of a Maintenance Supervisor that will be on property a minimum of 40 hours per week and will perform the following duties:

- Responsible for day-to-day maintenance operations, adhering to District budget, and assisting the Clubhouse Manager in managing vendor contracts relating to the clubhouse and community assets, and the development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Ensure all building facilities adhere to proper safety standards and cleaning procedures, but not limited to:
  - General Maintenance: Replace light bulbs, control cobwebs around the clubhouse and touch up paint interior and exterior.
  - Picnic Areas and Parks: Empty waste receptacles and pick up debris
  - Swiming Pool Deck: Blow off pool decks, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
  - Main Entrance & Parking Lot: Pick up litter, blow off debris.
  - Perform minor repairs to the entrance/exit gates, equipment and facilities as needed.
  - Clean and sanitize clubhouse and amenities, as needed.
- Inspect District common areas and report any problems to the Clubhouse Manager.
- Prepare any incident or accident reports and forward to the Clubhouse Manager.
- Display flexibility in handling after-hours emergency calls.
- Check the conditions of roads, sidewalks, and curbs. Report any issues to General Manager.
- Check and assess street signs, monuments, and informational signs. Report any issues to General Manager.
- Process and manage work orders and update Clubhouse Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by the Clubhouse Manager.

MAINTENANCE TECHNICIAN

The company will provide the service of a Maintenance Tech that will be on property a minimum of 25 hours per week and will perform the following duties:

- Responsible for day-to-day maintenance operations, adhering to District budget, and assisting the Clubhouse Manager in managing vendor contracts relating to the clubhouse and community assets, and the development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Inspect District common areas and report any problems to the Clubhouse Manager.
- Prepare any incident or accident reports and forward to the Clubhouse Manager.
- Ensure all building facilities adhere to proper safety standards and cleaning procedures, but not limited to:
  - General Maintenance: Replace light bulbs, control cobwebs around the clubhouse and touch up paint interior and exterior.
  - Amenity Areas: Empty waste receptacles and pick up debris
  - Swiming Pool: Blow off pool decks, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
  - Main Entrance & Parking Lot: Pick up litter, blow off debris.
  - Playground: Check equipment, empty receptacles and pick up debris.
  - Perform minor repairs to the entrance/exit gates, equipment and facilities as needed.
  - Clean and sanitize clubhouse and amenities, as needed.
- Check the conditions of roads, sidewalks, and curbs. Report any issues to Clubhouse Manager.
- Check and assess street signs, monuments, and informational signs. Report any issues to the Clubhouse Manager.
- Process and manage work orders and update the Clubhouse Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by the Clubhouse Manager.
- Ensure an immaculate overall appearance of the amenities.

POOL ATTENDANTS

The company will provide the service of seasonal Pool Monitors that will be on property for no more than 70 hours per week, for fifteen weeks, and will perform the following duties::

- Greet residents and guests.
- Ensure a presentable overall appearance of the pool area.
- Check Resident access cards.
- Perform light pool area cleaning
- Monitor the guest and visitor policies.
- Full knowledge/awareness of all rules and regulations of amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
- Enforce the rules and regulations of the facility.
- Interaction with residents and guests on a day-to-day basis.

General Duties for All Staff Members:

- Familiarity with District Rules, Regulations, Policies, Operating Procedures
  - Full knowledge/awareness of all rules, regulations, or policies of the District.
  - Prepare any incident or accident reports and forward to the District Manager.
- Enforce the rules, regulations, and policies of the District.
  - The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
- Community Relations.
  - Meet and greet residents and guests.
  - Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
  - Provide the best possible customer service to maintain a safe and comfortable environment.

K-BAR RANCH II CDD DEDICATED

TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage. If any escalation is needed, your assigned point of contact is Scott Brizendine, Vice President of Operations.

Matt O'Nolan

Lead District Manager

Matt O'Nolan serves as a District Manager for Rizzetta & Company and works out of our Riverview, Florida office. He has been with the District Services Management team since May 2023. His portfolio includes overseeing districts located in Hillsborough and Manatee Counties.

Before his role with Rizzetta & Company, Matt worked for Fortune 500 companies such as Lowe's and Walmart. He held diverse management roles where he was responsible for store operations, financials, fleet management, merchandising, and customer service. During his 20-year tenure in the retail industry, Matt led a team of over 600 associates. He also has experience in manufacturing and pre-packaged water booster systems.

Mr. O'Nolan received his Bachelor of Science in Business Administration from the Clearwater Christian College and is a licensed Notary Public in The State of Florida. He spends his free time working with several cat rescues and fostering cats needing homes.

Matt Huber

2nd Chair & Regional District Manager

Matthew Huber is our Regional District Manager and oversees the management team in our Tampa Bay market, with offices in Tampa, Wesley Chapel, and Riverview. He was named to the position in August of 2020. He currently is responsible for managing six Community Development Districts.

Mr. Huber served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties.

Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.

Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton. Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gain valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Licensed Community Association Manager and Notary Public in the State of Florida.

IMMEDIATE SUPPORT FOR K-BAR RANCH II CDD

TEAM MEMBERS

Scott Brizendine

Scott Brizendine is our Vice Present of Operations, Community Development Districts. His responsibilities include the oversight of all operations associated with Rizzetta's district services department including management, administration, accounting, financial and dissemination services. Most recently, Scott was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 100+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district establishments, district boundary amendments and bond validation proceedings.

Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and most recently he was employed as an Accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor's degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.

Kayla Connell

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.

Zack Feell

Zachary Feell is a Senior Financial Analyst for the Rizzetta & Company Corporate Team, responsible for Financial Planning & Analysis activities across all Rizzetta lines of business.

Over the course of his 2+ years at the company he has built various models to accurately forecast Rizzetta & Company Financials across CDD, HOA and Community Services; closely tracking client and expense activities, delivered to drive confident business decision making for Senior Management. Additional responsibilities include managing Real Estate loan activities, CDD payment verification controls and ad hoc Corporate Accounting projects.

Zachary spends his free time outdoors, as he enjoys traveling, hiking, and golfing. Zachary has worked in the Finance field for over 10 years and received his Bachelor of Science in Finance from Florida State University in 2011.

Chico Rivera

Chico Rivera is the Amenities Manager at Rizzetta & Company, bringing over 16 years of experience in hospitality management and conservation science.

His strategic approach and leadership skills have been instrumental in achieving significant milestones throughout his career, earning multiple IHG Excellence in Quality awards as General Manager of IHG-Holiday Inn Express Lakeland South, and serving as a Regional Operations & Revenue Manager. His leadership extended beyond the workplace as he served as a Board Member and Vice President of the Lakeland Hospitality Alliance, advocating for the local hospitality industry.

In addition to his extensive hospitality experience, Mr. Rivera has also made notable contributions as a conservation scientist, focusing on the preservation of endangered plant species. As a Rare Plant Specialist at Bok Tower Gardens, he managed Florida's rare plant species and led conservation initiatives, demonstrating his commitment to preserving biodiversity. This unique blend of hospitality and scientific expertise underscores his commitment to community, sustainability, and innovation.

He holds a B.S. in Geology from the University of Florida and is pursuing an M.S. in Forest Resources and Conservation. His community-driven passion is evident in his volunteer roles, including as a Weekend Wayfinder at Se7en Wetlands and a Coral Nursery Assistant at The Florida Aquarium.

EXTENDED SUPPORT FOR K-BAR RANCH II CDD

TEAM MEMBERS

William (Bill) Rizzetta

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 37 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over $3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.

Shawn Wildermuth

Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 35 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller, Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.

Lucianno Mastrionni

Luciano Mastrionni is Rizzetta & Company's Vice President of Corporate Services. Lucianno oversees and supports the company's strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Lucianno also oversees the leadership team of the Community Services Division, comprised of the Amenity Services, Landscaping Inspection Services and Aquatics Services. Additionally, he oversees Rizzetta's Business Development, Marketing, Information Technology, and Human Resources Management teams. In these capacities, Lucianno oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Lucianno holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.

Taylor Nielsen

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.

OUR COMMITMENT TO
THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute, Tampa Bay

GIVING BACK TO THE
COMMUNITY

Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.

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

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 6

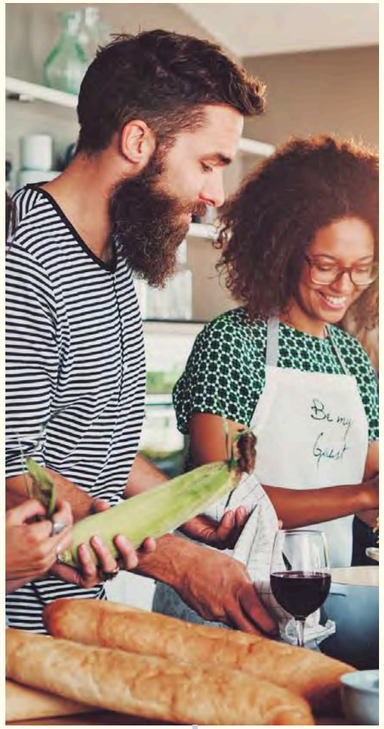
ARCH AMENITIES GROUP

K-BAR RANCH II CDD

July 31, 2025

AAG

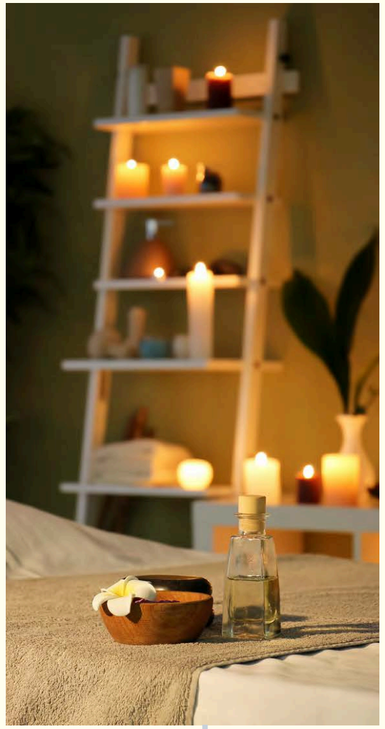
WHAT WE DO



LIFESTYLE & AMENITY ENGAGEMENT

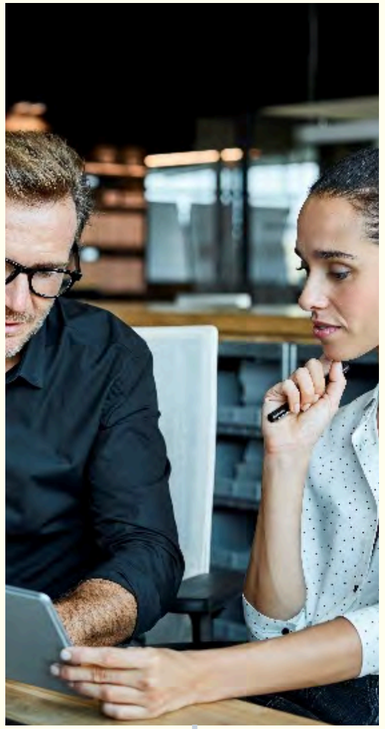
EVENT PLANNING

FITNESS MANAGEMENT



SPA MANAGEMENT

FOOD & BEVERAGE



CONSULTING SERVICES

AAG

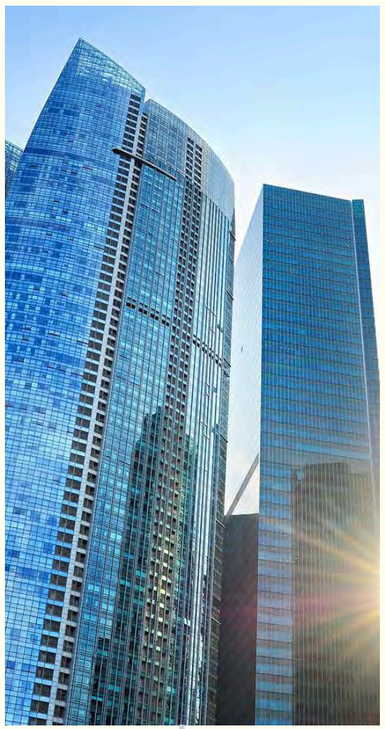
WHERE WE DO IT

MASTER-PLANNED COMMUNITIES

MULTI-FAMILY RESIDENTIAL

COUNTRY CLUBS

HOTELS & RESORTS



OWNER OCCUPIED

HEALTH CLUBS

THE ARCH ADVANTAGE

Our People
With a commitment to service excellence, our industry experts are powered by extensive training and development.

Project Management
Arch will coordinate all project efforts from pre-opening and transition to daily management, keeping you informed every step of the way.

Operations
Management excellence is at the core of the Arch service offering. Our management efforts are driven by 50+ years of operating experience.

Communication and Engagement
AAG's internal marketing strategy, campaigns, and support, drive resident utilization, engagement, retention, and programming initiatives.

Support
Our centralized corporate support include Area and Regional Director assignment, Project Management, HR, Benefits, Recruiting, Training and Development, Payroll, Finance, Legal, Technology, and Marketing.

Programming
At Arch Amenities Group, we believe true lifestyle programming starts with wellness at the core. Our curated experiences aren't just about activity-They're about creating sustainable, wellness-centered communities where people thrive.

LEADERSHIP & SUPPORT TEAM

Amy Gallogly
Vice President, Lifestyle & Residential
Team Member Since 2007

Amy Gallogly is a distinguished leader in the residential sector, with nearly two decades of experience at Arch Amenities Group. As Vice President of the Lifestyle & Residential Division, she leads a dynamic team overseeing premier residential accounts nationwide.

Amy's expertise includes new community openings, resident engagement, improving customer service offerings and enhancing operational efficiency. Known for her collaborative approach with developers and property management firms, Amy is committed to delivering exceptional resident experiences and driving growth through strategic leadership and client-focused solutions

Alex Murphy
Senior Regional Director
Team Member Since 2008

Alex Murphy is a seasoned lifestyle expert with over 15 years at Arch Amenities Group, specializing in luxury high-rises and master-planned communities. She brings a strong background in fitness, wellness, and social programming, with a focus on delivering elevated resident experiences.

Alex oversees a portfolio of premier properties throughout the Southeast, offering strategic oversight and on-the-ground support to on-site teams. She collaborates closely with HOA boards, property managers, and resident committees to curate sophisticated amenity activations and ensure a vibrant, connected community lifestyle from launch to long-term success.

Colleen Stiritz
Senior Regional Director
Team Member Since 2022

With over 20 years of experience in the wellness and hospitality industries, Colleen specializes in overseeing spa and wellness amenity operations across luxury high-rise residential buildings and hospitality properties.

Her expertise spans spa management, wellness programming, and guest service delivery, with a strong emphasis on creating 5-star experiences that promote holistic well-being.

As a training and development leader for Arch Amenities Group, she also drives operational excellence by mentoring teams and elevating service standards across all properties under her care

ARCH AMENITIES GROUP

FEATURED CLIENTS

AAG

FEATURED CLIENTS

DEL WEBB BEXLEY
Land O' Lakes, FL

DEL WEBB CHAUNCY LAKE
Westborough, MA

DEL WEBB NORTH PENN
Hatfield, PA

GLENHAVEN AT RIDGEWALK
Woodstock, GA

VISTERA OF VENICE
Venice, FL

ADDISON VILLAGE CLUB
Viera, FL

STARKEY RANCH
Odessa, FL

ASHBURN VILLAGE
Ashburn, VA

NORTH RIVER RANCH
Parrish, FL

OCEANA BAL HARBOUR
Bal Harbour, FL

HALLANDALE BEACH CLUB
Hallandale Beach, FL

POTOMAC SWIM & TENNIS
Potomac, MD

WOODLANDS AT URBANA
Urbana, MD

BLOOMFIELDS
Frederick, MD

700 RIVER
Austin, TX

CASCADE CIRRUS
Chicago, IL

NORTH RIVER RANCH
Parrish, FL

DEL WEBB BEXLEY
Land O' Lakes, FL

AAG

ARCH AMENITIES GROUP

LIFESTYLE PROGRAMMING

ROOTED IN WELLNESS

AAG

PROGRAMMING THAT BUILDS EXCITEMENT

Social Programming

Eggstravaganza
Red, White & BBQ
Luck of the Irish Bash
March Madness Challenge
Fantasy Football Leagues
Family Fun Fridays
Leveraging AI Workshop
Autumn Ale Fest
Mystique & Masquerade
Chalk the Block

Food Truck Rally
Monthly Market Stroll
Design with Wine
Dinner on the Town
Bark in the Boro
Woofstock
Fresh Flower Pop Up
Champagne & Stars
Battle of the Brains
Kids Sports Clinics

WELLNESS PROGRAMMING

Key Fitness Offerings

Aqua Aerobics
Yoga
Bootcamps
Personal and Small Group Training
Mindfulness & Stress Management
New Year, New You
Health Education Seminars
No K to 5K Step Up

Wellness Engagement

Sunset Sound Bath
Mobile Mammography
Guided Meditation & Gratitude Journaling
Aromatherapy Workshop
Clean Candle Making Workshop
Mat Pilates
Flu & Covid Shot Clinic
Nutrition & Wellness Coaching

AAG

FOSTERING RESIDENT TALENT & EXPLORATION

Clubs, Social Groups & Committees

Garden Club
Helping Hands Club
Women's Club
Poker Group
Travel Club
Veteran’s Club
Culinary Club
Bocce Club
Pickleball Club
Walking Group
Fishing Club

Classic Car Club
Mahjongg Group
Garage Band Club
Crafters Group
Wine & Dine Group
Lifestyle Committee
Wellness Committee
Ambassadors Group
Cruisin Club
Cycling Group
Men’s Club

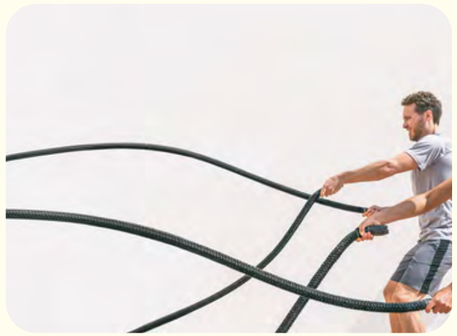
EXCEED PROGRAMMING

BOOST: Personal Training

Personal Training delivered through experts knowledgeable in evidence-based training techniques.

BURN: Small-Group Training

Training in groups of 3-8 individuals designed to increase muscle mass and cardiovascular fitness.



CONNECT: Mindfulness

Group classes designed to help participants discover the art of meditation.

FLEX: Recovery

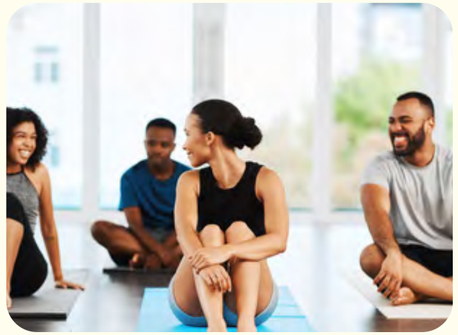
Recovery and stretch programs to relieve both physical and mental stress.

FUEL: Nutrition

Virtual and in-person Nutrition Coaching services to help establish sustainable eating habits.

FUSE: Group Classes

Group fitness classes, including Cycling, HIIT, Barre, Strength and Conditioning, and more.



HYDRO: Aquatics

The latest in swim instruction for all age groups, offered through private and group classes.

WIRED: Tech-Based Classes

Classes using the latest in virtual and wearable technology for real-time tracking and access from anywhere.

AAG

ARCH AMENITIES GROUP

PROPOSED SCOPE & FEES

AAG

PROPOSED SCOPE OF WORK

AMENITY & LIFESTYLE MANAGEMENT:

- Provide professional management and oversight of the District amenity spaces.
- Upon request, attend meetings in person or via phone to provide any updates or address concerns.
- Be available to any Board member for open and direct communications regarding any questions they may have.
- Managing the recruiting, hiring, training, oversight, and evaluation of personnel.
- Perform periodic/quarterly performance assessments of staff, vendors, etc.
- Proactively mitigate and manage risk and impact of management and staff turnover.
- Ensure always reachable and available hours to the community residents with quick acknowledgement or turnaround.
- Provide robust communication strategy, channels, forms, etc., for District Manager, the Board, and residents to reach Amenities Manager.
- Provide feedback and suggestions for community lifestyle improvements based on daily interactions, experience, and observations while on the job.
- Implement and utilize effective workflow management tools for prioritization and tracking on-site staff projects, tasks, and activities.

RESPONSIBILITIES: The onsite management personnel will be responsible for the following services as described below:

Amenities Manager-Shall be employed as a full-time, salaried position.

- Responsible for day-to-day operations, adhering to District budget, and assist in managing vendor contracts relating to the Clubhouse and community assets, development of standard operation policies and procedures, as needed and requested.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Oversee personnel staff and workplace operations to maintain and improve effectiveness and efficiency.
- Ensure an immaculate overall appearance of the Clubhouse and amenities.
- Inspect District property and common areas and report any problems to the appropriate vendor.
- Attend and participate in District Board of Supervisor Meetings.
- Issue and activate access devices for residents and update security system as needed to include processing payments. Systems to be provided by the District.
- Maintain log of all transactions and submit a monthly report to the District Manager.
- Handle all resident requests, inquiries, and complaints. When appropriate, inform District Board of Supervisors and District Manager of injuries and incidents.
- Make regular updates to database and website. Website and database to be provided by the District.
- Inform residents of general information, meetings, and community updates. Oversee and prepare monthly community newsletter.
- Display flexibility in handling after-hours emergency calls.
- Full knowledge of all rules and regulations to the amenities and enforce the District’s Rules and Rates for all Amenity Facilities.
- Complete private event rental forms, security deposits, and check- in/out documents.
- Submit a detailed weekly report to the District Manager.

PROPOSED SCOPE OF WORK CONTINUED

Amenities Manager Responsibilities Continued

- Submit a monthly Amenities Manager report to the District Manager and District Board of Supervisors that includes maintenance and admin actions, incidents and issues, resident payment log and any other pertinent information required or needed.
- Purchase (via District supplied credit card) supplies, consumables, and other items as approved by the District, and timely review and provide monthly submission of invoices.
- Document, organize, and manage warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms.).
- Prepare and obtain quotes for services when directed by the District Manager or Board.
- Spot clean and sanitize Clubhouse and amenities, as needed, in between contracted cleaning services.
- In accordance with the approved budget, provide lifestyle events, activities and programs for resident enjoyment and engagement.

General Maintenance Personnel

- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the District.
- Inspect District common areas and report any problems to the Amenities Manager.
- Prepare any incident or accident reports and forward to the Amenities Manager.
- Display flexibility in handling after-hours emergency calls.
- Swimming Pool Deck: Blow off pool deck, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
- Picnic Areas and Parks: Empty waste receptacles and pick up debris.
- Main Entrance: pick up debris.
- Tennis, Basketball and Play Courts: Pick up any litter and empty waste receptacles.
- Replace light bulbs and control cobwebs around the Clubhouse.
- Check conditions of roads, sidewalks, and curbs. Report any issues to Amenities Manager.
- Parking Lot: Pick up litter, blow off debris.
- Clean outdoor amenity furniture when needed.
- Touch up paint interior and exterior, when needed and in accordance with the approved budget.
- Check playground equipment, empty receptacles, and pick up debris.
- Perform minor repairs to the entrance/exit gates. All mechanical and electrical issues will be handled by a District approved vendor.
- Check and assess street signs, monuments, and informational signs. Report any issues to Amenities Manager.
- Perform minor repairs to equipment and facilities as needed.
- Process and manage work orders and update Amenities Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Spot clean and sanitize Clubhouse and amenities, as needed, and in between contracted cleaning service days.
- Ensure the District’s 26 dog stations are kept neat and tidy, used dog waste bags are removed and new bags are replenished (if applicable).
- Assist Amenities Manager with set up and break down of events, activities and programs as needed.

PROPOSED FEES

TRANSITION FEE
AAG proposes a one-time transition fee of $6,000 to be paid upon contract execution. This will allow AAG to begin the recruitment process for a qualified Director and Support Staff. The transition period will be approximately 60 days.

MANAGEMENT SERVICES
AAG proposes to provide Management Services for an initial period of three (3) years. The term of an Agreement would begin on a mutually agreed upon date and continue for thirty-six (36) months thereafter. The Agreement shall auto-renew for successive 1-year terms unless either party provides written cancelation notice 90 days prior to the expiration date after the initial three (3) year term. Management fees are not refundable due to amenity closures 3 days and under in any given week. This includes closures due to weather related events as well as any unforeseen incident, issue or occurrence. If there is an extended closure of 4 or more days, the District will receive a credit for hourly employee hours not worked during that time.

MANAGEMENT SERVICES:
Year 1: $293,379
Year 2: $307,942
Year 3: $323,339
Years 4+: Shall increase by 5% yearly

The AAG management services fee is inclusive of :
- Full-time, salaried, Amenities Manager: 40 hours a week
- Full-time hourly, Maintenance Supervisor: 40 hours a week
- Part-time Maintenance Attendant(s): 40 hours per week
- Part time Amenity Attendant(s): 20 hours per week
- AAG Management Fee and General Liability Insurance
- Employee related costs such as background checks, staff payroll, taxes, 401K match, training, benefits and recruitment costs
- Corporate travel costs & regional meeting costs for Director
- Uniform shirts & nametags for Activities Manager, Maintenance Personal and Attendants

INCENTIVE
AAG to retain all revenue associated with specialty programs and services to include, but not limited to: group exercise instruction, personal training , nutrition & sports programs as well as aquatics programs. AAG will pay associated commissions, payroll fees, taxes and wages associated with delivering these fee-based services and programs. District shall retain all other revenue to include, but not limited to: facility rentals, access cards, social events/programs, etc.

DAILY OPERATING EXPENSES
The District will be responsible for all operating expenses pertaining to the day-to-day operation of the Facility that are not outlined as part of the Management Fee. These will include, but not be limited to the following: credit card processing fees, IT equipment, laptops for Director and staff, all operating supplies, admin supplies, event & programming supplies, cleaning supplies, amenity equipment, furniture, fixtures, printing, and any other daily expense associated with District amenities. Mileage shall be reimbursed to AAG personnel per the District mileage reimbursement policies and in accordance with the approved budget.

Thank you.

ADVANCED PROSPECTUS FOR

AMENITY MANAGEMENT SERVICES

JULY 31, 2025

Anchor Stone MANAGEMENT

CONTACT INFO: Patricia@AnchorStoneMgt.com
(407) 698-5350 www.AnchorStoneMgt.com

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OUR MISSION AND VALUES

Welcome to **Anchor Stone Management**, a boutique Florida-based District management firm.

The mission at Anchor Stone Management is to provide superlative support as we deliver district management solutions and services to organizations of all sizes. We value authentic collaborations and endeavor to forge relationships anchored in integrity and trust based on the highest ethical standards. Adopting a resident-focused mindset, we prioritize collaboration and vision as we partner with the unique individual characteristics of each District.

Our firm's principals have decades of hands-on expertise in public finance and District governance, Field and Amenity management, giving us a deep understanding of the unique financial and operational needs of communities like yours. We are committed to leveraging this experience to deliver transparent, efficient, and compliant management that enhances your District's experience.

The values our Team is **anchored in** are:

- **integrity**
- **transparency**
- **accountability**

OUR OFFICES

Anchor Stone Management proudly serves districts across Central Florida with the main offices locations in **Lake Mary** and **Tampa**, along with a convenient **satellite office** in **Pasco County**. Our experienced team members are not only based locally but are also highly flexible and accustomed to traveling throughout the State. We commit to attending the Board's Meetings and any district inspections or walks as necessary to advance the vision of the Board. We are committed to making your community management process as transparent and effective as possible. Your trust is our priority.

INTRODUCTION

At Anchor Stone Management, we are pleased to present this proposal to provide Amenity Management Services to K-Bar Ranch II CDD. With broad experience managing amenity-rich residential communities across Florida, we offer a tailored, proactive, and resident-first approach focused on operational excellence and enhanced resident experience.

We understand the importance of consistent onsite presence, strong leadership, clear communication, and dependable service. Our offerings include full-service onsite staffing, facility operations, resident engagement, vendor oversight, compliance, and risk mitigation. Licensed and insured, we are guided by integrity, accountability, and commitment to high-quality service.

Our approach to Amenity Management is both structured and adaptable. We ensure seamless, well-documented daily operations that align with the Board and community expectations. Transparent communication, consistent reporting, and proactive planning are central to how we work, along with a strong focus on staff **continuity** and smooth transitions.

This proposal highlights our firm's experience, qualifications within Florida's CDD environment, core amenity services, and a pricing structure aligned with your budget. We aim to be a trusted **partner** to your Board and maintain a dependable Resident-Focused presence within the Community.

OUR TEAM – CORE STAFF INDIVIDUALS

AMENITY & MAINTENANCE MANAGEMENT

MICHAEL SAKELLARIDES

Manager of Amenity Services

Michael has over 10 years of broad-based property management experience, with a proven track record in both residential community and commercial sectors. He holds a master's degree in management.

For the past five years, Michael has specialized in residential property management, overseeing Field and Amenity operations for master-planned developments and amenity-rich districts. His previous experience in commercial property management has equipped him with a keen eye for operational efficiency and long-term asset preservation.

Michael is known for designing robust staffing plans, building accurate and scalable budgets, and implementing proactive maintenance strategies that extend facility lifespan while enhancing resident satisfaction. His leadership emphasizes accountability, preventative oversight, and tailored service to meet the unique needs of each property.

BRANDY MARSHALL

Amenity Manager

Brandy brings a wealth of hands-on experience and operational leadership to her role. With a strong focus on resident satisfaction and service excellence, she oversees daily coordination with key contracted vendors, including pool maintenance, gate and access control systems, landscaping, and aquatic services, to ensure seamless facility operations and superior quality standards.

Known for her proactive approach and attention to detail, Brandy has successfully organized and executed a wide variety of resident events that enhance community engagement and build neighborly connections. Her expertise spans across staff scheduling, vendor oversight, quality control, risk mitigation, and the development of standard operating procedures tailored to each community's needs.

Brandy's broad experience working onsite across multiple amenity types positions her as a versatile leader who understands both the operational and interpersonal dynamics of managing thriving community spaces. She is committed to upholding a high standard of service while creating a welcoming and well-maintained environment for residents and guests alike.

DISTRICT MANAGEMENT

PATRICIA THIBAULT

Exceptionally experienced District Manager, MACC, and a formerly licensed CPA in two States

Patricia is a results-driven financial leader with extensive experience in accounting, auditing, and operational oversight. She plays a key role in managing the day-to-day operations and financial compliance of the Community Development Districts (CDDs), ensuring adherence to Florida Statutes and governmental accounting standards.

Her expertise includes budget development, financial reporting, internal controls, and records management. Patricia is known for her disciplined approach, ability to manage complex projects under pressure, and skill in translating financial data into actionable insights. She is a formerly licensed CPA in two States and well-versed in GAAP, GASB, and FASB, and proficient in a wide range of financial software platforms.

Patricia has served in a leadership capacity overseeing the day-to-day operations of 40 Community Development Districts (CDDs) established under Florida Statute Chapter 190.

JAMES PALEVEDA

Financial Controller with a background in Computer Science

James brings a remarkably diverse skill set and a deep well of knowledge to his work. He is highly detail-oriented and consistently holds himself to the highest standards of excellence. While being the Vice President of Finance and Assessments, James oversaw development and Special Assessments Bonds debt issuance services for a portfolio of 35 Districts.

Following his transition into the private sector, he continued to develop his skills and has grown into the position of Controller, while providing consultations on the District's administrative and finance professionals. James has taken an interest in and mastered computer science, coding and process automations, which has significantly improved accounting workflows through technology for both the speed and accuracy of financial operations.

ANNA LYALINA

Communications and Relationships Liaison
Senior Manager of Districts Finance and Assessments

With ten years of experience in District and Community management, Anna acts as a vital liaison among clients, residents, vendors, and leadership Teams, delivering high-level operational support. Known for her responsiveness and professionalism, she manages resident relations, coordinates vendor services, and ensures smooth, efficient CDD operations. She also supports corporate contract management.

Having overseen the full-scope of CDDs Finance & Assessments service for nearly 40 districts, Anna brings specialized expertise in bond methodology reporting, maintaining amortization schedules and lien books, and preparing ownership-based assessment tax rolls. Her experience also includes budget preparation and critical financial disclosures.

RESIDENT SUPPORT

MARIAM GABUZYAN

Manager of Resident Support Center

Mariam is based in Florida and has five years of Customer Service experience. She will have oversight over the Resident Support Center. With her personal, approachable style, she will ensure that every interaction is warm, responsive, and aligned with your expectations.

Our Resident Support Center is open for calls **7AM TO 7PM, 7 DAYS A WEEK** including **live person response** over **WEEKENDS.** Whether it's a question, request, or urgent concern, our Team is ready to assist residents promptly and professionally, ensuring consistent service every day of the week.

CORPORATE

ROBERT RIOS

Corporate CPA with direct CDD & HOA Accounting experience

Robert has over 20 years of accounting and finance experience spanning both private sector and governmental accounting. A currently licensed CPE and CPA with extensive expertise in financial leadership, Robert is well versed in US GAAP, GASB and IFRS. He also holds undergraduate degrees in Marketing, Finance, and Accounting, as well as an MBA. In March of 2025, Robert attained his CFE (Certified Fraud Examiner) certification.

During his five years in the Community Management sector, Robert oversaw daily accounting and annual auditing of a portfolio of 70+ CDDs and HOAs. He managed both small districts and large-scale enterprise fund districts, delivering accurate and timely financial reporting. He has a very strong understanding of compliance and regulatory standards.

BENEFITS OF CHOOSING ANCHOR STONE

Partnering with us means more than just outsourcing operations – it is about gaining a dependable, experienced Team that aligns with your District's goals and community vision.

EXPERIENCED AND RESPONSIVE STAFF WITH A STRONG SERVICE MINDSET

Our Team brings years of hands-on experience managing Amenity-rich communities within Florida CDDs. Each staff member is carefully recruited, background-checked, and trained to provide professional, courteous, and solution-focused service. From the on-site Amenities Manager to Seasonal Pool Attendants, every Employee is committed to being visible, approachable, and proactive in maintaining a high-quality Resident experience. We prioritize quick issue resolution, timely follow-up, and a culture of accountability at all levels.

TRANSPARENT REPORTING WITH REGULAR UPDATES AND METRICS

We believe in full transparency and open communication with the District's Board. Our Team provides consistent, easy-to-read reports tailored to the needs of the Board Supervisors and District Manager. These include:

- Weekly activity summaries
- Monthly amenity operations reports
- Resident engagement logs
- Maintenance and inspection records
- Incident/accident tracking.

Additionally, we track key performance metrics and make data-informed recommendations that support operational improvement and cost efficiency.

RESIDENT-FOCUSED MANAGEMENT THAT ENHANCES SATISFACTION AND ENGAGEMENT

Our approach centers on the Resident experience. We foster a welcoming environment through clear communication, responsive Staff, and organized Community programming. Our Teams actively interact with Residents daily, offering helpful information, addressing concerns with empathy, and promoting rules with professionalism.

We also support **lifestyle enhancements** through:

- Community event coordination
- Digital communication platforms (newsletters, website updates, etc.)
- Timely access device and Amenity registration support

This Resident-First philosophy helps build Community pride, reduce complaints, and increase Resident satisfaction.

RISK MITIGATION PRACTICES TO ENSURE CONTINUITY AND COMPLIANCE

We implement best practices in risk management to protect the District from liability and ensure uninterrupted service. Our risk mitigation includes:

- Staff cross-training and documented procedures for continuity
- Emergency protocols and after-hours response processes
- Routine facility inspections and incident documentation
- Vendor insurance verification and compliance tracking

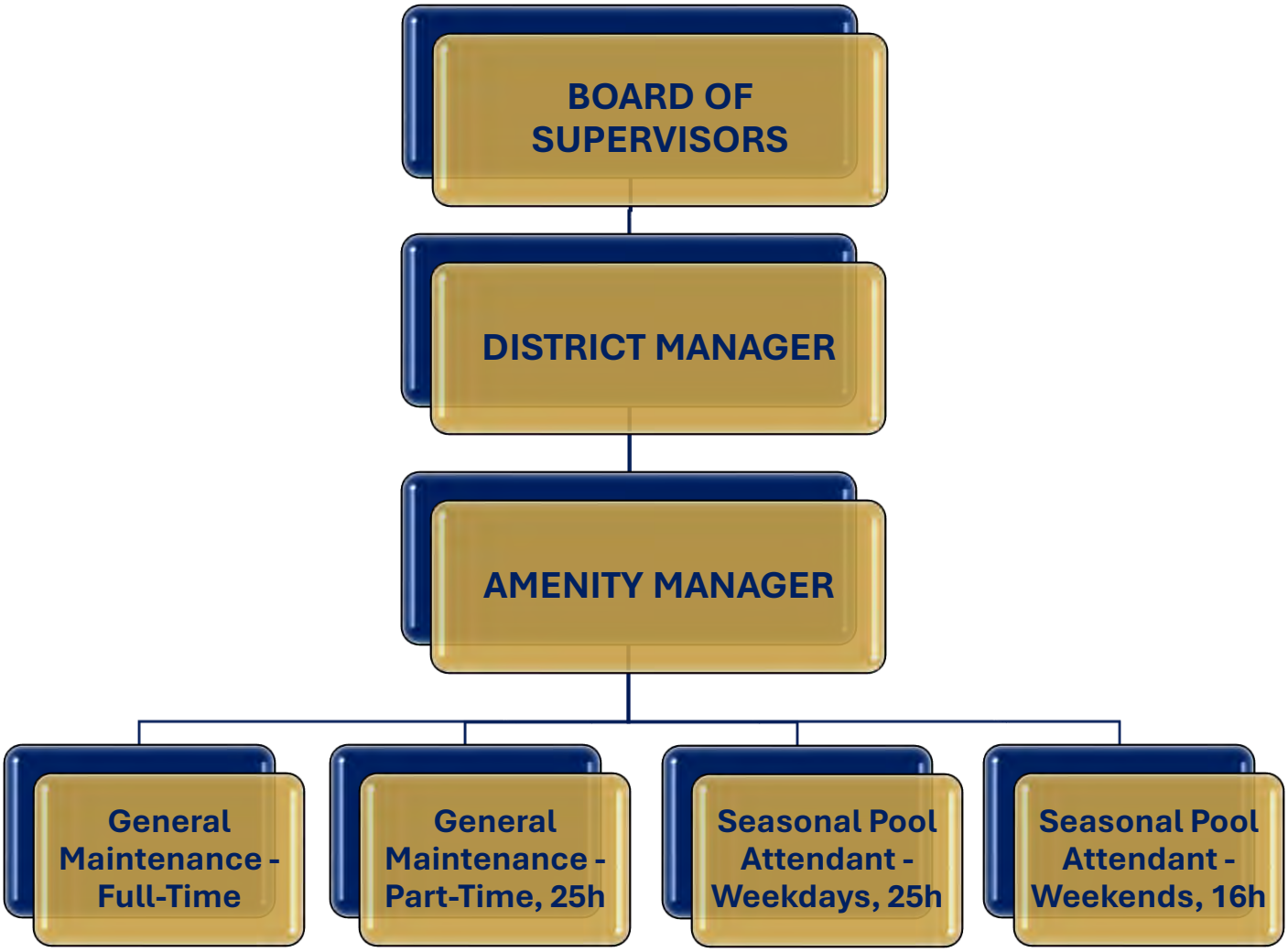
In addition, we maintain all operational standards in alignment with Florida statutes, safety regulations, and District policies, ensuring your District stays protected and compliant.

SCALABLE SERVICE STRUCTURE TAILORED TO MEET EVOLVING DISTRICT NEEDS

As your District's needs change, our flexible staffing and service model allows us to adapt quickly, whether that means expanding Staff coverage during peak seasons, taking on new facility responsibilities, or adjusting reporting cadence to align with the Board's needs. We also absorb the cost of additional services such as clubhouse cleaning and dog waste station servicing, that can be added to or modified based on your priorities. Our structure ensures the District never pays for more than it needs, while still having the capacity to scale seamlessly.

AMENITY TEAM STRUCTURE

Outlined below is the Management hierarchy and structure of the Amenity Operations Team, illustrating key roles, reporting lines, and associated staffing schedules:



PROPERTY AND AMENITY MANAGEMENT – PRIMARY SERVICE AREAS

As part of the **STANDARD ON-GOING SERVICES**, we provide consistent, day-to-day operational support that ensures the smooth, reliable functioning of the District's Amenities. These foundational services are delivered with a focus on efficiency, attention to detail, and a commitment to maintaining the high standards expected by both the Board and the Community[1].

MANAGEMENT SERVICES

Our professional management approach provides experienced, hands-on leadership to ensure seamless, accountable oversight of all Amenity Operations:

- A dedicated, full-time Amenities Manager will lead all onsite operations and serve as the primary liaison with the District Manager and the Board.
- Regular participation in Board meetings ensures alignment and transparency.
- We maintain open lines of communication and a culture of responsiveness.
- Our recruitment, training, and evaluation process ensures only qualified, dependable staff support your District.
- Staff transitions are handled with continuity plans to avoid service disruption.

[1] For a more detailed list of the scope of services, please refer to Exhibit A.

PERSONNEL & RESPONSIBILITIES

Provided here is a recommended onsite team structure to support the daily operations of the Amenity Center. To ensure flexibility and cost-efficiency, we propose a **cafeteria-style** scheduling approach for part-time and seasonal roles, allowing us to align staffing coverage with the Board's vision, Budget, and peak usage times and seasonal demand. The hours presented reflect what we believe is a well-balanced plan to keep the Amenity Center running smoothly and responsively for the Residents and Guests.

- **Amenities Manager** –
  Full-Time .....40 HRS

Provides leadership and coordination of all amenity functions, maintains vendor relationships, ensures compliance with District policies, and handles resident communications. Responsible for access systems, reporting, emergency response, and facility oversight.

- **General Maintenance Technicians** –
  Full-Time and 25 hours per week Part-Time .....65 HRS

Perform daily inspections and maintenance tasks, complete minor repairs, assist with vendor support, and ensure public areas are clean, safe, and well-maintained.

- **Seasonal Pool Attendants** –
  15 weeks, Weekdays 25 hours & Weekends 16 hours .....41 HRS

Enforce pool rules, manage guest access, maintain a clean and welcoming pool environment, and report any concerns or incidents to management.

Total **weekly** coverage during the peak season **146HRS**

PROPERTY MAINTENANCE

The Crew is responsible for the upkeep, safety, and appearance of all District Property:

- Proper pool chemistry
- Inspecting and cleaning playgrounds
- Paint touch-ups
- Evaluate roads, sidewalks, curbs
- Debris pick-up
- Routine Clubhouse repairs
- Monuments & Signs upkeep
- Minor Fence & Gates repairs
- Courts & Pool Deck upkeep
- Hurricane preparedness

TECHNOLOGY AND COMMUNICATION

We integrate user-friendly technology tools to enhance efficiency and service delivery:

- Work order and task tracking systems ensure timely project completion.
- Staff scheduling platforms help maintain coverage and reliability.
- Resident communication tools (web, email, and digital signage) improve engagement and information flow.
- Emergency response tools for quick escalation and reporting of issues.

EVENTS MANAGEMENT

Our Amenity Manager will plan, coordinate, and execute the District-sponsored events within the approved Budget. Working closely with the Board of Supervisors and/or the District Management Team, we help develop engaging event calendars tailored to the Community's interests and based on our observations while on the job. Our services include, if required, on-site supervision to ensure each event runs smoothly and aligns with the District's goals for community engagement and resident satisfaction.

- Seasonal & Holiday Events
- Health & Wellness Activities
- Social Gatherings & Entertainment
- Family & Kid-Friendly Fun
- Pet-Centered Events
- Community Markets & Showcases

ADDITIONAL SERVICES

Utilizing a **CAFETERIA-STYLE** approach, we provide **a range of customizable service options** that allow the Board of Supervisors to select and direct the plan best aligned with the community's needs, including taking on services like **clubhouse cleaning** and **dog station maintenance**.

Additionally, when it comes to the daily on-site **General Maintenance** (Field Operations), our Team prides themselves at applying **proactive planning and forward-thinking strategies**. We aim for quicker turnarounds and to reduce reliance on third-party vendors, thereby **alleviating unnecessary expenditures** and **easing the financial burden** on the district's budget. At the same time, we remain mindful of required certifications, potential liabilities and warranty considerations, ensuring that any in-house work is conducted within the appropriate scope and in alignment with best practices, risk management, and long-term asset protection.

PRICING AND FEE STRUCTURE – AMENITY TEAM[1]

Anchor Stone's Team is fully equipped to support **AMENITY MANAGEMENT** in alignment with the Board of Supervisors' vision and priorities. We take a flexible, customized approach when it comes to the hours for the positions required.

Position & Count	$ / Hour Year 1***	Hours / Week	Salary Year 1	Taxes, Fees, etc	Annual Total Year 1	Annual Total Year 2***	Annual Total Year 3***
Amenity Manager (Full Time, Hourly) - Count 1	$38.46	40	$80,000	25%	$100,000	$103,000	$106,090
General Maintenance - 1 (Full Time, Hourly) - Count 1	$33.65	40	$70,000	25%	$87,500	$90,125	$92,829
General Maintenance - 2 (Part Time) - Count 1	$25.00	25	$32,500	25%	$40,625	$41,844	$43,099
Seasonal Pool Monitor (PT) / Facility Attendant (15 weeks) ** - Count 1	$19.50	25	$7,313	25%	$9,141	$9,415	$9,697
Seasonal Pool Monitor (PT) / Facility Attendant (15 weeks Weekends) ** - Count 1	$19.50	16	$4,680	25%	$5,850	$6,026	$6,206
Subtotal: Salaries ***					$243,116	$250,409	$257,921
Payroll Administration					Included		
Workers' Compensation					Included		
Health Insurance (FT Staff only)					Included		
HR Administration					Included		
Training & Development					Included		
Payroll Taxes					Included		
Accounting Services					Included		
Annual Management Fee 5%					$12,156	$12,520	$12,896
Amenity Total Annual					$255,271	$262,930	$270,817

** Seasonal: Memorial Day to Labor Day, 15 weeks
*** Employees' salaries will increase 3% annually beginning with the Year 2

[1] All the numbers shown are net of the discounts and fees associated with the certification of the assessments for collection via the County tax bills

PRICING AND FEE STRUCTURE – SCHEDULE AND SAVINGS[1]

The total Amenity Management Fees are outlined below as a summary of the combined **Amenity Management** fees as opposed to the current adopted Proposed Fiscal Year 2026 Budget following the Price Proposal Form format:

POSITION & COUNT	YEAR 1	YEAR 2	YEAR 3
FT Amenity Manager	$100,000	$103,000	$106,090
FT Maintenance Supervisor	$87,500	$90,125	$92,829
FT Grounds Housekeeping	-	-	-
PT Maintenance Attendant	$40,625	$41,844	$43,099
TOTAL FIXED LABOR	$228,125	$234,969	$242,018
Pool Monitors (Seasonal)	$14,991	$15,440	$15,904
TOTAL VARIABLE LABOR	$14,991	$15,440	$15,904
TOTAL LABOR	**$243,116**	**$250,409**	**$257,921**
MANAGEMENT FEE	$12,156	$12,520	$12,896
TOTAL DISTRICT INVESTMENT	**$255,271**	**$262,930**	**$270,817**
OPTIONAL COSTS			
CLUBHOUSE CLEANING SERVICES	Included	Included	Included
DOG STATION SERVICES	Included	Included	Included
TOTAL DISTRICT FY 2026 BUDGET – AMENITY TEAM	**$278,284**		
TOTAL SAVINGS - AMENITY TEAM	**$23,013**		

[1] All the numbers shown are net of the discounts and fees associated with the certification of the assessments for collection via the County tax bills.

CONCLUSION

The Anchor Stone Team remains committed to providing **flexible, responsive staffing solutions** for Amenity (and Field) Operations, designed to evolve alongside the needs of your District. We are enthusiastic about the opportunity to collaborate with the Board of Supervisors and are ready to engage in thoughtful discussions on how we can best support the District. With a customizable, **cafeteria-style approach**, we are confident in our ability to work closely with the Supervisors to develop and implement a plan tailored to the District's goals.

By choosing Anchor Stone, you are selecting a team dedicated to the long-term success, prosperity, and cohesion of your community. We are excited about the potential to work together and help your District thrive.

Let's talk about how Anchor Stone can support and improve your District. We welcome the opportunity to provide a personalized presentation or reference visits to other local districts we manage. Please feel free to reach out to us at **Patricia@AnchorStoneMgt.com**, **Robert@AnchorStoneMgt.com** or **AnchorStoneMgt.com** to schedule a meeting or request additional information. We can also provide a formal contract draft for your review at your convenience.

In choosing Anchor Stone, you choose a Team that will be dedicated to the prosperity and harmony of your District. We look forward to the possibility of working together to achieve your District's goals.

Thank you for your consideration. We welcome any comments or questions you may have and look forward to your consideration of the Anchor Stone Management proposal.

REFERENCES

Our Teams take pride in consistently delivering high-quality, dependable services to our Clients. Our members are highly knowledgeable professionals whose expertise and commitment to excellence have earned the trust and respect of both our clients and peers across the community development district industry. As a result, many District Supervisors and business professionals are confident in recommending our Team. The table below features a selection of clients who are pleased to speak on our behalf.

Ballantrae CDD (Pasco)

Budget: $1.2M

Amenity Staff Count: 5 Richard Levy, Chairman rlevy@ballantraecdd.org

The full scope of **District Management, Field Services, oversight and support to the Amenity Team** including: vendor and contract management; solicitation of proposals for maintenance, repairs, and Amenity services; field reporting and condition assessments; coordination of Amenity staff payroll; preparation of Board meetings, agendas, notices, and task lists; and administrative support to ensure operational continuity. Financial responsibilities such as budget preparation and optimization, reporting compliance, reserve study analysis, and disclosure services are also included to align Amenity operations with District priorities.

Tampa Palms CDD

Budget: $3.4M

Admin Staff Count: 2 Maggie Wilson mmfitzy@aol.com

District Management Services including Accounting and Financial reporting and compliance, Payroll, Audit & other annual Reports, Notices, Revenue collection & Vendor payments

Highland Meadows II CDD

Budget: $1M

Amenity Staff Count: n/a Deb Galbraith, Chairman dgalbraithhm2@gmail.com

Comprehensive **District Management Services combined with extensive Field Services**, including but not limited to: budget preparation and optimization; special assessments allocation and tax roll preparation and certification; revenue collection and debt service distribution; accounting, financial reporting, and compliance; reserve study analysis; disclosure services; vendor management and solicitation of vendor proposals for maintenance and repairs; assistance with permit acquisition; preparation and management of meetings, agendas, and notices; Board of Supervisors payroll administration; task list coordination; and detailed field reporting.

Long Lake Ranch CDD

Budget: $1.6M

Amenity Staff Count: 4 Heidi Clawson, Chairman hclawson20@gmail.com

Full scope of **District Management Services, Amenity Team Management, and Field Services**, including but not limited to: budget preparation and optimization; special assessments allocation and tax roll preparation and certification; revenue collection and debt service distribution; accounting, financial reporting, and compliance; enhanced reserve study analysis; disclosure services; vendor management and solicitation of vendor proposals for maintenance and repairs; meetings, agendas, and notices; Board of Supervisors and Amenity staff payroll; task list coordination; field reporting; as well as recruiting, training, and supervising Amenity team staff to ensure high-quality service delivery and resident satisfaction.

Concord Station CDD

Budget: $2M

Amenity Staff Count: 4 Marcela Cisternas Seat5@concordstationcdd.com

Full scope of **District Management Services with dedicated support to the Amenity Team and Field Services**, including but not limited to: budget preparation and optimization; special assessments allocation and tax roll preparation and certification; revenue collection and debt service distribution; accounting, financial reporting, and compliance; enhanced reserve study analysis and disclosure services; preparation and management of meetings, agendas, and notices; payroll administration for Board of Supervisors and Amenity staff; assistance with task list coordination and field reporting; assistance with vendor and contract management and solicitation of proposals for maintenance and other services.

SAMPLE AMENITY REPORT

The Anchor Stone Management Team excels in delivering highly informative and well-structured **budget analysis presentations**, leveraging a deep understanding of financial data, strategic planning, and clear communication. With a strong foundation in both **quantitative analysis and narrative insight**, we consistently transform complex fiscal information into accessible, actionable presentations tailored to diverse viewers. Our attention to detail, combined with an ability to identify key financial trends and implications, ensures that each presentation not only informs but also supports sound decision-making and transparency. This commitment to clarity, accuracy, and relevance reflects the high standard of professionalism our Team brings to every project.

July 2025

SAMPLE CDD Amenity Managers Report

Overview & Insights into key amenity operations

Clubhouse

01 Access Control & Cameras

Access Control points are all active. No reported issues and facility is secure. Camera access was restored at the gym.

02 Furniture

Furniture showing major signs of wear. Needs replacement when approved. New furntiure will be bid out to be multipurpose and more practical for the highly activated space.

03 Bathrooms

Bathrooms being well kept by cleaning vendor. Supplies were restocked last week.

04 Pressure Wash

Exterior of facility has been pressure washed and is in good condition. We will continue to keep a close eye on the facility and will schedule another full cleaning prior to the holidays

Pool

01 Equipment Inspection

Equipment is properly stored and in working condition. Logs are being filled out with service. Chair lift is operational

02 Feature Operation

Water feature was repaired two weeks ago. Vendor came out and replaced a valve that was damaged and it now operates correctly

03 Water Quality

Water is in good, clear condition. No supplemental treatments needed at this time

04 Surface

Surface has held up well. No cracking or eroding as of yet. New returns installed help prevent staining on the bottom of the pool

Sport Courts

01 Basketball Court

Basketball court in good condition. Rim has been replaced from being torn down last month. Access control is working as well

02 Tennis Court

Windscreens have been secured along fence line. Court is holding in good condition. Have three proposals to paint pickelball lines on court ready for review

03 Playground

Playground and maintenance logs being upkept. In good condition

04 Volleyball Court

Added additional sand to volleyball court. It is now in more playable condition. New pole pads have been ordered

Events & Activation

01 Food Truck Fridays

Food truck Fridays have continued. We are parking in the field across from the Amenity Lot with a lot of success. The italian ice truck has been a big hit with the recent heat wave

02 4th of July Celebration

Our annual 4th of July celebration was this month. All vendors have been paid. DJ stayed a little overtime. Had 5 sponsors show to help us cover costs and activate.

03 Fall Festival

Planning Fall festival for October 18th. Have engaged a couple new vendors to propose and change up our structure for this year. We'll be keeping activities like the kids craft area and pick your own pumpkin.

04 Trunk or Treat

Trunk or Treat will be held October 24th. Maps confirming parking strategy and hours will be sent out in September. Water will be provided

SAMPLE WORKFLOW MANAGEMENT TOOLS – MAINTENANCE TASK LIST

As part of the **WORKFLOW MANAGEMENT TOOLS**, our Team maintains a comprehensive **CDD TASK LIST** to effectively organize and track all activities related to the **Property and Amenity Center**. This centralized system ensures clear visibility and accountability for:

- **Board Requests**: All directives and action items from the Board of Supervisors are documented, prioritized, and tracked to completion, ensuring timely follow-up and transparent communication.
- **CDD Maintenance**: Routine maintenance needs—such as landscaping, stormwater systems, signage, and facility upkeep—are scheduled, monitored, and updated to promote operational efficiency and community appearance.
- **Capital Projects and Improvements**: Ongoing and planned infrastructure projects are included with detailed status updates, timelines, and responsible parties, ensuring oversight and alignment with Board objectives.

The Maintenance Task Lists are fully customized to the preference of the Board and match the unique needs of a District. It is regularly reviewed and updated to reflect current priorities, progress, and any changes in scope. This proactive approach supports effective decision-making, enhances coordination with vendors and contractors, and ensures that CDD responsibilities are managed efficiently and transparently.

PRESSURE WASHING SCHEDULE

Monday

Beach Club (Clubhouse)

Tuesday

Pool & Surrounding Areas

Wednesday

Cross Creek Guards Booth

Cross Creek Entrance Sign

Thursday

Morris Bridge Guards Booth

Morris Bridge Sign

Friday

Other Areas as Needed

Saturday/Sunday

~ NONE ~

* Subject to Change

~ Daily Facilities Assignments ~

	DAILY	INSPECTION DATE
	Fitness Area	
	Place weights and equipment in proper locations	
	Inspect cleanliness of Gym Equipment - Clean as needed	
	Inspect cleanliness of Restrooms - Clean as needed	
	Clean All Cobwebs and bugs from the entire building - Inside and Outside	
	Wipe Down Drinking Fountain	
	Ensure all trash and debris is picked up and thrown away - Inside and Outside	
	Inspect Lights for any replacements needed	
	Check for any damages or any other items that need to be fixed/repaired	
	Beach Club	
	Inspect cleanliness of Restrooms - Clean as needed	
	Wipe Down Drinking Fountains - Inside and Outside	
	Straighten/Reset all Furniture - Ensure cleanliness	
	Ensure all trash and debris is picked up and thrown away - Inside and Outside	
	Clean All Cobwebs and bugs from the entire building - Inside and Outside	
	Clean All Glass - Front and Back	
	Inspect Lights for any replacements needed	
	Check for any damages or any other items that need to be fixed/repaired	
	Pool & Playground Areas	
	Ensure all trash and debris is picked up and thrown away - Inspect Mulch Beds	
	Sweep all debris around and away from the pool water	
	Wipe off all Furniture - Ensure cleanliness	
	Straighten/Reset all Furniture	
	Clean All Cobwebs and bugs from the entire building - Inside and Outside	
	Bleach/Clean any Moldy Areas	
	Wipe Down Drinking Fountains	
	Bleach/Clean any Moldy Areas	
	Ensure steps are clean and free of any debris	
	Wipe Down Drinking Fountains	
	Inspect Lights for any replacements needed	
	Ensure All Play Equipment is clean and free of any debris	
	Check for any damages or any other items that need to be fixed/repaired	
	Amenities: Tennis, Pickleball, Basketball, Hockey, Volleyball Areas	
	Replace any Missing Zip Ties on the Fence Wind-Screens	
	Ensure all trash and debris is picked up and thrown away - Inside and Outside	
	Report any issues with nets, fencing, lighting, etc.	
	Ensure all signs are cleaned and are presentable	
	Ensure all gates are closed	
	Check for any damages or any other items that need to be fixed/repaired	
	Guards Booth Areas: Cross Creek & Morris Bridge	
	Clean All Cobwebs and bugs from the entire building - Inside and Outside	
	Wipe off all Furniture - Ensure cleanliness	
	Report any issues with nets, fencing, lighting, etc.	
	Ensure all signs are cleaned and are presentable	
	Ensure all trash and debris is picked up and thrown away - Inside and Outside	
	Check for any damages or any other items that need to be fixed/repaired	
	Roadways & Sidewalks& Ponds	
	Ensure all signs are cleaned and are presentable	
	Ensure all trash and debris is picked up and thrown away	
	Report any issues with nets, fencing, lighting, etc.	
	Remove trash and debris from pond banks	
	Remove trash and debris from overflow grills	
	Check for any damages or any other items that need to be fixed/repaired	
	Facilities Area: Yard, Storage, Office, etc.	
	Ensure Facilities Areas are Organized, Cleaned, and Well Maintained	

Notes:

SEE SOMETHING, SAY SOMETHING!

REPORT ANY AND ALL ISSUES!

ENSURE EVERYTHING IS IN WORKING ORDER AND FUNCTIONING CORRECTLY!

EXHIBIT A – SAMPLE SCOPE OF SERVICES – AMENITY MANAGEMENT

A. AMENITY SERVICES:

Staffing Overview:

I. Amenity Manager:

1. Full-time, hourly position responsible for managing and supervising the District's Amenity Facilities.
2. Responsible for overseeing all Amenity personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, programming community events, and interacting with the Board of Supervisors and District Manager.

II. Facility Maintenance Technicians:

1. Full-time, hourly and Part-time, hourly positions responsible for the general maintenance, preventative maintenance, and operational aspects of the Amenity Facilities.

III. Seasonal Pool Monitors:

1. Seasonal part-time positions for the period of Memorial Day to Labor Day.
2. Monitors resident use of Amenity, provides support to the Amenity Manager and Assistant Amenity Manager.

I. Amenity Manager.

1. Leadership & Staff Oversight

The Community Amenity Manager is responsible for the oversight of all Amenity Center personnel, including both staff and independent contractors.

a. **Recruitment & Staffing:** Manage recruiting, interviewing, and hiring processes for all facility personnel.
b. **Training & Development:** Ensure all staff are trained in job duties, emergency procedures, customer service, safety, disaster preparedness, and operational standards.
c. **Scheduling & Supervision:** Create and manage schedules, oversee daily staff activities, enforce attendance, and monitor performance.
d. **Discipline & Evaluation:** Conduct regular evaluations, implement disciplinary action when necessary, and maintain employee performance documentation.
e. **Employee Support:** Ensure staff have resources to address resident issues, refer matters to appropriate authorities, and take action in hazardous or emergency situations.
f. **Team Culture:** Foster a proactive, respectful, and positive work environment, encouraging innovation, suggestions, and efficient processes.

2. Facility & Amenity Operations

Ensure smooth daily operations and effective management of all District-owned facilities and common areas.

a. **General Operations:** Oversee onsite amenity services to ensure alignment with the District's budget, rules, policies, and expectations.
b. **Facility Readiness:** Ensure all Clubhouse spaces are prepared for events, meetings, and daily use, including both setup and cleanup.
c. **Maintenance Planning:** Develop and implement a preventative maintenance plan with routine service schedules for all facilities and equipment.

d. **Emergency Planning:** Create and maintain an Emergency Action Plan for hurricanes, fire, flooding, or other disasters, prioritizing safety of residents and staff.
e. **Inspection & Reporting:** Conduct weekly inspections of all amenities and common areas. Document findings, including photos, and provide monthly reports with analysis and recommendations.
f. **Safety & Cleanliness:** Maintain a high standard of appearance and functionality of indoor and outdoor amenities. Ensure door locks, flags, and other fixtures are operational and safe.
g. **Supply Management:** Maintain a well-stocked inventory of supplies and materials for amenity operations.

3. Vendor & Contract Management

Administer all contracts and ensure that service providers deliver quality services in a timely and cost-effective manner.

a. **Service Oversight:** Manage vendors responsible for pool maintenance, janitorial services, landscape/irrigation, pest/termite control, stormwater pond maintenance, HVAC systems, fitness equipment, and more.
b. **Proposal Process:** Obtain, review, and compare vendor proposals. Conduct reference checks and review service ratings.
c. **Contract Negotiation:** Negotiate service agreements and participate in competitive bidding processes when applicable.
d. **Vendor Performance:** Ensure work is completed as contracted, addressing deficiencies and verifying satisfaction before approving invoices.
e. **Project Coordination:** Coordinate with District Manager to prioritize and supervise ongoing projects and ensure timelines are met.

4. Budgeting & Financial Oversight

Maintain financial integrity by managing day-to-day financial operations and assisting in long-term financial planning.

a. **Budget Preparation:** Collaborate with the District Manager to draft and present the annual operations budget.
b. **Invoice Management:** Review, approve, and code all vendor invoices weekly. Submit for payment in accordance with District protocols.
c. **Expense Tracking:** Track debit and credit card transactions. Maintain accurate records of expenditures and purchases.
d. **Capital Planning:** Recommend and implement capital improvement and equipment replacement plans.
e. **Record-Keeping:** Maintain warranties, preventative maintenance logs, inspection documentation, licenses, and permits required for amenity operation.

5. Security & Access Control

Manage security infrastructure and access systems to ensure the safety and integrity of the District's facilities.

a. **System Oversight:** Administer access card/fob systems; issue, update, and deactivate as needed.
b. **Troubleshooting:** Respond to and resolve access system issues and make improvement recommendations.
c. **Security Vendor Oversight:** Supervise onsite security personnel and ensure alignment with safety protocols.

d. **Law Enforcement Coordination:** Collaborate with law enforcement and private security in addressing community complaints (e.g., solicitors), emergencies, and ongoing patrols.

6. Resident Relations & Guest Services

Provide responsive, courteous, and effective service to residents, guests, and community partners.

a. **Customer Service:** Act as the primary point of contact for resident and guest inquiries, complaints, and service requests. Aim to respond within 1 business day.
b. **Amenity Reservations:** Manage rental scheduling, ensuring proper completion of reservation forms, collection of payments and deposits, and documentation of all transactions.
c. **Calendar Management:** Maintain the private events calendar for the Clubhouse and coordinate with renters and instructors as needed.
d. **Incident Documentation:** Maintain logs of complaints, accidents, maintenance issues, and injuries. Prepare and file insurance reports with District approval.

7. Program & Event Management

Design and implement programming that builds community engagement and supports resident needs.

a. **Event Planning:** Schedule, coordinate, promote, and execute events and activities for residents of all ages.
b. **Communication:** Promote events via newsletters, emails, signage, and online platforms.
c. **Facility Use:** Coordinate internal and external use of amenities for events, classes, and meetings.

8. Reporting & Communication

Keep the Board and residents informed and engaged through consistent communication and reporting.

a. **Board Communication:** Maintain open communication with all Board members. Be available to answer questions and provide operational updates.
b. **Monthly Reporting:** Prepare and deliver detailed monthly management reports summarizing operations, programming, participation, maintenance, and incident trends.
c. **Meeting Participation:** Attend all District Board meetings, present operational updates, and provide counsel on improvements and service strategies.
d. **Weekly Updates:** Provide weekly status updates to the Board and residents on activities, events, and operational issues.

9. Policy Compliance & Documentation

Support the governance of the District by ensuring that operations comply with established rules, policies, and applicable laws.

a. **Policy Implementation:** Assist in the development and enforcement of facility rules and policies. Suggest revisions where appropriate.
b. **Regulatory Compliance:** Ensure operations are consistent with federal, state, and local laws.
c. **Operational Manual:** Maintain a living document containing all processes, contacts, login credentials, and procedures. Keep it updated and accessible to authorized personnel.

10. Emergency Response & Availability

Provide leadership and direct action during emergencies to safeguard District property, residents, and staff.

a. **On-Call Availability:** Be available 24/7 to respond to emergencies such as water leaks, fires, security breaches, or alarms.
b. **Incident Investigation:** Promptly investigate all accidents or property damage. Prepare detailed incident reports and coordinate with insurance providers when needed (with prior Board approval).
c. **Hazard Identification:** Monitor the property for safety risks and take appropriate action to resolve issues.

II. General Maintenance

1. Maintain the Amenity center and other community areas, completing minor clubhouse repairs involving plumbing, electrical work, interior and exterior painting, fence touch-ups, gutter cleaning, and pressure washing of fences and sidewalks.
2. Repair equipment when possible and promptly notify appropriate parties regarding any repairs beyond the staff's capabilities.
3. Be responsible for routine maintenance and repairs across all facilities, including parking areas, monuments, common spaces, clubhouse, mail pavilion, community park(s), dock, playground equipment, tennis courts, and basketball courts, etc.
4. Inspect the condition of all doors, adjacent fencing, and gates, and resolve any issues through repair, adjustment, or by securing a qualified door/gate contractor.
5. Inspect, repair, and replace both interior and exterior lighting, and change air conditioner filters as needed (Contractor shall be reimbursed by the District for the cost of replacement bulbs and air conditioning filters upon submitting appropriate documentation to the District's satisfaction)
6. Prevent the buildup of cobwebs and debris on external walls, Amenity center fencing and gates, lake deck, and walking bridge. Manage ant and bee activity in the common areas near the clubhouse, playground, and pavilions.
7. Pressure wash all pool decks, monuments, hardscape, curbs, sidewalks, sports courts and clubhouses at least twice per year, or more often if needed.
8. Inspect and evaluate the condition of roads, parking lots, sidewalks, curbs, street signs, monuments, and informational signs.
9. Swimming Pool Decks: blow off entire pool deck, arrange furniture, clean outdoor furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s), and inspect bathrooms, and clean and refill supplies as needed.
10. Parking Lot and Amenity Center sidewalks: blow off debris.
11. Pick up trash and empty waste receptables around District property, including empty waste receptacles and pick up debris around all entrances, picnic areas, swimming pool decks, parks, playgrounds, sports courts, doggie stations, sidewalks/landscaping around clubhouses.
12. Attend to Doggie Stations; replace bags as necessary and clean outside of trash bins and lids (or manage subcontractor performing such services).
13. Assess and advise the Amenity Manager of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear and tear," "acts of God," or vandalism, and secure cost estimates for same.
14. Clean all bathrooms, including the bathrooms at both pools and the park pavilion, at least two (2) times per week. Bathroom cleaning includes but is not limited to, all toilets, bases behind toilets, urinals, stalls, counters, mirrors, sinks, baby stations and floors. Paper products shall be replaced as needed.
15. Routine cleaning of District facilities, including:

a. vacuuming carpet and spot-treating stains as needed;
b. dusting window ledges and blinds, furniture, baseboards, countertops and lights;
c. cleaning all windows, including window ledges and blinds;
d. cleaning all BBQ grills, picnic tables, and water fountains;
e. organizing storage closets, including proper storage and labeling of all equipment and cleaning supplies.

16. Maintain and manage preventative maintenance records, inventories, purchases, warranties, regular maintenance and inspections for the Facilities, as needed including fire inspections, pest control, mechanical systems, and security alarms.
17. Oversee maintenance and operation of the security systems and structures installed at the Facilities, and respond to calls and other items from the security provider.

III. Pool Monitors (Seasonal FT) / Facility Attendant

1. Pool & Amenity Area Supervision

a. Monitor the pool area, clubhouse, and playground to ensure all patrons comply with posted rules, policies, and safety regulations.
b. Conduct random checks throughout the day to ensure only authorized residents and guests are using the facilities.
c. Maintain a visible presence throughout shift by walking the pool deck and surrounding common areas.
d. Remain stationed at the Amenity Center when multiple employees are on duty, ensuring consistent coverage.
e. Open and close the clubhouse daily, including unlocking doors, setting alarms, and turning music on/off at appropriate times.

2. Rule Enforcement & Resident Interaction

a. Politely but firmly enforce community rules, including those related to pool use, behavior, safety, attire, and food/drink policies.
b. Engage with residents professionally and respectfully; de-escalate confrontations when possible and report unresolved issues to the Amenity Manager or District Manager.
c. When necessary, report disruptive or threatening behavior to law enforcement (e.g., the County Sheriff).
d. Do not make unauthorized commitments on behalf of the District; refer all policy, event, or procedural inquiries to the Amenity Manager.

3. Safety, Cleanliness & Maintenance Monitoring

a. Routinely inspect pool deck, restrooms, clubhouse, playground, and surrounding areas to ensure cleanliness and safety.
b. Remove debris, wipe surfaces, and empty trash receptacles as needed to maintain a neat and orderly environment.
c. Inspect facility equipment (e.g., umbrellas, loungers, pool gates, showers) for proper functioning. Report any damage or repair needs promptly to the Amenity Manager.
d. Monitor water clarity and temperature, and report irregularities to maintenance staff or management.

4. Incident Response & Documentation

a. Prepare accurate and detailed reports for any incidents, injuries, maintenance issues, or disturbances.

b. Notify the Amenity Manager and/or District Manager of any notable incidents, including submission of completed accident/incident reports.
c. Assist in responding to minor emergencies by following established safety protocols and contacting emergency services if necessary.
d. Stay calm and composed in stressful or urgent situations involving residents or facility safety.

5. Facility Opening & Closing Procedures

a. Open the clubhouse and prepare the facility for daily use, including unlocking doors, turning on lights/music, and ensuring all areas are clean and accessible.
b. Close and secure the clubhouse at the end of the day: lock all doors, turn off equipment and lights, and set the security alarm.
c. Perform end-of-shift walkthroughs to ensure the facility is organized and prepared for the next day.

6. Event & Meeting Support

a. Assist with setting up the Amenity Center for resident events, meetings, or private functions according to directions provided.
b. Maintain event areas in a clean, organized state before, during, and after use.

PROPOSAL FORMS

A. GENERAL PROPOSER INFORMATION

- *Proposer General Information:*

Proposer Name Anchor Stone Management, LLC

Street Address _____

P. O. Box (if any) 255 Primera Boulevard, Suite 160

City Lake Mary State Florida Zip Code 32746

Telephone 407-698-5350 Fax no. _____

1st Contact Name Patricia Thibault Title District Manager / Principal

2nd Contact Name Anna Lyalina Title Operations Manager / Principal

Parent Company Name (if any)

_____

Street Address _____

P. O. (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form:

Limited Liability Company

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date 04/04/2025

Is the Proposer in good standing with that State? Yes X No _____

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ✓ No _____

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	$1,000,000
Automobile Liability	$1,000,000
Workers Compensation	$1,000,000
Expiration Date	04/24/2026

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing: _____

CAM Firm License: Official DBPR license that authorizes a company to legally operate as a licensed community association management provider in Florida.

B. EXPERIENCE

- *Has the Proposer worked for a community development district or master planned residential community in excess of 861 acres previously? Yes_✓_ No___ If yes, please provide the following information for each project (attached additional sheets if necessary):*

Project Name/Location: Concord Station Community Development District

Contact: Marcela Cisternas, Supervisor Contact Phone: seat5@concordstationcdd.

Project Type/Description: Community Development District, Pasco County Florida

Dollar Amount of Contract: $68,250 District Management

Scope of Services for Project: Full scope District Management & Dissemination

Field Oversight

Dates Serviced: April 2025 to present

- *List the Proposer's total annual dollar value of property and amenity management services completed for each of the last five (5) years starting with the latest year and ending with the most current year:*

2021 =

$0

2022 =

$0

2023 =

$0

2024 =

$0

2025 =

$39,000 since May 2025

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.*

  Project Name/Location: Long Lake Ranch Community Development District

  Contact: Chairman Heidi Clawson Contact Phone: hclawson20@gmail.com

  Project Type/Description: Community Development District, Pasco County Florida

  Dollar Amount of Contract: $58,667 (May 25 - Dec 25), $151,096 (2026)

  Your Company's Scope of Services for Project: Amenity Staffing and Oversight.

  List of subcontractors used: none

  Is this a current contract? Yes ✓ No___

  Duration of Contract: May 2025 - Present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any district management contract within the past 3 years? Yes___ No ✓ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location:

  Contact: Contact Phone:

  Project Type/Description:

  Dollar Amount of Contract:

  Scope of Services for Project:

  Dates Serviced:

  Reason for Termination:

Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes___ No_✓_

If yes, please describe each violation, fine, and resolution _____

_____

- *Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes___ No_✓_*

If yes, please describe the incident _____

_____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes___ No_✓_*

If yes, please provide:

The names of the entities: _____

The state(s) where barred or suspended _____

The periods(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

_____

_____

_____

_____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

_____

_____

_____

_____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

_____

_____

_____

_____

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL

FOR

PROPERTY AND AMENITY MANAGEMENT SERVICES

ARCH AMENITIES GROUP

RFP Issue Date: July 10, 2025

RFP Response Date: July 31, 2025

1.A. GENERAL PROPOSER INFORMATION

- *Proposer General Information:*

Proposer Name: WTS International, LLC d/b/a Arch Amenities Group

Street Address: 311 S Wacker Drive, Suite 5820

P. O. Box (if any)

City: Chicago **State:** Illinois **Zip Code:** 60606

Telephone: 301-622-7800 **Fax no.:** 301-622-3373

1st Contact Name: Amy Gallogly **Title:** Vice President, Residential & Lifestyle

2nd Contact Name: Alex Murphy **Title:** Sr. Regional Director, Residential & Lifestyle

Parent Company Name (if any): WTS International, LLC/ d/b/a Arch Amenities Group is a wholly owned subsidiary of CI Capital Partners, a New York-based private equity firm.

Street Address: Same as above

P. O. Box (if any)

City: Same as above **State:** Same as above **Zip Code:** Same as above

Telephone: Same as above **Fax no.:** Same as above

1st Contact Name: Same as above **Title:** Same as above

2nd Contact Name: Same as above **Title:** Same as above

- *Company Standing:*

Proposer's Corporate Form: Limited Liability Company (LLC)

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Although we operate in 35 states, our corporate offices are in Chicago, Illinois.

Is the Proposer in good standing with that State? Yes__X__ Arch Amenities Group is in good standing in Illinois as well as the other 34 states we operate in. **No** _____

If no, please explain N/A_____

Is the Proposer registered with the State of Florida, Division of Corporations

and authorized to do business in Florida? Yes __X__ No __

If no, please explain N/A_____

- ***What are the Proposer's current insurance limits?***

General Liability: per-occurrence limit of One Million Dollars and 00/100 ($1,000,000.00); products a and completed operations limit of Two Million Dollars and 00/100
($2,000,000.00);

Personal and advertising injury limit of One Million Dollars and 00/100 ($1,000,000.00); and a general aggregate limit of Ten Million Dollars and 00/100 ($10,000,000.00).

Professional liability insurance with a limit of Five Million Dollars and 00/100 ($5,000,000.00) and One Million Dollars and 00/100 ($1,000,000.00) for abuse and molestation.

Automobile Liability: With a combined single limit of One Million Dollars and 00/100 ($1,000,000.00)

Workers Compensation: Employment practices liability insurance with a limit of One Million Dollars and 00/100 ($1,000,000.00)

Excess Liability insurance: (a/k/a "umbrella insurance") in the amount of Ten Million Dollars and 00/100 (%10,000,000.00).

Liability/umbrella Expiration Date: 10/01/2025
Professional and Abuse Expiration Date: 12/31/2025

Certificates of Insurance can be provided upon request.

- ***Licensure*** **– Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:** Arch Amenities Group holds all necessary business licenses required to operate in the jurisdictions where we serve, including facility management, fitness, and spa-related operations. All licenses are in good standing with the state of Florida.

1.B. EXPERIENCE

- *Has the Proposer performed work for a community development district or master planned residential community in excess of ____acres previously? Yes X No __ If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Starkey Ranch (TSR Community Development District)

Contact: Chuck Adams **Contact Phone:** 239-464-7114

Email: adamsc@whhassociates.com

Project Type/Description: Master-planned community in Pasco County Florida.

Dollar Amount of Contract: All operational, including payroll, management fee, GL Insurance and employee related costs are a direct pass-through to the District. Our approved 24/25 operating budget for the Lifestyle & Amenities is $414,291.

Scope of Services for Project: Full amenity, lifestyle and porter services. Provide professional oversight of the District amenities as well as provide porter services for common areas within the District. Starkey Ranch has numerous amenities throughout the community, including multiple parks, pools, indoor clubhouse, trails, bike pump park, former welcome center which now serves as a one-stop shop for resident services and is staffed by Arch Amenities Group. We have a FT Amenity Manager, FT Lifestyle Director, part-time pool attendants & activity attendants as well as maintenance/porter staff. We provide hundreds of events, activities and programs for the residents of Starkey Ranch yearly as the community lifestyle is an important component of the community.

Dates Serviced: October 2016-Current

- *List the Proposer's total annual dollar value of property and amenity management services completed for each of the last five (5) years starting with the latest year and ending with the most current year:*

2021 =$297,662

2022 = $296,429

2023 = $389,820

2024 = $395,883

2025 =$414,291

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.*

Project Name/Location: North River Ranch Stewardship District

Contact: Janice Snow **Contact Phone:** 941-328-1983

Email: Jsnow@nealland.com

Project Type/Description: Master-planned community in Manatee County, started as a Development District and then changed to a Stewardship District. AAG is contracted with the District as well as the Developer. North River Ranch has several amenities spread throughout the community that we oversee per our Amenity & Lifestyle Management Contract. Notable amenities include multiple parks, pools, water slides, pickleball courts, new resident welcome center, grab & go market, game rooms, fire pits, indoor fitness center, outdoor fitness pod, trails and a bike pump park. At buildout the community will have around 6000 homes.

Dollar Amount of Contract: 2025 approved budget for amenities: $255,000. This includes staffing costs and employee related fees as well as our management fee and GL insurance. This is all passed through to the District.

Your Company's Scope of Services for Project: Full amenity & lifestyle services. Arch Amenities Group has a full-time Lifestyle Director, full-time Lifestyle Coordinator, full-time Maintenance Tech, several part-time Resident Specialists as well as Lifeguards & Activity Attendants on staff.

List of subcontractors used: None. All amenities & lifestyle staff are employed by Arch Amenities Group

Is this a current contract? Yes X No _____

Duration of contract: Entering our 5th year

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.*

Project Name/Location: Addison Village
Contact: Eva M. Rey **Contact Phone:** 321.242.1200 Ext. 4533
Email: Eva.rey@duda.com
Project Type/Description: Addison Village is a neighborhood within the master-planned community Viera, which is located on the space coast of Florida. The main amenity that services the residents living within the sub-division is called Addison Village Club. AAG is contracted to provide turnkey management services to the 11,000 sq.ft. clubhouse and accompanying outdoor amenities. Amenities include a large lap pool, resort style pool, outdoor fitness pod, numerous pickleball and tennis courts, event lawn, indoor multi-purpose sports court and meeting rooms.
Dollar Amount of Contract: This is all passed-through agreement to the Club where all payroll costs, management fees, and operational expenses are paid directly through the Client. AAG charges a management fee of $4250 per month plus applicable GL insurance, payroll processing and IT service fees. This is a private Club entity, and we are not permitted to disclose their full operating budget.
Your Company's Scope of Services for Project: Full amenity & lifestyle services. Arch Amenities Group provides the following staff: FT Amenity Director, FT Lifestyle Director, FT Maintenance Supervisor, several part-time Resident Specialists, group exercise and racquet sports staff as well as Activity Attendants. We provide a wide range of lifestyle programming, day-to-day amenity management services as well as maintenance and IT services for the Club. We oversee all the vendors associated with the Club amenities.

List of subcontractors used: All club & amenity staff are employed by Arch Amenities Group. All landscaping, pool cleaning & irrigation as well as general cleaning services are contracted out.

Is this a current contract? Yes X No _____
Duration of contract: 2018-Current

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any property and amenity management contract within the past 3 years?*
  Yes _X_ *No* __

  For each such incident, please provide the following information (attach additional sheets as needed):

Project Name/Location: Encore at FishHawk Ranch (55+ community) in Lithia, FL

Contact: Board has since turned over and we do not know who the new board is.

Contact Phone: N/A

Project Type/Description: Small 55+ community located within the larger FishHawk Community. Separate from the master-community. Less than 300 homes.

Dollar Amount of Contract: $152,496 (2024)

Scope of Services for Project: Full amenity & Lifestyle services. Small clubhouse, amenities include heated resort style pool, pickleball courts, half basketball court, group x room, gym, catering kitchen, grilling stations with fire pits and meeting room. One Full-time Lifestyle Director and 24 hours of part-time attendants only.

Dates Serviced: December 2015-February 2025

Reason for Termination: The resident run HOA board decided to terminate our contract due to saving the community roughly $20K a year.

Project Name/Location: Connerton

Contact: Board has since turned over multiple times, and we do not know who the new board is.

Contact Phone: N/A

Project Type/Description: Large master-planned community located in Pasco County. At the time we departed the community had around 2800 homes. The main amenity campus fell under the HOA. Connerton has a large clubhouse with outdoor amenities such as heated lap pool, resort style pool, waterpark, tennis & pickleball courts, amphitheater, volleyball court, fire pits and more. Indoor amenities include fitness center, multi-purpose room, café, kidz zone and welcome center.

Dollar Amount of Contract: Contract was a total pass-through to the association including all payroll costs, management fee, GL insurance, payroll processing fees, operating costs, etc. At the conclusion of our tenure the total approved operating budget (ALL operating costs) was roughly $700,000. Our management fee was $2500/month.

Scope of Services for Project: We were hired by the original developer and stayed throughout 3 developer changes/sales as well as 2 years into the resident run HOA board. Arch Amenities Group provided full amenity & lifestyle management services for nearly 17 years. Our dedicated team consisted of a FT Amenity Manager, FT Lifestyle Director, pool/activity attendants, café attendants

and front desk associates. AAG oversaw all maintenance contracts for the clubhouse, ran the day-to-day operations, as well as provided hundreds of lifestyle programs & events each year.

Dates Serviced: March 2006-May 2022

Reason for Termination: Resident run board desired one company to provide all services and Arch Amenities Group does not offer traditional Property Management Services, we offer Lifestyle & Amenity Management Servies.

4.C.

- ***Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes _ No*** X

If yes, please describe each violation, fine, and resolution N/A

- ***Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years?***

Yes __ *No* X

If yes, please describe each incident N/A_____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes* ____ *No* X

If yes, please provide:

The names of the entities N/A _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension: N/A

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

Arch Amenities Group has not been the subject of any governmental enforcement actions, fines or consent orders related to the services we have provided in the past five years.

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

Arch Amenities Group has not been involved in any material litigation in the last five years that would affect our ability to fulfill contractual obligations. Any routine or employment-related matters have been resolved appropriately and are not indicative of systemic risk.

4.C. PRICING

Proposed Fee for Property and Amenity Management and Staffing

(for hourly rates, indicate if the price is proposed to change in years 2 or 3)
This must include all proposed costs of:

	Year 1	Year 2	Year 3
FT Amenities Manager*	$89,340 40hrs per week	$93,807	$98,691
FT Maintenance Supervisor*	$73,534 40hrs per week	$77,211	$81,071
PT Grounds / Housekeeping*	$58,816-40 hrs per week	$61,757	$64,845
PT Maintenance Attendant*	$29,464-20 hrs per week	$30,937	$32,488
Total Fixed Labor	**$251,334**	**$263,900**	**$277,095**

***Includes all payroll taxes, health benefits, PTO, 401K company match and workman's comp**

Mgt Fees*	$41,945	$44,042	$46,244
Total District Investment/All-in number	**$293,279**	**$307,942**	**$323,339**

*Mgt. Fees include GL insurance, management fee, corporate support, uniform shirts & nametags & canva

Optional Costs

Clubhouse Cleaning Services	Will contract this service out.		
Dog Station Services	Personnel costs are included. They are calculated in grounds/housekeeping attendant labor		

K Bar Ranch II
Community Development District

Proposal for Property and
Amenity Management

Vesta Property Services, Inc.

Your Community, Our Commitment

205 International Pkwy #208
Lake Mary FL 32746
321-263-0132

FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST

A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST

CELEBRATING 30 YEARS OF SERVICE TO OUR COMMUNITIES

1995 - 2025

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July 31, 2025

Re: K Bar Ranch II Community Development District - Proposal for Property & Amenity Management Services

Dear Board of Supervisors,

On behalf of Vesta Property Services Inc., it is my pleasure to submit the following proposal for Property & Amenity Management services for your Community Development District. This submission outlines our company's qualifications and capabilities in hopeful anticipation of providing these important services to the Board and residents of your District.

Vesta has extensive experience managing transitions between management companies for large districts and understands the importance of a strong initial commitment. We have successfully supported previous transitions by providing both amenity and field operations assistance, and we are fully familiar with the unique challenges and service requirements involved. Our team is enthusiastic about the opportunity and ready to begin immediately, bringing trusted professionals you can rely on.

Vesta's proposal includes the services of our talented and experienced District Manager, Barry Jeskewich, with Heath Beckett as the backup District Manager, overseen and supported by myself. You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership and support teams to resolve any immediate issues and to forward plan for the benefit of the residents of the District.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District staff. Lastly, I would like to offer a bundled discount should we be fortunate enough to partner with your community as both your District Management and Amenity Management provider. Should we be awarded both agreements, I am pleased to offer a $10,000 annual discount of our District Management services (separate proposal) per year for each of the first three years of the agreement. If you have any questions or require additional information, please feel free to contact me directly at (321) 263-0132 x742 or kdarin@vestapropertyservices.com.

Most respectfully,

Kyle Darin
District Services Regional Director
250 International Pkwy #208
Lake Mary, Florida 32746
(321) 263-0132 x742

ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors** :

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.

MISSION & VALUES

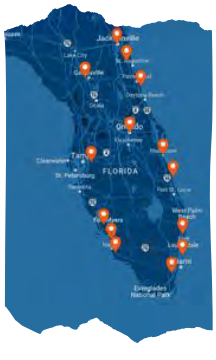
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida. Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR STORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995

THE LAUNCH OF VESTA PROPERTY SERVICES, INC.

In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services - all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.

2011

AMENITIES LEADERSHIP

Vesta acquires Florida's leading, statewide provider of amenities management services - Amenity Services Group, Inc. - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.

2020

DISTRICT SERVICES / STATEWIDE OFFICES

Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPFG Management & Consulting, LLC — a specialist in district management and financing — in 2020.

Present

GROWTH

Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.

AMENITY & LIFESTYLE CAPABILITIES

Property and Amenity Management Services

Full-service management and staffing of community clubhouses, amenities, common areas and other infrastructure; robust Board and resident communication and support; and complete facilities maintenance services and project management.

Vesta AMENITY MANAGEMENT

Fitness & Spa Management

Turnkey operations on behalf of planned-community fitness and spa facilities, as well as related programming and other ancillary services.

Lifestyle Programming

Vesta develops and carries out creative and vibrant activities, programs, and special events for our residents of all demographics and interests, including competitive youth athletics leagues.

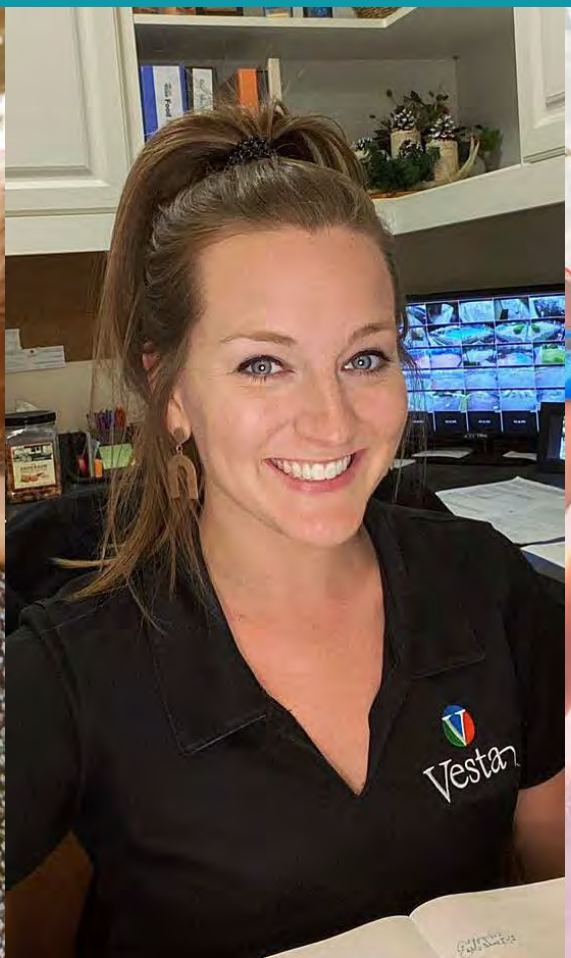
Aquatics & Tennis Operations

A range of services including staffing, certification, and training; Waterpark and Tennis Complex management and maintenance; and instruction for all ages and levels of proficiency.

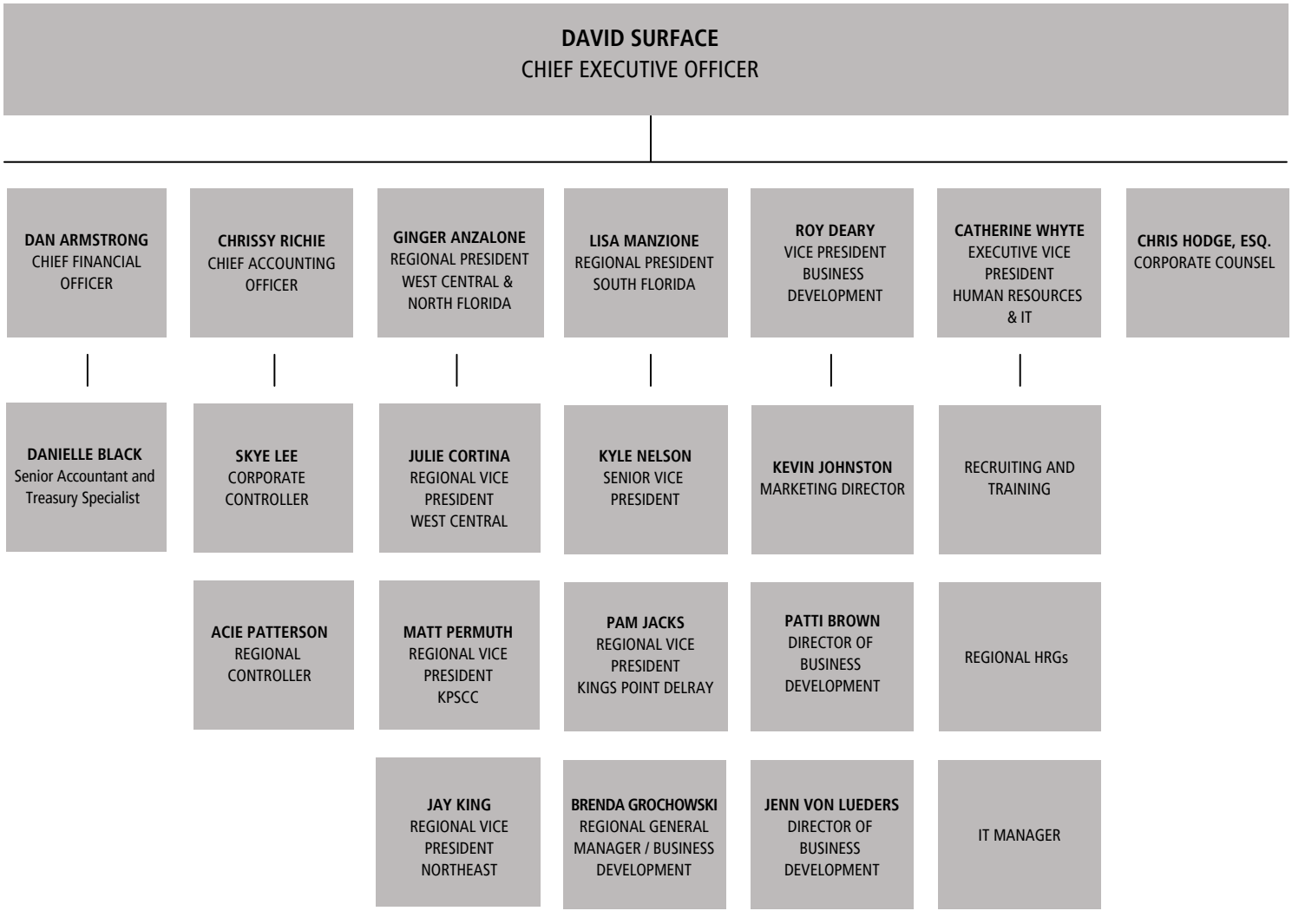
Food & Beverage Management

Turnkey operations of F&B venues ranging from poolside snack bars and clubhouse cafes to full-service restaurants and fine dining establishments, and catering to complement outstanding special events.

> We changed to Vesta in December, 2021 and couldn't be happier; wow, what a difference in everything from our Repairs to Special Events! They are on top of everything that needs to be done; Vesta treats our property with the utmost care and dedication to doing it right.
>
> Sheila Papplebon, past Board Supervisor; Beach CDD (Tamaya)



CORPORATE ORGANIZATIONAL STRUCTURE



LEADERSHIP TEAM

Barry Jeskewich
Proposed District Manager

Operations, Service, Leadership, and Problem-Solving are key passions of Barry, who forecasts, identifies efficiencies, and coordinate teams to deliver results. Barry has garnered national exposure for multiple professional achievements; the transfer of land ownership from the Indiana Department of Natural Resource decommissioned Avoca Fish Hatchery to the Marshal Township residents, crowdfunding the development of mixed-use public greenspace for the City of Bedford, and the importance of summer camps for development in the lives of our youth.

Barry earned a bachelor's degree in Parks, Recreation, and Leisure Management from Purdue University, is a Licensed Community Association Manager, and a graduate of both the NRPA Directors School and the School of Park Foundations. He has participated in a number of think tank workshops, Podcasts, and mentoring programs.

Before joining Vesta, Barry was the onsite Director of Operations for a large (2,000+ homes) master planned community and CDD in St. Augustine, Florida called Shearwater.

Heath Beckett
Backup District Manager

Heath Beckett is the District Manager overseeing the Tampa and Orlando markets. He joined Vesta Property Services three months ago, bringing over 23 years of experience in the hotel and hospitality industry. Heath has held various leadership roles throughout his career, quickly rising through the ranks to become a General Manager at Hilton and, most recently, at Marriott properties.

With a strong background in operations and a passion for delivering exceptional customer experiences, Heath's expertise aligns seamlessly with the community management industry. His hands-on approach and dedication to service excellence make him a valuable asset to the Vesta team.

Heath holds a degree in Data Communications from Cincinnati State College. His combination of technical knowledge and hospitality experience allows him to bring a unique perspective to his role, ensuring communities receive top-tier service and operational efficiency.

LEADERSHIP TEAM

Kyle Darin
Regional Director, District Services

Kyle has been with Vesta Property Services since 2021, first serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa, Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club (a Waldorf Astoria Resort), The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 15 years of leadership experience, Kyle has managed budgets in excess of $100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.

Scott Smith
Vice President, District Services

Scott Smith brings over 17 years of experience serving special districts and communities across Florida. He joined Vesta in 2020 and was promoted to Vice President of District Services in 2022, where he leads and supports the District Services team statewide.

Before joining Vesta, Scott spent 12 years with a Tampa-based district management firm, serving in roles including District Manager, Onsite Amenity Manager, and Association Manager. His background also includes management roles in the hospitality industry with Universal Studios and The Florida Aquarium.

Scott is actively involved in several industry associations and is a proud graduate of the Leadership Tampa Bay Class of 2020.

LEADERSHIP TEAM

Michael Bush
Field Service Manager

Michael is a dedicated Field Manager with over 15 years of experience in the property management industry. Throughout his career, he has developed a strong passion for creating outstanding living environments and building lasting relationships with both residents and property owners.

Michael has overseen a diverse portfolio of properties, including multi-family residential units and commercial spaces. These experiences have deepened his understanding of the unique challenges and opportunities that each property type presents. He believes that effective property management extends beyond maintaining buildings—it's about enhancing the quality of life for residents while maximizing value for property owners.

In his role as Field Manager, Michael has successfully led teams across multiple locations, implementing industry best practices and fostering a culture of collaboration. Known for his strong communication skills and supportive leadership style, he takes pride in mentoring his team and helping them grow professionally. His commitment to excellence and team development consistently leads to high resident satisfaction and strong operational outcomes.

Logan Muether
Senior Financial Analyst

Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFG/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over $200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.

LEADERSHIP TEAM

Johanna "Skye" Lee
Controller - District Services

Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

Patricia Kerr
Account Manager

Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.

Jacquelyn Leger
Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

CORPORATE LEADERSHIP TEAM

David Surface
Chief Executive Officer

David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients

Daniel Armstrong
Chief Financial Officer

Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to not-for-profit associations, clubs and trusts which serve many of our clients, and special-purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001.

Chrissy Richie
Chief Accounting Officer

Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.

GENERAL PROPOSER INFORMATION

- Proposer General Information:

Proposer Name: Vesta Property Services, Inc.
Address: 245 Riverside Avenue #300
City Jacksonville State Florida Zip Code 32202
Telephone (904) 355-1831 Fax no. (904) 204-2469
1st Contact Name: Scott Smith Title: Vice President, District Services
2nd Contact Name: Kyle Darin Title: Regional Director, District Services

Parent Company Name (if any) PMG Holdings
Street Address 5401 N. Central Expressway #290
P. O. Box (if any)
City Dallas State TX Zip Code 75205
Telephone (214) 272-4074 Fax no. (214) 751-2397
1st Contact Name Jose B. Maldonado Title Treasurer
2nd Contact Name Jason Villalba Title Secretary

- *Company Standing*:

Proposer's Corporate Form: **Corporation**
(e.g., individual, corporation, partnership, limited liability company, etc.)
In what State was the Proposer organized? **Florida** Date **November 12, 1995**
Is the Proposer in good standing with that State? Yes **_X_** No____
If no, please explain

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes **X** **Charter No. P95000090161**
If no, please explain

PROPOSAL FORMS

- What are the Proposer's current insurance limits? Please attach a copy of a current insurance certificate.
  - **General Liability $1,000,000**
  - **Automobile Liability $5,000,000**
  - **Workers Compensation $1,000,000**
  - **Expiration Date 08/01/2025**

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Type of registration: Community Association Management Firm License
License No. #CAB3970 Expiration Date: 09/30/2026
Qualifying Individual: Lisa Ann Manzione Title: CAM / Regional President
Vesta is licensed under the provisions of Chapter 468, Florida Statutes (#CAB3970; exp. 09/30/2025) with the Florida Department of Business and Professional Regulations, as well as the Division of Real Estate (#CQ1036045; exp. 03/31/2027).

"I highly recommend Vesta for their excellent management services. Their team excels in every way and meets the needs of our District and with their support, we're able to keep our District safe and in compliance, continually make positive progress for our residents, and foster a clean and beautiful environment that is enjoyable for all.

Our District manager works with our CDD Board to help us achieve the goals of the District in a very professional, knowledgeable, and expert manner. Again, we are grateful to our District manager and Vesta for setting us up for success."

Jennifer Whelihan, Chair; Board of Supervisors - The Preserve at South Branch CDD

- Has the Proposer performed work for a community development district or master planned residential community in excess of 861 acres previously? Yes _X_ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Avalon Groves/Clermont
Contact: Marcus Motes, VP of land Development for Cabot and Vice Chair of the CDD
Contact Phone: (352) 796-5500
Project Type: Planned community of 1750 homes
Dollar Amount of Contract: $54,000
Scope of Services for Project: District Management
Dates Serviced: April 2016 - Present

Project Name/Location: Heritage Harbor CDD/Lutz, Florida
Contact: Clint Swigart, Seat #3
Contact Phone: (813) 226-7948
Project Type: Planned community of 669 homes
Dollar Amount of Contract: $80,000
Scope of Services for Project: District Management
Dates Serviced: February 2016 - Present

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida
Contact: Dr. Howard Entman, Chairman
Contact Phone: (901) 230-0922
Contact Email: hentmanmd@gmail.com
Project Type: Planned community of 1,500 homes
Dollar Amount of Contract: $109,840
Scope of Services for Project: District Management, General Manger and Assistant General Manager
Dates Serviced: June 2023 - Present

Project Name/Location: Beach CDD/Jacksonville, Florida
Contact: Elena Korsakova, Chairwoman
Contact Phone: N/A
Contact Email: boardmember1@beachcdd.com
Project Type: Planned community of 945 homes
Dollar Amount of Contract: $437,000 (For both DM and AM)
Scope of Services for Project: District Management and Amenity Management
Dates Serviced: 2021 - Present

- List the Proposer's total annual dollar value of district management services completed for each of the last five (5) years starting with the latest year and ending with the most current year:

2020 = $ 1,206,000
2021 = $ $2,761,100
2022 = $ 1,564,313
2023 = $ 1,458,194
2024 = $1,476,314

- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.

- **Avalon Groves CDD**
- **Beach CDD (Tamaya) CDD**
- **Bridgewater of Wesley Chapel CDD**
- **Cabot Citrus Farms CDD**
- **Cascades at Groveland CDD**
- **City Center CDD**
- **Epperson North CDD**
- **Epperson Ranch CDD**
- **Fleming Island Plantation CDD**
- **Grand Haven CDD**
- **Hawk's Point CDD**
- **Heritage Harbor CDd**
- **Magnolia Park CDD**
- **Marshall Creek CDD**
- **Panther Trace CDD**
- **Panther Trace II CDD**
- **Parkland Preserve CDD**
- **Radiance CDD**
- **Saddle Creek CDD**
- **Seminole Palms CDD**
- **Solterra Resort CDD**
- **Stonebrier CDD**
- **Stoneybrook at Venice CDD**
- **Sweetbay CDD 1**
- **Sweetbay CDD 1 Non-Residential**
- **Sweetbay CDD 2**
- **Sweetbay CDD 2 Non-Residential**
- **Sweetbay CDD 3**
- **Sweetbay CDD 4**
- **Sweetbay CDD 5**
- **Sweetbay CDD 6**
- **Sweetbay CDD 7**
- **Sweetwater Creek CDD**
- **The Preserve at South Branch CDD**
- **The Preserve at Wilderness Lake CDD**
- **Trails CDD**
- **Union Park East CDD**

See chart on following page for additional information.

PROPOSAL FORMS

- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.

Community References (List all CDDs where Amenity Services are currently provided)						
Community Name	**Indicate CDD**	**Total # of Households Occupied as of 10/1/2023 (1)**	**County Community is Located**	**Yrs & Months Contract Managed by Proposer**	**2023 Total Fee Charged the CDD for Services**	**CDD Chair Name & Email**
Avenir	Avenir CDD	600	Palm Beach	3 yrs/5 mo.	$550,000.00	Virginia Cepero - vcepero@avenircdd.org
Tamaya	Beach CDD	1000	Duval	4 yrs/5 mo.	$165,000.00	Elena Korsakova - boardmember1@beachcdd.com
Johns Creek	Brandy Creek CDD	600	St. Johns	9 yrs/5 mo.	$203,825.00	Meredith Payne mercey1065@gmail.com
Cross Creek North	Cross Creek North CDD	1112	Clay	1 yr/11 mo	$378,973.00	Robert Porter - rsporter@drhorton.com
eTown	Cypress Bluff CDD	1400	Duval	4 yrs/5 mo.	$242,406.00	Joe Muhl - joemuhl@parcgroup.net
Durbin Crossing	Durbin Crossing CDD	2600	St. Johns	17 yrs/5 mo.	$572,980.00	Peter Pollicino - peterepollicino@gmail.com
Fleming Island Plantation	Fleming Island Plantation CDD	2400	Clay	9 mo.	$773,743.00	Mike Cella - mcella@fipcommunity.com
Glen St. Johns	Glen St. Johns CDD	850	St. Johns	9 yrs/5 mo.	$40,000.00	Darren Romero - dr51212@gmail.com
Grand Haven	Grand Haven CDD	2000	Flagler	18 yrs/5 mo.	$839,779.00	Dr. Merrill Stass-Isern - Drmerrill@ghcdd.com
Harbour Isles	Harbour Isles CDD	900	Hillsborough	4 yrs/111 mo.	$111,595.00	Betty Fantauzzi - Seat1@harbourislescdd.org
Heritage Landing	Heritage Landing CDD	1200	St. Johns	19 yrs/5 mo.	$463,999.00	Kevin Austin - kevinaustinhlcdd@gmail.com
Julington Creek Plantation	Julington Creek Plantation CDD	5800	St. Johns	7 yrs/5 mo.	1.5 Million	Luke Jensen - ljensen@cdd.org
Lakes at Bella Lago	Lakes at Bella Lago CDD	0	Clay	1 yr/5 mo.	$46,765.00	
Lakeshore Ranch	Lakeshore Ranch CDD	720	Pasco	9 yrs/5 mo.	$200,000.00	Ronald Mitchell - Contact via website
Markland	Southhaven CDD	356	St. Johns	9 yrs/5 mo.	$170,679.00	Richard Fetter - Dfetter172cdd@yahoo.com
Montecito	Montecito CDD	450	Brevard	2 yrs/4 mo.	$157,520.00	Mark Nehiba - Mnehiba@montecitocdd.org
Palenica	Marshall Creek CDD	2,000	St. Johns	2 yrs/1 mo.	$109,840.00	Howard Entman - HEntmanMD@gmail.com
Parkland Preserve	Parkland Preserve CDD	357	St. Johns	1 yr/9 mo.	$99,158.00	Alfred Myslicki - Contact via website
RiverTown	Rivers Edge CDD 1, 2 and 3	2950	St. Johns	10 yrs/5 mo.	$772,325.00	Mac McIntyre - mac.m.mcintyre@gmail.com, D.J. Smith - dj.smith@mattamycorp.com
St. Johns Golf and Country Club Amenity Center	Sampson Creek CDD	799	St. Johns	1 yr/5 months	$283,750.00	Graham Leary - learycdd@gmail.com
Solterra	Solterra CDD	1189	Orange	2 yrs/3 mo.	$1.3 Million	Brian Meert - seat3@solterraresortcdd.com
The Preserve at Wilderness Lake	The Preserve at Wilderness Lake CDD	940	Hillsborough	1 yr/10 mo.	$450,000.00	Heather Hepner - supervisorwlp5@gmail.com
Venetian	Venetian CDD	1100	Sarasota	4 yrs/5 mo.	1.4 Million	Ken Smaha - Ksmaha@vcdd.org
Wynnfield Lakes	Wynnfield Lakes CDD	372	Duval	4 yrs/5 mo.	$167,170.00	Dr. Kristi Sweeney - Kristi.sweeney@unf.edu
Yellowbluff Landing	Tison's Landing CDD	680	Duval	6 yrs/5 mo	$215,381.00	Brandon Kirsch - cddbrandonk@gmail.com

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated for cause from any district management, amenity center management and/or grounds maintenance management contract within the past 3 years? Yes __X___ No _____ For each such incident, please provide the following information (attach additional sheets as needed):

    - *Project Name/Location*: ***Union Park East Community Development District, Riverview Florida***
    - *Contact*: ***Vincent Pacifico (Chair)***
    - *Contact* : ***Reachable via District's website***
    - *Project Type/Description*: ***CDD of 971 homes***
    - *Dollar Amount of Contract*: ***$39,000***
    - *Scope of Services for Project*: ***District Management***
    - *Dates Serviced*: ***Establishment – 2021***
    - *Reason for Termination*: ***District's desire to work with Breeze. Vesta was since rehired effective June 2025.***

    - *Project Name/Location*: ***Waterleaf Community Development District***
    - *Contact*: ***Patric Sacripanti (Chair)***
    - *Contact*: ***psacripa@outlook.com***
    - *Project Type/Description*: ***CDD of 623 homes***
    - *Dollar Amount of Contract*: ***$41,000***
    - *Scope of Services for Project*: ***District Management***
    - *Dates Serviced*: ***Establishment – September 2024***
    - *Reason for Termination*: ***The district desired to retain one provider for both HOA and District Management, and representatives on the CDD also managed the HOA. The decision was made to select Inframark for District Management services as they were the current HOA Management provider. The Inframark District Management agreement has since been discontinued.***

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No **X***

- *Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No **X***

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts?
  Yes__ No **X**

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  None

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

- **At our "Five Towns" managed community in the St. Petersburg area, a resident alleged a type of "slip-and-fall," supposedly resulting from an insect sting occurring on the club premises/facilities that we maintain. The claim was dismissed.**

- **A former employee at our Kings Point Sun City Center property alleged wrongful termination in lieu of receiving severance pay (contrary to our standard employment practice.) The claim was dismissed.**

- **In February of 2019, a "Dram Shop" liability matter was settled by our insurance carrier involving a homicide of a resident by a fellow resident in a managed community of Vesta's in the Tampa area, The Bay Club at Westshore Yacht Club.**

- **A former Vesta employee alleged age-discrimination as the reason for his or her termination at our Villages of Bloomingdale contact in Riverview. The claim was settled (for a modest sum) out of court on May 21, 2021.**

Experience with Community Amenity Management:

Why is Vesta best-qualified to fulfill your Scope of Services? Our response is three-fold:

1. Since 1995, Vesta has been continuously and successfully providing Amenity Management Services for CDDs throughout Florida. We fully understand how CDDs function, as well as how important your amenities and lifestyle are to your residents, due to our 30 years of unmatched experience and expertise in furnishing a quality, fully-equipped-and-supported management staff that fulfills the needs of Florida's Community Development Districts. Furthermore, multiple members of our senior management team have been personally attending CDD Board Meetings and working closely with CDD Board members and District Staff during this time.

2. Vesta has been providing this specific service for planned-communities of all sizes (ranging from 7,200-unit Kings Point Delray Beach, to mid-size clientele like LakeShore Ranch CDD and Wilderness Lake Preserve in Pasco County, to brand new, developments); **demographics** (including family-focused places and Active Adult communities); **and legal structures** (including CDDs, HOAs, publicly-and-privately-held developers, Special Purpose Entities, private clubs, and municipalities.)

3. We also feature decades of hands-on experience successfully delivering an unmatched diversity of specific "amenity management services" including:

- Clubhouse and related amenities' management, staffing, and operations.
- Field Operations services.
- Amenity Facilities Maintenance services.
- RFP and Project Management services, including bid procurement and evaluation.
- Community-wide Special Events for residents.
- Dynamic Lifestyle Programs and Activities for a wide range of interests.
- Children's Summer Camp, Winter Camp, and Spring Break Camp.
- Organization and operation of Community Athletics Leagues (for a range of ages and abilities): soccer teams, flag football, and basketball leagues.
- Turnkey Food & Beverage operations.
- Turnkey Fitness Facilities and Spa operations.
- Turnkey Community Transportation operations.
- Turnkey Theater Operations.
- Security Management and Staffing (amenity/guardhouse/community).

Comparable facilities managed by the Proposer:

Please see our enclosed, detailed list beginning on the next page.

Number of CDDs represented by the Proposer:

Vesta provides amenity management and district management services for a total of forty (40) Community Development Districts in Florida, ranging from Northeast Florida to South Florida.

EXPERIENCE

The following list includes our largest master planned communities which Vesta currently manages, along with the contact and project information for these and other current clientele:

Project Name/Location: **Avenir CDD**/Palm Beach Gardens, FL
Contact: Jason Pierman (District Mgr.) Contact Phone: (561) 630-4922
Project Type/Description: CDD of 3,000+ homes at build-out
Dollar Amount of Contract: $550,000
Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, Cafe Operations, and Lifestyle Programs.
Dates Serviced: November, 2021 - Present

Project Name/Location: **WestLake**/Palm Beach Gardens, FL
Contact: Leolani Gevers (V.P.) Contact Phone: (561)227-2257
Project Type/Description: HOA of 4,000 homes at build-out
Dollar Amount of Contract: $655,000
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, HOA Management, Lifestyle Programs, and Lifeguard Services.
Dates Serviced: 2018 - Present

Project Name/Location: **Durbin Crossing CDD**/Saint Johns, FL
Contact: Peter Pollicino Contact Phone: (973) 713-7384
Project Type/Description: CDD of 2,600 homes (built-out)
Dollar Amount of Contract: $375,000
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, Lifestyle Programs, Lifeguard Services, and Facility Monitoring.
Dates Serviced: 2008 - Present

Project Name/Location: **Grand Haven CDD**/Palm Coast, FL
Contact: Barry Kloptosky (CDD Ops. Mgr.) Contact Phone: (386) 715-6081
Project Type/Description: CDD with 1,895 homes
Dollar Amount of Contract: $550,000 + cafe's $1.1m. in annual sales
Scope of Services for Project: Amenities Management, turnkey F & B Operations, Facilities Maintenance, and Lifestyle Programs.
Dates Serviced: 2007 - Present

Project Name/Location: **Julington Creek Plantation CDD/**Jacksonville, FL
Contact: Michael Morton Contact Phone:
Project Type/Description: CDD of 5,800 homes (built-out)
Dollar Amount of Contract: $1.5m. + cafe's 200,000 in annual sales
Scope of Services for Project: Amenity Management & Staffing, Field Operations Management, Facility Maintenance Services, turnkey Café Operation, Lifeguard Staffing, Fitness Management and Lifestyle Programs & Events.
Dates Serviced: 2017 - Present

EXPERIENCE

Project Name/Location: **Heritage Landing CDD**/Saint Johns, FL
Contact: Michael Taylor Contact Phone: (603) 627-8467
Project Type/Description: CDD of 1,151 homes (built-out)
Dollar Amount of Contract: $375,000
Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, Lifestyle Programs, and Lifeguard Services.
Dates Serviced: 2006 - Present

Project Name/Location: **Kings Point Golf & Country Club**/Delray Beach, FL
Contact: Frank Iovine Contact Phone: (561) 302-8803
Project Type/Description: HOA of 7,200 units (built-out)
Dollar Amount of Contract: $800,000+ + cafe's $824,000 in annual sales
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, turnkey F & B Operations, Lifestyle Programs, Community Transportation Services, Golf Course Operations, Theatre Operations, and Pool Monitor Services.
Dates Serviced: 1993- Present

Project Name/Location: **Kings Point Sun City Center**/Sun City Center, FL
Contact: Diane Daniels Contact Phone: (813) 731-1237
Project Type/Description: HOA of 5,525 homes (built-out)
Dollar Amount of Contract: $600,000 + cafe's $2.7m. in annual sales
Scope of Services for Project: Clubhouse Management, Field Operations Management, Maintenance Services, turnkey F & B Operations, Lifestyle Programs, Community Transportation Services, and Gatehouse Staffing.
Dates Serviced: 2007 - Present

Project Name/Location: **Palencia**/Saint Augustine, FL
Contact: Richard Luciano Contact Phone: richluciano.cdd@gmail.com
Project Type/Description: CDD of 2000 homes (built-out)
Dollar Amount of Contract: $400,000
Scope of Services for Project: Management of Clubhouse, Amenities & staff
Dates Serviced: 2023 - Present

"Vesta's team of personnel is top notch! With close to 10,000 residents in Kings Point, Vesta does a phenomenal job of running our clubhouses, pools and recreational programming. Our Vesta GM and staff go above and beyond to assure our residents enjoy the lifestyle they desire. At Kings Point in Sun City Center, Vesta is synonymous with hospitality and part of our family.

– Diane Daniels, President, Federation of Kings Point Associations

EXPERIENCE

Project Name/Location: **Rivers Edge CDD ("RiverTown")**/Saint Johns, FL
Contact: Mac McIntyre Contact Phone: (850) 496-5510
Project Type/Description: CDD of 4,000+ homes at build-out
Dollar Amount of Contract: $600,00+ (combined w/ 3 CDDs) + cafe's $825,000 in annual sales
Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, turnkey Café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.
Dates Serviced: 2015 - Present

Project Name/Location: **Fleming Island Plantation CDD**/Clay County, FL Contact: Mike Cella Contact: MCella@fipcommunity.com
Project Type/Description: CDD of 2,400 homes
Dollar Amount of Contract: $773,743
Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.
Dates Serviced: June 2024 - Present

Project Name/Location: **LakeShore Ranch CDD** /Land 'O Lakes, FL
Contact: Ron Mitchell (Chair) Contact: ronaldmitchellcdd@gmail.com
Project Type/Description: CDD of 700+ homes (built-out)
Dollar Amount of Contract: $220,000+
Scope of Services for Project: Amenity Management, Maintenance Services, Lifestyle Programs and Events.
Dates Serviced: 2015 - Present

Lifestyle

CREATIVE SPECIAL EVENTS FOR ANY COMMUNITY BUDGET

- Donuts and Coffee
- Summer Kickoff
- Dive In Movies
- Super Bowl Parties/other sporting event nights
- Polar Plunge
- Vendor Fairs
- Carnivals
- Potlucks
- Chili Cookoffs
- Live music at the pool or park
- Off-site sporting event nights
- Scavenger Hunts
- Ice Cream Socials
- 5ks and Triathlons
- Mother/Son Dances
- Spring Fling/Eggstravaganza
- Halloween/Fall Festival
- Christmas Tree Lighting/Pics with Santa Claus
- Breakfast or Brunch with the Easter Bunny/Santa Claus
- Letters to Santa
- Memorial Weekend
- Independence Day Celebration
- Daddy Daughter Dance/Mother Son Dance – Mother's Day/Father's Day
- Valentine's Brunch
- Rock Your Shamrock – St. Patrick's Day
- Veteran's Day Celebration
- Monte Carlo or themed Casino Night
- Social Hours with Live Music
- Stand Up Comedy Nights
- Mixology Classes
- Cooking Classes
- Murder Mystery Parties
- Local liquor tastings with cigars
- Daddy Daughter Dances
- Celebrate Your First Responders
- Music Bingo
- Science Comes Alive!
- Concerts of all sizes
- Classic Cars and Coffee
- Fishing Tournaments
- Cornhole Competition

Vesta's vision is to have increased quality and frequency of Events for your community. Our minimum goal: at least (1) large-scale event for families & one for adults-only, *per month*, plus smaller events and activities in between, with a desire to increase this (based on residents' response, facility and staff availability, etc.)

RESIDENT ENGAGEMENT AND LIFESTYLE MARKETING IN YOUR COMMUNITY

- Comprehensive, creative and high-quality lifestyle and maintenance newsletters, flyers, e-blasts and other forms of resident engagement.
- Our teams are trained to take photos and video at community events and programs to share our real-time resident engagement.
- Social media management including Instagram, Facebook and Twitter with Board approval.

SCOPE OF SERVICE

SCOPE OF PROPERTY AND AMENITY MANAGEMENT SERVICES NEEDED

A. STANDARD ON-GOING SERVICES: The Services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

B. MANAGEMENT:

1. Provide professional management and oversight to perform the Services outlined in this Request for Proposals.
2. Upon request, attend meetings in person or via phone to provide any updates or address concerns.
3. Be available to any Board member for open and direct communications regarding any questions they may have.
4. Managing the recruiting, hiring, training, oversight, and evaluation of personnel.
5. Perform periodic/quarterly performance assessments of staff, vendors, etc.
6. Proactively mitigate and manage risk and impact of management and staff turnover.

C. PERSONNEL: The Contractor shall provide the Services through personnel that will be assigned to the District. A general description of these positions are provided below:

1. Amenities Manager: Shall be employed as a full time, hourly position to oversee and supervise the District's recreational property and amenity facilities. They are the onsite representative of the Contractor. The Amenities Manager shall have the responsibilities of overseeing all personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board of Supervisors and District Manager.

2. General Maintenance: Shall be employed as full time and part-time, hourly positions to maintain the general maintenance, preventative maintenance, and field operation duties of the District's common area property and amenities.[1]
3. Seasonal Pool Attendants: Shall be employed as seasonal part-time, hourly position to oversee the pool areas. Pool Attendants shall also be responsible for performing cleaning duties, including such tasks as emptying trash receptacles, straightening deck furniture, restrooms and pool area cleanliness, and immediately reporting any conditions or practices that are unsafe.

D. RESPONSIBILITIES: The onsite management personnel will be responsible for the following services as described below:

1. Amenities Manager

a. Responsible for day-to-day operations, adhering to District budget, and assist in managing vendor contracts relating to the Clubhouse and community assets, development of standard operation policies and procedures.

b. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.

c. Work with assigned contractors to ensure quality service is provided to the community.

d. Oversee personnel staff and workplace operations to maintain and improve effectiveness and efficiency.

e. Full knowledge/awareness of all rules and regulations of the amenities.

f. Ensure an immaculate overall appearance of the Clubhouse and amenities.

g. Inspect District property and common areas and report any problems to the appropriate vendor.

h. Attend and participate in District Board of Supervisor Meetings.

i. Issue and activate access devices for residents and update security system as needed.

j. Process access device purchase requests. Maintain log of all transactions and submit a monthly report to the District Manager.

k. Handle all resident requests, inquiries, and complaints.

l. Make regular updates to database and website.

m. Inform residents of general information, meetings, and community updates. Oversee and prepare monthly community newsletter.

n. Manage the quality of the District's activities and amenities to ensure and maintain the appropriate level of services provided by the District.

o. Display flexibility in handling after-hours emergency calls.

p. Responsible for enforcing the District's Rules and Rates for all Amenity Facilities.

[1] Note that the District has separately contracted for landscape/irrigation maintenance and pond maintenance services, which are not included within the scope of this RFP.

q. Complete private event rental forms, security deposits, and check-in/out documents.

r. Prepare any incident or accident reports and forward to the District Manager.

s. Submit a detailed weekly report to the District Manager that includes, at a minimum, actions for the completed week, goals for the upcoming week, and a staffing schedule for the upcoming week.

t. Submit a monthly Amenities Manager report to the District Manager and District Board of Supervisors. Include:

i. Maintenance actions.
ii. Administrative actions.
iii. Incidents and issues.
iv. Resident Payment Log.
v. Recommendations.

u. Purchase (via District supplied credit card) supplies, consumables, and other items as approved by the District, and timely review and provide monthly submission of invoices.

v. Document, organize, and manage warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms.).

w. Prepare and obtain quotes for services when directed by the District Manager or Board.

x. Be responsible in maintaining high standards of appearance, cleanliness, and condition of District property.

y. Clean and sanitize Clubhouse and amenities, as needed.

z. Any other duties assigned by District Manager or the Board.

2. General Maintenance Personnel

a. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.

b. Work with assigned contractors to ensure quality service is provided to the District.

c. Inspect District common areas and report any problems to the Amenities Manager.

d. Prepare any incident or accident reports and forward to the Amenities Manager.

e. Display flexibility in handling after-hours emergency calls.

f. Swimming Pool Deck: Blow off pool deck, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.

g. Picnic Areas and Parks: Empty waste receptacles and pick up debris.

h. Main Entrance: pick up debris.

i. Tennis, Basketball and Play Courts: Pick up any litter and empty waste receptacles.

j. Replace light bulbs.

k. Control cobwebs around the Clubhouse.

l. Check conditions of roads, sidewalks, and curbs. Report any issues to Amenities Manager.

m. Parking Lot: Pick up litter, blow off debris.

n. Cleaning the outdoor furniture.

o. Touch up paint interior and exterior.

p. Check playground equipment, empty receptacles, and pick up debris.

q. Perform minor repairs to the entrance/exit gates.

r. Check and assess street signs, monuments, and informational signs. Report any issues to Amenities Manager.

s. Perform minor repairs to equipment and facilities as needed.

t. Process and manage work orders and update Amenities Manager with project status and completion.

u. Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.

v. Clean and sanitize Clubhouse and amenities, as needed. Note: regular cleaning of Clubhouse (three times per week) is currently contracted by the District to a third party, but the District desires the option to potentially assign this duty to the selected Contractor. See Optional Costs Section 4.C.

w. Dog Station Services (26 Stations): Currently contracted by the District to a third party, but the District desires the option to potentially assign this duty to the selected Contractor. See Optional Costs Section 4.C.

x. Any other duties assigned by Amenities Manager.

3. Seasonal Pool Attendants

a. Ensure a presentable overall appearance of the pool area.

b. Check resident access devices.

c. Monitor the guest and visitor policies.

d. Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions, and food / drink restrictions.

e. Enforce the rules and regulations of the facilities.

f. Interaction with residents and guests on a day-to-day basis.

g. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.

h. Prepare any incident or accident reports and forward them to the Amenities Manager.

i. Empty trash receptacles.

j. Straighten chairs on pool deck.

k. Report all vandalism or damaged property to Amenities Manager immediately.

l. Contact the Amenities Manager with any maintenance issues.

m. Ensure restrooms and the pool deck are clean at all times.

n. Clean and sanitize Clubhouse and amenities, as needed.
o. Any other duties assigned by the Amenities Manager.

If the pool areas or Clubhouse is closed for a period of time, on any given day (including, but not limited to, during severe weather events, hurricane preparedness, etc.), Contractor shall not bill for, nor be due payment for, any hours which are not staffed.

E. ADDITIONAL SERVICES: In addition to the Services described above, the District may, from time to time, require additional services from the Contractor. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations, and vendor responses.

1. Ensure always reachable and available hours to the community residents with quick acknowledgement or turnaround.
2. Provide robust communication strategy, channels, forms, etc., for District Manager, the Board, and residents to reach Amenities Manager.
3. Provide feedback and suggestions for community lifestyle improvements based on daily interactions, experience, and observations while on the job.
4. Implement and utilize effective workflow management tools for prioritization and tracking on-site staff projects, tasks, and activities.

If any additional services are required or requested, the Contractor will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

PROPOSAL SUMMARY & PRICING

Service	Pricing		
	Year 1	**Year 2**	**Year 3**
FT Amenities Manager	$102,828.22	$106,168.03	$109,624.72
FT Maintenance Supervisor	$68,050.25	$70,885.67	$73,380.85
FT Grounds/Housekeeping	$53,873.11	$56,708.54	$58,693.34
PT Maintenance Attendant	$26,673.55	$28,077.42	$29,060.13
Total Fixed Labor	**$261,839.66**	**$261,839.66**	**$270,759.04**
Pool Monitors (Seasonal)	$24,702.73	$26,349.58	$27,337.69
Total Variable Labor	$24,702.73	$26,349.58	$27,337.69
Total Labor	$276,127.86	$288,189.24	$298,096.73
Management Fee	INCLUDED	INCLUDED	INCLUDED
Total District Investment Optional Costs	$276,127.86	$288,189.24	$298,096.73
Clubhouse Cleaning Services	$21,058.07	$22,461.94	$23,248.10
Dog Station Services	$21,058.07	$22,461.94	$23,248.10

*Pricing for pet waste services is not inclusive of a service vehicle if one is required and not provided by the District.

Bundled Services Incentive

When Amenity and District Management services are contracted together, the District Management fee will be reduced by $10,000 annually for each of the first three years. See Page 34 for proposed District Management Pricing.

FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES: DISTRICT MANAGEMENT

Vesta's Total Fee shown below includes services for District Management; Administration; Recording; Financial Accounting for General Fund, Debt Service Funds and a Reserve Fund; and the Assessment Roll and Dissemination Services provided to K Bar Ranch II Community Development District.

SERVICES	PROPOSED FEES		
	YEAR 1	YEAR 2	YEAR 3
District Management	$45,000	$45,000	$47,700
Field Management	$15,000	$15,000	$15,900
Dissemination Agent	$5,500	$5,500	$5,830
Assessment Administration	$7,000	$7,000	$7,420
Computer Time/ Information Technology	INCLUDED	INCLUDED	INCLUDED
Website Administration	INCLUDED	INCLUDED	INCLUDED
Annual Total	**$72,500**	**$72,500**	**$76,850**

Bundled Services Incentive

When Amenity and District Management services are contracted together, the District Management fee will be reduced by $10,000 annually for each of the first three years.

District Management Services Include:

- Up to a total of twelve (12) meetings and one (1) workshop per year; each up to four (4) hours in length.
- Administrative and Accounting functions.
- Tablets/electronic device for Supervisor's use at meetings.

NOTE: Does not include ADA Compliance verification.

“As a long-time resident and CDD Board Chair, I have a first-hand appreciation for the superior value that Vesta brings. Our thriving community appeals to people because of how well our residents are served and our assets are managed by Vesta (for 16+ years now.) And our success isn’t due to having a relatively large staff, either; Vesta’s talent, experience, and dedication are the difference-makers.

I urge other CDD Boards to assess the true value of their options for management services, in terms of securing the best service possible for the community in return for the appropriate commitment of financial resources by the District.

I’m pleased to commend Vesta for fully embracing this key approach by our CDD, and for doing so in such a collaborative and transparent manner with us.

Contact Us

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132

Rizzetta & Company
Professionals in Community Management

PROPOSAL

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

REGIONAL OFFICE
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813.994.1001 | rizzetta.com

Rizzetta & Company
Professionals in Community Management

July 29, 2025

Duzianthan Mohan
Chairman
K-Bar Ranch II CDD

RE: Community Development District Management Services

Dear Duzianthan,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for K-Bar Ranch II Community Development District. With 39 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As the current provider of district management services, we are uniquely qualified to understand the workings of the district. As such our proposal specifically identifies what we believe to be the requirements to best fulfill the obligations of managing your district, and we have priced it accordingly. Our proposal outlines a knowledgeable team, including Matt O'Nolan as your proposed Lead District Manager. He'll have the support of Matt Huber as 2nd Chair District & Regional Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Scott Brizendine
Vice President of Operations

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OUR STORY
... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 39 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS

HEADQUARTERS
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

OUR MILESTONES

1986
Rizzetta & Company was founded.

1992
Collection agent services were added for Community Development Districts to support the process of bond repayments.

1996
Community Development District Management services were added.

1998
As a natural counterpart to District Management, Association Management was introduced.

2008
Seeing a growing need for Amenity Services at the request of various clients, Amenity Services was introduced.

2009
In addition to the growing Amenity Management services, the need for more landscape oversight led to adding our Field Services.

2011
With the departure of various companies from the marketplace, Continuing Disclosure services were added to provide various compliance reporting for Districts and Bondholders.

2013
Due to the recession, some Districts were in financial crisis and required the formation of Special Purpose Entities to manage them through these times. Our firm was asked to take on many of these projects as an additional service.

2015
The continued growth in technology & changes to Florida Laws, Technology Services was introduced to provide website development and hosting, along with email and support services to our clients.

2016
Rizzetta & Company celebrated its 30th anniversary.

2020
Rizzetta & Company was designated an approved educational provider of Association Board Member Certification from the Florida Department of Business and Professional Regulation.

2023
The need for more waterways oversight led to adding Aquatic Inspection Services.

2024
Strategic business partnership with First Service Residential.

2025
South Florida market expansion

BY THE
NUMBERS

39 YEARS OF EXPERIENCE EST. 1986

150+ ASSOCIATION SERVICES CLIENTS

55 ASSOCIATION SERVICES TEAM MEMBERS

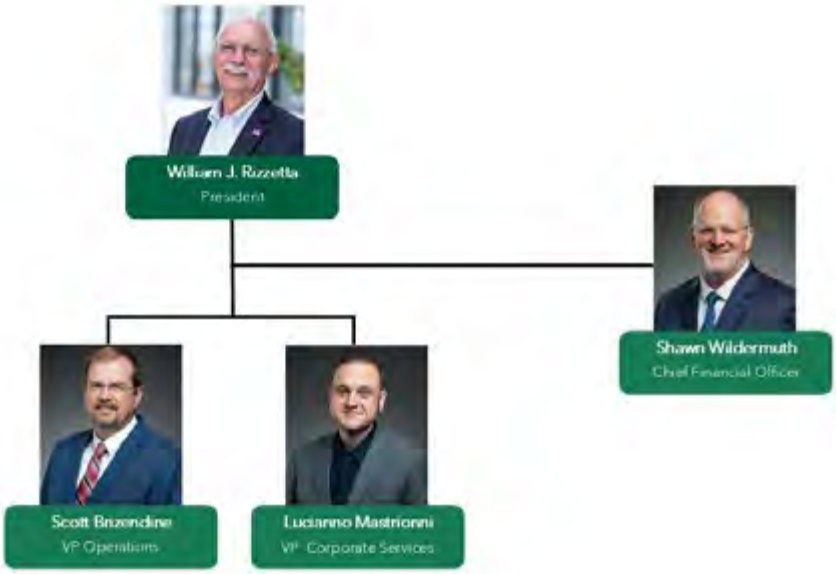
20+ AMENITY SERVICES CLIENTS

100 AMENITY SERVICES TEAM MEMBERS

120+ DISTRICT SERVICES CLIENTS

50 DISTRICT SERVICES TEAM MEMBERS

ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP

DISTRICT SERVICES

STRESS FREE

MANAGEMENT

FOR YOUR DISTRICT

AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to K-Bar Ranch II CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
  - Assist in the negotiation of contracts, as directed by the Board of Supervisors.
  - Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
  - Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
  - Monitor certificates of insurance as needed per contracts.
- District Manager wil perform one monthly site inspection and will meet with vendors as needed.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint across the state and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.

Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.

Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estopel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.

Bond Validation;

d) Coordinate the preparation of a Bond Validation Report which states the “Not-to exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Amenity Services and Management

Rizzetta & Company provides expert general management and oversight of the amenity contract with the District within the agreed upon scope of service. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight, and evaluation. As required, the Amenity Services representative will attend meetings to provide any updates or address concerns as well as be available to any board member for open and direct communications.

Technology Services

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.

TECHNOLOGY TOOLS & RESOURCES

Vendor Management Software

VIVE

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with Vendor Information Verification Experts (VIVE) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

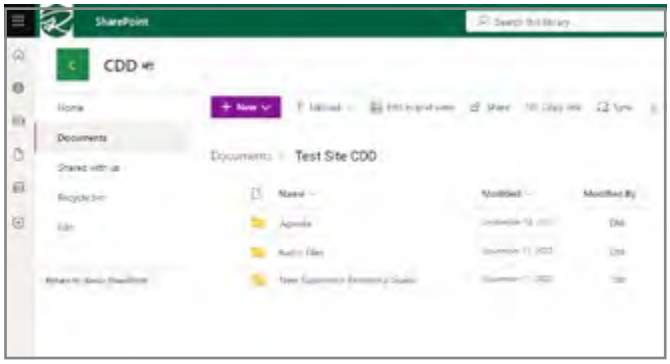
Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

Document Management System

SHAREPOINT

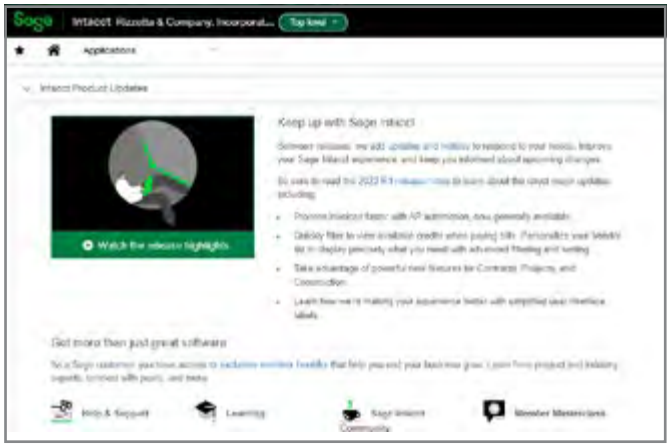


You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

Financial Management Software

SAGE INTACCT



Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

- *Accounts payable:* Streamline workflows and see expenses.
- *Cash management:* Track multiple accounts with real-time visibility.
- *Back transactions:* View written checks, deposits, and monthly statements.
- *Financial Statements:* Easily track transactions at anytime from anywhere

WHY CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only **"original"** Community Development District Management company continuously providing services to Districts since the first CDD (Tampa Palms) issued bonds in 1986. Today, 38 years later, Bill Rizzetta continues to manage his company on a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence at the legislative level.
- The first District Management company to successfully merge multiple separate CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding $3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Client Relations Manager endeavors to relentlessly monitor and enhance our services and exposure to your residents. This aids in pre-empting resident complaints occupying Board proceedings.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Board of Supervisors. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its protection of Public Documents and enhance the electronic communication with Board members. Public documents are now protected with multi-factor authentication, cloud storage, professional patch management and hardware replacement policies.
- Rizzetta introduced "electronic agendas" to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.

PROPOSED
PRICING

District Services Provided	25-26 Budget	25-26 Fees
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public. Administrative Fees: - For all meetings exceeding 3 hours $200/per hour - For additional meetings $200/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)	***$23,321.00***	***$21,234.00***
Administrative Services Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.	***$ 5,213.00***	***$4,808.00***
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.	***$ 5,213.00***	***$19,234.00***
Annual Finance and Revenue Collections Estoppel Issuance. Debt Management	***$5,624.00***	***$5,187.00***
Continuing Disclosure Services Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 ($1,000 for each additional bond issuance)	-	-
Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls	***$5,624.00***	***$5,187.00***
Technology Services Website Compliance Monitoring and Monthly Content Uploads	***$1,200.00***	***$ 1,200.00***
Amenity Services		
Option 1: Per RFP	***$278,284.00***	***$239,633.52***
Option 2: Recommended Solution		***$337,335.02***
TOTAL Option 1	***$324,479.00***	***$296,483.52***
TOTAL Option 2		***$394,185.02***

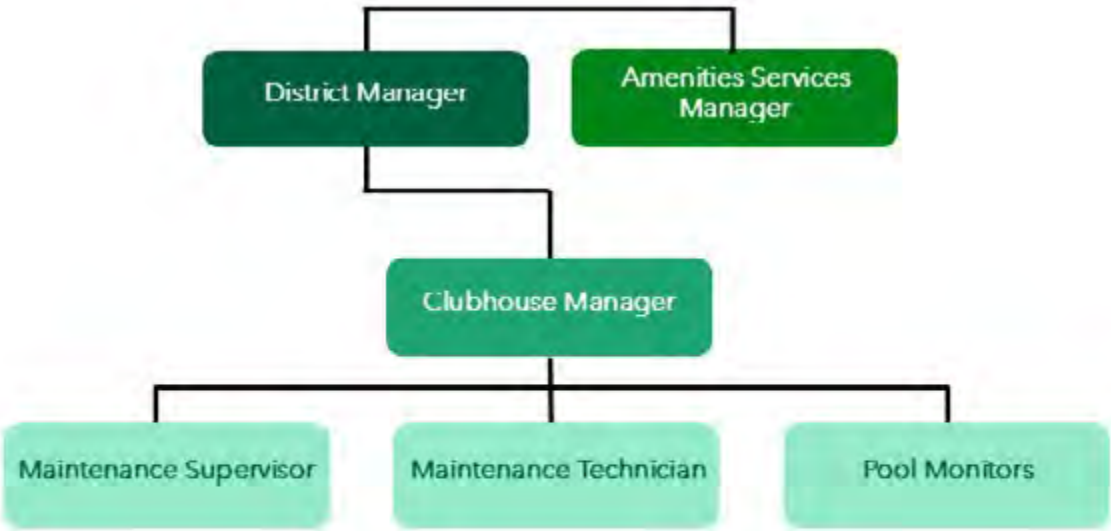
ON-SITE STAFF

HOURS

Proposed Positions		hr/wk
Option 1		
Clubhouse Manager - FT		40
Maintenance Supervisor – FT		40
Maintenance Technician - PT		25
Pool Monitors 15/wks - PT		70
	Total Hours	**175**
Option 2		
Clubhouse Manager - FT		40
Clubhouse Attendant - FT		40
Maintenance Supervisor - FT		40
Clubhouse Attendant - PT		25
Maintenance Technician - PT		25
Pool Monitors 15/wks - PT		70
	Total Hours	**240**

DEDICATED

TEAM MEMBERS



PERSONNEL PROFILE

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

CLUBHOUSE MANAGER

The company will provide the service of a Clubhouse Manager that will be on property for a minimum of 40 hours per week and will perform the following duties:

Essential Functions:

- Responsible for day-to-day maintenance operations, adhering to District budget, and managing vendor contracts relating to the clubhouse and community assets, development of standard operation policies and procedures.
- Responsible for the operations and maintenance of the District property and amenities.
- Ensure a presentable overall appearance of the Clubhouse and amenities.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Handle interactions with residents and guests professionally and forward their questions, concerns, and requests to the District Manager prior to making commitments.
- Full knowledge/awareness of all rules and regulations of the amenity.
- Enforce the rules and regulations of the facility in accordance with all applicable Board adopted rules and policies, as well as local, state, and federal laws.
- Prepare any incident or accident reports and forward to the District Manager.
- Oversee personnel to maintain and improve effectiveness and efficiency.
- Submit a monthly operations report to the District Manager.
- Participate in Board meetings.
- Display flexibility in handling after-hours emergency calls.

Community Relations:

- Responsible for building and maintaining relationships with residents.
- Notify residents of upcoming events, meetings, and general information.
- Meeting Notice signs out five days in advance and taken down by twenty-four hours after meeting.
- Manages and coordinates clubhouse social events and community activities.
- Manage the private events calendar for the Clubhouse and completes private event rental forms, security deposits and check-in/out documents.

- Maintain a schedule of weekly activities, monthly activities, and special events for residents and guests.
- Evaluate the effectiveness of activities and special events using research-gathering tools.
- Maintain accurate records of financial transactions for ticket and event sales.

Budget & Finance:

- Purchase supplies, consumables, and other items as approved by the District, and timely review and monthly submission of invoices.
- Responsible for adhering to the annual operating budget.
- Provide input and recommendations regarding Reserve Fund line items.
- Prepare and obtain quotes for services when directed by the District Manager or Board.
- Process resident purchases. Maintain log of all transactions and submit a monthly report to the Finance Team.
- Prepare debit card receipts for accounting.

Property & Facility Management:

- Work with assigned contractors to ensure quality service is provided to the District.
- Contact and meet prospective vendors for proposals, quotes, etc.
- Maintain preventative maintenance records, inventories, purchases and review of invoices.
- Ensure the facility meets the quality maintenance standards of the Board.
- Process and manage work orders as needed.
- Assess condition of District property resulting from neglect, vandalism, depreciation, and contact District Manager.
- Maintain and manage warranties, regular maintenance, and inspections for the facilities as needed.
- Responsibility of General Manager to keep appropriate supplies on hand for meetings.
- Issue access cards for residents.
- Coordinate the rental of recreational rooms for private parties and activities, collection of deposits and rental fees.
- Assists with other assigned projects.

CLUBHOUSE ATTENDANT

The company will provide the service of a Clubhouse Attendant that will be on property for a minimum of 40 hours per week and will perform the following duties:

Essential Functions:

- Assist the Clubhouse Manager with day-to-day operations, managing vendor contracts relating to the Clubhouse, development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Assist the Clubhouse Manager with accounts payables records, accounts receivable records, personnel records, and other general administrative support.
- Ensures a presentable overall appearance of the Clubhouse and amenities.
- Assists with the following as it relates to the residents, but not limited to:
  - Check resident ID cards.
  - Issue resident access cards and monitor the card system.
  - Respond to after-hours emergency calls.
  - Interact with residents and guests on a day-to-day basis.
  - Notify residents of upcoming events, meetings, and general information
- Assist the Clubhouse Manager with collecting feedback from residents and guests on community and amenities operations to identify improvement areas
- Monitors guest and visitor policies and enforce the rules and regulations of the facility.
- Full knowledge/awareness of all rules and regulations of amenities, including but not limited to, operational hours, age restrictions and food / drink restrictions, and guest policies.
- Responsible for maintaining equipment in good working order, processing and managing work orders as needed.
- Document all complaints, injuries, and maintenance issues and forward to General Manager.
- Assess clubhouse needs and provides yearly budgetary input.
- Assesses condition of District property resulting from neglect, vandalism, depreciation and estimates the costs associated with its repair and/or replacement.
- Assist in working with assigned contractors to ensure quality service is provided to the community.
- Clean and sanitize Clubhouse and amenities, as needed.
- Any other duties assigned by Clubhouse Manager.

MAINTENANCE SUPERVISOR

The company will provide the service of a Maintenance Supervisor that will be on property a minimum of 40 hours per week and will perform the following duties:

- Responsible for day-to-day maintenance operations, adhering to District budget, and assisting the Clubhouse Manager in managing vendor contracts relating to the clubhouse and community assets, and the development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Ensure all building facilities adhere to proper safety standards and cleaning procedures, but not limited to:
  - General Maintenance: Replace light bulbs, control cobwebs around the clubhouse and touch up paint interior and exterior.
  - Picnic Areas and Parks: Empty waste receptacles and pick up debris
  - Swiming Pool Deck: Blow off pool decks, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
  - Main Entrance & Parking Lot: Pick up litter, blow off debris.
  - Perform minor repairs to the entrance/exit gates, equipment and facilities as needed.
  - Clean and sanitize clubhouse and amenities, as needed.
- Inspect District common areas and report any problems to the Clubhouse Manager.
- Prepare any incident or accident reports and forward to the Clubhouse Manager.
- Display flexibility in handling after-hours emergency calls.
- Check the conditions of roads, sidewalks, and curbs. Report any issues to General Manager.
- Check and assess street signs, monuments, and informational signs. Report any issues to General Manager.
- Process and manage work orders and update Clubhouse Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by the Clubhouse Manager.

MAINTENANCE TECHNICIAN

The company will provide the service of a Maintenance Tech that will be on property a minimum of 25 hours per week and will perform the following duties:

- Responsible for day-to-day maintenance operations, adhering to District budget, and assisting the Clubhouse Manager in managing vendor contracts relating to the clubhouse and community assets, and the development of standard operation policies and procedures.
- Provide first-class customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Inspect District common areas and report any problems to the Clubhouse Manager.
- Prepare any incident or accident reports and forward to the Clubhouse Manager.
- Ensure all building facilities adhere to proper safety standards and cleaning procedures, but not limited to:
  - General Maintenance: Replace light bulbs, control cobwebs around the clubhouse and touch up paint interior and exterior.
  - Amenity Areas: Empty waste receptacles and pick up debris
  - Swiming Pool: Blow off pool decks, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
  - Main Entrance & Parking Lot: Pick up litter, blow off debris.
  - Playground: Check equipment, empty receptacles and pick up debris.
  - Perform minor repairs to the entrance/exit gates, equipment and facilities as needed.
  - Clean and sanitize clubhouse and amenities, as needed.
- Check the conditions of roads, sidewalks, and curbs. Report any issues to Clubhouse Manager.
- Check and assess street signs, monuments, and informational signs. Report any issues to the Clubhouse Manager.
- Process and manage work orders and update the Clubhouse Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by the Clubhouse Manager.
- Ensure an immaculate overall appearance of the amenities.

POOL ATTENDANTS

The company will provide the service of seasonal Pool Monitors that will be on property for no more than 70 hours per week, for fifteen weeks, and will perform the following duties::

- Greet residents and guests.
- Ensure a presentable overall appearance of the pool area.
- Check Resident access cards.
- Perform light pool area cleaning
- Monitor the guest and visitor policies.
- Full knowledge/awareness of all rules and regulations of amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
- Enforce the rules and regulations of the facility.
- Interaction with residents and guests on a day-to-day basis.

General Duties for All Staff Members:

- Familiarity with District Rules, Regulations, Policies, Operating Procedures
  - Full knowledge/awareness of all rules, regulations, or policies of the District.
  - Prepare any incident or accident reports and forward to the District Manager.
- Enforce the rules, regulations, and policies of the District.
  - The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
- Community Relations.
  - Meet and greet residents and guests.
  - Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
  - Provide the best possible customer service to maintain a safe and comfortable environment.

K-BAR RANCH II CDD DEDICATED

TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage. If any escalation is needed, your assigned point of contact is Scott Brizendine, Vice President of Operations.

Matt O'Nolan

Lead District Manager

Matt O'Nolan serves as a District Manager for Rizzetta & Company and works out of our Riverview, Florida office. He has been with the District Services Management team since May 2023. His portfolio includes overseeing districts located in Hillsborough and Manatee Counties.

Before his role with Rizzetta & Company, Matt worked for Fortune 500 companies such as Lowe's and Walmart. He held diverse management roles where he was responsible for store operations, financials, fleet management, merchandising, and customer service. During his 20-year tenure in the retail industry, Matt led a team of over 600 associates. He also has experience in manufacturing and pre-packaged water booster systems.

Mr. O'Nolan received his Bachelor of Science in Business Administration from the Clearwater Christian College and is a licensed Notary Public in The State of Florida. He spends his free time working with several cat rescues and fostering cats needing homes.

Matt Huber

2nd Chair & Regional District Manager

Matthew Huber is our Regional District Manager and oversees the management team in our Tampa Bay market, with offices in Tampa, Wesley Chapel, and Riverview. He was named to the position in August of 2020. He currently is responsible for managing six Community Development Districts.

Mr. Huber served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties.

Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.

Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton. Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gain valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Licensed Community Association Manager and Notary Public in the State of Florida.

IMMEDIATE SUPPORT FOR K-BAR RANCH II CDD

TEAM MEMBERS

Scott Brizendine

Scott Brizendine is our Vice Present of Operations, Community Development Districts. His responsibilities include the oversight of all operations associated with Rizzetta's district services department including management, administration, accounting, financial and dissemination services. Most recently, Scott was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 100+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district establishments, district boundary amendments and bond validation proceedings.

Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and most recently he was employed as an Accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor's degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.

Kayla Connell

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.

Zack Feell

Zachary Feell is a Senior Financial Analyst for the Rizzetta & Company Corporate Team, responsible for Financial Planning & Analysis activities across all Rizzetta lines of business.

Over the course of his 2+ years at the company he has built various models to accurately forecast Rizzetta & Company Financials across CDD, HOA and Community Services; closely tracking client and expense activities, delivered to drive confident business decision making for Senior Management. Additional responsibilities include managing Real Estate loan activities, CDD payment verification controls and ad hoc Corporate Accounting projects.

Zachary spends his free time outdoors, as he enjoys traveling, hiking, and golfing. Zachary has worked in the Finance field for over 10 years and received his Bachelor of Science in Finance from Florida State University in 2011.

Chico Rivera

Chico Rivera is the Amenities Manager at Rizzetta & Company, bringing over 16 years of experience in hospitality management and conservation science.

His strategic approach and leadership skills have been instrumental in achieving significant milestones throughout his career, earning multiple IHG Excellence in Quality awards as General Manager of IHG-Holiday Inn Express Lakeland South, and serving as a Regional Operations & Revenue Manager. His leadership extended beyond the workplace as he served as a Board Member and Vice President of the Lakeland Hospitality Alliance, advocating for the local hospitality industry.

In addition to his extensive hospitality experience, Mr. Rivera has also made notable contributions as a conservation scientist, focusing on the preservation of endangered plant species. As a Rare Plant Specialist at Bok Tower Gardens, he managed Florida's rare plant species and led conservation initiatives, demonstrating his commitment to preserving biodiversity. This unique blend of hospitality and scientific expertise underscores his commitment to community, sustainability, and innovation.

He holds a B.S. in Geology from the University of Florida and is pursuing an M.S. in Forest Resources and Conservation. His community-driven passion is evident in his volunteer roles, including as a Weekend Wayfinder at Se7en Wetlands and a Coral Nursery Assistant at The Florida Aquarium.

EXTENDED SUPPORT FOR K-BAR RANCH II CDD

TEAM MEMBERS

William (Bill) Rizzetta

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 37 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over $3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.

Shawn Wildermuth

Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 35 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller, Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.

Lucianno Mastrionni

Luciano Mastrionni is Rizzetta & Company's Vice President of Corporate Services. Lucianno oversees and supports the company's strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Lucianno also oversees the leadership team of the Community Services Division, comprised of the Amenity Services, Landscaping Inspection Services and Aquatics Services. Additionally, he oversees Rizzetta's Business Development, Marketing, Information Technology, and Human Resources Management teams. In these capacities, Lucianno oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Lucianno holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.

Taylor Nielsen

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.

OUR COMMITMENT TO
THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute, Tampa Bay

GIVING BACK TO THE
COMMUNITY

Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.

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

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 7

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 18
- **Next Election**: November 2026
- **Quarterly Website Compliance Audit:** 100% in compliance

KBAR RANCH II

District Manager's Report

August 21st

2025

FINANCIAL SUMMARY	7/31/2025
General Fund Cash & Investment Balance:	$1,640,740
Reserve Fund Cash & Investment Balance:	$298,126
Debt Service Fund Investment Balance:	$779,607
Total Cash and Investment Balances:	**$2,718,473**
General Fund Expense Variance: $145,906	**Under Budget**

Tab 8

Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
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rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2025/2026

This memo outlines potential district goals and objectives for the 2025-2026 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 9

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 **Wednesday, June 17, 2025, at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Duzianthan Mohan	**Board Supervisor, Chairman**
Greg Halstead	**Board Supervisor, Vice Chair**
Michele Emery	**Board Supervisor, Assistant Secretary**
Venu Reddy	**Board Supervisor, Assistant Secretary**
Chris Grossenbacher	**Board Supervisor, Assistant Secretary**

Also present:

Matt O'Nolan	**District Manager, Rizzetta & Company, Inc.**
Dan Lewis	**District Counsel, Persson, Cohen and Mooney (via phone)**
Aimee Brodeen	**Landscape Inspection, Rizzetta & Company, Inc**.
Terry McClane	**Representative, Pine Lake**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

The Board heard comments on budgets, vacant land purchase, privacy around vacant land and soccer in cul-de-sac.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report
Mr. McClane discussed his report.

The Board was advised that Mr. Liggett has moved on and his replacement is Ms.

DRAFT

Brodin.

The Board requested Pine Lake look at playground mulch levels.

On a Motion by Mr. Grossenbacher, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved Pine Lake proposal #6260 for Oleander replacements in the amount of $1,251.85 as well as proposal #6101 for Annuals in the amount of $10,788,for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with one opposed (Mr. Halstead), the Board of Supervisors approved Pine Lake Proposal #6101 for Annuals in the amount of $10,788, for K-Bar Ranch II Community Development District.

B. Pine Lake Nursery Report and Proposals

Mr. McClain gave more detail on Pine Lake Quotes and the Board requested Pine Lake provide more detail on quotes and separating labor costs.

C. Presentation of Aquatics Report

Mr. Thompson went over his report and spoke about invasive species treatment.

On a Motion by Mr. Halstead, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved Blue Water Aquatics invasive plant treatment program not to exceed $1000.00, for K-Bar Ranch II Community Development District.

D. District Counsel

Mr. Cohen gave his report and sent the Request for Proposal to nine different Companies. Halifax and Inframark declined.

Mr. Cohen sent the Request for Proposal to the Board.

On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved designating Chair with authority to sign a land purchase deal or backout if cause is discovered, for K-Bar Ranch II Community Development District.

E. District Engineer

The Board asked for Mr. Reed provide an update on crosswalks and why the City of Tampa of County put it in.

The Board asked about why there was drainage on Briarbrook.

F. District Manager Report

Mr. O'Nolan advised the upcoming meeting to be held on August 21, 2025, at 6:00 pm.

The Board discussed the Budget for FY 25-26 and adjusted the approved proposed budget to a high annual increase of $70.01 to a low of $35.59

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G. Review of Financial Statement

Mr. O'Nolan provided a brief overview of the June 2025 unaudited financial statement to the Board.

FOURTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' meeting held on June 18, 2025**

> On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the Board of Supervisors meeting held on June 18, 2025 and the Operation and Maintenance Expenditures for June 2025 ($187,893.42), for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of Bench Proposals**

The Board tabled the topic for bench proposals.

SIXTH ORDER OF BUSINESS **Discussion of Events**

The Board tabled the topic on events**.**

SEVENTH ORDER OF BUSINESS **Discussion of Food Truck in Community**

This item was tabled until the August meeting.

EIGHTH ORDER OF BUSINESS **Discussion of Cellular Backup**

The Board discussed having Cellular Backup for when Spectrum is down.

NINTH ORDER OF BUSINESS **Supervisor Requests**

Supervisor Reddy requested the statement showing Mr. Electric refund into Districts' account and requested staff investigate collection service for gate damage.

TENTH 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 Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adjourned the meeting at 9:57 p.m., for K-Bar Ranch II Community Development District.

DRAFT

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 10

Rizzetta & Company

K-Bar Ranch II
Community Development District

Financial Statements
(Unaudited)

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

kbarranchiicdd.org
rizzetta.com

K-Bar Ranch II Community Development District

Balance Sheet

As of 07/31/2025

(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	232,305	0	0	0	232,305	0	0
Investments	1,408,435	298,126	779,607	67,968	2,554,134	0	0
Prepaid Expenses	1,167	0	0	0	1,168	0	0
Refundable Deposits	9,085	0	0	0	9,085	0	0
Fixed Assets	0	0	0	0	0	19,716,047	0
Amount Available in Debt Service	0	0	0	0	0	0	779,607
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,615,393
Total Assets	1,650,992	298,126	779,607	67,968	2,796,692	19,716,047	14,395,000
Liabilities							
Accounts Payable	80,672	0	0	0	80,672	0	0
Other Current Liabilities	144	0	0	0	144	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	14,395,000
Deposits Payable	9,150	0	0	0	9,150	0	0
Total Liabilities	89,966	0	0	0	89,966	0	14,395,000
Fund Equity & Other Credits							
Beginning Fund Balance	960,100	206,696	881,341	55,405	2,103,542	0	0
Investment In General Fixed Assets	0	0	0	0	0	19,716,047	0
Net Change in Fund Balance	600,926	91,430	(101,734)	12,563	603,184	0	0
Total Fund Equity & Other Credits	1,561,026	298,126	779,607	67,968	2,706,726	19,716,047	0
Total Liabilities & Fund Equity	1,650,992	298,126	779,607	67,968	2,796,692	19,716,047	14,395,000

221 General Fund

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	32,224	32,224
Special Assessments				
Tax Roll	2,026,235	2,026,235	2,049,021	22,786
Other Misc. Revenues				
Miscellaneous Revenue	0	0	10,973	10,973
Total Revenues	2,026,235	2,026,235	2,092,218	65,983
Expenditures				
Legislative				
Supervisor Fees	13,000	10,833	10,400	433
Total Legislative	13,000	10,833	10,400	433
Financial & Administrative				
Accounting Services	20,246	16,872	16,872	0
Administrative Services	5,061	4,218	4,218	0
Arbitrage Rebate Calculation	900	450	0	450
Assessment Roll	5,460	5,460	5,460	0
Auditing Services	4,900	4,900	4,800	100
Bank Fees	1,500	1,250	901	349
Disclosure Report	6,000	5,000	5,000	0
District Engineer	15,000	12,500	20,481	(7,981)
District Management	22,642	18,868	18,868	0
Dues, Licenses & Fees	250	208	1,571	(1,363)
Financial & Revenue Collections	5,460	4,550	4,550	0
Legal Advertising	5,000	4,167	1,308	2,858
Public Officials Liability Insurance	3,804	3,804	3,027	777
Trustees Fees	10,040	10,040	10,035	6
Website Hosting, Maintenance, Backup & E	3,500	3,179	2,537	642
Total Financial & Administrative	109,763	95,466	99,628	(4,162)
Legal Counsel				
District Counsel	35,000	29,167	83,776	(54,609)
Total Legal Counsel	35,000	29,167	83,776	(54,609)
Security Operations				
Gate Maintenance & Repair	50,000	41,667	60,002	(18,335)
Security Monitoring Services	135,000	112,500	24,915	87,585
Total Security Operations	185,000	154,167	84,917	69,250
Electric Utility Services				
Utility - Recreation Facilities	40,000	33,333	12,103	21,230
Utility - Street Lights	175,000	145,833	150,329	(4,496)
Utility Services	95,000	79,167	71,718	7,449
Total Electric Utility Services	310,000	258,333	234,150	24,183
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	4,167	4,844	(677)

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Garbage/Solid Waste Control Services	5,000	4,167	4,844	(677)
Water-Sewer Combination Services				
Utility Services	2,500	2,083	5,586	(3,503)
Total Water-Sewer Combination Services	2,500	2,083	5,586	(3,503)
Stormwater Control				
Aquatic Maintenance	59,090	49,242	48,600	642
Lake/Pond Bank Maintenance & Repair	18,000	15,000	908	14,092
Wetland Monitoring & Maintenance	5,200	4,333	0	4,333
Total Stormwater Control	82,290	68,575	49,508	19,067
Other Physical Environment				
Entry & Walls Maintenance & Repair	8,000	6,667	0	6,667
Fire Ant Treatment	10,000	10,000	7,625	2,375
General Liability Insurance	3,804	3,804	3,700	104
Holiday Decorations	30,000	30,000	21,448	8,552
Irrigation Maintenance & Repair	30,000	25,000	11,523	13,477
Landscape - Annuals/Flowers	47,093	39,244	43,442	(4,198)
Landscape - Mulch	55,000	45,833	47,250	(1,416)
Landscape Inspection Services	12,000	10,000	10,000	0
Landscape Maintenance	575,000	479,167	371,402	107,764
Landscape Replacement Plants, Shrubs, Tr	40,000	33,333	7,217	26,117
Property Insurance	48,354	48,354	42,221	6,133
Rust Prevention	19,140	15,950	22,100	(6,150)
Well Maintenance	15,000	12,500	11,438	1,062
Wildlife Management Services	5,000	0	0	0
Total Other Physical Environment	898,391	759,852	599,366	160,487
Road & Street Facilities				
Parking Lot Repair & Maintenance	500	417	0	416
Roadway Repair & Maintenance	500	417	0	417
Sidewalk Maintenance & Repair	3,500	2,916	0	2,917
Street Sign Repair & Replacement	500	417	0	417
Total Road & Street Facilities	5,000	4,167	0	4,167
Parks & Recreation				
Athletic Court/Field/Playground Maintena	5,000	4,167	1,669	2,497
Clubhouse Maintenance & Repair	5,000	4,166	20,147	(15,981)
Clubhouse Supplies	3,500	2,917	2,169	748
Dog Waste Station Supplies & Maintenance	1,500	1,250	0	1,250
Facility A/C & Heating Maintenance & Rep	3,500	2,917	14,810	(11,893)
Furniture Repair & Replacement	2,500	2,083	118	1,966
Lighting Replacement	2,500	2,083	0	2,083
Management Contract	254,902	212,419	182,425	29,993
Office Supplies	2,500	2,083	2,075	8
Pest Control & Termite Bond	3,509	2,924	854	2,070

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Playground Equipment & Maintenance	500	417	0	417
Pool Permits	300	300	275	25
Pool Repair & Maintenance	3,500	2,917	10,133	(7,216)
Pool Service Contract	34,080	28,400	28,400	0
Telephone, Internet, Cable	5,000	4,166	2,900	1,266
Utility Golf Cart Maintenance	2,500	2,084	1,061	1,023
Total Parks & Recreation	330,291	275,293	267,036	8,256
Special Events				
Clubhouse Programs/Events	15,000	12,500	5,833	6,666
Total Special Events	15,000	12,500	5,833	6,666
Contingency				
Capital Outlay	30,000	25,000	111,465	(86,465)
Miscellaneous Contingency	5,000	4,166	1,355	2,813
Total Contingency	35,000	29,166	112,820	(83,652)
Total Expenditures	2,026,235	1,703,769	1,557,864	145,906
Total Excess of Revenues Over(Under) Expenditures	0	322,466	534,354	211,889
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	139,968	139,968
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(23,395)	(23,396)
Other Costs				
Purchase Asset	0	0	(50,000)	(50,000)
Total Other Financing Sources(Uses)	0	0	66,573	66,572
Fund Balance, Beginning of Period	0	0	960,099	960,100
Total Fund Balance, End of Period	0	322,466	1,561,026	1,238,561

221 Reserve Fund

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,078	8,078
Special Assessments				
Tax Roll	60,000	60,000	60,000	0
Total Revenues	60,000	60,000	68,078	8,078
Expenditures				
Contingency				
Capital Reserve	60,000	60,000	45	59,955
Total Contingency	60,000	60,000	45	59,955
Total Expenditures	60,000	60,000	45	59,955
Total Excess of Revenues Over(Under) Expenditures	0	0	68,033	68,033
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	23,396	23,396
Total Other Financing Sources(Uses)	0	0	23,396	23,396
Fund Balance, Beginning of Period	0	0	206,697	206,697
Total Fund Balance, End of Period	0	0	298,126	298,126

221 Debt Service Fund S2017

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	23,049	23,049
Special Assessments				
Tax Roll	667,172	667,172	674,374	7,202
Total Revenues	667,172	667,172	697,423	30,251
Expenditures				
Debt Service				
Interest	462,172	462,172	458,231	3,941
Principal	205,000	205,000	205,000	0
Total Debt Service	667,172	667,172	663,231	3,941
Total Expenditures	667,172	667,172	663,231	3,941
Total Excess of Revenues Over(Under) Expenditures	0	0	34,192	34,192
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(121,263)	(121,263)
Total Other Financing Sources(Uses)	0	0	(121,263)	(121,263)
Fund Balance, Beginning of Period	0	0	590,970	590,970
Total Fund Balance, End of Period	0	0	503,899	503,899

221 Debt Service Fund S2021

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,221	12,221
Special Assessments				
Tax Roll	337,071	337,071	340,710	3,638
Total Revenues	337,071	337,071	352,931	15,859
Expenditures				
Debt Service				
Interest	197,071	197,071	198,415	(1,343)
Principal	140,000	140,000	140,000	0
Total Debt Service	337,071	337,071	338,415	(1,343)
Total Expenditures	337,071	337,071	338,415	(1,343)
Total Excess of Revenues Over(Under) Expenditures	0	0	14,516	14,516
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(29,180)	(29,180)
Total Other Financing Sources(Uses)	0	0	(29,180)	(29,180)
Fund Balance, Beginning of Period	0	0	290,372	290,372
Total Fund Balance, End of Period	0	0	275,708	275,708

221 Capital Projects Fund S2017

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,133	1,133
Total Revenues	0	0	1,133	1,133
Total Excess of Revenues Over(Under) Expenditures	0	0	1,133	1,133
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,690	4,690
Total Other Financing Sources(Uses)	0	0	4,690	4,690
Fund Balance, Beginning of Period	0	0	30,490	30,490
Total Fund Balance, End of Period	0	0	36,313	36,313

221 Capital Projects Fund S2021

K-Bar Ranch II Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	956	956
Total Revenues	0	0	956	956
Total Excess of Revenues Over(Under) Expenditures	0	0	956	956
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	5,784	5,784
Total Other Financing Sources(Uses)	0	0	5,784	5,784
Fund Balance, Beginning of Period	0	0	24,915	24,915
Total Fund Balance, End of Period	0	0	31,655	31,655

K-Bar Ranch II CDD
Investment Summary
July 31, 2025

Account	Investment		Balance as of July 31, 2025
Valley National Bank	Governmental Checking/ICS	$	1,408,435
	Total General Fund Investments	**$**	**1,408,435**
Valley National Bank	Governmental Checking	$	298,126
	Total Reserve Fund Investments	**$**	**298,126**
US Bank Series 2017 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	97,819
US Bank Series 2017 A-1 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		136,794
US Bank Series 2017 A-1 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		3,151
US Bank Series 2017 A-3 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		154,304
US Bank Series 2017 A-3 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		111,831
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		107,008
US Bank Series 2021 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		168,700
	Total Debt Service Fund Investments	**$**	**779,607**
US Bank Series 2017 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	25,864
US Bank Series 2017 A 2/3 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		10,449
US Bank Series 2021 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		31,655
	Total Capital Projects Fund Investments	**$**	**67,968**

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

K-Bar Ranch II Community Development District
Summary A/P Ledger
From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
221, 2226						
	221 General Fund	07/15/2025	Anti-Pesto Bugkillers	520348	Bimonthly Pest Control 07/25	142.00
	221 General Fund	07/31/2025	Blue Water Aquatics, Inc.	33849	Aquatic Service - Pond Treatment 07/25	4,860.00
	221 General Fund	07/24/2025	Complete IT Corp	17125	Service Call - Pedestal (Old Spanish) 07/25	330.00
	221 General Fund	07/31/2025	Persson, Cohen & Mooney, P.A.	6207	Legal Services 07/25	7,445.31
	221 General Fund	07/30/2025	Pine Lake Services, LLC	7828	Install Mulch 07/25	47,250.00
	221 General Fund	07/31/2025	Pine Lake Services, LLC	7946	Install Annuals 07/25	10,788.00
	221 General Fund	07/31/2025	Pine Lake Services, LLC	7933	Plant Replacement - Pool 07/25	1,251.85
	221 General Fund	07/31/2025	Pine Lake Services, LLC	7939	Fertilizer & Pest Control 07/25	5,075.00
	221 General Fund	07/19/2025	Spectrum	1736988071925 - 6988 07/25 ACH	10541 K-Bar Ranch Pkwy 07/25	160.00
	221 General Fund	07/19/2025	Spectrum	1736970071925 - 6970 07/25 ACH	10711 Mistflower Lane 07/25	160.00
	221 General Fund	07/22/2025	Spectrum	2736809072225 - 6809 07/25 ACH	19292 Mossy Pine Dr 07/25	170.00
	221 General Fund	07/17/2025	Spectrum	1779814071725 - 9814 07/25 ACH	19302 Eagle Creek LN SB 07/25	130.00
	221 General Fund	07/21/2025	Spectrum	1752167072125 - 2167 07/25 ACH	10820 Mistflower Lane - Amenity Center 07/25	290.00
	221 General Fund	07/31/2025	Suncoast Rust Control, Inc.	08158	Monthly Rust Control 07/25	1,525.00
	221 General Fund	07/31/2025	Valley National Bank	Valley CC ACH 07/25 - 221	Credit Card Expenses 07/25	272.00
	221 General Fund	07/31/2025	Valley National Bank	Valley CC ACH 07/25 - 221	Credit Card Expenses 07/25	149.80
	221 General Fund	07/31/2025	Valley National Bank	Valley CC ACH 07/25 - 221	Credit Card Expenses 07/25	361.46
	221 General Fund	07/31/2025	Valley National Bank	Valley CC ACH 07/25 - 221	Credit Card Expenses 07/25	229.95
	221 General Fund	07/31/2025	Valley National Bank	Valley CC ACH 07/25 - 221	Credit Card Expenses 07/25	81.98
Sum for 221, 2226						**80,672.35**
Sum for 221						**80,672.35**
Sum Total						**80,672.35**

221 General Fund

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 07/31/2025

	Month Ending 07/31/2024 Actual	Month Ending 08/31/2024 Actual	Month Ending 09/30/2024 Actual	Month Ending 10/31/2024 Actual	Month Ending 11/30/2024 Actual	Month Ending 12/31/2024 Actual	Month Ending 01/31/2025 Actual	Month Ending 02/28/2025 Actual	Month Ending 03/31/2025 Actual	Month Ending 04/30/2025 Actual	Month Ending 05/31/2025 Actual	Month Ending 06/30/2025 Actual	Month Ending 07/31/2025 Actual
Revenues													
36100 - Interest Earnings													
1011 - Interest Earnings	2,704.23	2,487.21	2,001.68	1,830.47	1,257.21	1,588.54	1,953.92	2,910.84	4,479.35	4,253.78	4,407.51	4,457.49	5,084.44
36310 - Special Assessments													
1001 - Tax Roll	146.00	0.00	0.00	2,040,286.02	0.00	0.00	3,031.36	0.00	0.00	0.00	0.00	5,441.79	262.46
36900 - Other Misc. Revenues													
1013 - Miscellaneous Revenue	1,765.58	512.64	204.66	935.82	844.25	0.00	305.16	323.94	770.11	2,297.65	2,199.07	1,377.82	1,918.57
Total Revenues	4,615.81	2,999.85	2,206.34	2,043,052.31	2,101.46	1,588.54	5,290.44	3,234.78	5,249.46	6,551.43	6,606.58	11,277.10	7,265.47
Expenditures													
51100 - Legislative													
1101 - Supervisor Fees	600.00	1,000.00	800.00	1,000.00	1,400.00	0.00	600.00	2,400.00	1,000.00	1,000.00	2,000.00	1,000.00	0.00
Total Legislative	600.00	1,000.00	800.00	1,000.00	1,400.00	0.00	600.00	2,400.00	1,000.00	1,000.00	2,000.00	1,000.00	0.00
51300 - Financial & Administrative													
3201 - Accounting Services	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17	1,687.17
3100 - Administrative Services	421.75	421.75	421.75	421.75	421.75	421.75	421.75	421.75	421.75	421.75	421.75	421.75	421.75
3203 - Arbitrage Rebate Calculation	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3106 - Assessment Roll	0.00	0.00	0.00	5,460.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3202 - Auditing Services	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00	0.00	0.00	0.00	0.00	0.00	0.00
4901 - Bank Fees	52.25	14.76	8.83	7.17	13.61	0.00	34.65	35.37	125.81	236.48	173.64	64.40	209.86
3104 - Disclosure Report	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
3103 - District Engineer	0.00	0.00	1,920.00	500.00	(500.00)	1,637.00	0.00	0.00	1,134.00	3,740.00	0.00	6,600.00	7,370.00
3101 - District Management	1,862.67	1,862.67	1,862.67	1,886.83	1,886.83	1,886.83	1,886.83	1,886.83	1,886.83	1,886.83	1,886.83	1,886.83	1,886.83
4902 - Dues, Licenses & Fees	0.00	0.00	0.00	275.00	0.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	1,205.90
3111 - Financial & Revenue Collections	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00	455.00
4801 - Legal Advertising	3,366.00	0.00	0.00	739.76	0.00	0.00	56.88	0.00	0.00	0.00	0.00	0.00	511.88
4501 - Public Officials Liability Insurance	0.00	0.00	0.00	3,027.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3105 - Trustees Fees	1,010.16	0.00	0.00	4,197.77	0.00	5,836.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5102 - Website Hosting, Maintenance, Backup & E	100.00	100.00	100.00	100.00	1,637.50	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Total Financial & Administrative	8,955.00	4,991.35	6,455.42	19,257.45	6,101.86	12,569.21	9,987.28	5,086.12	6,310.56	9,027.23	5,224.39	11,715.15	14,348.39
51400 - Legal Counsel													
3107 - District Counsel	1,000.00	7,891.28	20,680.00	1,000.00	9,513.64	9,553.50	2,557.50	7,837.50	6,930.00	11,382.50	8,873.86	16,027.50	10,100.31
Total Legal Counsel	1,000.00	7,891.28	20,680.00	1,000.00	9,513.64	9,553.50	2,557.50	7,837.50	6,930.00	11,382.50	8,873.86	16,027.50	10,100.31
52900 - Security Operations													
4612 - Gate Maintenance & Repair	3,574.11	1,892.52	742.03	1,479.76	1,299.80	1,489.76	1,199.82	19,736.20	5,064.98	11,651.88	8,338.94	5,780.00	3,960.43
3329 - Security Monitoring Services	10,992.00	10,992.00	(10,992.00)	5,016.00	(5,000.00)	0.00	0.00	0.00	0.00	12,228.00	5,557.00	3,557.00	3,557.00
Total Security Operations	14,566.11	12,884.52	(10,249.97)	6,495.76	(3,700.20)	1,489.76	1,199.82	19,736.20	5,064.98	23,879.88	13,895.94	9,337.00	7,517.43
53100 - Electric Utility Services													
4304 - Utility - Recreation Facilities	1,104.98	1,255.17	1,251.14	1,359.44	1,224.66	695.24	824.69	1,316.50	1,291.02	1,192.79	1,334.48	1,362.56	1,501.51
4307 - Utility - Street Lights	15,214.89	15,214.89	15,214.89	15,214.89	15,214.89	15,214.58	14,723.95	14,913.94	14,940.34	15,019.04	15,019.04	15,025.02	15,043.64
4301 - Utility Services	7,627.61	7,362.98	7,269.72	7,257.91	7,123.12	7,198.53	7,209.07	7,083.67	7,031.23	7,034.63	7,018.96	7,297.38	7,463.40
Total Electric Utility Services	23,947.48	23,833.04	23,735.75	23,832.24	23,562.67	23,108.35	22,757.71	23,314.11	23,262.59	23,246.46	23,372.48	23,684.96	24,008.55
53400 - Garbage/Solid Waste Control Services													
4325 - Garbage - Recreation Facility	267.36	287.02	237.02	287.02	477.39	737.39	477.39	477.39	477.39	477.39	477.39	477.39	477.39
Total Garbage/Solid Waste Control Services	267.36	287.02	237.02	287.02	477.39	737.39	477.39	477.39	477.39	477.39	477.39	477.39	477.39

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 07/31/2025

	Month Ending 07/31/2024 Actual	Month Ending 08/31/2024 Actual	Month Ending 09/30/2024 Actual	Month Ending 10/31/2024 Actual	Month Ending 11/30/2024 Actual	Month Ending 12/31/2024 Actual	Month Ending 01/31/2025 Actual	Month Ending 02/28/2025 Actual	Month Ending 03/31/2025 Actual	Month Ending 04/30/2025 Actual	Month Ending 05/31/2025 Actual	Month Ending 06/30/2025 Actual	Month Ending 07/31/2025 Actual
53600 - Water-Sewer Combination Services													
4301 - Utility Services	262.74	274.65	223.69	153.08	208.12	192.08	875.24	205.91	183.42	209.41	346.16	956.79	2,256.30
Total Water-Sewer Combination Services	262.74	274.65	223.69	153.08	208.12	192.08	875.24	205.91	183.42	209.41	346.16	956.79	2,256.30
53800 - Stormwater Control													
4601 - Aquatic Maintenance	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00
4606 - Lake/Pond Bank Maintenance & Repair	0.00	0.00	0.00	907.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4633 - Wetland Monitoring & Maintenance	430.78	861.56	0.00	0.00	861.56	(430.78)	430.78	430.78	430.78	(1,723.12)	0.00	0.00	0.00
Total Stormwater Control	5,290.78	5,721.56	4,860.00	5,767.92	5,721.56	4,429.22	5,290.78	5,290.78	5,290.78	3,136.88	4,860.00	4,860.00	4,860.00
53900 - Other Physical Environment													
4658 - Fire Ant Treatment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,625.00	0.00	0.00	0.00
4504 - General Liability Insurance	0.00	0.00	0.00	3,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4680 - Holiday Decorations	0.00	0.00	0.00	0.00	11,348.94	0.00	10,098.94	0.00	0.00	0.00	0.00	0.00	0.00
4609 - Irrigation Maintenance & Repair	2,846.59	3,040.76	2,724.45	2,456.26	0.00	1,996.81	200.00	2,972.73	0.00	0.00	0.00	3,896.90	0.00
4656 - Landscape - Annuals/Flowers	0.00	0.00	0.00	10,788.00	10,788.00	290.00	0.00	0.00	0.00	10,788.00	0.00	0.00	10,788.00
4686 - Landscape - Mulch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,250.00
4653 - Landscape Inspection Services	900.00	900.00	900.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
4604 - Landscape Maintenance	36,632.39	31,539.77	31,474.77	46,417.26	41,904.77	45,041.21	28,539.78	30,539.76	33,489.78	36,233.51	35,002.28	42,580.32	31,653.67
4650 - Landscape Replacement Plants, Shrubs, Tr	0.00	921.07	0.00	4,084.30	0.00	1,880.66	0.00	0.00	0.00	0.00	0.00	0.00	1,251.85
4503 - Property Insurance	0.00	0.00	0.00	42,221.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6433 - Rust Prevention	1,525.00	1,525.00	7,005.00	(3,955.00)	8,375.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00
4628 - Well Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,437.78	0.00	0.00	0.00
Total Other Physical Environment	41,903.98	37,926.60	42,104.22	106,711.82	73,416.71	52,418.68	42,048.72	36,722.49	36,699.78	69,294.29	38,212.28	49,687.22	94,153.52
57200 - Parks & Recreation													
4764 - Athletic Court/Field/Playground Maintena	51.21	1,095.06	334.89	109.98	109.98	46.74	0.00	148.47	98.98	692.50	232.41	0.00	229.95
4705 - Clubhouse Maintenance & Repair	1,267.79	511.99	1,303.62	4,201.47	5,862.57	5,701.12	1,036.14	702.76	568.39	509.60	891.53	0.00	674.05
4731 - Clubhouse Programs/Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.08
4734 - Clubhouse Supplies	142.91	341.26	223.95	39.99	203.66	84.29	214.02	256.53	382.92	229.58	99.43	0.00	658.13
4620 - Facility A/C & Heating Maintenance & Rep	1,109.05	89.00	0.00	89.00	14,339.45	0.00	109.98	0.00	0.00	0.00	0.00	0.00	272.00
4533 - Furniture Repair & Replacement	0.00	0.00	0.00	117.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3300 - Management Contract	17,513.51	25,509.03	17,504.16	17,223.82	17,951.59	20,059.12	26,494.03	18,539.84	16,529.11	17,448.35	16,856.28	17,087.31	14,235.87
5101 - Office Supplies	41.49	46.48	217.45	0.00	87.84	421.22	438.88	59.99	235.81	166.82	442.86	45.00	176.71
4714 - Pest Control & Termite Bond	129.00	(129.00)	0.00	0.00	129.00	0.00	129.00	0.00	129.00	0.00	325.00	0.00	142.00
4500 - Pool Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00
4717 - Pool Repair & Maintenance	2,040.96	1,055.36	0.00	0.00	4,950.59	806.02	0.00	0.00	11.99	827.31	3,537.14	0.00	0.00
4625 - Pool Service Contract	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00	2,840.00
4103 - Telephone, Internet, Cable	289.95	289.95	0.00	289.95	289.95	289.95	289.95	289.95	290.05	290.00	290.00	290.00	290.00
6419 - Utility Golf Cart Maintenance	224.07	45.40	0.00	0.00	0.00	0.00	0.00	53.85	41.45	95.71	0.00	0.00	869.97
Total Parks & Recreation	25,649.94	31,694.53	22,424.07	24,911.67	46,764.63	30,248.46	31,552.00	22,891.39	21,127.70	23,099.87	25,789.65	20,262.31	20,984.76
57400 - Special Events													
4731 - Clubhouse Programs/Events	84.95	107.89	1,515.90	166.52	3,008.62	2,200.78	47.11	0.00	12.77	24.19	38.58	0.00	0.00
Total Special Events	84.95	107.89	1,515.90	166.52	3,008.62	2,200.78	47.11	0.00	12.77	24.19	38.58	0.00	0.00
57900 - Contingency													
6401 - Capital Outlay	0.00	0.00	105,545.00	0.00	0.00	0.00	3,669.98	106,245.00	350.00	0.00	350.00	850.00	0.00
6409 - Miscellaneous Contingency	980.00	0.00	5.99	119.03	0.00	180.00	168.00	0.00	0.00	0.00	799.99	87.50	0.00
Total Contingency	980.00	0.00	105,550.99	119.03	0.00	180.00	3,837.98	106,245.00	350.00	0.00	1,149.99	937.50	0.00

221 General Fund

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 07/31/2025

	Month Ending 07/31/2024 Actual	Month Ending 08/31/2024 Actual	Month Ending 09/30/2024 Actual	Month Ending 10/31/2024 Actual	Month Ending 11/30/2024 Actual	Month Ending 12/31/2024 Actual	Month Ending 01/31/2025 Actual	Month Ending 02/28/2025 Actual	Month Ending 03/31/2025 Actual	Month Ending 04/30/2025 Actual	Month Ending 05/31/2025 Actual	Month Ending 06/30/2025 Actual	Month Ending 07/31/2025 Actual
Total Expenditures	123,508.34	126,612.44	218,337.09	189,702.51	166,475.00	137,127.43	121,231.53	230,206.89	106,709.97	164,778.10	124,240.72	138,945.82	178,706.65
Total Excess of Revenues Over(Under) Expenditures	(118,892.53)	(123,612.59)	(216,130.75)	1,853,349.80	(164,373.54)	(135,538.89)	(115,941.09)	(226,972.11)	(101,460.51)	(158,226.67)	(117,634.14)	(127,668.72)	(171,441.18)
Total Other Financing Sources(Uses)													
38100 - Interfund Transfer													
1004 - Interfund Transfer	0.00	0.00	0.00	0.00	0.00	0.00	139,967.99	0.00	0.00	0.00	0.00	0.00	0.00
58100 - Interfund Transfer (Expense)													
1004 - Interfund Transfer	0.00	0.00	0.00	0.00	0.00	0.00	(23,395.66)	0.00	0.00	0.00	0.00	0.00	0.00
59100 - Other Costs													
9908 - Purchase Asset	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(50,000.00)	0.00
Total Other Financing Sources(Uses)	0.00	0.00	0.00	0.00	0.00	0.00	116,572.33	0.00	0.00	0.00	0.00	(50,000.00)	0.00
Fund Balance, Beginning of Period	1,418,735.66	1,299,843.13	1,176,230.54	960,099.79	2,813,449.59	2,649,076.05	2,513,537.16	2,514,168.40	2,287,196.29	2,185,735.78	2,027,509.11	1,909,874.97	1,732,206.25
Fund Balance, End of Period	1,299,843.13	1,176,230.54	960,099.79	2,813,449.59	2,649,076.05	2,513,537.16	2,514,168.40	2,287,196.29	2,185,735.78	2,027,509.11	1,909,874.97	1,732,206.25	1,560,765.07

K-Bar Ranch II Community Development District
Notes to Unaudited Financial Statements
July 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 07/31/25.
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 11

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
July 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$118,508.88**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Blue Water Aquatics, Inc.	300183	33814	Aquatic Service - Pond Treatment 06/25	$ 4,860.00
City of Tampa Utilities	300187	2282015 07/25	10352 K Bar Ranch Pkwy - Account #2282015 07/25	$ 7.70
City of Tampa Utilities	300187	2287182 07/25	10820 Mistflower Ln - Account #2287182 07/25	$ 184.53
City of Tampa Utilities	300187	2333386 07/25	19339 Eagle Creek Ln - Account #2333386 07/25	$ 80.82
City of Tampa Utilities	300187	2382753 07/25	10598 K-Bar Ranch Pkwy (Unit TM-2) 07/25	$ 1,208.27
City of Tampa Utilities	300187	2382755 07/25	10598 K-Bar Ranch Pkwy (Unit TM-1) 07/25	$ 774.98
Complete IT Corp	300190	16996	Security Monitoring 07/25	$ 3,557.00
Complete IT Corp	300190	17072	Battery Backup (Winsome Manor) 07/25	$ 230.00
Complete IT Corp	300201	17098	Service Call - Pedestal (Old Spanish) 07/25	$ 495.00
Complete IT Corp	300201	17103	Service Call - Gate (Eagle Creek) 07/25	$ 660.00
Complete IT Corp	300201	17108	Service Call - Gate Arm (Sundrift) 07/25	$ 478.00
Cooper Pools Inc.	300191	2025-873	Monthly Pool Service 07/25	$ 2,840.00
Florida Coast Equipment, LLC	300206	W0949305	Service Call - Kabota 06/25	$ 827.61
Florida Department of Revenue	20250709-1	39-8017923158-4 06/25	Sales and Use Tax 06/25	$ 90.18

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Johnson Engineering, LLC	300202	6197	Engineering Services 07/25	$ 7,370.00
Pine Lake Services, LLC	300184	7726	Straighten Trees 04/25	$ 6,479.45
Pine Lake Services, LLC	300184	7728	Fertilizer & Pest Control 06/25	$ 1,600.00
Pine Lake Services, LLC	300192	7662	Landscape Maintenance - Common Areas 11-23 07/25	$ 1,099.00
Pine Lake Services, LLC	300192	7663	Monthly Landscape Maintenance 07/25	$ 26,578.67
Pine Lake Services, LLC	300192	7664	Monthly Maintenance - Gilded Woods 06/25	$ 2,862.10
Rizzetta & Company, Inc.	300182	INV0000100460	District Management Services 07/25	$ 6,050.75
Rizzetta & Company, Inc.	300185	INV0000100584	Amenity Management & Oversight 07/25	$ 8,580.65
Rizzetta & Company, Inc.	300186	INV0000100645	Out of Pocket Expense 07/25	$ 214.62
Rizzetta & Company, Inc.	300189	INV0000100700	Personnel Reimbursement 07/18/25	$ 5,440.60
Rizzetta & Company, Inc.	300205	INV0000101151	Mass Mailing - Budget Notice 07/25	$ 1,205.90
Spectrum	20250704-1	1779814061725 - 9814 06/25 ACH	19302 Eagle Creek LN SB 06/25	$ 130.00
Spectrum	20250705-1	1736988061925 - 6988 06/25 ACH	10541 K-Bar Ranch Pkwy 06/25	$ 160.00
Spectrum	20250705-2	1736970061925 - 6970 06/25 ACH	10711 Mistflower Lane 06/25	$ 160.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	20250708-1	2736809062225 - 6809 06/25 ACH	19292 Mossy Pine Dr 06/25	$ 170.00
Spectrum	20250708-2	1752167062125 - 2167 06/25 ACH	10820 Mistflower Lane - Amenity Center 06/25	$ 290.00
Spectrum	20250713-1	2313795062625 - 3795 07/25 ACH	10820 Mistflower Ln 07/25	$ 7.43
Spectrum	20250716-1	1744362062925 - 4362 07/25 ACH	10340 K-Bar Ranch Pkwy 07/25	$ 160.00
Spectrum	20250718-1	1754981070125 - 4981 07/25 ACH	10528 Mistflower Ln 07/25	$ 170.00
Spectrum	20250727-1	1758297071025 - 8297 07/25 ACH	10621 Mistflower Ln 07/25	$ 170.00
Spectrum	20250729-2	1736996071225 - 6996 07/25 ACH	10339 K-Bar Ranch Pkwy Bldg - Gate 07/25	$ 160.00
Stearns Weaver Miller Weissler Alhadeff &	300203	16110804	Legal Services - Litigation 06/25	$ 4,655.00
Suncoast Rust Control, Inc.	300188	08491	Monthly Rust Control 06/25	$ 1,525.00
Suncoast Rust Control, Inc.	300188	08492	Monthly Rust Control - Hawk Valley 07/25	$ 685.00
TECO	20250710-1	321000017111 07/25	Electric Summary 07/25	$ 19,325.16
TECO	20250728-1	221008777825 07/25	10580 K-Bar Ranch Pkwy 07/25	$ 35.15
TECO	20250728-2	221008777817 07/25	10598 K-Bar Ranch Pkwy 07/25	$ 60.98
TECO	20250728-3	221005600376 07/25	10598 K Bar Ranch Pkwy, Entry Light/Gate 07/25	$ 259.95

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
TECO	20250728-4	211025392658 07/25	10841 Mistflower Lane, Gate 07/25	$ 90.40
TECO	20250728-5	211025490809 07/25	10611 K-Bar Ranch Pkwy 07/25	$ 149.20
TECO	20250728-6	221008498422 07/25	19301 Eagle Creek LN - Entry Sign/Gate 07/25	$ 104.90
TECO	20250728-7	221008392039 07/25	Parcel I - Street Lights 07/25	$ 1,737.17
TECO	20250728-8	221008728984 07/25	Parcel G - Streetlights 07/25	$ 2,245.64
The Observer Group, Inc.	300204	25-02059H	Legal Advertising 07/18/25 & 07/25/25	$ 511.88
Valley National Bank	20250728-11	Valley CC ACH 06/25 - 221	Credit Card Expenses 06/25	$ 1,292.80
Waste Management Inc. of Florida	20250701-3	0163899-2206-9	Waste Management - Clubhouse 07/25	$ 477.39
Total				**$ 118,508.88**

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
+17278422100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

INVOICE

BILL TO
K-Bar Ranch CDD II
c/o Rizzetta & Co.
3434 Colwell Ave, Ste 200
Tampa, FL 33614

INVOICE	33814
DATE	06/30/2025
TERMS	Net 45
DUE DATE	08/14/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/03/2025	Pond / Waterway Treatment	Aquatic Services - (Included) 2 Techs on Site Treatment Report Attached	1	0.00	0.00
06/11/2025	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
06/20/2025	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	4,860.00	4,860.00
06/21/2025	Service Request	Aquatic Service Request TRASH PICK UP Treatment Report Attached	1	0.00	0.00
06/30/2025	Monthly Management Report	Monthly Management Report (No Charge) Attached	1	0.00	0.00

SUBTOTAL	4,860.00
TOTAL	4,860.00
BALANCE DUE	**$4,860.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
$7.70

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015

BILL DATE: 07/10/2025

PAY NEW CHARGES BY: 07/31/2025

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000228201 5 0000000770

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 07/10/2025

Service For:
K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 07/07/2025

Amount Now Due
$7.70

Your Account Number
2282015

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993	IRR	35	35	33	0	0

LAST BILLING				12.42
LESS PAYMENTS				12.42 CR
WATER BASE CHARGE 5/8"		1 Meter @	7.00	7.00
TBW PASS-THROUGH		0.0 @	0.00	0.00
WATER SUBTOTAL	7.00			
UTILITY TAX 10%				0.70

Pay This Amount → **$7.70**

PLEASE PAY BY DUE DATE OF 07/31/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
$184.53

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182

BILL DATE: 07/10/2025
PAY NEW CHARGES BY: 07/31/2025

K-BAR RANCH COMMINUTY DEVELOP
C/O K-BAR RANCH 2 CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000228718 2 0000018453

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT

K-BAR RANCH COMMINUTY DEVELOP
C/O K-BAR RANCH 2 CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 07/10/2025

Service For:
K-BAR RANCH COMMINUTY DEVELOP
10820 MISTFLOWER LN

Service To: 07/08/2025

Amount Now Due
$184.53

Your Account Number
2287182

Water Customer Class
COMMERCIAL

Water Usage History

Months	Gallons (1000's)
JUL	19
JUN	64
MAY	37
APR	11
MAR	9
FEB	5
JAN	123
DEC	10
NOV	12
OCT	5
SEP	17
AUG	2
JUL	19

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	352	348	34	4	3
19073745	WATER	1559	1538	34	21	16

LAST BILLING			462.59
LESS PAYMENTS			462.59 CR
WATER BASE CHARGE 1 1/2"	2 Meters @	35.00	70.00
WATER TIER 1 CHARGE	25.0 @	3.91	97.75
TBW PASS-THROUGH	25.0 @	0.00	0.00
WATER SUBTOTAL	167.75		
UTILITY TAX 10%			16.78

Pay This Amount → **$184.53**

PLEASE PAY BY DUE DATE OF 07/31/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
$80.82

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386

BILL DATE: 07/10/2025

PAY NEW CHARGES BY: 07/31/2025

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000 2333386 0000008082

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 07/10/2025

Service For:
K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 07/08/2025

Amount Now Due
$80.82

Your Account Number
2333386

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	409	392	34	17	13

LAST BILLING				70.68
LESS PAYMENTS				70.68 CR
WATER BASE CHARGE 5/8"	1 Meter @	7.00		7.00
IRRIGATION TIER 1 CHARGE	17.0 @	3.91		66.47
TBW PASS-THROUGH	17.0 @	0.00		0.00
WATER SUBTOTAL			73.47	
UTILITY TAX 10%				7.35

Pay This Amount → **$80.82**

PLEASE PAY BY DUE DATE OF 07/31/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
$1,208.27

Make Check Payable:
City of Tampa Utilities

Your Account Number
2382753

BILL DATE: 07/10/2025

PAY NEW CHARGES BY: 07/31/2025

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000 2382753 0000 1208 27

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT

Amount Now Due
$1,208.27

Your Account Number
2382753

Water Customer Class
COMMERCIAL

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 07/10/2025

Service For:
K BAR RANCH II CDD
10598 K BAR RANCH PKWY UNIT TRAC TM-2

Service To: 07/08/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000652	IRR	440	301	33	139	104

LAST BILLING			248.22
LESS PAYMENTS			248.22 CR
WATER BASE CHARGE 1"	1 Meter @	17.50	17.50
IRRIGATION TIER 1 CHARGE	27.5 @	3.91	107.53
IRRIGATION TIER 2 CHARGE	27.5 @	6.57	180.68
IRRIGATION TIER 3 CHARGE	41.3 @	8.75	360.94
IRRIGATION TIER 4 CHARGE	42.8 @	10.10	431.78
TBW PASS-THROUGH	139.0 @	0.00	0.00
WATER SUBTOTAL	1,098.43		
UTILITY TAX 10%			109.84

Pay This Amount → **$1,208.27**

PLEASE PAY BY DUE DATE OF 07/31/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
$774.98

Make Check Payable:
City of Tampa Utilities

Your Account Number
2382755

BILL DATE: 07/10/2025

PAY NEW CHARGES BY: 07/31/2025

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000238 2755 0000077498

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Bill Date: 07/10/2025

Service For:
K BAR RANCH II CDD
10598 K BAR RANCH PKWY UNIT TRAC TM-1

Service To: 07/08/2025

Amount Now Due
$774.98

Your Account Number
2382755

Water Customer Class
COMMERCIAL

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
24000650	IRR	302	202	33	100	75

LAST BILLING			162.88
LESS PAYMENTS			162.88 CR
WATER BASE CHARGE 1"	1 Meter @	17.50	17.50
IRRIGATION TIER 1 CHARGE	27.5 @	3.91	107.53
IRRIGATION TIER 2 CHARGE	27.5 @	6.57	180.68
IRRIGATION TIER 3 CHARGE	41.3 @	8.75	360.94
IRRIGATION TIER 4 CHARGE	3.8 @	10.10	37.88
TBW PASS-THROUGH	100.0 @	0.00	0.00
WATER SUBTOTAL	704.53		
UTILITY TAX 10%			70.45

Pay This Amount → **$774.98**

PLEASE PAY BY DUE DATE OF 07/31/2025

Pay Online at utilities.tampagov.net or by phone at (813) 274-8811

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	16996
Invoice Date	07-01-25
Balance Due	**$3,557.00**

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Clubhouse ==	$0.00	1.0	$0.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	$9.50	25.0	$237.50
Monitored Camera System	Cameras Monitored after hours. Notifies Police (Monthly)	$500.00	1.0	$500.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$17.50	5.0	$87.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	$150.00	1.0	$150.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	$60.00	1.0	$60.00
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	$40.00	1.0	$40.00
Notes	== Community Gates ==	$0.00	1.0	$0.00
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	56.0	$532.00
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	$45.00	20.0	$900.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$17.50	40.0	$700.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	$35.00	10.0	$350.00

Subtotal	**$3,557.00**
Tax	$0.00
Invoice Total	$3,557.00
Payments	$0.00
Credits	$0.00
Balance Due	**$3,557.00**

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17072
Invoice Date	07-15-25
Balance Due	**$230.00**

Item	Description	Unit Cost	Quantity	Line Total
Battery Backup 1000VA/600W (Stand-up)	With 1000VA and 600 Watts of capacity, the 0E-1000V9RD UPS protects equipment from blackouts, brown outs, spikes, and surges.	$230.00	1.0	$230.00

Subtotal	**$230.00**
Tax	$0.00
Invoice Total	$230.00
Payments	$0.00
Credits	$0.00
Balance Due	**$230.00**

Invoice Ticket

Ticket Date	Thu 07-03-25 08:02 AM
Ticket #	11910
Subject	**Winsome manor internet down**

Ticket Issue

Initial Issue Thu 07-03-25 08:02 AM Charles Bourne	Winsome manor internet down

Ticket Comments

Date	Comment
Update Tue 07-15-25 01:03 PM Charles Bourne	Only charging for the battery backup. The firewall was warrantied.
Note Thu 07-03-25 06:15 PM Jacob Macy	firewall and backup battery both shot. replaced firewall and backup, installed managed unifi power strip, cleaned up unused cables and plugged in strip to backup. ran Ethernet cable from router to Ethernet surge port on backup battery to the firewall.
Initial Issue Thu 07-03-25 08:02 AM Charles Bourne	Winsome manor internet down

2664 Cypress Ridge Blvd | Suite 103
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(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17098
Invoice Date	07-21-25
Balance Due	**$495.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	3.0	$495.00

Subtotal	**$495.00**
Tax	$0.00
Invoice Total	$495.00
Payments	$0.00
Credits	$0.00
Balance Due	**$495.00**

RECEIVED
07/21/2025

Invoice Ticket

Ticket Date	Wed 06-25-25 04:45 PM
Ticket #	11956
Subject	**Old Spanish Ped Hit**

Ticket Issue

Initial Issue Mon 07-21-25 04:57 PM Charles Bourne	Pedestal was hit and removed. Whit doge ram pulling a trailer. Hit was 6-25-25

Ticket Comments

Date	Comment
Update Mon 07-21-25 05:00 PM Charles Bourne	Video of the ped hit, and the license plate of the trailer has been uploaded to the drive. Repair has been made, the ped was re-mounted. Equipment is scratched up but functioning. Went back onsite to verify all functionality once the internet was restored.
Initial Issue Mon 07-21-25 04:57 PM Charles Bourne	Pedestal was hit and removed. Whit doge ram pulling a trailer. Hit was 6-25-25

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17103
Invoice Date	07-21-25
Balance Due	**$660.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	4.0	$660.00

Subtotal	**$660.00**
Tax	$0.00
Invoice Total	$660.00
Payments	$0.00
Credits	$0.00
Balance Due	**$660.00**

RECEIVED
07/21/2025

Invoice Ticket

Ticket Date	Tue 07-01-25 09:45 AM
Ticket #	11897
Subject	**Eagle Creek: Gate stuck in open position**

Ticket Issue

	Eagle Creek: Gate stuck in open position
Initial Issue Tue 07-01-25 09:45 AM Thomas Giella	The arm is working normally, but the gate is in the open position. This happened at 7:05 am and 12:48 am 7/1/25 Also at 12:45pm 6/30/25

Ticket Comments

Date	Comment
Update Mon 07-21-25 06:53 PM Charles Bourne	Went onsite to cut in the new ground loop. Once I dug up the Pipe and the box in the ground I found where the loop was severely damaged. I was able to splice the loop and seal it up to prevent further corrosion. The connection was severely corroded and rusted from water as shown in the Ohm meter. Once the splice was complete I tested the loop and the loop Ohmed correctly. Put everything back and re-tested. everything worked and is still working. Loop was repaired instead of having to cut it in the concrete.
Update Wed 07-02-25 10:00 AM Charles Bourne	Went onsite to check the gate to see what is holding it open. The in ground safety loop was holding the operator open not allowing it to close. Ohmed the loop and got 1.4 Mega Ohm. This indicates the loop is failing. Should be above 20 Mega Ohm. Ohmed the loop at the lift master operator to confirm, and got over 110 Mega Ohm. Tested for possible radar instead of in ground loop, radar will not work in this instance because the metal Gate would be in the way. Gates are still currently locked open.
Initial Issue Tue 07-01-25 09:45 AM Thomas Giella	Eagle Creek: Gate stuck in open position The arm is working normally, but the gate is in the open position. This happened at 7:05 am and 12:48 am 7/1/25 Also at 12:45pm 6/30/25

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Complete I.T.
SERVICE & SOLUTIONS

K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice #	17108
Invoice Date	07-21-25
Balance Due	**$478.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00
LED Strip For 12' Arm	Replacement LED Strip for Liftmaster arm. Wire Harness Sold Seperately.	$148.00	1.0	$148.00

Subtotal	**$478.00**
Tax	$0.00
Invoice Total	$478.00
Payments	$0.00
Credits	$0.00
Balance Due	**$478.00**

RECEIVED
07/21/2025

Invoice Ticket

Ticket Date	Fri 07-18-25 03:10 PM
Ticket #	11948
Subject	**Sundrift South Gate hit**

Ticket Issue

Initial Issue Fri 07-18-25 03:10 PM Charles Bourne	Sundrift South Barrier Arm was Hit. Wednesday July 16th 2025 between 1:03-1:04

Ticket Comments

Date	Comment
Update Mon 07-21-25 07:01 PM Charles Bourne	Jacob Went onsite and the LED was damaged. Replaced the LED and the arm is working properly again.
Update Fri 07-18-25 03:11 PM Charles Bourne	White truck tailgated and hit the arm. Arm was put back up and needs the LED replaced. (click to view image)
Initial Issue Fri 07-18-25 03:10 PM Charles Bourne	Sundrift South Barrier Arm was Hit. Wednesday July 16th 2025 between 1:03-1:04

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:K-Bar Ranch II

Bill to
K-Bar Ranch II
3434 Colwell Ave Suite 200
Tampa, FL 33625

Ship to
K-Bar Ranch II
10820 Mistflower Lane
Tampa, FL 33614

Invoice details
Invoice no.: 2025-873
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance July 2025	1	$2,840.00	$2,840.00

Total **$2,840.00**

Ways to pay

View and pay

FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533

Ship To: IN STORE PICKUP

Branch		
LAND O' LAKES		
Date	Time	Page
07/25/25	09:35:17 (O)	01
Account No	Phone No	Inv No
KBARR001		W0949305
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	503	

Invoice To: K-Bar Ranch II Community Development District
5844 Old Pasco Rd Ste 100
Wesley Chapel FL 33544

SERVICE PRELIMINARY

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS
1032572	UTILITY RTV520H	80E	A5KA1DGAVRG023306		

SEGMENT# 1 5 737 NA 06/25/25 05/28/25

DIAG				3.00	3.00

COMPLAINT:
PLEASE QUOTE 100 HR SERVICE FOR ROAD CALL.
CORRECTION:
Performed service.
Inspected unit and found no faults.
All fluids topped off and no visible damage.
Tested unit operation with no faults.
ADDITIONAL DESCRIPTION:
DAVE ESKRA 813-379-5021
MITCH 813-538-4856
called left voice mail 7/10 need to collect payment
813-388-9646 MITCH
CALLED LINE BUSY 7/24/25

HH1J0-32430		1	14.72	14.72
	Sub for HH150-32430. HH150-32430 Discontinued, sell thru			
32721-58242		1	61.41	61.41
	ELEMENT, FILTER AIR INNER			
6C060-99414		1	31.61	31.61
	ASSY ELEMENT *			
70000-10001		2	32.30	64.60
	OIL, 1 GAL 15W-40			
			PARTS	172.34
			LABOR	570.00
10360005		SEGMENT TOTAL==>		742.34

CONTINUED ON PAGE 02

****** WORK ORDER TOTALS ******

Service Estimate & Invoice Terms:
I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make repair changes as necessary and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

X
Ordered By

X
Received By

Service Release Policy:
All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A $10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed.
Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.
An express mechanic's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

FLORIDA COAST EQUIPMENT

Florida Coast Equipment
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533

Ship To: IN STORE PICKUP

Branch		
LAND O' LAKES		
Date	Time	Page
07/25/25	09:35:17 (O)	02
Account No	Phone No	Inv No
KBARR001		W0949305
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	503	

Invoice To: K-Bar Ranch II Community Development District
5844 Old Pasco Rd Ste 100
Wesley Chapel FL 33544

SERVICE PRELIMINARY

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS
1032572	UTILITY RTV520H	80E	A5KA1DGAVRG023306		

PARTS		172.34
LABOR		570.00
SHOP SUPPLIES		85.27
~~TOTAL CREDIT CARD~~	Total	827.61

Service Estimate & Invoice Terms:
I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

X _____
Ordered By

X _____
Received By

Service Release Policy:
All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A $10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed.
Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any.
An express mechanic's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

FLORIDA DEPARTMENT OF REVENUE

Sales and Use Tax Return

DR-15
R. 01/20
Rule 12A-1.097, F.A.C.
Effective 01/20

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at **floridarevenue.com/forms**.

Certificate Number: 39-8017923158-4 **Sales and Use Tax Return** **HD/PM Date:** / / **DR-15 R. 01/20**

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	$1,202.40	.	$1,202.40	90.18
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.

Surtax Rate: 1.5 Reporting Period JUN 2025

5. Total Amount of Tax Due	90.18
6. Less Lawful Deductions	.
7. Net Tax Due	90.18
8. Less Est Tax Pd / DOR Cr Memo	
9. Plus Est Tax Due Current Month	
10. Amount Due	90.18
~~11. Less Collection Allowance~~	E-file/E-pay Only
12. Plus Penalty	
13. Plus Interest	.
14. Amount Due with Return	90.18

Name
Address
City/St
ZIP

K-Bar Ranch II Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Your Copy

Due: 07/20/25
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

Certificate Number: 39-8017923158-4 **Sales and Use Tax Return** **HD/PM Date:** / / **DR-15 R. 01/20**

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		.		
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.

Surtax Rate: Reporting Period

5. Total Amount of Tax Due	
6. Less Lawful Deductions	.
7. Net Tax Due	
8. Less Est Tax Pd / DOR Cr Memo	.
9. Plus Est Tax Due Current Month	.
10. Amount Due	
~~11. Less Collection Allowance~~	E-file/E-pay Only
12. Plus Penalty	.
13. Plus Interest	.
14. Amount Due with Return	

Name
Address
City/St
ZIP

K-Bar Ranch II Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due:
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first $1,200 of tax due, not to exceed $30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at **floridarevenue.com**.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than $50, may be charged. The $50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Signature of Preparer	Date
		Tiffany Judd	

( ) Telephone Number	( ) Telephone Number
	813-994-1001 ext 3099

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a).	Exempt Amount of Items Over $5,000 (included in Column 3)	**15(a).**
15(b).	Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3)	**15(b).**
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	**15(c).**
15(d).	**Total Amount of Discretionary Sales Surtax Due** (included in Column 4)	**15(d).** 18.04
16.	**Hope Scholarship Credits** (included in Line 6)	**16.**
17.	Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A)	**17.**
18.	Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A)	**18.**
19.	Taxable Sales from **Amusement Machines** (included in Line A)	**19.**
20.	Rural or Urban High Crime Area Job Tax Credits	**20.**
21.	Other Authorized Credits	**21.**

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Signature of Preparer	Date

( ) Telephone Number	( ) Telephone Number

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a).	Exempt Amount of Items Over $5,000 (included in Column 3)	**15(a).**
15(b).	Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3)	**15(b).**
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	**15(c).**
15(d).	**Total Amount of Discretionary Sales Surtax Due** (included in Column 4)	**15(d).**
16.	**Hope Scholarship Credits** (included in Line 6)	**16.**
17.	Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A)	**17.**
18.	Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A)	**18.**
19.	Taxable Sales from **Amusement Machines** (included in Line A)	**19.**
20.	Rural or Urban High Crime Area Job Tax Credits	**20.**
21.	Other Authorized Credits	**21.**

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

Nancy Bregg
K-Bar Ranch II Community Development District
c/o Rizetta and Company Inc.
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Invoice Date: July 18, 2025
Project No: 20258015-000
Invoice No: 6197

Additional Information:

Contract No: **Facility:**
Proposal No: **GSA Sin No:**
Project Manager: Charles R. Reed **Store/Unit No:**

Project 20258015-000 K-Bar Ranch II CDD Prof Eng Srvcs

Professional Services from June 14, 2025 to July 11, 2025

Task 01 General Services

Professional Personnel

		Hours	Rate	Amount
Guarin, Pedro	6/18/2025	3.00		0.00
Concept Plan				
Guarin, Pedro	6/19/2025	8.00		0.00
Concept Plan				
Guarin, Pedro	6/26/2025	2.00		0.00
Working on concept				
Guarin, Pedro	6/27/2025	2.00		0.00
Working on concept				
Jennings, Joshua	6/18/2025	.25		0.00
phone call with Charles regarding the concept plan				
Jennings, Joshua	6/19/2025	1.25		0.00
review and mark up concept, discuss with Pedro, re-review, send to Charles				
Professional 6				
Reed, Charles	6/16/2025	3.00	220.00	660.00
K-Bar Ranch II / Gilded Woods - Inspection services for 2nd asphalt lift (gutter removal and replacement on this day)				
Reed, Charles	6/17/2025	4.50	220.00	990.00
K-Bar Ranch II / Gilded Woods - Inspection services for 2nd asphalt lift (gutter removal and replacement on this day)				
K-Bar Ranch II / SWFWMD Wetland Monitoring Report - field review with SWFWMD inspector				

Reed, Charles	6/18/2025	3.50	220.00	770.00	
K-Bar Ranch II / Gilded Woods - Inspection K-Bar Ranch II / Attended Board Meeting (in person)					
Reed, Charles	6/19/2025	2.50	220.00	550.00	
K-Bar Ranch II / Gilded Woods - inspection (heavy rain this day) K-Bar Ranch II / Proposed Recreational Area - review of initial site plan					
Reed, Charles	6/20/2025	2.00	220.00	440.00	
K-Bar Ranch II / Proposed Recreational Area - site plan coordination K-Bar Ranch II / Gilded Woods - inspection					
Reed, Charles	6/23/2025	2.50	220.00	550.00	
K-Bar Ranch II / Gilded Woods - Resurfacing project inspection (concrete work still being done)					
Reed, Charles	6/27/2025	2.50	220.00	550.00	
K-Bar Ranch II / Gilded Woods - field inspection					
Reed, Charles	6/30/2025	3.50	220.00	770.00	
K-Bar Ranch II / Meeting regarding M/I Homes sale to K-Bar Ranch K-Bar Ranch II / Gilded Woods - coordination regarding resurfacing project K-Bar Ranch II / Sidewalk Inventory					
Reed, Charles	7/1/2025	2.00	220.00	440.00	
K-Bar Ranch II / Gilded Woods - Inspection					
Reed, Charles	7/2/2025	2.00	220.00	440.00	
K-Bar Ranch II / Gilded Woods - Inspection					
Reed, Charles	7/8/2025	2.50	220.00	550.00	
K-Bar Ranch II / Gilded Woods Resurfacing - field inspection					
Reed, Charles	7/11/2025	3.00	220.00	660.00	
K-Bar Ranch II / Gilded Woods Resurfacing - field inspection and coordination with contractor regarding revised dates of paving					
Totals		50.00		7,370.00	
Total Labor					**7,370.00**
			Total this Task		**$7,370.00**
			Total this Invoice		**$7,370.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/30/25	7726
Terms	**Due Date**
Net 30	07/30/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$6,479.45	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$6,479.45	**$0.00**	**$6,479.45**

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

KBar Leaning Tree Remediation 4.8.25

- Using heavy equipment, raise, reset and stake leaning trees on site.

Plant Material Install	*$6,479.45*	*$0.00*	*$6,479.45*
Total	**$6,479.45**	**$0.00**	**$6,479.45**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/30/25	7728
Terms	**Due Date**
Net 30	07/30/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$1,600.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		**$1,600.00**	**$0.00**	**$1,600.00**
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		**$1,600.00**	**$0.00**	**$1,600.00**
	June F&P		*$1,600.00*	*$0.00*	*$1,600.00*
	Total		**$1,600.00**	**$0.00**	**$1,600.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/25	7662
Terms	**Due Date**
Net 30	07/31/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$1,099.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 July 2025		**$1,099.00**	**$0.00**	**$1,099.00**
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 July 2025		**$1,099.00**	**$0.00**	**$1,099.00**
	Total		**$1,099.00**	**$0.00**	**$1,099.00**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/25	7663
Terms	**Due Date**
Net 30	07/31/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$26,578.67	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL July 2025		**$26,578.67**	**$0.00**	**$26,578.67**
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL July 2025		**$26,578.67**	**$0.00**	**$26,578.67**
	Total		**$26,578.67**	**$0.00**	**$26,578.67**

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/25	7664
Terms	**Due Date**
Net 30	07/31/25

BILL TO	PROPERTY
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647	KBAR Ranch II 10820 Mistflower Lane Tampa, FL 33647

Amount Due	Enclosed
$2,862.10	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 July 2025		**$2,862.10**	**$0.00**	**$2,862.10**
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 July 2025		**$2,862.10**	**$0.00**	**$2,862.10**
	Total		**$2,862.10**	**$0.00**	**$2,862.10**

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2025	INV0000100460

Bill To:

K-Bar Ranch II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00221

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,687.17	$1,687.17
Administrative Services	1.00	$421.75	$421.75
Dissemination Services	1.00	$500.00	$500.00
Financial & Revenue Collections	1.00	$455.00	$455.00
Landscape Consulting Services	1.00	$1,000.00	$1,000.00
Management Services	1.00	$1,886.83	$1,886.83
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,050.75
Total	$6,050.75

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/3/2025	INV0000100584

Bill To:

K-Bar Ranch II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00056

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,000.00	$1,000.00
Personnel Reimbursement	1.00	$7,580.65	$7,580.65

Subtotal	$8,580.65
Total	$8,580.65

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2025	INV0000100645

Bill To:

K-Bar Ranch II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00056

Description	Qty	Rate	Amount
EE RECRUITING	114.16	$1.00	$114.16
Cell Phone	25.00	$1.00	$25.00
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	25.46	$1.00	$25.46

Subtotal	$214.62
Total	$214.62

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/18/2025	INV0000100700

Bill To:

K-Bar Ranch II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00056

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$5,440.60	$5,440.60

Subtotal	$5,440.60
Total	$5,440.60

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/25/2025	INV0000101151

Bill To:

K-Bar Ranch II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00221

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$1,205.90	$1,205.90

Subtotal	$1,205.90
Total	$1,205.90

Spectrum BUSINESS®

Attract more customers with Sports Fan TV

110+ channels

45+ sports channels

No occupancy requirements

College basketball tournament coverage

All for $60/month

Business Internet required

WE'RE COMMITTED TO KEEPING YOU CONNECTED • 100% OF THE TIME •

Call 877-567-2875

or visit spectrum.com/business to get started

Limited-time offer; subject to change. Offer valid for qualified customers who have not subscribed to applicable services w/in the last 30 days & have no outstanding obligation to Charter. A monthly $5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **SPORTS FAN TV:** Offer is for 1 year and requires bundled purchase of Sports Fan TV service with Business Internet or Business Voice or Connect. Taxes, fees and surcharges (bdcst surcharge up to $25.75/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel counts may vary by market. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA4PF07K

BAP-2502-BRT

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 17 06182025 NNNNNNN 01 994393

K BAR RANCH CDD 2 EAGLE CREEK
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

833712032177981400130005

June 17, 2025

K Bar Ranch Cdd 2 Eagle Creek
Invoice Number: 1779814061725
Account Number:: 8337 12 032 1779814
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 17 06182025 NNNNNNNN 01 994393

Spectrum BUSINESS

June 17, 2025
Invoice Number: 1779814061725
Account Number: **8337 12 032 1779814**
Security Code:
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 06/17/25 through 07/16/25 details on following pages

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	$130.00
YOUR AUTO PAY WILL BE PROCESSED 07/04/25	
Total Due by Auto Pay	**$130.00**

Auto Pay Notice

NEWS AND INFORMATION

Exclusive offer for Bars and Restaurants! Entertain your customers with Sports Fan TV. Call 1-833-537-0743 today.

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as $20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-866-337-2046 today.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 17 06182025 NNNNNNNN 01 994393

K BAR RANCH CDD 2 EAGLE CREEK
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814061725
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Total Due by Auto Pay $130.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400130005

K BAR RANCH CDD 2 EAGLE CREEK
Invoice Number: 1779814061725
Account Number: 8337 12 032 1779814
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 17 06182025 NNNNNNNN 01 994393

Charge Details

Previous Balance		130.00
EFT Payment	06/04	-130.00
Remaining Balance		**$0.00**

Payments received after 06/17/25 will appear on your next bill.

Service from 06/17/25 through 07/16/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-30.00
Promotional Discount	-60.00

Your promotional price will expire on 05/16/26

$130.00

Spectrum Business™ Internet Total $130.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Current Charges	**$130.00**
Total Due by Auto Pay	**$130.00**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

June 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814061725
Account Number: 8337 12 032 1779814
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 17 06182025 NNNNNNNN 01 994393

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

June 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814061725
Account Number:: 8337 12 032 1779814
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 17 06182025 NNNNNNNN 01 994393

June 19, 2025
Invoice Number: 1736988061925
Account Number: **8337 12 032 1736988**
Security Code:
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 06/19/25 through 07/18/25 details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 07/05/25	
Total Due by Auto Pay	**$160.00**

Auto Pay Notice

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as $20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 today.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 19 06202025 NNNNNNNN 01 996128

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988061925
Account Number: 8337 12 032 1736988
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay $160.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173698800160002

KBAR RANCH II CDD
Invoice Number: 1736988061925
Account Number: 8337 12 032 1736988
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 NO RP 19 06202025 NNNNNNNN 01 996128

Charge Details

Previous Balance		160.00
EFT Payment	06/05	-160.00
Remaining Balance		**$0.00**

Payments received after 06/19/25 will appear on your next bill.

Service from 06/19/25 through 07/18/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00

Spectrum Business™ Internet Total $120.00

Spectrum Business™ Voice

Phone number (813) 536-1073

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.32, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

KBAR RANCH II CDD
Invoice Number: 1736988061925
Account Number: 8337 12 032 1736988
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 19 06202025 NNNNNNNN 01 996128

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

June 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988061925
Account Number:: 8337 12 032 1736988
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 19 06202025 NNNNNNNN 01 996128

Spectrum BUSINESS

June 19, 2025
Invoice Number: 1736970061925
Account Number: **8337 12 032 1736970**
Security Code:
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 06/19/25 through 07/18/25 details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 07/05/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as $20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 today.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 19 06202025 NNNNNNNN 01 996129

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970061925
Account Number: 8337 12 032 1736970
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Total Due by Auto Pay **$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120321736970001600002

KBAR RANCH II CDD
Invoice Number: 1736970061925
Account Number: 8337 12 032 1736970
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 NO RP 19 06202025 NNNNNNNN 01 996129

Charge Details

Previous Balance		160.00
EFT Payment	06/05	-160.00
Remaining Balance		**$0.00**

Payments received after 06/19/25 will appear on your next bill.

Service from 06/19/25 through 07/18/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00

Spectrum Business™ Internet Total $120.00

Spectrum Business™ Voice

Phone number (813) 536-1076

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.32, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

KBAR RANCH II CDD
Invoice Number: 1736970061925
Account Number: 8337 12 032 1736970
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 19 06202025 NNNNNNNN 01 996129

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

June 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970061925
Account Number:: 8337 12 032 1736970
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 19 06202025 NNNNNNNN 01 996129

June 22, 2025
Invoice Number: 2736809062225
Account Number: **8337 12 030 2736809**
Security Code:
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as $20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 06/22/25 through 07/21/25 details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 07/08/25	
Total Due by Auto Pay	**$170.00**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 22 06232025 NNNNNNNN 01 996184

K-BAR RANCH II - MOSSY PINE-GATE
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

June 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809062225
Account Number: 8337 12 030 2736809
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Total Due by Auto Pay $170.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030273680900170001

K-BAR RANCH II - MOSSY PINE-GATE
Invoice Number: 2736809062225
Account Number: 8337 12 030 2736809
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 22 06232025 NNNNNNN 01 996184

Charge Details

Previous Balance		170.00
EFT Payment	06/08	-170.00
Remaining Balance		**$0.00**

Payments received after 06/22/25 will appear on your next bill.

Service from 06/22/25 through 07/21/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00

Spectrum Business™ Internet Total $170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Current Charges	**$170.00**
Total Due by Auto Pay	**$170.00**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.

June 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE
Invoice Number: 2736809062225
Account Number: 8337 12 030 2736809
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 22 06232025 NNNNNNNN 01 996184

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

June 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809062225
Account Number:: 8337 12 030 2736809
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 22 06232025 NNNNNNNN 01 996184

Spectrum BUSINESS

June 21, 2025
Invoice Number: 1752167062125
Account Number: **8337 12 032 1752167**
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 06/21/25 through 07/20/25 details on following pages

Previous Balance	290.00
Payments Received -Thank You!	-290.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	120.00
Other Charges	0.00
Current Charges	$290.00
YOUR AUTO PAY WILL BE PROCESSED 07/08/25	
Total Due by Auto Pay	**$290.00**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 21 06222025 NNNNNNNN 01 995885

K BAR RANCH II AMENITY
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

June 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167062125
Account Number: 8337 12 032 1752167
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **$290.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175216700290007

K BAR RANCH II AMENITY
Invoice Number: 1752167062125
Account Number: 8337 12 032 1752167
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 995885

Charge Details

Previous Balance		290.00
EFT Payment	06/08	-290.00
Remaining Balance		**$0.00**

Payments received after 06/21/25 will appear on your next bill.

Service from 06/21/25 through 07/20/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00

Spectrum Business™ Internet Total $170.00

Spectrum Business™ Voice

Phone number (813) 388-9646

Spectrum Business Voice	40.00
	$40.00

Phone number (813) 388-9713

Spectrum Business Voice	40.00
	$40.00

Phone number (813) 388-9728

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $120.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Current Charges	**$290.00**
Total Due by Auto Pay	**$290.00**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

K BAR RANCH II AMENITY
Invoice Number: 1752167062125
Account Number: 8337 12 032 1752167
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 995885

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

June 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167062125
Account Number:: 8337 12 032 1752167
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 995885

Spectrum BUSINESS®

June 26, 2025
Invoice Number: 2313795062625
Account Number: **8337 12 032 2313795**
Security Code:
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 06/26/25 through 07/25/25 details on following pages

Previous Balance	0.00
Payments Received	0.00
Adjustments	-99.00
Remaining Balance	**-$99.00**
Spectrum Business™ Internet	0.00
Other Charges	0.00
One-Time Charges	99.00
Taxes, Fees and Charges	7.43
Current Charges	$106.43
YOUR AUTO PAY WILL BE PROCESSED 07/13/25	
Total Due by Auto Pay	**$7.43**

Welcome to Spectrum Business! This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 26 06272025 NNNNNNNN 01 001092 0004

K-BAR RANCH 2 GATE
10820 MISTFLOWER LN
TAMPA FL 33647-3781

June 26, 2025
K-BAR RANCH 2 GATE
Invoice Number: 2313795062625
Account Number: 8337 12 032 2313795
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **$7.43**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

83371203223137950000 7435

June 29, 2025
Invoice Number: 1744362062925
Account Number: **8337 12 032 1744362**
Security Code:
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 06/29/25 through 07/28/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 07/16/25	
Total Due by Auto Pay	**$160.00**

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Telecommunications Relay Service (TRS).
The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs. Please dial **711** to be connected to a TRS Center.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 29 06302025 NNNNNNNN 01 996866

Envera KBar Ranch II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362062925
Account Number: 8337 12 032 1744362
Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

Total Due by Auto Pay $160.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120321744362001600002

Envera KBar Ranch II CDD
Invoice Number: 1744362062925
Account Number: 8337 12 032 1744362
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 29 06302025 NNNNNNNN 01 996866

Charge Details

Previous Balance		160.00
EFT Payment	06/16	-160.00
Remaining Balance		**$0.00**

Payments received after 06/29/25 will appear on your next bill.

Service from 06/29/25 through 07/28/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00

Spectrum Business™ Internet Total $120.00

Spectrum Business™ Voice

Phone number (813) 803-7074

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

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The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.32, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

Envera KBar Ranch II CDD
Invoice Number: 1744362062925
Account Number: 8337 12 032 1744362
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 29 06302025 NNNNNNNN 01 996866

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

June 29, 2025

Envera KBar Ranch II CDD
Invoice Number: 1744362062925
Account Number:: 8337 12 032 1744362
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 29 06302025 NNNNNNNN 01 996866

Spectrum BUSINESS

July 1, 2025
Invoice Number: 1754981070125
Account Number: **8337 12 032 1754981**
Security Code:
Service At: 10528 MISTFLOWER LN
SB
TAMPA FL 33647-3544

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 07/01/25 through 07/31/25 details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Adjustments	-99.00
Remaining Balance	**-$99.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
One-Time Charges	99.00
Current Charges	$269.00
YOUR AUTO PAY WILL BE PROCESSED 07/18/25	
Total Due by Auto Pay	**$170.00**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 01 07022025 NNNNNNNN 01 988003

K-BAR RANCH 2 GATE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 1, 2025

K-BAR RANCH 2 GATE

Invoice Number: 1754981070125
Account Number: 8337 12 032 1754981
Service At: 10528 MISTFLOWER LN
SB
TAMPA FL 33647-3544

Total Due by Auto Pay $170.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175498100170001

July 1, 2025

K-BAR RANCH 2 GATE
Invoice Number: 1754981070125
Account Number: 8337 12 032 1754981
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 01 07022025 NNNNNNNN 01 988003

Charge Details

Previous Balance		170.00
EFT Payment	06/18	-170.00

Payments received after 07/01/25 will appear on your next bill.

Adjustments

Equipment Swap Adjust - Adjustment	06/25	-99.00
Adjustments Total		-$99.00

Remaining Balance **-$99.00**

Service from 07/01/25 through 07/31/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$170.00
Spectrum Business™ Internet Total	$170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

One-Time Charges

Modem Swap Install Chrg	06/25	99.00
One-Time Charges Total		$99.00

Current Charges	**$269.00**
Total Due by Auto Pay	**$170.00**

Billing Information

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Continued on the next page....

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For questions or concerns, please call **1-866-519-1263**.

K-BAR RANCH 2 GATE
Invoice Number: 1754981070125
Account Number: 8337 12 032 1754981
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 01 07022025 NNNNNNNN 01 988003

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

July 1, 2025

K-BAR RANCH 2 GATE

Invoice Number: 1754981070125
Account Number:: 8337 12 032 1754981
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 01 07022025 NNNNNNNN 01 988003

Spectrum BUSINESS

July 10, 2025
Invoice Number: 1758297071025
Account Number: **8337 12 032 1758297**
Security Code:
Service At: 10621 MISTFLOWER LN
TAMPA FL 33647-3738

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

NEWS AND INFORMATION

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as $20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Summary

Service from 07/10/25 through 08/09/25 details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	$170.00
YOUR AUTO PAY WILL BE PROCESSED 07/27/25	
Total Due by Auto Pay	**$170.00**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 07112025 NNNNNNNN 01 996606

K BAR RANCH II CDD-GATE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297071025
Account Number: 8337 12 032 1758297
Service At: 10621 MISTFLOWER LN
TAMPA FL 33647-3738

Total Due by Auto Pay **$170.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175829700170001

K BAR RANCH II CDD-GATE
Invoice Number: 1758297071025
Account Number: 8337 12 032 1758297
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 10 07112025 NNNNNNNN 01 996606

Charge Details

Previous Balance		170.00
EFT Payment	06/27	-170.00
Remaining Balance		**$0.00**

Payments received after 07/10/25 will appear on your next bill.

Service from 07/10/25 through 08/09/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
	$170.00

Spectrum Business™ Internet Total $170.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Current Charges	**$170.00**
Total Due by Auto Pay	**$170.00**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

July 10, 2025

K BAR RANCH II CDD-GATE
Invoice Number: 1758297071025
Account Number: 8337 12 032 1758297
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 10 07112025 NNNNNNNN 01 996606

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

July 10, 2025

K BAR RANCH II CDD-GATE
Invoice Number: 1758297071025
Account Number:: 8337 12 032 1758297
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 10 07112025 NNNNNNNN 01 996606

Spectrum BUSINESS

July 12, 2025
Invoice Number: 1736996071225
Account Number: **8337 12 032 1736996**
Security Code:
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 07/12/25 through 08/11/25 details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	$160.00
YOUR AUTO PAY WILL BE PROCESSED 07/29/25	
Total Due by Auto Pay	**$160.00**

Auto Pay Notice

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Telecommunications Relay Service (TRS).
The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs. Please dial **711** to be connected to a TRS Center.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 12 07132025 NNNNNNNN 01 996460

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 12, 2025

KBAR RANCH II CDD

Invoice Number: 1736996071225
Account Number: 8337 12 032 1736996
Service At: 10339 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay $160.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

83371203217369960016000 2

KBAR RANCH II CDD
Invoice Number: 1736996071225
Account Number: 8337 12 032 1736996
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 12 07132025 NNNNNNNN 01 996460

Charge Details

Previous Balance		160.00
EFT Payment	06/29	-160.00
Remaining Balance		**$0.00**

Payments received after 07/12/25 will appear on your next bill.

Service from 07/12/25 through 08/11/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	$120.00

Spectrum Business™ Internet Total $120.00

Spectrum Business™ Voice

Phone number (813) 536-1058

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Other Charges Continued

Current Charges	**$160.00**
Total Due by Auto Pay	**$160.00**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $2.29, Florida CST $4.63, Sales Tax $0.04, TRS Surcharge $0.08.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

KBAR RANCH II CDD
Invoice Number: 1736996071225
Account Number: 8337 12 032 1736996
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 12 07132025 NNNNNNNN 01 996460

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Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

July 12, 2025

KBAR RANCH II CDD
Invoice Number: 1736996071225
Account Number:: 8337 12 032 1736996
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 12 07132025 NNNNNNNN 01 996460

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct Line: (305) 789-3200
Fax: (305) 789-3395

K-Bar Ranch II Community Development
Perrson Cohen Mooney Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

Invoice Date: July 17, 2025
Invoice Number: 16110804
Matter Number: 48276.0001

For Professional Services through ***June 30, 2025***

Matter: Securiteam, Inc.

Total Fees	$	4,655.00
Total Due This Invoice	$	4,655.00

For Professional Services Rendered Through June 30, 2025

Date	Name	Description	Hours	Rate	Amount
06/02/25	D. J. Quam	Review documents for production to Plaintiff's counsel; communications with P. Cochran.	2.00	400.00	800.00
06/02/25	D.M. Mitchell	Finish preparing K-Bar production documents; upload same to ShareFile; prepare index of same;	2.30	195.00	448.50
06/03/25	D.M. Mitchell	Communicate with D. Quam regarding privilege log;	0.10	195.00	19.50
06/05/25	D.M. Mitchell	Manage documents;	0.60	195.00	117.00
06/06/25	D.M. Mitchell	Prepare production log; receive and begin to download and process archived emails for production;	4.10	195.00	799.50
06/09/25	D.M. Mitchell	Prepare and send email to D. Quam regarding archived .pst files received from M. O'Nolan;	0.30	195.00	58.50
06/12/25	D.M. Mitchell	Watch videos of The Green Team at gate kiosk; continue to prepare production log;	1.40	195.00	273.00
06/13/25	D.M. Mitchell	Finish privilege log;	0.50	195.00	97.50
06/16/25	D.M. Mitchell	Finish drafting privilege log;	0.20	195.00	39.00
06/18/25	D. J. Quam	Communications with D. Lewis regarding status update of case and discovery.	0.10	400.00	40.00
06/20/25	D. J. Quam	Review Securiteam's Request for Ruling without Hearing; communications with P. Cochran regarding hearing.	0.40	400.00	160.00
06/20/25	N. Sanders	Review and assess the text of a local rule that permits certain motions to be decided without a hearing.	0.20	325.00	65.00
06/24/25	D. J. Quam	Review discovery letter from P. Cochran regarding objections.	0.30	400.00	120.00
06/25/25	D. J. Quam	Draft Objection to Securiteam's Request for Ruling on Motion to Dismiss without Hearing, proposed Order and correspondence to judge and client.	1.90	400.00	760.00
06/25/25	D. J. Quam	Analyze issues regarding motion to dismiss Complaint.	0.30	400.00	120.00
06/25/25	D. J. Quam	Communications with opposing counsel and A. Cohen regarding discovery objections.	0.20	400.00	80.00
06/30/25	D. J. Quam	Prepare for and attend good faith discovery conference with R. Eckard and P. Cochran.	1.00	400.00	400.00
06/30/25	D. J. Quam	Analyze documents and discovery objections.	0.40	400.00	160.00

Date	Name	Description	Hours	Rate	Amount
06/30/25	D.M. Mitchell	Review case for documents produced; communicate with D. Quam regarding additional documents to be produced;	0.50	195.00	97.50

Timekeeper Summary

Name	Hours	Rate	Amount
Darrin J. Quam	6.60	400.00	2,640.00
Nicholas Sanders	0.20	325.00	65.00
Dione M. Mitchell	10.00	195.00	1,950.00
Total	**16.80**		**$4,655.00**

Total Due This Invoice **$4,655.00**

D. J. Quam

RECEIVED
07/22/2025

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct Line: (305) 789-3200
Fax: (305) 789-3395

K-Bar Ranch II Community Development
Perrson Cohen Mooney Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

Invoice Date: July 17, 2025
Invoice Number: 16110804
Matter Number: 48276.0001

REMITTANCE PAGE

*For Professional Services through **June 30, 2025***

Matter: Securiteam, Inc.

Total Fees	$	4,655.00
Total Due This Invoice	$	4,655.00

REMITTANCE

Please make checks payable to:	To pay by ACH or wire transfer:
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 150 W. Flagler Street, Suite 2200 Attention: ACCOUNTS RECEIVABLE Miami, Florida 33130 FEIN No.: 59-2126062	Citibank, N.A. ABA No.: 266086554 Account No.: 9146651992 Please include invoice/matter number(s) to avoid delays and errors in processing.

Sun Coast Rust Control
91789-2706 USA
8334667878
admin@suncoastrust.com
http://www.suncoastrust.com/suncoastrustcom

INVOICE

BILL TO
K-Bar Ranch II CDD
C/O Rizzetta & Co.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

INVOICE # 08491
DATE 07/01/2025
DUE DATE 07/31/2025
TERMS Net 30

SHIP DATE
02/01/2025

SHIP VIA
UPS

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Commercial Service	Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	1,525.00	1,525.00

Thank you for your business.

BALANCE DUE **$1,525.00**

Sun Coast Rust Control
91789-2706 USA
8334667878
admin@suncoastrust.com
http://www.suncoastrust.com/suncoastrustcom

INVOICE

BILL TO
K-Bar Ranch II CDD
C/O Rizzetta & Co.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

INVOICE # 08492
DATE 07/01/2025
DUE DATE 07/31/2025
TERMS Net 30

SHIP DATE
02/01/2025

SHIP VIA
UPS

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Commercial Service	Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	685.00	685.00

Thank you for your business.

BALANCE DUE **$685.00**

K-Bar Ranch II CDD

7/7/2025

Master Account #321000017111

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211017791636	$ 1,529.84	6/21/2025	19292 Mossy Pine Dr	53100	4301
211019281875	$ 1,501.51	6/21/2025	10820 Mistflower Ln, Amenity	53100	4304
211019923880	$ 83.68	6/21/2025	10820 Mistflower Ln, Sign/Gate	53100	4301
211020399740	$ 86.91	6/21/2025	10821 Mistflower LN	53100	4301
211023511093	$ 675.33	6/21/2025	K-Bar Ranch Segment E	53100	4307
211023511135	$ 86.02	6/21/2025	10541 K Bar Ranch Pkwy, Well	53100	4301
221003321017	$ 65.23	6/21/2025	10541 K Bar Ranch Pkwy, K	53100	4301
221003637594	$ 834.89	6/21/2025	10711 Mistflower Ln	53100	4301
221005599891	$ 98.91	6/21/2025	10339 K Bar Ranch Pkwy	53100	4301
221005600327	$ 200.39	6/21/2025	10340 K Bar Ranch Pkwy	53100	4301
221005600335	$ 6,099.27	6/21/2025	Hawk Valley Ranch Dr, Streetlights	53100	4307
221005600350	$ 32.76	6/21/2025	10310 K Bar Ranch Pk	53100	4301
221005600368	$ 2,638.34	6/21/2025	19290 Briarbrook Dr, B	53100	4301
221005629565	$ 151.99	6/21/2025	19294 Mossy Pine Dr., Well	53100	4301
221007136783	$ 67.55	6/21/2025	10340 K Bar Ranch Pkwy, Gate	53100	4301
221007621776	$ 886.31	6/21/2025	10820 Mistflower Ln, Well	53100	4301
221007993977	$ 1,567.71	6/21/2025	Parcel N, Streetlights	53100	4307
221008130249	$ 1,059.25	6/21/2025	K Bar Parcel D, Streetlights	53100	4307
221008151583	$ 1,659.27	6/21/2025	K Bar Ranch Pkwy F1 & F2, Streetlights	53100	4307

Total	**$ 19,325.16**		
	$ 6,762.82	**53100-4301**	**Utilities**
	$ 1,501.51	**53100-4304**	**Recreation**
	$ 11,060.83	**53100-4307**	**Street Lights**
		53100-4301	**Credit**
	$ -	**53100-4307**	**Credit**
Total	**$ 19,325.16**		

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Statement Date: July 07, 2025

Amount Due:	**$19,325.16**

Due Date: July 21, 2025
Account #: 321000017111

Account Summary

Previous Amount Due	$19,055.51
Payment(s) Received Since Last Statement	-$19,055.51
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$19,325.16**
Amount Due by July 21, 2025	**$19,325.16**

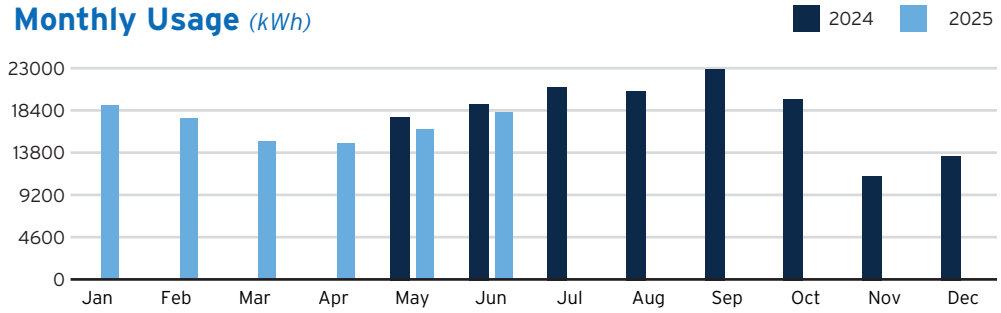
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781	12,543 KWH
19290 BRIARBROOK DR, TAMPA, FL 33647	1,058 KWH

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 321000017111
Due Date: July 21, 2025

Amount Due:	**$19,325.16**
Payment Amount: $ _____	

700500003447

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

700500003447321000017111000001932516 6

Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 19292 MOSSY PINE DR, TAMPA, FL 33647 **Sub-Account Number:** 211017791636

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000716424	06/13/2025	19,779		19,408		371 kWh	1	30 Days	$1,529.84

▼ 1.3%

Service Address: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781 **Sub-Account Number:** 211019281875

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000778163	06/12/2025	34,620		22,077		12,543 kWh	1	30 Days	$1,501.51
1000778163	06/12/2025	25.63		0		25.63 kW	1	30 Days	

▲ 10.9%

Service Address: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647-3781 **Sub-Account Number:** 211019923880

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000277186	06/12/2025	15,972		15,632		340 kWh	1	30 Days	$83.68

= 0.0%

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647 **Sub-Account Number:** 211020399740

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000563384	06/12/2025	14,658		14,300		358 kWh	1	30 Days	$86.91

▲ 4.1%

Service Address: K BAR RANCH SEGMENT E, TAMPA, FL 33647 **Sub-Account Number:** 211023511093

Continued on next page →

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Amount: $675.33

Service Address: 10541 K BAR RANCH PKWY, WELL, TAMPA, FL 33647 **Sub-Account Number:** 211023511135

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000857951	06/12/2025	23,821		23,468		353 kWh	1	30 Days	$86.02

▼ 14.9%

Service Address: 10541 K BAR RANCH PKWY, TAMPA, FL 33647 **Sub-Account Number:** 221003321017

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143235	06/12/2025	16,665		16,428		237 kWh	1	30 Days	$65.23

▼ 7.1%

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647 **Sub-Account Number:** 221003637594

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	06/12/2025	17,965		17,716		249 kWh	1	30 Days	$834.89

▼ 4.2%

Service Address: 10339 K BAR RANCH PKWY, TAMPA, FL 33647 **Sub-Account Number:** 221005599891

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143216	06/12/2025	23,821		23,396		425 kWh	1	30 Days	$98.91

▼ 16.8%

Service Address: 10340 K BAR RANCH PKWY, TAMPA, FL 33647 **Sub-Account Number:** 221005600327

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000851365	06/12/2025	8,629		7,638		991 kWh	1	30 Days	$200.39

▲ 22.6%

Service Address: HAWK VALLEY RANCH DR, TAMPA, FL 33647 **Sub-Account Number:** 221005600335

Amount: $6,099.27

Service Address: 10310 K BAR RANCH PK, TAMPA, FL 33647 **Sub-Account Number:** 221005600350

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143215	06/12/2025	2,996		2,940		56 kWh	1	30 Days	$32.76

▼ 1.8%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000017111

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647 **Sub-Account Number:** 221005600368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000123590	06/12/2025	45,113		44,055		1,058 kWh	1	30 Days	$2,638.34

▲ 57.7%

Service Address: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647 **Sub-Account Number:** 221005629565

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000143151	06/13/2025	49,985		49,264		721 kWh	1	30 Days	$151.99

▲ 21.6%

Service Address: 10340 K BAR RANCH PKWY, GATE, TAMPA, FL 33647 **Sub-Account Number:** 221007136783

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000707065	06/12/2025	15,120		14,870		250 kWh	1	30 Days	$67.55

▼ 4.2%

Service Address: 10820 MISTFLOWER LN, TAMPA, FL 33647-3781 **Sub-Account Number:** 221007621776

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000777467	06/13/2025	14,152		13,884		268 kWh	1	30 Days	$886.31

▲ 21.3%

Service Address: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647 **Sub-Account Number:** 221007993977

Amount: $1,567.71

Service Address: K BAR PARCEL D, TAMPA, FL 33647 **Sub-Account Number:** 221008130249

Amount: $1,059.25

Service Address: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647 **Sub-Account Number:** 221008151583

Amount: $1,659.27

Total Current Month's Charges **$19,325.16**

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211017791636
Statement Date: 07/01/2025

Service Address: 19292 MOSSY PINE DR, TAMPA, FL 33647

Meter Read

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** General Service - Non Demand

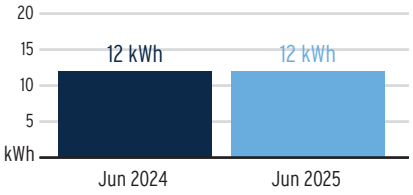
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	06/13/2025	19,779		19,408		371 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*371 kWh @ $0.08641/kWh*	$32.06
Fuel Charge	*371 kWh @ $0.03391/kWh*	$12.58
Storm Protection Charge	*371 kWh @ $0.00577/kWh*	$2.14
Clean Energy Transition Mechanism	*371 kWh @ $0.00418/kWh*	$1.55
Storm Surcharge	*371 kWh @ $0.02121/kWh*	$7.87
Florida Gross Receipt Tax		$1.93
Electric Service Cost		**$77.03**
Franchise Fee		$5.05
Municipal Public Service Tax		$7.17
Total Electric Cost, Local Fees and Taxes		**$89.25**

Avg kWh Used Per Day



Current Month's Electric Charges $89.25

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211017791636
Statement Date: 07/01/2025

Service Address: 19292 MOSSY PINE DR, TAMPA, FL 33647

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*646 kWh @ $0.03412/kWh*	$22.04
Fixture & Maintenance Charge	*34 Fixtures*	$564.74
Lighting Pole / Wire	*34 Poles*	$726.24
Lighting Fuel Charge	*646 kWh @ $0.03363/kWh*	$21.72
Storm Protection Charge	*646 kWh @ $0.00559/kWh*	$3.61
Clean Energy Transition Mechanism	*646 kWh @ $0.00043/kWh*	$0.28
Storm Surcharge	*646 kWh @ $0.01230/kWh*	$7.95
Florida Gross Receipt Tax		$1.43
Franchise Fee		$88.29
Municipal Public Service Tax		$4.29
Lighting Charges		**$1,440.59**

Current Month's Electric Charges $1,440.59

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019281875
Statement Date: 07/01/2025

Service Address: 10820 MISTFLOWER LN, AMENITY, TAMPA, FL 33647-3781

Meter Read

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	06/12/2025	34,620		22,077		12,543 kWh	1	30 Days
1000778163	06/12/2025	25.63		0		25.63 kW	1	30 Days

Charge Details

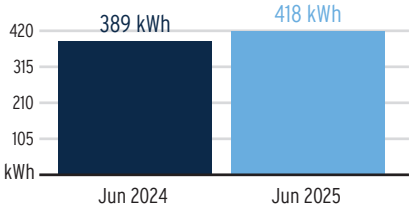
Electric Charges

Daily Basic Service Charge	*30 days @ $1.06000*	$31.80
Billing Demand Charge	*26 kW @ $18.07000/kW*	$469.82
Energy Charge	*12,543 kWh @ $0.00773/kWh*	$96.96
Fuel Charge	*12,543 kWh @ $0.03391/kWh*	$425.33
Capacity Charge	*26 kW @ $0.30000/kW*	$7.80
Storm Protection Charge	*26 kW @ $2.08000/kW*	$54.08
Energy Conservation Charge	*26 kW @ $0.93000/kW*	$24.18
Environmental Cost Recovery	*12,543 kWh @ $0.00068/kWh*	$8.53
Clean Energy Transition Mechanism	*26 kW @ $1.15000/kW*	$29.90
Storm Surcharge	*12,543 kWh @ $0.01035/kWh*	$129.82
Florida Gross Receipt Tax		$32.77
Electric Service Cost		**$1,310.99**
Franchise Fee		$85.87
Municipal Public Service Tax		$104.65
Total Electric Cost, Local Fees and Taxes		**$1,501.51**

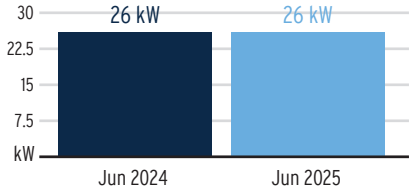
Current Month's Electric Charges **$1,501.51**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor

Decreasing the proportion of your electricity utilized at peak will improve your load factor.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019923880
Statement Date: 07/01/2025

Service Address: 10820 MISTFLOWER LN, SIGN/GATE, TAMPA, FL 33647-3781

Meter Read

Meter Location: SIGN/GATE

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

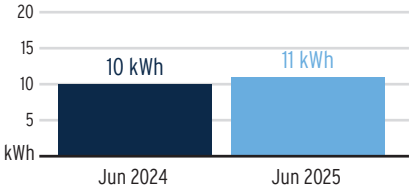
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	06/12/2025	15,972		15,632		340 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*340 kWh @ $0.08641/kWh*	$29.38
Fuel Charge	*340 kWh @ $0.03391/kWh*	$11.53
Storm Protection Charge	*340 kWh @ $0.00577/kWh*	$1.96
Clean Energy Transition Mechanism	*340 kWh @ $0.00418/kWh*	$1.42
Storm Surcharge	*340 kWh @ $0.02121/kWh*	$7.21
Florida Gross Receipt Tax		$1.81
Electric Service Cost		**$72.21**
Franchise Fee		$4.73
Municipal Public Service Tax		$6.74
Total Electric Cost, Local Fees and Taxes		**$83.68**

Avg kWh Used Per Day



Current Month's Electric Charges **$83.68**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211020399740
Statement Date: 07/01/2025

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Meter Location: ENTRY LIGHT & GATE

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

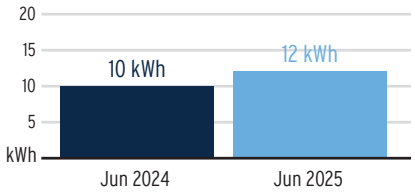
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	06/12/2025	14,658		14,300		358 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*358 kWh @ $0.08641/kWh*	$30.93
Fuel Charge	*358 kWh @ $0.03391/kWh*	$12.14
Storm Protection Charge	*358 kWh @ $0.00577/kWh*	$2.07
Clean Energy Transition Mechanism	*358 kWh @ $0.00418/kWh*	$1.50
Storm Surcharge	*358 kWh @ $0.02121/kWh*	$7.59
Florida Gross Receipt Tax		$1.88
Electric Service Cost		**$75.01**
Franchise Fee		$4.91
Municipal Public Service Tax		$6.99
Total Electric Cost, Local Fees and Taxes		**$86.91**

Avg kWh Used Per Day



Current Month's Electric Charges **$86.91**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211023511093
Statement Date: 07/01/2025

Service Address: K BAR RANCH SEGMENT E, TAMPA, FL 33647

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*407 kWh @ $0.03412/kWh*	$13.89
Fixture & Maintenance Charge	*11 Fixtures*	$132.44
Lighting Pole / Wire	*11 Poles*	$462.88
Lighting Fuel Charge	*407 kWh @ $0.03363/kWh*	$13.69
Storm Protection Charge	*407 kWh @ $0.00559/kWh*	$2.28
Clean Energy Transition Mechanism	*407 kWh @ $0.00043/kWh*	$0.18
Storm Surcharge	*407 kWh @ $0.01230/kWh*	$5.01
Florida Gross Receipt Tax		$0.90
Franchise Fee		$41.35
Municipal Public Service Tax		$2.71
Lighting Charges		**$675.33**

Current Month's Electric Charges $675.33

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211023511135
Statement Date: 07/01/2025

Service Address: 10541 K BAR RANCH PKWY, WELL, TAMPA, FL 33647

Meter Read

Meter Location: WELL/IRRIGATION

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

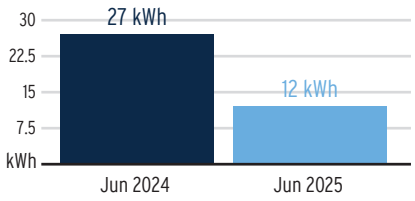
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	06/12/2025	23,821		23,468		353 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*353 kWh @ $0.08641/kWh*	$30.50
Fuel Charge	*353 kWh @ $0.03391/kWh*	$11.97
Storm Protection Charge	*353 kWh @ $0.00577/kWh*	$2.04
Clean Energy Transition Mechanism	*353 kWh @ $0.00418/kWh*	$1.48
Storm Surcharge	*353 kWh @ $0.02121/kWh*	$7.49
Florida Gross Receipt Tax		$1.86
Electric Service Cost		**$74.24**
Franchise Fee		$4.86
Municipal Public Service Tax		$6.92
Total Electric Cost, Local Fees and Taxes		**$86.02**

Avg kWh Used Per Day



Current Month's Electric Charges **$86.02**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003321017
Statement Date: 07/01/2025

Service Address: 10541 K BAR RANCH PKWY, TAMPA, FL 33647

Meter Read

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

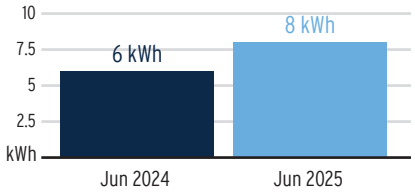
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	06/12/2025	16,665		16,428		237 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*237 kWh @ $0.08641/kWh*	$20.48
Fuel Charge	*237 kWh @ $0.03391/kWh*	$8.04
Storm Protection Charge	*237 kWh @ $0.00577/kWh*	$1.37
Clean Energy Transition Mechanism	*237 kWh @ $0.00418/kWh*	$0.99
Storm Surcharge	*237 kWh @ $0.02121/kWh*	$5.03
Florida Gross Receipt Tax		$1.41
Electric Service Cost		**$56.22**
Franchise Fee		$3.68
Municipal Public Service Tax		$5.33
Total Electric Cost, Local Fees and Taxes		**$65.23**

Avg kWh Used Per Day



Current Month's Electric Charges **$65.23**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003637594
Statement Date: 07/01/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

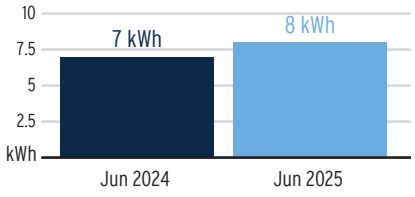
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	06/12/2025	17,965		17,716		249 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*249 kWh @ $0.08641/kWh*	$21.52
Fuel Charge	*249 kWh @ $0.03391/kWh*	$8.44
Storm Protection Charge	*249 kWh @ $0.00577/kWh*	$1.44
Clean Energy Transition Mechanism	*249 kWh @ $0.00418/kWh*	$1.04
Storm Surcharge	*249 kWh @ $0.02121/kWh*	$5.28
Florida Gross Receipt Tax		$1.45
Electric Service Cost		**$58.07**
Franchise Fee		$3.80
Municipal Public Service Tax		$5.49
Total Electric Cost, Local Fees and Taxes		**$67.36**

Avg kWh Used Per Day



Current Month's Electric Charges **$67.36**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221003637594
Statement Date: 07/01/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*432 kWh @ $0.03412/kWh*	$14.74
Fixture & Maintenance Charge	*16 Fixtures*	$337.76
Lighting Pole / Wire	*16 Poles*	$341.76
Lighting Fuel Charge	*432 kWh @ $0.03363/kWh*	$14.53
Storm Protection Charge	*432 kWh @ $0.00559/kWh*	$2.41
Clean Energy Transition Mechanism	*432 kWh @ $0.00043/kWh*	$0.19
Storm Surcharge	*432 kWh @ $0.01230/kWh*	$5.31
Florida Gross Receipt Tax		$0.95
Franchise Fee		$47.01
Municipal Public Service Tax		$2.87
Lighting Charges		**$767.53**

Current Month's Electric Charges $767.53

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005599891
Statement Date: 07/01/2025

Service Address: 10339 K BAR RANCH PKWY, TAMPA, FL 33647

Meter Read

Meter Location: WELL

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

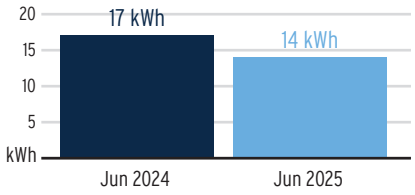
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	06/12/2025	23,821		23,396		425 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*425 kWh @ $0.08641/kWh*	$36.72
Fuel Charge	*425 kWh @ $0.03391/kWh*	$14.41
Storm Protection Charge	*425 kWh @ $0.00577/kWh*	$2.45
Clean Energy Transition Mechanism	*425 kWh @ $0.00418/kWh*	$1.78
Storm Surcharge	*425 kWh @ $0.02121/kWh*	$9.01
Florida Gross Receipt Tax		$2.14
Electric Service Cost		**$85.41**
Franchise Fee		$5.59
Municipal Public Service Tax		$7.91
Total Electric Cost, Local Fees and Taxes		**$98.91**

Avg kWh Used Per Day



Current Month's Electric Charges **$98.91**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005600327
Statement Date: 07/01/2025

Service Address: 10340 K BAR RANCH PKWY, TAMPA, FL 33647

Meter Read

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

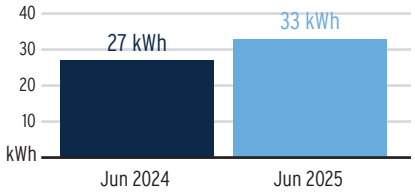
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851365	06/12/2025	8,629		7,638		991 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*991 kWh @ $0.08641/kWh*	$85.63
Fuel Charge	*991 kWh @ $0.03391/kWh*	$33.60
Storm Protection Charge	*991 kWh @ $0.00577/kWh*	$5.72
Clean Energy Transition Mechanism	*991 kWh @ $0.00418/kWh*	$4.14
Storm Surcharge	*991 kWh @ $0.02121/kWh*	$21.02
Florida Gross Receipt Tax		$4.33
Electric Service Cost		**$173.34**
Franchise Fee		$11.35
Municipal Public Service Tax		$15.70
Total Electric Cost, Local Fees and Taxes		**$200.39**

Avg kWh Used Per Day



Current Month's Electric Charges **$200.39**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005600335
Statement Date: 07/01/2025

Service Address: HAWK VALLEY RANCH DR, TAMPA, FL 33647

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*3237 kWh @ $0.03412/kWh*	$110.45
Fixture & Maintenance Charge	*128 Fixtures*	$2447.38
Lighting Pole / Wire	*128 Poles*	$3366.14
Lighting Fuel Charge	*3237 kWh @ $0.03363/kWh*	$108.86
Storm Protection Charge	*3237 kWh @ $0.00559/kWh*	$18.09
Clean Energy Transition Mechanism	*3237 kWh @ $0.00043/kWh*	$1.39
Storm Surcharge	*3237 kWh @ $0.01230/kWh*	$39.82
Florida Gross Receipt Tax		$7.14
Lighting Charges		**$6,099.27**

Current Month's Electric Charges $6,099.27

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005600350
Statement Date: 07/01/2025

Service Address: 10310 K BAR RANCH PK, TAMPA, FL 33647

Meter Read

Meter Location: ENTRANCE

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

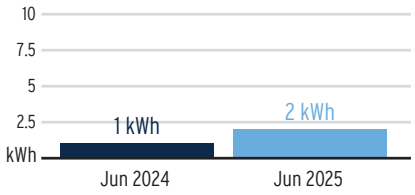
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	06/12/2025	2,996		2,940		56 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*56 kWh @ $0.08641/kWh*	$4.84
Fuel Charge	*56 kWh @ $0.03391/kWh*	$1.90
Storm Protection Charge	*56 kWh @ $0.00577/kWh*	$0.32
Clean Energy Transition Mechanism	*56 kWh @ $0.00418/kWh*	$0.23
Storm Surcharge	*56 kWh @ $0.02121/kWh*	$1.19
Florida Gross Receipt Tax		$0.70
Electric Service Cost		**$28.08**
Franchise Fee		$1.84
Municipal Public Service Tax		$2.84
Total Electric Cost, Local Fees and Taxes		**$32.76**

Avg kWh Used Per Day



Current Month's Electric Charges **$32.76**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005600368
Statement Date: 07/01/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

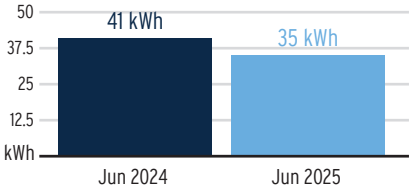
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	06/12/2025	45,113		44,055		1,058 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*1,058 kWh @ $0.08641/kWh*	$91.42
Fuel Charge	*1,058 kWh @ $0.03391/kWh*	$35.88
Storm Protection Charge	*1,058 kWh @ $0.00577/kWh*	$6.10
Clean Energy Transition Mechanism	*1,058 kWh @ $0.00418/kWh*	$4.42
Storm Surcharge	*1,058 kWh @ $0.02121/kWh*	$22.44
Florida Gross Receipt Tax		$4.59
Electric Service Cost		**$183.75**
Franchise Fee		$12.04
Municipal Public Service Tax		$16.62
Total Electric Cost, Local Fees and Taxes		**$212.41**

Avg kWh Used Per Day



Current Month's Electric Charges **$212.41**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005600368
Statement Date: 07/01/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*1041 kWh @ $0.03412/kWh*	$35.52
Fixture & Maintenance Charge	*44 Fixtures*	$1261.79
Lighting Pole / Wire	*44 Poles*	$916.62
Lighting Fuel Charge	*1041 kWh @ $0.03363/kWh*	$35.01
Storm Protection Charge	*1041 kWh @ $0.00559/kWh*	$5.82
Clean Energy Transition Mechanism	*1041 kWh @ $0.00043/kWh*	$0.45
Storm Surcharge	*1041 kWh @ $0.01230/kWh*	$12.80
Florida Gross Receipt Tax		$2.30
Franchise Fee		$148.71
Municipal Public Service Tax		$6.91
Lighting Charges		**$2,425.93**

Current Month's Electric Charges $2,425.93

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221005629565
Statement Date: 07/01/2025

Service Address: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

Meter Read

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** General Service - Non Demand

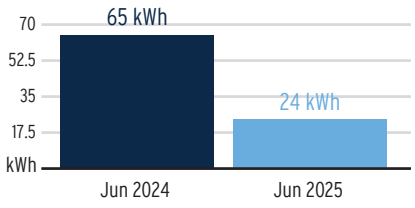
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	06/13/2025	49,985		49,264		721 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*721 kWh @ $0.08641/kWh*	$62.30
Fuel Charge	*721 kWh @ $0.03391/kWh*	$24.45
Storm Protection Charge	*721 kWh @ $0.00577/kWh*	$4.16
Clean Energy Transition Mechanism	*721 kWh @ $0.00418/kWh*	$3.01
Storm Surcharge	*721 kWh @ $0.02121/kWh*	$15.29
Florida Gross Receipt Tax		$3.28
Electric Service Cost		**$131.39**
Franchise Fee		$8.61
Municipal Public Service Tax		$11.99
Total Electric Cost, Local Fees and Taxes		**$151.99**

Avg kWh Used Per Day



Current Month's Electric Charges **$151.99**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007136783
Statement Date: 07/01/2025

Service Address: 10340 K BAR RANCH PKWY, GATE, TAMPA, FL 33647

Meter Read

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** General Service - Non Demand

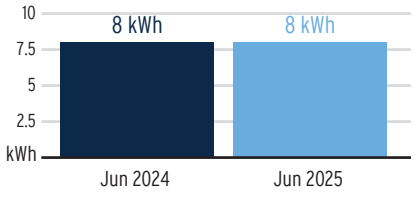
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	06/12/2025	15,120		14,870		250 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*250 kWh @ $0.08641/kWh*	$21.60
Fuel Charge	*250 kWh @ $0.03391/kWh*	$8.48
Storm Protection Charge	*250 kWh @ $0.00577/kWh*	$1.44
Clean Energy Transition Mechanism	*250 kWh @ $0.00418/kWh*	$1.05
Storm Surcharge	*250 kWh @ $0.02121/kWh*	$5.30
Florida Gross Receipt Tax		$1.46
Electric Service Cost		**$58.23**
Franchise Fee		$3.81
Municipal Public Service Tax		$5.51
Total Electric Cost, Local Fees and Taxes		**$67.55**

Avg kWh Used Per Day



Current Month's Electric Charges $67.55

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007621776
Statement Date: 07/01/2025

Service Address: 10820 MISTFLOWER LN, TAMPA, FL 33647-3781

Meter Read

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	06/13/2025	14,152		13,884		268 kWh	1	30 Days

Charge Details

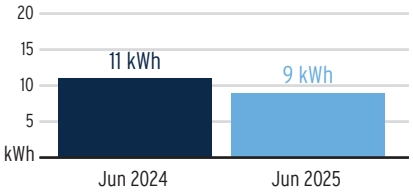
Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*268 kWh @ $0.08641/kWh*	$23.16
Fuel Charge	*268 kWh @ $0.03391/kWh*	$9.09
Storm Protection Charge	*268 kWh @ $0.00577/kWh*	$1.55
Clean Energy Transition Mechanism	*268 kWh @ $0.00418/kWh*	$1.12
Storm Surcharge	*268 kWh @ $0.02121/kWh*	$5.68
Florida Gross Receipt Tax		$1.53
Electric Service Cost		**$61.03**
Franchise Fee		$4.00
Municipal Public Service Tax		$5.76
Total Electric Cost, Local Fees and Taxes		**$70.79**

Current Month's Electric Charges **$70.79**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007621776
Statement Date: 07/01/2025

Service Address: 10820 MISTFLOWER LN, TAMPA, FL 33647-3781

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*459 kWh @ $0.03412/kWh*	$15.66
Fixture & Maintenance Charge	*17 Fixtures*	$358.87
Lighting Pole / Wire	*17 Poles*	$363.12
Lighting Fuel Charge	*459 kWh @ $0.03363/kWh*	$15.44
Storm Protection Charge	*459 kWh @ $0.00559/kWh*	$2.57
Clean Energy Transition Mechanism	*459 kWh @ $0.00043/kWh*	$0.20
Storm Surcharge	*459 kWh @ $0.01230/kWh*	$5.65
Florida Gross Receipt Tax		$1.01
Franchise Fee		$49.95
Municipal Public Service Tax		$3.05
Lighting Charges		**$815.52**

Current Month's Electric Charges $815.52

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007993977
Statement Date: 07/01/2025

Service Address: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*703 kWh @ $0.03412/kWh*	$23.99
Fixture & Maintenance Charge	*37 Fixtures*	$614.57
Lighting Pole / Wire	*37 Poles*	$790.32
Lighting Fuel Charge	*703 kWh @ $0.03363/kWh*	$23.64
Storm Protection Charge	*703 kWh @ $0.00559/kWh*	$3.93
Clean Energy Transition Mechanism	*703 kWh @ $0.00043/kWh*	$0.30
Storm Surcharge	*703 kWh @ $0.01230/kWh*	$8.65
Florida Gross Receipt Tax		$1.55
Franchise Fee		$96.09
Municipal Public Service Tax		$4.67
Lighting Charges		**$1,567.71**

Current Month's Electric Charges $1,567.71

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008130249
Statement Date: 07/01/2025

Service Address: K BAR PARCEL D, TAMPA, FL 33647

Service Period: 05/14/2025 - 06/12/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*475 kWh @ $0.03412/kWh*	$16.21
Fixture & Maintenance Charge	*25 Fixtures*	$415.25
Lighting Pole / Wire	*25 Poles*	$534.00
Lighting Fuel Charge	*475 kWh @ $0.03363/kWh*	$15.97
Storm Protection Charge	*475 kWh @ $0.00559/kWh*	$2.66
Clean Energy Transition Mechanism	*475 kWh @ $0.00043/kWh*	$0.20
Storm Surcharge	*475 kWh @ $0.01230/kWh*	$5.84
Florida Gross Receipt Tax		$1.05
Franchise Fee		$64.92
Municipal Public Service Tax		$3.15
Lighting Charges		**$1,059.25**

Current Month's Electric Charges $1,059.25

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008151583
Statement Date: 07/01/2025

Service Address: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*973 kWh @ $0.03412/kWh*	$33.20
Fixture & Maintenance Charge	*31 Fixtures*	$533.79
Lighting Pole / Wire	*31 Poles*	$931.52
Lighting Fuel Charge	*973 kWh @ $0.03363/kWh*	$32.72
Storm Protection Charge	*973 kWh @ $0.00559/kWh*	$5.44
Clean Energy Transition Mechanism	*973 kWh @ $0.00043/kWh*	$0.42
Storm Surcharge	*973 kWh @ $0.01230/kWh*	$11.97
Florida Gross Receipt Tax		$2.15
Franchise Fee		$101.60
Municipal Public Service Tax		$6.46
Lighting Charges		**$1,659.27**

Current Month's Electric Charges **$1,659.27**

Total Current Month's Charges **$19,325.16**

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Statement Date: July 18, 2025

Amount Due:	**$35.15**

Due Date: August 08, 2025
Account #: 221008777825

Account Summary

Current Service Period: June 13, 2025 - July 14, 2025

Previous Amount Due	$37.41
Payment(s) Received Since Last Statement	-$37.41
Current Month's Charges	**$35.15**
Amount Due by August 08, 2025	**$35.15**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

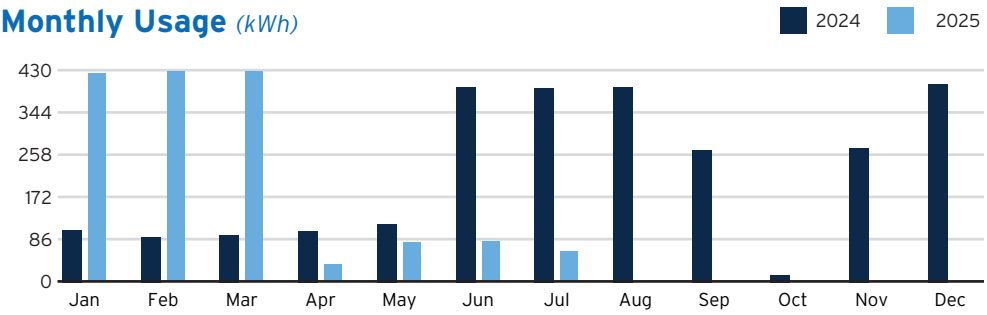
Your Energy Insight

Your average daily kWh used was **84.62% lower** than the same period last year.

Your average daily kWh used was **33.33% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008777825
Due Date: August 08, 2025

Amount Due:	**$35.15**
Payment Amount: $ _____	

666199072368

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See reverse side of your paystub for more ways to pay.

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K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

66619907236822100877782500000000035150

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: July 18, 2025
Charges Due: August 08, 2025

Meter Read

Meter Location: IRRIGATION
Service Period: Jun 13, 2025 - Jul 14, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857981	07/14/2025	10,529		10,468		61 kWh	1	32 Days

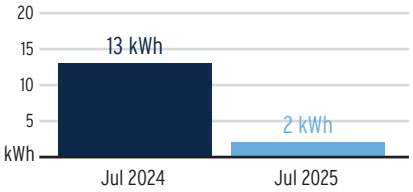
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*61 kWh @ $0.08641/kWh*	$5.27
Fuel Charge	*61 kWh @ $0.03391/kWh*	$2.07
Storm Protection Charge	*61 kWh @ $0.00577/kWh*	$0.35
Clean Energy Transition Mechanism	*61 kWh @ $0.00418/kWh*	$0.25
Storm Surcharge	*61 kWh @ $0.02121/kWh*	$1.29
Florida Gross Receipt Tax		$0.75
Electric Service Cost		**$30.14**
Franchise Fee		$1.97
Municipal Public Service Tax		$3.04
Total Electric Cost, Local Fees and Taxes		**$35.15**

Total Current Month's Charges $35.15

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit **TampaElectric.com/2025Bills** to learn more.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Statement Date: July 18, 2025

Amount Due:	**$60.98**

Due Date: August 08, 2025
Account #: 221008777817

Account Summary

Current Service Period: June 13, 2025 - July 14, 2025

Previous Amount Due	$56.61
Payment(s) Received Since Last Statement	-$56.61
Current Month's Charges	**$60.98**
Amount Due by August 08, 2025	**$60.98**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

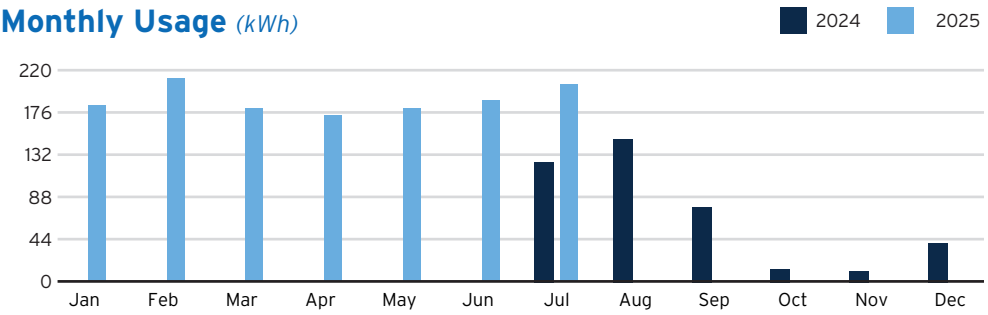
Your Energy Insight

Your average daily kWh used was **20% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008777817
Due Date: August 08, 2025

Amount Due:	**$60.98**
Payment Amount: $ _____	

666199072367

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K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6661990723672210087778170000000060983

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777817
Statement Date: July 18, 2025
Charges Due: August 08, 2025

Meter Read

Service Period: Jun 13, 2025 - Jul 14, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000876288	07/14/2025	2,318		2,113		205 kWh	1	32 Days

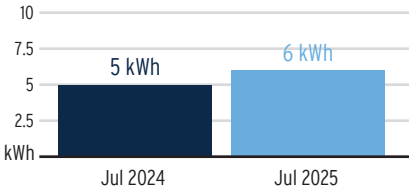
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*205 kWh @ $0.08641/kWh*	$17.71
Fuel Charge	*205 kWh @ $0.03391/kWh*	$6.95
Storm Protection Charge	*205 kWh @ $0.00577/kWh*	$1.18
Clean Energy Transition Mechanism	*205 kWh @ $0.00418/kWh*	$0.86
Storm Surcharge	*205 kWh @ $0.02121/kWh*	$4.35
Florida Gross Receipt Tax		$1.31
Electric Service Cost		**$52.52**
Franchise Fee		$3.44
Municipal Public Service Tax		$5.02
Total Electric Cost, Local Fees and Taxes		**$60.98**

Total Current Month's Charges $60.98

Avg kWh Used Per Day



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Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
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Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Statement Date: July 18, 2025

Amount Due:	**$259.95**

Due Date: August 08, 2025
Account #: 221005600376

Account Summary

Current Service Period: June 13, 2025 - July 14, 2025

Previous Amount Due	$220.14
Payment(s) Received Since Last Statement	-$220.14
Current Month's Charges	**$259.95**
Amount Due by August 08, 2025	**$259.95**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

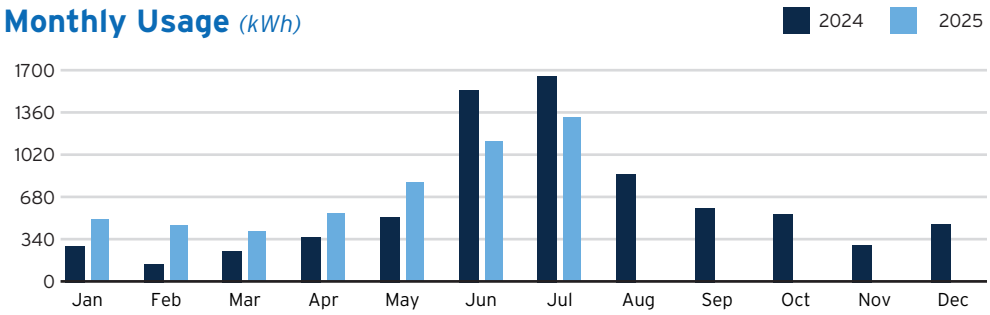
Your Energy Insight

Your average daily kWh used was **25.45% lower** than the same period last year.

Your average daily kWh used was **7.89% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221005600376
Due Date: August 08, 2025

Amount Due:	**$259.95**
Payment Amount: $ _____	

676075594176

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K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

676075594176221005600376000000259957

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Account #: 221005600376
Statement Date: July 18, 2025
Charges Due: August 08, 2025

Meter Read

Meter Location: WELL

Service Period: Jun 13, 2025 - Jul 14, 2025 **Rate Schedule:** Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	07/14/2025	20,613		19,294		1,319 kWh	1	32 Days

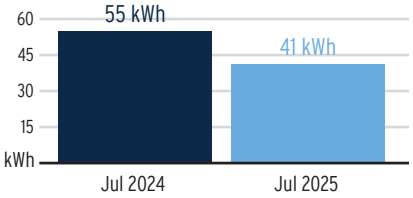
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.43000*	$13.76
Energy Charge		
First 1,000 kWh	*1,000 kWh @ $0.08924/kWh*	$89.24
Above 1,000 kWh	*319 kWh @ $0.09924/kWh*	$31.66
Fuel Charge		
First 1,000 kWh	*1,000 kWh @ $0.03044/kWh*	$30.44
Above 1,000 kWh	*319 kWh @ $0.04044/kWh*	$12.90
Storm Protection Charge	*1,319 kWh @ $0.00722/kWh*	$9.52
Clean Energy Transition Mechanism	*1,319 kWh @ $0.00406/kWh*	$5.36
Storm Surcharge	*1,319 kWh @ $0.01995/kWh*	$26.31
Florida Gross Receipt Tax		$5.62
Electric Service Cost		**$224.81**
Franchise Fee		$14.73
Municipal Public Service Tax		$20.41
Total Electric Cost, Local Fees and Taxes		**$259.95**

Total Current Month's Charges $259.95

Avg kWh Used Per Day



Important Messages

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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877-588-1010
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813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
10841 MISTFLOWER LN, GATE
TAMPA, FL 33647

Statement Date: July 18, 2025

Amount Due:	**$90.40**

Due Date: August 08, 2025
Account #: 211025392658

Account Summary

Current Service Period: June 13, 2025 - July 14, 2025

Previous Amount Due	$83.87
Payment(s) Received Since Last Statement	-$83.87
Current Month's Charges	**$90.40**
Amount Due by August 08, 2025	**$90.40**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

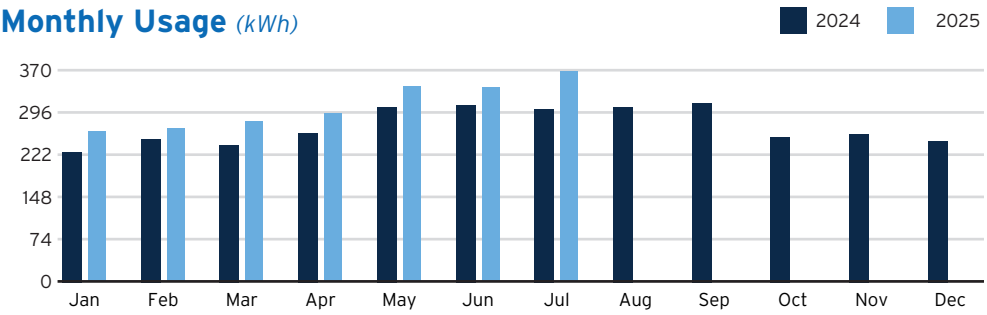
Your Energy Insight

Your average daily kWh used was **20% higher** than the same period last year.

Your average daily kWh used was **9.09% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211025392658
Due Date: August 08, 2025

Amount Due:	**$90.40**
Payment Amount: $ _____	

692124875417

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Make check payable to: TECO
Please write your account number on the memo line of your check.

6921248754172110253926580000000090409

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10841 MISTFLOWER LN
GATE, TAMPA, FL 33647

Account #: 211025392658
Statement Date: July 18, 2025
Charges Due: August 08, 2025

Meter Read

Service Period: Jun 13, 2025 - Jul 14, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	07/14/2025	8,370		8,001		369 kWh	1	32 Days

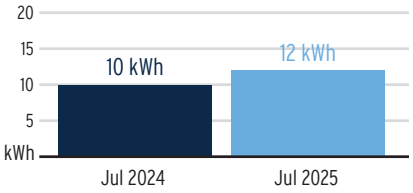
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*369 kWh @ $0.08641/kWh*	$31.89
Fuel Charge	*369 kWh @ $0.03391/kWh*	$12.51
Storm Protection Charge	*369 kWh @ $0.00577/kWh*	$2.13
Clean Energy Transition Mechanism	*369 kWh @ $0.00418/kWh*	$1.54
Storm Surcharge	*369 kWh @ $0.02121/kWh*	$7.83
Florida Gross Receipt Tax		$1.95
Electric Service Cost		**$78.01**
Franchise Fee		$5.11
Municipal Public Service Tax		$7.28
Total Electric Cost, Local Fees and Taxes		**$90.40**

Total Current Month's Charges $90.40

Avg kWh Used Per Day



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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Statement Date: July 18, 2025

Amount Due:	**$149.20**

Due Date: August 08, 2025
Account #: 211025490809

Account Summary

Current Service Period: June 13, 2025 - July 14, 2025

Previous Amount Due	$153.80
Payment(s) Received Since Last Statement	-$153.80
Current Month's Charges	**$149.20**
Amount Due by August 08, 2025	**$149.20**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

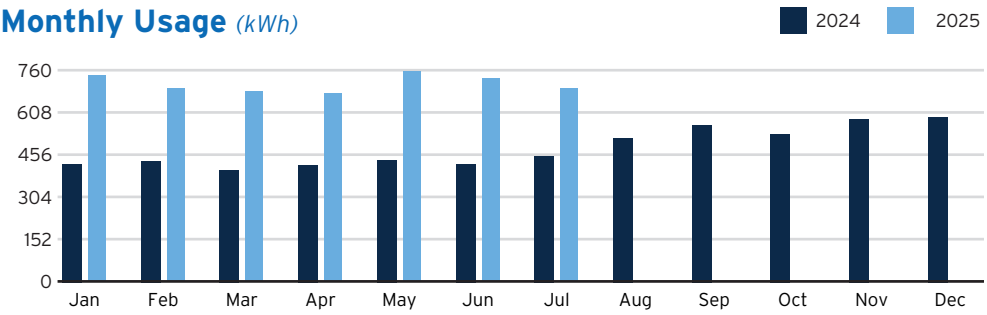
Your Energy Insight

Your average daily kWh used was **46.67% higher** than the same period last year.

Your average daily kWh used was **8.33% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211025490809
Due Date: August 08, 2025

Amount Due:	**$149.20**
Payment Amount: $ _____	

692124875418

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TAMPA, FL 33614-8390

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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

692124875418211025490809000000014920 3

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: July 18, 2025
Charges Due: August 08, 2025

Meter Read

Service Period: Jun 13, 2025 - Jul 14, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	07/14/2025	15,130		14,433		697 kWh	1	32 Days

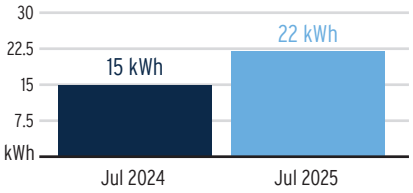
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*697 kWh @ $0.08641/kWh*	$60.23
Fuel Charge	*697 kWh @ $0.03391/kWh*	$23.64
Storm Protection Charge	*697 kWh @ $0.00577/kWh*	$4.02
Clean Energy Transition Mechanism	*697 kWh @ $0.00418/kWh*	$2.91
Storm Surcharge	*697 kWh @ $0.02121/kWh*	$14.78
Florida Gross Receipt Tax		$3.22
Electric Service Cost		**$128.96**
Franchise Fee		$8.45
Municipal Public Service Tax		$11.79
Total Electric Cost, Local Fees and Taxes		**$149.20**

Total Current Month's Charges $149.20

Avg kWh Used Per Day



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Tampa, FL 33601-0111

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
19301 EAGLE CREEK LN
TAMPA, FL 33647

Statement Date: July 21, 2025

Amount Due:	**$104.90**

Due Date: August 11, 2025
Account #: 221008498422

Account Summary

Current Service Period: June 14, 2025 - July 15, 2025

Previous Amount Due	$94.81
Payment(s) Received Since Last Statement	-$94.81
Current Month's Charges	**$104.90**
Amount Due by August 11, 2025	**$104.90**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

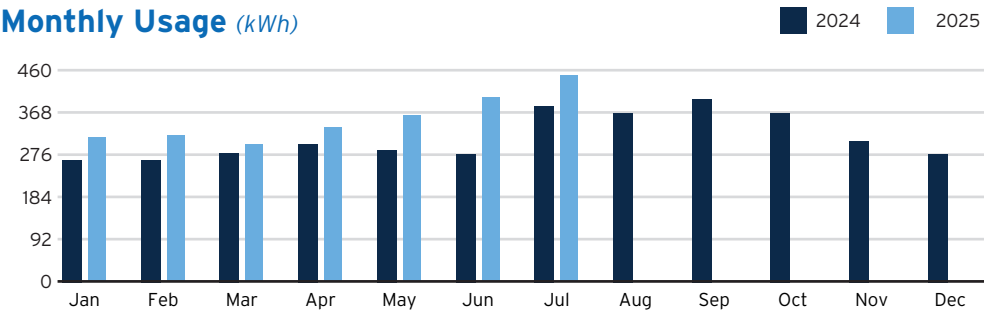
Your Energy Insight

Your average daily kWh used was **16.67% higher** than the same period last year.

Your average daily kWh used was **7.69% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008498422
Due Date: August 11, 2025

Amount Due:	**$104.90**
Payment Amount: $ _____	

683482984516

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TAMPA, FL 33614-8390

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P.O. BOX 31318
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Please write your account number on the memo line of your check.

683482984516221008498422000000010490 1

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: July 21, 2025
Charges Due: August 11, 2025

Meter Read

Meter Location: ENTRY SIGN & GATE
Service Period: Jun 14, 2025 - Jul 15, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	07/15/2025	8,880		8,430		450 kWh	1	32 Days

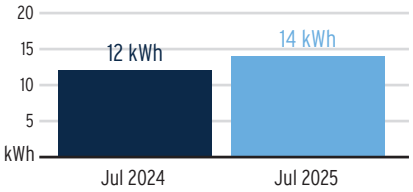
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*450 kWh @ $0.08641/kWh*	$38.88
Fuel Charge	*450 kWh @ $0.03391/kWh*	$15.26
Storm Protection Charge	*450 kWh @ $0.00577/kWh*	$2.60
Clean Energy Transition Mechanism	*450 kWh @ $0.00418/kWh*	$1.88
Storm Surcharge	*450 kWh @ $0.02121/kWh*	$9.54
Florida Gross Receipt Tax		$2.26
Electric Service Cost		**$90.58**
Franchise Fee		$5.93
Municipal Public Service Tax		$8.39
Total Electric Cost, Local Fees and Taxes		**$104.90**

Total Current Month's Charges $104.90

Avg kWh Used Per Day



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TampaElectric.com

K BAR RANCH II CDD
K BAR RANCH PARCEL I
TAMPA, FL 33647

Statement Date: July 21, 2025

Amount Due:	**$1,737.17**

Due Date: August 11, 2025
Account #: 221008392039

Account Summary

Current Service Period: June 14, 2025 - July 15, 2025

Previous Amount Due	$1,737.17
Payment(s) Received Since Last Statement	-$1,737.17
Current Month's Charges	**$1,737.17**
Amount Due by August 11, 2025	**$1,737.17**

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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Account #: 221008392039
Due Date: August 11, 2025

Amount Due:	**$1,737.17**
Payment Amount: $ _____	

683482984515

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683482984515221008392039000000173717 1

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
K BAR RANCH PARCEL I
TAMPA, FL 33647

Account #: 221008392039
Statement Date: July 21, 2025
Charges Due: August 11, 2025

Service Period: Jun 14, 2025 - Jul 15, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*779 kWh @ $0.03412/kWh*	$26.58
Fixture & Maintenance Charge	*41 Fixtures*	$681.01
Lighting Pole / Wire	*41 Poles*	$875.76
Lighting Fuel Charge	*779 kWh @ $0.03363/kWh*	$26.20
Storm Protection Charge	*779 kWh @ $0.00559/kWh*	$4.35
Clean Energy Transition Mechanism	*779 kWh @ $0.00043/kWh*	$0.33
Storm Surcharge	*779 kWh @ $0.01230/kWh*	$9.58
Florida Gross Receipt Tax		$1.72
Franchise Fee		$106.47
Municipal Public Service Tax		$5.17
Lighting Charges		**$1,737.17**

Total Current Month's Charges **$1,737.17**

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Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

K BAR RANCH II CDD
K BAR RANCH PARCEL G
TAMPA, FL 33647

Statement Date: July 21, 2025

Amount Due:	**$2,245.64**

Due Date: August 11, 2025
Account #: 221008728984

Account Summary

Current Service Period: June 14, 2025 - July 15, 2025

Previous Amount Due	$2,245.64
Payment(s) Received Since Last Statement	-$2,245.64
Current Month's Charges	**$2,245.64**
Amount Due by August 11, 2025	**$2,245.64**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008728984
Due Date: August 11, 2025

Amount Due:	**$2,245.64**
Payment Amount: $ _____	

639038765021

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

639038765021221008728984000000224564 7

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
K BAR RANCH PARCEL G
TAMPA, FL 33647

Account #: 221008728984
Statement Date: July 21, 2025
Charges Due: August 11, 2025

Service Period: Jun 14, 2025 - Jul 15, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*1007 kWh @ $0.03412/kWh*	$34.36
Fixture & Maintenance Charge	*53 Fixtures*	$880.33
Lighting Pole / Wire	*53 Poles*	$1132.08
Lighting Fuel Charge	*1007 kWh @ $0.03363/kWh*	$33.87
Storm Protection Charge	*1007 kWh @ $0.00559/kWh*	$5.63
Clean Energy Transition Mechanism	*1007 kWh @ $0.00043/kWh*	$0.43
Storm Surcharge	*1007 kWh @ $0.01230/kWh*	$12.39
Florida Gross Receipt Tax		$2.22
Franchise Fee		$137.64
Municipal Public Service Tax		$6.69
Lighting Charges		**$2,245.64**

Total Current Month's Charges **$2,245.64**

Important Messages

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit **TampaElectric.com/2025Bills** to learn more.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

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Toll Free:
866-689-6469

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7-1-1
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813-275-3909

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02059H **Date 07/18/2025**

Attn:
K-BAR Ranch II CDD Rizzetta
3434 COLWELL AVE., SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-02059H **Notice of Public Hearing and Board of Supervisors Meeting** **RE:** K-Bar Ranch II CDD Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting on 8/21/25 @ 6:00 PM **Published:** 7/18/2025, 7/25/2025	$511.88

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$511.88**

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

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K-Bar II CDD
Clubhouse Credit Card ($1,500 Limit)
6/30/2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Programs & Events	Golf Cart Maintenance	Clubhouse Supplies	Maintenance & Repair	Office Supplies
				001-57400-4731	001-57200-6419	001-57200-4734	001-57200-4705	001-57200-5101
Date	**Vendor Name**	**Description**	**Amount**					
06/01/25		**Beginning Balance**	**0.00**					
06/02/25	Amazon	Event - Coffee Day	(38.99)	(38.99)				
06/02/25	Amazon	Janitorial Supplies	(15.14)			(15.14)		
06/10/25	Walmart	TV	(428.00)			(428.00)		
06/10/25	Publix	Event - Coffee Day	(42.46)	(42.46)				
06/16/25	Amazon	Monthly Membership Fee	(14.99)					(14.99)
06/16/25	Shell	Gas	(42.36)		(42.36)			
06/17/25	Publix	Event - Coffee Day	(40.22)	(40.22)				
06/18/25	Bagelicious & More	Event - Coffee Day	(22.76)	(22.76)				
06/20/25	USPS	Mailing & Garden Delights	(19.45)			(14.60)		(4.85)
06/20/25	Amazon	Event - 4th of July, Toner Cartridge	(234.60)	(159.71)				(74.89)
06/20/25	Amazon	Maintenance & Repairs	(29.95)				(29.95)	
06/23/25	Amazon	Batteries	(38.72)			(38.72)		
06/23/25	Amazon	Batteries	(11.87)			(11.87)		
06/24/25	Publix	Event - Coffee Day	(30.65)	(30.65)				
06/25/25	Home Depot	Maintenance & Repairs	(282.64)				(282.64)	
	TOTAL	001-10102	**(1,292.80)**	**(334.79)**	**(42.36)**	**(508.33)**	**(312.59)**	**(94.73)**
		Replenishments	0.00					
4/30/2025		Ending Balance	**(1,292.80)**					
		001-20200						

Valley

0 K-BAR RANCH II CDD 0 Account Number:

ACCOUNT SUMMARY

Credit Limit	
Credit Available	
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	$89.47
Payments & Credits	$89.47
Purchases & Other Charges	$1,292.80
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,292.80

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$1,292.80
Minimum Payment Due	**$1,292.80**
Payment Due Date	**July 25, 2025**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL $89.47-	
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	89.47-
			$0.00	
		MITCH SEVERSON	**$1,292.80**	
06/03	06/03	55432864S5SFWVQL8	AMAZON MKTPL*N61JQ93M0 AMZN.COM/BILL WA	38.99
			MCC: 5942 MERCHANT ZIP:	
06/04	06/04	55432864V5STJ7H7Q	AMAZON MKTPL*NH8GZ94S2 AMZN.COM/BILL WA	15.14
			MCC: 5942 MERCHANT ZIP:	
06/10	06/10	054368452BLJ52L1B	WM SUPERCENTER #2740 TAMPA FL	428.00
			MCC: 5411 MERCHANT ZIP: 33647	
06/10	06/10	02305375200H1LXG9	PUBLIX #1271 HUDSON FL	42.46
			MCC: 5411 MERCHANT ZIP: 34669	
06/16	06/16	5543286575YSWNDRS	AMAZON PRIME*NA01915R0 AMZN.COM/BILL WA	14.99
			MCC: 5968 MERCHANT ZIP:	
06/16	06/16	553087658AY4EPKKG	SHELL OIL 57545054702 TAMPA FL	42.36
			MCC: 5542 MERCHANT ZIP: 33647	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	
Payment Due Date	**July 25, 2025**
New Balance	**$1,292.80**
Minimum Payment Due	$1,292.80
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 K-BAR RANCH II CDD 0
K-BAR RANCH II COMMUNITY DEVELOPME
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/17	06/17	02305375900G39GLP	PUBLIX #1271 HUDSON FL	40.22
			MCC: 5411 MERCHANT ZIP: 34669	
06/18	06/18	852980859WGNAZ88A	BAGELICIOUS & MORE WESLEY CHAPEL FL	22.76
			MCC: 5812 MERCHANT ZIP:	
06/20	06/20	02305375Q00H16AEA	USPS PO 1150550205 LAND O LAKES FL	19.45
			MCC: 9402 MERCHANT ZIP: 34639	
06/23	06/23	55432865E60V8KVZS	AMAZON MKTPL*NO17G1BG0 AMZN.COM/BILL WA	234.60
			MCC: 5942 MERCHANT ZIP:	
06/23	06/23	55432865E60Y39RXG	AMAZON MKTPL*NQ18E9AB2 AMZN.COM/BILL WA	29.95
			MCC: 5942 MERCHANT ZIP:	
06/23	06/23	55432865E6123JFH0	AMAZON.COM*NO2HI8901 AMZN.COM/BILL WA	38.72
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	55432865F614AR8RS	AMAZON.COM*NO5UG7IB1 AMZN.COM/BILL WA	11.87
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	02305375G00GASJ1X	PUBLIX #1271 HUDSON FL	30.65
			MCC: 5411 MERCHANT ZIP: 34669	
06/25	06/25	52707155H09FY8TDY	THE HOME DEPOT #6311 TAMPA FL	282.64
			MCC: 5200 MERCHANT ZIP: 33647000	
			TOTAL **$0.00**	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,292.80 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$0.22	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$3.23	$0-$500,000 = 0.25%
New Cashback Balance	$3.45	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	30	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

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amazon.com

Final Details for Order #114-4705050-4253018

Print this page for your records.

Order Placed: June 2, 2025
Amazon.com order number: 114-4705050-4253018
Order Total: $38.99

Shipped on June 2, 2025

Items Ordered	Price
1 of: *NYHI Set of 150 Ripple Insulated Kraft 12 oz Paper Cups Coffee Tea Hot Cups Recyclable 3 Layer Rippled Wall For Better Insulation Perfect for Cappuccino Hot Coco or Iced Drinks* Sold by: NYHI® (seller profile) Supplied by: NYHI® (seller profile) Condition: New	$38.99

Shipping Address:
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
Mastercard ending in 6100

Billing address
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal:	$38.99
Shipping & Handling:	$2.99
Free Shipping:	-$2.99

Total before tax:	$38.99
Estimated tax to be collected:	$0.00

Grand Total:	**$38.99**

Credit Card transactions
MasterCard ending in 6100: June 2, 2025: $38.99

To view the status of your order, return to Order Summary.

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Details for Order #114-7269430-8541805

Print this page for your records.

Order Placed: June 2, 2025
Amazon.com order number: 114-7269430-8541805
Seller's order number: 7387079
Order Total: $15.14

Preparing for Shipment

Items Ordered	Price
1 of: *Zep Streak-Free Glass Cleaner - 1 Gallon - (Case of 2) ZU1120128 - Pro Formula Clean*	$15.14

Sold by: Zep Inc (seller profile)

Supplied by: Other

Condition: New

Shipping Address:
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Mastercard ending in 6100

Billing address
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal:	$15.14
Shipping & Handling:	$0.00
Total before tax:	$15.14
Estimated tax to be collected:	$0.00
Grand Total:	**$15.14**

To view the status of your order, return to Order Summary.

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Back to top

English United States Help

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Give us feedback @ survey.walmart.com
Thank you! ID #:7VPNNGYP1M4

Walmart

WM Supercenter
813-994-6543 Mgr:EDWIN
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647
ST# 02740 OP# 000582 TE# 68 TR# 09274
ITEMS SOLD 1
TC# 1141 2295 2485 6361 6727 9

DISA CODE # 100040486071
70 HISENSETV 088814301539 428.00 O
SUBTOTAL 428.00
TOTAL 428.00
MCARD TEND 428.00
Mastercard **** **** **** 6100 I 1
APPROVAL # 010693
REF # U415Rw106024
AID A0000000041010
AAC 91FED8F6E1CC3DF7
TERMINAL # 53029855
*NO SIGNATURE REQUIRED
06/10/25 15:40:13
CHANGE DUE 0.00
CUSTOMER COPY

Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

06/10/25 15:40:25

Publix

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

1271 6AQ 036 670

APPLES ENVY LG		
5.06 lb @ 2.99/ lb	15.13	F
ORANGES NAVEL	7.99	F
LIMES PERSIAN		
4 @ 3 FOR 2.00	2.67	F
LEMONS		
4 @ 0.95	3.80	F
CUCUMBERS	0.89	F
ALMOND COFFEE CAKE	5.99	F
APPLE COFFEE CAKE	5.99	F
Order Total	42.46	
Sales Tax	0.00	
Grand Total	42.46	
Credit Payment	42.46	
Change	0.00	

****
* *
****

PRESTO!
Trace #: 034235
Reference #: 1249692569
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $42.46
Auth #: 010344

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Peyton

06/10/2025 19:14 S1271 R103 6670 C0240

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Welcome to Shell
CROSS CREEK SHELL
THANK YOU FOR YOUR PATRONAGE

SHELL
10052 CROSS CREEK BL
TAMPA, FL
33647
57545054702
06/16/2025 448523440
11:13:46 AM

PUMP# 1

REGULAR	13.668G
PRICE/GAL	$3.099
FUEL TOTAL	$ 42.36

TOTAL =	$ 42.36
CREDIT	$ 42.36

Mastercard
USD$42.36
XXXX XXXX XXXX 6100
Chip Read
APPROVED
AUTH # 016757
INV # 365312
Mode: Issuer
AID: A0000000041010
TVR: 0000080000
IAD: 0110A04880122000
000000000000000
0000FF
TSI: E800
ARC: 00

THANK YOU
HAVE A GREAT DAY
Please come again

Publix

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

1271 6HQ 037 540

AQUAFINA WATER	7.49	F
PHIL CREAM CHEESE	4.59	F
PHIL CC STRAWBERRY	4.59	F
PHIL CC CHIVE ONIO	4.59	F
CHEESE COFFEE CAKE	5.99	F
MPLE WALNUT CFE CK	5.99	F
PUBLIX SWT CRM	4.69	F
ORGANIC MINT	2.29	F

Order Total	40.22
Sales Tax	0.00
Grand Total	40.22
Credit Payment	40.22
Change	0.00

****

Receipt ID: 1271 6HQ 037 540

PRESTO!
Trace #: 035044
Reference #: 1255464758
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $40.22
Auth #: 017333

CREDIT CARD
A0000000041010 PURCHASE
Entry Method: Mastercard
Mode: Chip Read
Issuer

Your cashier was Izzy S.

06/17/2025 18:29 S1271 R103 7540 C0232

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

BAGELICIOUS & MORE
30032 State Road 54
Wesley Chapel, Florida 33543-4500
8134064403

ORDER: 11
To go

Cashier: Camilla
18-Jun-2025 8:30:12A

Transaction **008524**

1	Bagels/cream cheese	$0.00
		Baker Dozen $11.99
1	Pastry	$0.00
		Cinn Roll $1.50
		Cinn Roll $1.50
		Cinn Roll $1.50
		Cinn Roll $1.50

Subtotal		**$17.99**
Sales Tax	7%	$1.26
Processing Fee (3.0%)		**$0.54**
Total		**$19.79**
Tip		**$2.97**
CREDIT CARD SALE		$22.76
MASTERCARD 6100		

Retain this copy for statement validation

18-Jun-2025 8:33:13A
$22.76 | Method: CONTACTLESS
Mastercard XXXXXXXXXXXX6100
Reference ID: 516900846270
Auth ID: 018461
MID: **********3573
AID: A0000000041010

Online: https://clover.com/p
/KP5AN48N5R2HJ

Clover ID: 3629Y9KYARWFW
Payment KP5AN48N5R2HJ

Clover Privacy Policy
https://clover.com/privacy

UNITED STATES POSTAL SERVICE.

LAND O LAKES
5230 LAND O LAKES BLVD
LAND O LAKES, FL 34639-9998
www.usps.com

06/20/2025 04:09 PM

TRACKING NUMBERS
9589 0710 5270 3132 4823 76

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit https://www.usps.com/tracking
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter Pinellas Park, FL 33782 Weight: 0 lb 0.50 oz Estimated Delivery Date Tue 06/24/2025	1		$0.73
Certified Mail®			$4.85
Tracking #: 9589 0710 5270 3132 4823 76			
Affixed Postage Affixed Amount: $0.73			-$0.73
Total			$4.85
Garden Delights	1	$14.60	$14.60
Grand Total:			$19.45
Credit Card Remit Card Name: MasterCard Account #: XXXXXXXXXXXX6100 Approval #: 020932 Transaction #: 587 AID: A0000000041010 Contactless AL: Mastercard			$19.45

9589 0710 5270 3132 4823 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Pinellas Park, FL 33782

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0205
07

Postmark Here

06/20/2025

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

amazon.com

Final Details for Order #114-2674793-0979461

Print this page for your records.

Order Placed: June 20, 2025
Amazon.com order number: 114-2674793-0979461
Order Total: $234.60

Shipped on June 22, 2025

Items Ordered	Price
4 of: *TecUnite 100 Pcs Red White Blue Latex Balloons 13 Inch Colorful Round Balloons for 4th of July Decorations Independence Day Patriotic Wedding Birthday Party Decoration* Sold by: DernLung (seller profile) Supplied by: DernLung (seller profile) Condition: New	$9.99
1 of: *HP 218A Black Toner Cartridge | Works with Color Laserjet Pro 3201, MFP 3301 Series | W2180A* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$74.89
1 of: *antizer Flameless Candles Led Candles Pack of 9 (H 4" 5" 6" 7" 8" 9" x D 2.2") Real Wax Battery Candles with Remote Timer for Home Fireplace Decor Wedding Festival Decor (Ivory 9 Pack)* Sold by: Antizer US Store (seller profile) Supplied by: Antizer US Store (seller profile) Condition: New	$18.95

Shipping Address:
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Amazon Day Delivery

Shipped on June 22, 2025

Items Ordered	Price
1 of: *Strong Fishing Line Clear, Acejoz Thick Fishing Wire 0.8mm Invisible Hanging Wire Heavy Duty Monofilament Line 70 Lb Test for Hanging Decoration Balloon Garland Crafts* Sold by: Acejoz Online (seller profile) Supplied by: Acejoz Online (seller profile) Condition: New	$8.99
4 of: *4th of July Independence Day Decorations Memorial Day Decor Indoor and Outdoor Hanging American Flag Banners (2 Pcs)* Sold by: NineTon (seller profile) Supplied by: Other Condition: New	$9.99
1 of: *Zoblise Small American Flags on Stick: 150 Pcs 4x6 Inches Small US Flags Bulk Wooden Stick Handheld, Mini American Flags for Outside, 4th of July Flags, Veterans day, Independence Day Decoration* Sold by: Zoerlol (seller profile) Supplied by: Zoerlol (seller profile)	$28.99

Condition: New

Shipping Address:
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Amazon Day Delivery

Shipped on June 22, 2025

Items Ordered	**Price**
1 of: *Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 32 Regular Rolls, Everyday Value with 150 Sheets per Roll* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$22.86

Shipping Address:
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
Mastercard ending in 6100

Billing address
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal:	$234.60
Shipping & Handling:	$0.00

Total before tax:	$234.60
Estimated tax to be collected:	$0.00

Grand Total:	**$234.60**

Credit Card transactions

MasterCard ending in 6100: June 22, 2025:	$234.60

To view the status of your order, return to Order Summary.

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amazon.com

Final Details for Order #114-1888904-2483427

Print this page for your records.

Order Placed: June 20, 2025
Amazon.com order number: 114-1888904-2483427
Order Total: $29.95

Shipped on June 23, 2025

Items Ordered	Price
1 of: *Liftmaster Nylon Barrier Arm Nuts - 50 Pack for Mega Arm Tower/Mega Arm Gate Openers - Easy Breakway*	$29.95
Sold by: Gate Openers Unlimited (seller profile)	
Supplied by: Other	
Condition: New	

Shipping Address:
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Economy Shipping

Payment information

Payment Method:
Mastercard ending in 6100

Billing address
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal:	$29.95
Shipping & Handling:	$0.00
Total before tax:	$29.95
Estimated tax to be collected:	$0.00
Grand Total:	**$29.95**

Credit Card transactions
MasterCard ending in 6100: June 23, 2025: $29.95

To view the status of your order, return to Order Summary.

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amazon.com

Final Details for Order #114-4835788-3847434

Print this page for your records.

Order Placed: June 23, 2025
Amazon.com order number: 114-4835788-3847434
Order Total: $38.72

Shipped on June 23, 2025

Items Ordered	Price
1 of: *Amazon Basics 24-Pack D Cell Alkaline All-Purpose Batteries, 1.5 Volt, 5-Year Shelf Life* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$24.22
1 of: *Amazon Basics 48-Pack AA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life* Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	$14.50

Shipping Address:
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
Mastercard ending in 6100

Billing address
Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Item(s) Subtotal:	$38.72
Shipping & Handling:	$2.99
Free Shipping:	-$2.99

Total before tax:	$38.72
Estimated tax to be collected:	$0.00

Grand Total:	**$38.72**

Credit Card transactions
MasterCard ending in 6100: June 23, 2025: $38.72

To view the status of your order, return to Order Summary.

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Order Details

Order placed June 23, 2025 Order # 114-8847380-9853822

Ship to

Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

Payment method

Mastercard ending in 6100

Order Summary

Item(s) Subtotal:	$11.87
Shipping & Handling:	$0.00
Total before tax:	$11.87
Estimated tax to be collected:	$0.00
Grand Total:	**$11.87**

Delivered June 24

Your package was left near the front door or porch.

Amazon Basics AAA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life, 20 count (Pack of 1)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through July 24, 2025

$11.87

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Publix

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

1271 6PQ 041 286

LEMONS			
2 @	0.95	1.90	F
SALADA GREEN TEA		3.79	F
13CT WHT CHOC MCDM		6.99	F
24CT CHOC CHIP CKI		5.99	F
ALMOND COFFEE CAKE		5.99	F
MPLE WALNUT CFE CK		5.99	F
Order Total		30.65	
Sales Tax		0.00	
Grand Total		30.65	
Credit	Payment	30.65	
Change		0.00	

Receipt ID: 1271 6PQ 041 286

PRESTO!
Trace #: 046234
Reference #: 1261249202
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: $30.65
Auth #: 024487

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Kayla G

06/24/2025 20:16 S1271 R104 1286 C0211

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Publix Super Markets, Inc.

How doers get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00051 41627 06/25/25 03:34 PM
SALE CASHIER KIMBERLY

051141958989 3MEXTMT <A> 22.88N
SCOTCH VHB EXTREME MOUNTING TAPE 4
887480232622 NUTS&WSHRS <A> 3.97N
3/8" NUTS, WSHR AND LOCK WSHR ZP
062338937908 AWSO LV 5 <A> 14.98N
AIRWICK PISO LAVENDER 5PK
037000543442 FEBRZ REFIL <A> 12.97N
FEBREZE PLUG 3CT LINEN & SKY
093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL 99.90N
5@19.98
040235756402 30SODR6400Z <A>
30 SECONDS O/DR 6400Z 99.96N
2@49.98 27.98N
056198676909 GLN INT EG <A>
GLID PREM INT EGG PURE WHITE 1240Z

SUBTOTAL 282.64
SALES TAX 0.00

TAX EXEMPT TOTAL $282.64

XXXXXXXXXXXX6100 MASTERCARD USD$ 282.64
TA

AUTH CODE 025637/5512074
Contactless Mastercard
AID A0000000041010

P.O.#/JOB NAME: DAVE

6311 06/25/25 03:34 PM

6311 51 41627 06/25/2025 1594

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/23/2025

INVOICE

Customer ID: **23-24608-23004**
Customer Name: K BAR RANCH II CDD
Service Period: 07/01/25-07/31/25
Invoice Date: 06/27/2025
Invoice Number: 0163899-2206-9

How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat. **Customer Service: (813) 621-3055**	**Jul 27, 2025** If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract.	**$477.39** If payment is received after 07/27/2025: **$ 489.32**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
477.39		(477.39)		0.00		477.39		**477.39**

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

Please detach and send the lower portion with payment - - - (no cash or staples)

WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/27/2025	0163899-2206-9	**23-24608-23004**
Payment Terms	**Total Due**	**Amount**
Total Due by 07/27/2025	$477.39	
If Received after 07/27/2025	$489.32	

2206000232460823004001638990000000477390000000477397 6

I0290C56

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0236934-2206-7

DETAILS OF SERVICE

Details for Service Location:
K Bar Ranch Ii Cdd, 10820 Mistflower Lane, Tampa FL 33647-3781

Customer ID: 23-24608-23004

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	07/01/25		1.00	380.72
8 Yard Dumpster 1X Week	07/01/25		1.00	96.67
Total Current Charges				**477.39**

GREENER WAYS TO PAY

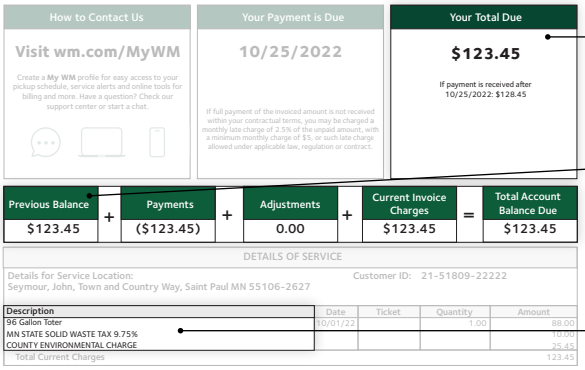
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



1. Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2. Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

3. Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 12

K-Bar Ranch II
Community Development District

kbarranchiicdd.org

Approved
Proposed Budget
for Fiscal Year
2025-2026

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Proposed Budget
K-Bar Ranch II Community Development District
General Fund
Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 2,049,021	$ 2,049,021	$ 2,026,235	$ 22,786	$ 2,004,580	$ (21,655)	
6								
7	**Assessment Revenue Subtotal**	**$ 2,049,021**	**$ 2,049,021**	**$ 2,026,235**	**$ 22,786**	**$ 2,004,580**	**$ (21,655)**	
8								
9	**OTHER REVENUES**							
10								
11	Interest Earnings	$ 32,224	$ 32,224	$ -	$ 32,224	$ -	$ -	
12	Misc Revenue	$ 10,973	$ 13,168	$ -	$ 13,168	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ 43,197**	**$ 45,392**	**$ -**	**$ 45,392**	**$ -**	**$ -**	
15								
16	**TOTAL REVENUES**	**$ 2,092,218**	**$ 2,094,413**	**$ 2,026,235**	**$ 68,178**	**$ 2,004,580**	**$ (21,655)**	
17								
18	**EXPENDITURES - ADMINISTRATIVE**							
19								
20	***Legislative***							
21	Supervisor Fees	$ 10,400	$ 12,480	$ 13,000	$ 520	$ 13,000	$ -	12 meetings plus 1 budget workshop - paying board members
22	***Financial & Administrative***							
23	Accounting Services	$ 16,872	$ 20,246	$ 20,246	$ (0)	$ 20,853	$ 607	contract price
24	Administrative Services	$ 4,218	$ 5,062	$ 5,061	$ (1)	$ 5,213	$ 152	contract price
25	Arbitrage Rebate Calculation	$ -	$ -	$ 900	$ 900	$ 900	$ -	contract price - bond compliance reporting (required)
26	Assessment Roll	$ 5,460	$ 5,460	$ 5,460	$ -	$ 5,624	$ 164	contract price
27	Auditing Services	$ 4,800	$ 4,800	$ 4,900	$ 100	$ 5,000	$ 100	contract price - annual audit (required)
28	Bank Fees	$ 901	$ 1,081	$ 1,500	$ 419	$ 1,100	$ (400)	$1,007 spent last FY - Square payment acc. Fees
29	Disclosure Report	$ 5,000	$ 6,000	$ 6,000	$ -	$ 6,000	$ -	contract price - annual bond reporting required by trustee
30	District Engineer	$ 20,481	$ 24,577	$ 15,000	$ (9,577)	$ 17,000	$ 2,000	$18,605 spent last FY
31	District Management	$ 18,868	$ 22,642	$ 22,642	$ 0	$ 23,321	$ 679	contract price
32	Dues, Licenses & Fees	$ 1,571	$ 1,885	$ 250	$ (1,635)	$ 500	$ 250	Trending $700 TY
33	Financial & Revenue Collections	$ 4,550	$ 5,460	$ 5,460	$ -	$ 5,624	$ 164	contract price
34	Legal Advertising	$ 1,308	$ 1,570	$ 5,000	$ 3,430	$ 5,000	$ -	$4,987 spent last FY - required for meeting notices/public hearings
35	Public Officials Liability Insurance	$ 3,027	$ 3,027	$ 3,804	$ 777	$ 4,105	$ 301	EGIS estimated proposal for FY25-26
36	Trustees Fees	$ 10,035	$ 10,035	$ 10,040	$ 5	$ 10,040	$ -	contract price (bond accounts)
37	Website Hosting, Maintenance, Backup (and Email)	$ 2,137	$ 2,564	$ 3,500	$ 936	$ 4,378	$ 878	contract price - RTS+Domains+Website ADA
38	***Legal Counsel***							
39	District Counsel	$ 83,776	$ 100,531	$ 35,000	$ (65,531)	$ 35,000	$ -	Spent $44,135 LY Trending $40,000 TY $75k for litigation
40	Litigation/Mediation	$ -	$ -		$ -	$ 75,000	$ 75,000	
41								
42	**Administrative Subtotal**	**$ 193,404**	**$ 227,420**	**$ 157,763**	**$ (69,657)**	**$ 237,658**	**$ 79,895**	
43								
44	**EXPENDITURES - FIELD OPERATIONS**							
45								
46	***Security Operations***							
47	Gate and Security Maintenance	$ 60,002	$ 72,002	$ 50,000	$ (22,002)	$ 60,000	$ 10,000	Gate repairs, camera repairs + any new additions
48	Gate Cameras							
49	Security Monitoring Services	$ 24,915	$ 29,898	$ 135,000	$ 105,102	$ 51,734	$ (83,266)	contract price
50	***Electric Utility Services***							
51	Utility - Recreation Facilities	$ 12,103	$ 14,524	$ 40,000	$ 25,476	$ 40,000	$ -	TECO inc. expected ~10%
52	Utility - Street Lights	$ 150,329	$ 180,395	$ 175,000	$ (5,395)	$ 175,000	$ -	TECO inc. expected ~10%
53	Utility Services	$ 71,718	$ 86,062	$ 95,000	$ 8,938	$ 95,000	$ -	TECO inc. expected ~10%
54	***Garbage/Solid Waste Control Services***							
55	Garbage - Recreation Facility	$ 4,844	$ 5,813	$ 5,000	$ (813)	$ 6,000	$ 1,000	contract price subject to increases
56	***Water-Sewer Combination Services***							
57	Utility Services	$ 5,586	$ 6,703	$ 2,500	$ (4,203)	$ 3,500	$ 1,000	$3,198 spent last FY
58	***Stormwater Control***							
59	Aquatic Maintenance	$ 48,600	$ 58,320	$ 59,090	$ 770	$ 58,320	$ (770)	contract price
60	Lake/Pond Bank Maintenance	$ 908	$ 1,090	$ 18,000	$ 16,910	$ 5,000	$ (13,000)	$1490 spent last FY (repair/maintain erosion of banks)
61	Wetland Monitoring & Maintenance	$ -	$ -	$ 5,200	$ 5,200	$ 5,000	$ (200)	Wetland Mitigation as needed
62	***Other Physical Environment***							
63	Entry & Walls Maintenance	$ -	$ -	$ 8,000	$ 8,000	$ 8,000	$ -	$4,698 spent last FY (maintain entry monuments)

Proposed Budget
K-Bar Ranch II Community Development District
General Fund
Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Comments
64	Fire Ant Treatment	$ 7,625	$ 9,150	$ 10,000	$ 850	$ 10,000	$ -	$8,125 spent last FY
65	General Liability Insurance	$ 3,700	$ 3,700	$ 3,804	$ 104	$ 4,163	$ 359	EGIS estimated proposal for FY25-26
66	Holiday Decorations	$ 21,448	$ 25,738	$ 30,000	$ 4,262	$ 25,000	$ (5,000)	Contract Price Track Lighting + Holiday Lighting/Decorations
67	Irrigation Repairs	$ 11,523	$ 13,828	$ 30,000	$ 16,172	$ 25,000	$ (5,000)	$22,500 average spent last two FY
68	Landscape - Annuals	$ 43,442	$ 52,130	$ 47,093	$ (5,037)	$ 47,093	$ -	Proposed Contract pricing
69	Landscape - Mulch	$ 47,250	$ 56,700	$ 55,000	$ (1,700)	$ 55,000	$ -	$50,000 spent last FY
70	Landscape Inspection Services	$ 10,000	$ 12,000	$ 12,000	$ -	$ 13,200	$ 1,200	contract price
71	Landscape Maintenance	$ 371,402	$ 445,682	$ 575,000	$ 129,318	$ 400,000	$ (175,000)	New addition and Storm Cleanup
72	Tree Removal		$ -		$ -	$ 25,000	$ 25,000	
73	Landscape Replacement Plants, Shrubs, Trees	$ 7,217	$ 8,660	$ 40,000	$ 31,340	$ 25,000	$ (15,000)	$21,901 spent LY
74	Property Insurance	$ 42,221	$ 42,221	$ 48,354	$ 6,133	$ 50,099	$ 1,745	EGIS estimated proposal for FY25-26
75	Rust Prevention	$ 22,100	$ 26,520	$ 19,140	$ (7,380)	$ 19,140	$ -	contract price (irrigation well maintenance)
76	Storm Cleanup	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	
77	Well Repairs	$ 11,438	$ 13,726	$ 15,000	$ 1,274	$ 15,000	$ -	$9,509 spent last FY
78	Wildlife Management	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	
79	***Road & Street Facilities***							
80	Parking Lot Repair & Maintenance	$ -	$ -	$ 500	$ 500	$ 1,500	$ 1,000	$0 spent last FY
81	Roadway Repair & Maintenance	$ -	$ -	$ 500	$ 500	$ 5,000	$ 4,500	$0 spent last FY
82	Sidewalk Repair & Maintenance	$ -	$ -	$ 3,500	$ 3,500	$ 5,000	$ 1,500	$0 spent last FY $20k for Crosswalk
83	Crosswalk Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	
84	Street Sign Repair & Replacement	$ -	$ -	$ 500	$ 500	$ 500	$ -	$0 spent last FY
85	***Parks & Recreation***							
86	Athletic/Park Court/Field Repairs	$ 1,669	$ 2,003	$ 5,000	$ 2,997	$ 5,000	$ -	$7,456 spent last FY & Tennis Court Lighting
87	Tennis/Athletic Court/Park Maintenance		$ -		$ -	$ -	$ -	
88	Clubhouse Maintenance & Repair	$ 20,147	$ 24,176	$ 5,000	$ (19,176)	$ 10,000	$ 5,000	$11,465 spent last FY
89	Clubhouse Supplies	$ 2,169	$ 2,603	$ 3,500	$ 897	$ 3,500	$ -	$3,486 spent last FY
90	Dog Waste Station Supplies	$ -	$ -	$ 1,500	$ 1,500	$ 500	$ (1,000)	$0 spent LY - dog station bags
91	Facility A/C & Heating Maintenance & Repair	$ 14,810	$ 17,772	$ 3,500	$ (14,272)	$ 3,500	$ -	$1,198 spent last FY
92	Furniture Repair/Replacement	$ 118	$ 142	$ 2,500	$ 2,358	$ 12,500	$ 10,000	$20k for Benches
93	Lighting Replacement	$ -	$ -	$ 2,500	$ 2,500	$ 2,500	$ -	$3,997 spent LY (landscape lighting and building lighting)
94	Management Contract	$ 182,425	$ 218,910	$ 254,902	$ 35,992	$ 278,284	$ 23,382	Contract rate
95	Office Supplies	$ 2,075	$ 2,490	$ 2,500	$ 10	$ 2,500	$ -	$3,536 spent last FY
96	Pest Control & Termite Bond	$ 854	$ 1,025	$ 3,509	$ 2,484	$ 3,509	$ -	Contract Price
97	Playground Equipment and Maintenance	$ -	$ -	$ 500	$ 500	$ 500	$ -	$0 spent LY
98	Pool Permits	$ 275	$ 275	$ 300	$ 25	$ 300	$ -	$275 spent last FY
99	Pool Repairs & Maintenance	$ 10,133	$ 12,160	$ 3,500	$ (8,660)	$ 6,500	$ 3,000	Spent $4,955 last Fy
100	Pool Service Contract	$ 28,400	$ 34,080	$ 34,080	$ -	$ 34,080	$ -	contract price
101	Telephone, Internet, Cable	$ 2,900	$ 3,480	$ 5,000	$ 1,520	$ 4,000	$ (1,000)	$3,190 spent last FY (includes for gate call boxes)
102	Utility Golf Cart	$ 1,061	$ 1,273	$ 2,500	$ 1,227	$ 1,500	$ (1,000)	Cart Maintenance
103	***Special Events***							
104	Clubhouse Programs/Events	$ 5,833	$ 7,000	$ 15,000	$ 8,000	$ 15,000	$ -	$7,570 spent last FY
105	***Contingency***							
106	Capital Outlay	$ 111,465	$ 133,758	$ 30,000	$ (103,758)	$ -	$ (30,000)	Misc projects $140,053 spent last FY
107	Miscellaneous Contingency	$ 1,355	$ 1,626	$ 5,000	$ 3,374	$ 95,000	$ 90,000	$9,880 spent last FY
108								
109	**Field Operations Subtotal**	**$ 1,364,060**	**$ 1,627,633**	**$ 1,868,472**	**$ 240,839**	**$ 1,766,922**	**$ (101,550)**	
110								
111	**TOTAL EXPENDITURES**	**$ 1,557,464**	**$ 1,855,053**	**$ 2,026,235**	**$ 171,182**	**$ 2,004,580**	**$ (21,655)**	
112								
113	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 534,754**	**$ 239,360**	**$ -**	**$ 239,360**	**$ -**	**$ -**	
114								

Proposed Budget
K-Bar Ranch II Community Development District
Reserve Fund

Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 60,000	$ 60,000	$ 60,000	$ -	$ 120,000	$ 60,000	
6								
7	**Assessment Revenue Subtotal**	**$ 60,000**	**$ 60,000**	**$ 60,000**	**$ -**	**$ 120,000**	**$ 60,000**	
8								
9	**OTHER REVENUES**							
10								
11	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
12	Interest Earnings	$ 8,078	$ 8,078	$ -	$ 8,078	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ 8,078**	**$ 8,078**	**$ -**	**$ 8,078**	**$ -**	**$ -**	
15								
16	**TOTAL REVENUES**	**$ 68,078**	**$ 68,078**	**$ 60,000**	**$ 8,078**	**$ 120,000**	**$ 60,000**	
16								
17	**EXPENDITURES**							
18								
19	***Contingency***							
20	Capital Reserves	$ 45	$ 54	$ 60,000	$ 59,946	$ 120,000	$ 60,000	$192,174 reserve study assessment
21								recommendation
22	**TOTAL EXPENDITURES**	**$ 45**	**$ 54**	**$ 60,000**	**$ 59,946**	**$ 120,000**	**$ 60,000**	Reserve Study recommended balance
23								$963,801
24	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 68,033**	**$ 68,024**	**$ -**	**$ 68,024**	**$ -**	**$ -**	
25								

K-Bar Ranch II Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2017A-1	Series 2017A-3	Series 2021	Budget for 2025/2026
REVENUES				
Special Assessments				
Net Special Assessments [1]	$272,557.83	$394,614.14	$337,071.23	$1,004,243.21
TOTAL REVENUES	**$272,557.83**	**$394,614.14**	**$337,071.23**	**$1,004,243.21**
EXPENDITURES				
Administrative				
Debt Service Obligation	$272,557.83	$394,614.14	$337,071.23	$1,004,243.21
Administrative Subtotal	**$272,557.83**	**$394,614.14**	**$337,071.23**	**$1,004,243.21**
TOTAL EXPENDITURES	**$272,557.83**	**$394,614.14**	**$337,071.23**	**$1,004,243.21**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)	6.0%
GROSS ASSESSMENTS	**$1,067,740.30**

[1] Maximum Annual Debt Service less any Prepaid Assessments received.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		$2,124,580.00	**2024/2025 O&M Budget:**	$2,086,235.00
Collection Costs:	2%	$45,203.83	**2025/2026 O&M Budget:**	$2,124,580.00
Early Payment Discounts:	4%	$90,407.66		
2025/2026 Total:		**$2,260,191.49**	**Total Difference:**	**$38,345.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	*2025/2026*	*$*	*%*
Villa (Phase 1)	Series 2017A-1 Debt Service	$970.45	$970.45	$0.00	0.00%
	Operations/Maintenance	$1,566.07	$1,636.08	$70.01	4.47%
	Total	**$2,536.52**	**$2,606.53**	**$70.01**	**2.76%**
SF 50' (Phase 1)	Series 2017A-1 Debt Service	$1,169.22	$1,169.22	$0.00	0.00%
	Operations/Maintenance	$2,479.09	$2,529.43	$50.34	2.03%
	Total	**$3,648.31**	**$3,698.65**	**$50.34**	**1.38%**
SF 65' (Phase 1)	Series 2017A-1 Debt Service	$1,519.98	$1,519.98	$0.00	0.00%
	Operations/Maintenance	$3,163.86	$3,199.45	$35.59	1.12%
	Total	**$4,683.84**	**$4,719.43**	**$35.59**	**0.76%**
SF 50' (Phase 2)	Series 2017A-3 Debt Service	$1,169.22	$1,169.22	$0.00	0.00%
	Operations/Maintenance	$2,479.09	$2,529.43	$50.34	2.03%
	Total	**$3,648.31**	**$3,698.65**	**$50.34**	**1.38%**
SF 65' (Phase 2)	Series 2017A-3 Debt Service	$1,519.98	$1,519.98	$0.00	0.00%
	Operations/Maintenance	$3,163.86	$3,199.45	$35.59	1.12%
	Total	**$4,683.84**	**$4,719.43**	**$35.59**	**0.76%**
SF 40' (Phase 3)	Series 2017A-3 Debt Service	$970.45	$970.45	$0.00	0.00%
	Operations/Maintenance	$2,022.58	$2,082.76	$60.18	2.98%
	Total	**$2,993.03**	**$3,053.21**	**$60.18**	**2.01%**
SF 50' (Parcels I,G)	Series 2021 Debt Service	$1,169.94	$1,169.94	$0.00	0.00%
	Operations/Maintenance	$2,479.09	$2,529.43	$50.34	2.03%
	Total	**$3,649.03**	**$3,699.37**	**$50.34**	**1.38%**
SF 65' (Parcels D,G)	Series 2021 Debt Service	$1,520.92	$1,520.92	$0.00	0.00%
	Operations/Maintenance	$3,163.86	$3,199.45	$35.59	1.12%
	Total	**$4,684.78**	**$4,720.37**	**$35.59**	**0.76%**

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMINISTRATIVE BUDGET		$237,658.00
COLLECTION COSTS @	2%	$5,056.55
EARLY PAYMENT DISCOUNT @	4%	$10,113.11
TOTAL ADMIN. ASSESSMENT		$252,827.66

TOTAL FIELD/RESERVE BUDGET		$1,886,922.00
COLLECTION COSTS @	2%	$40,147.28
EARLY PAYMENT DISCOUNT @	4%	$80,294.55
TOTAL FIELD/RESERVE ASSESSMENT		$2,007,363.83

UNITS ASSESSED					ALLOCATION OF ADMINISTRATIVE COSTS					ALLOCATION OF FIELD & RESERVE COSTS					PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2017A-1 DEBT SERVICE [1]	SERIES 2017A-3 DEBT SERVICE [2]	SERIES 2021 DEBT SERVICE [3]	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	ADMIN. BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	FIELD/RESERVE BUDGET	PER UNIT ASSESSMENT	O&M	SERIES 2017A-1 DEBT SERVICE [4]	SERIES 2017A-3 DEBT SERVICE [4]	SERIES 2021 DEBT SERVICE [4]	TOTAL [5]
Phase 1																			
Villa	56	56	0	0	1.00	56.00	6.56%	$16,578.86	$296.05	0.60	33.60	3.74%	$75,041.64	$1,340.03	**$1,636.08**	**$970.45**	**$0.00**	**$0.00**	**$2,606.53**
SF 50'	71	70	0	0	1.00	71.00	8.31%	$21,019.63	$296.05	1.00	71.00	7.90%	$158,570.13	$2,233.38	**$2,529.43**	**$1,169.22**	**$0.00**	**$0.00**	**$3,698.65**
SF 65'	101	101	0	0	1.00	101.00	11.83%	$29,901.16	$296.05	1.30	131.30	14.61%	$293,243.07	$2,903.40	**$3,199.45**	**$1,519.98**	**$0.00**	**$0.00**	**$4,719.43**
Phases 2,3																			
SF 50'	190	0	190	0	1.00	190.00	22.25%	$56,249.71	$296.05	1.00	190.00	21.14%	$424,342.60	$2,233.38	**$2,529.43**	**$0.00**	**$1,169.22**	**$0.00**	**$3,698.65**
SF 65'	80	0	80	0	1.00	80.00	9.37%	$23,684.09	$296.05	1.30	104.00	11.57%	$232,271.74	$2,903.40	**$3,199.45**	**$0.00**	**$1,519.98**	**$0.00**	**$4,719.43**
SF 40'	78	0	78	0	1.00	78.00	9.13%	$23,091.99	$296.05	0.80	62.40	6.94%	$139,363.04	$1,786.71	**$2,082.76**	**$0.00**	**$970.45**	**$0.00**	**$3,053.21**
Parcels I,D,G																			
SF 50'	183	0	0	183	1.00	183.00	21.43%	$54,177.36	$296.05	1.00	183.00	20.36%	$408,708.92	$2,233.38	**$2,529.43**	**$0.00**	**$0.00**	**$1,169.94**	**$3,699.37**
SF 65'	95	0	0	95	1.00	95.00	11.12%	$28,124.86	$296.05	1.30	123.50	13.74%	$275,822.69	$2,903.40	**$3,199.45**	**$0.00**	**$0.00**	**$1,520.92**	**$4,720.37**
Total Community	**854**	**227**	**348**	**278**		**854.00**	**100.00%**	**$252,827.66**			**898.80**	**100%**	**$2,007,363.83**						

Less: Hillsborough County Collection Costs (2%) and Discounts (4%):	($15,169.66)	($120,441.83)
Net Revenue to be Collected:	**$237,658.00**	**$1,886,922.00**

[1] **The total lots with Series 2017A-1 debt outstanding is 227 units for Phase 1 of Assessment Area One. 1 lot was paid off.**

[2] **The total lots with Series 2017A-3 debt outstanding is 348 units for Phase 2 & 3 of Assessment Area One.**

[3] **The total lots with Series 2021 debt outstanding is 278 units for Parcels D, G, & I of Assessment Area Two.**

[4] **Annual debt service assessment per lot adopted in connection with the Series 2017A-1, 2017A-3, & 2021 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.**

[5] **Annual assessment that would appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the K-Bar Ranch II Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the K-Bar Ranch II Community Development District for the Fiscal Year Ending September 30, 2026."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
TOTAL RESERVE FUND	$_____
DEBT SERVICE – SERIES _____	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 21st DAY OF August 2025.

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Tab 13

RESOLUTION 2025-06

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

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

WHEREAS, the District is located in Hillsborough County, Florida (the "County"); and

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

WHEREAS, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2025-2026 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

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

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

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

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibit "A" and the District's Assessment Roll (defined below); and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the K-Bar Ranch II Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. Uniform Method Property Assessments. The collection of the previously levied debt service assessments and the fiscal year 2025-2026 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

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

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the K-Bar Ranch II Community Development District.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the K-Bar Ranch II Community Development District.

PASSED AND ADOPTED this 21st day of August 2025

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Fiscal Year 2025-2026 Budget

Tab 14

RESOLUTION 2025-07

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

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

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

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

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

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

Section l. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

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

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

PASSED AND ADOPTED THIS *21st* DAY OF August 2025.

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

_____

Secretary/Assistant Secretary

_____

Chairman/Vice Chairman

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 16, 2025

November 13, 2025

December 23, 2025

January 29, 2026

February 19, 2026

March 26, 2026

April 16, 2026

May 14, 2026

May 28, 2026

June 18, 2026

July 16, 2026

August 6, 2026

September 17, 2026

All meetings will convene at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

Tab 15

Quarterly Compliance Audit Report

KBar Ranch CDD II

Date: July 2025 - 2nd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus 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

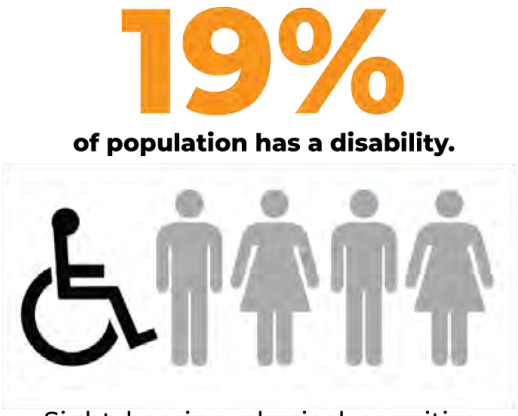
Compliance Criteria

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/acroba*t

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