



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
September 18, 2025**

**District Office:
2700 S. Falkenburg Rd. Suite 2745
Riverview, FL 33578**

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.

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DISTRICT OFFICE • 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578
Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
WWW.KBARRANCHIICDD.ORG

Board of Supervisors
K-Bar Ranch II Community
Development District

9/17/2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, September 18, 2025, at 6:00 p.m.**, at the Amenity Center, **located at 10820 Mistflower Lane, Tampa, FL 33647**. 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 District Counsel Replacement Tab 4
 2. Consideration of Resolution 2025-09, Re-Designating an Assistant Secretary..... Tab 5
 - E.** Amenity Manager Report Tab 6
 - F.** District Engineer
 1. Discussion of Guided Woods Striping
 - 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 and August 21, 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.** Consideration of Resolution 2025-07, Setting the Meeting Schedule for FY 25-26 Tab 12
 - B.** Consideration of 2nd Quarter Website Audit..... Tab 13
 - C.** Consideration of District Management Contract Tab 14
 - D.** **Ratification of Amenity Management Contract..... Tab 15**
 - E.** Discussion of Easement and Rights to Extract Fill Dirt Agreement Tab 16
- 6. SUPERVISOR REQUEST**
- 7. ADJOURNMENT**

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

Matt O'Nolan
District Manager

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



August 26, 2025
Rizzetta & Company
Amiee Brodeen - Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

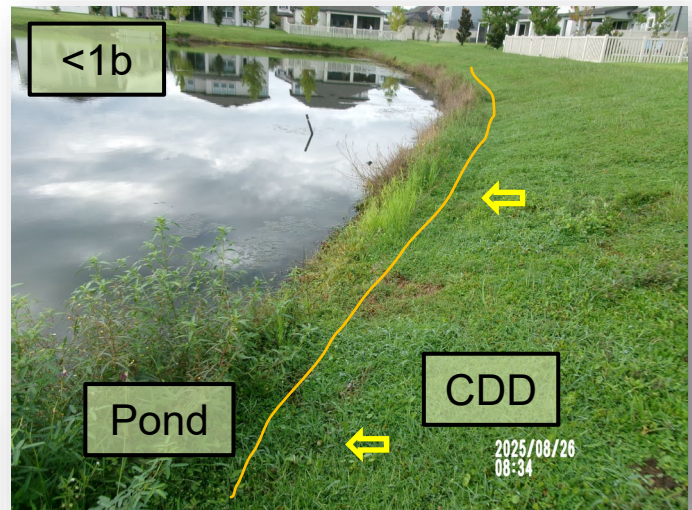
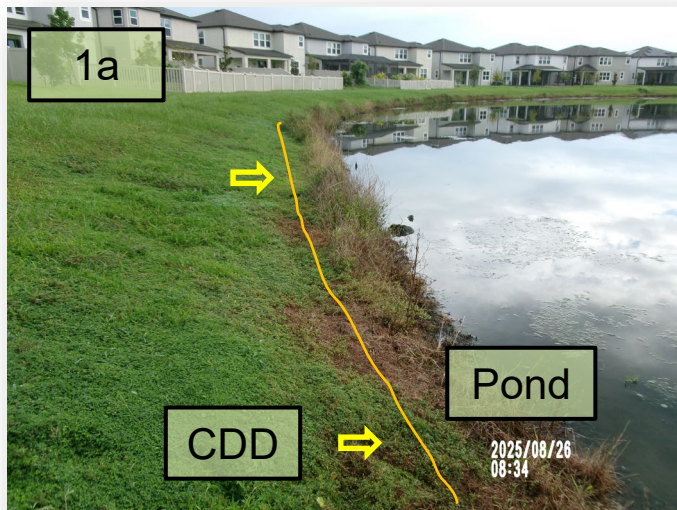
Summary, Pond 181, Paddock View Dr

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. Pond Maintenance Review - Jeff and I conducted a site visit to the pond discussed during the recent meeting. Upon reviewing the maintenance map, we confirmed that this section falls within the designated pond maintenance area. I recommend that the pond technicians apply one additional treatment and lay the dead vegetation to support bank stability and ensure proper edge maintenance. (Pic 1a, 1b>)



3. At the dead end of Paddock View, in addition to ongoing erosion and turf loss caused by water runoff from a city source, there is also a noticeable accumulation of trash including chairs, boxes, and buckets. This unsightly dumping not only detracts from the....(nxt pg)



2. At the dead end of Paddock View, it has been observed that water is being directed down the slope into the pond by a city source. This area lies in the designated maintenance exhibit perimeter. The continuous water flow is contributing to erosion, resulting in significant turf loss and overly saturated ground conditions. As a result, the area is currently inaccessible for standard maintenance services. (Pic 2>)



Paddock View Dr, Meadow Pointe Blvd, Amenities Center

(cont.).... area's appearance but may also contribute to further neglect. Would the board like to consider implementing deterrents such as signage, surveillance, or physical barriers? To note, the overgrowth plant materials are NOT CDD's responsibility. (Pic 3a, 3b)



4. At the northernmost point of the maintenance exhibit along Meadow Pointe Blvd, it appears that a vehicle has driven onto the turf, leaving behind deep and wide ruts. These markings are significantly broader than standard mower tracks, indicating unauthorized off-road activity. The damage is both unsightly and potentially hazardous to the turf's integrity, and may require Pine Lake to provide a proposal for remediation to restore the area. (Pic 4a, 4b)



5. While walking through the pool area, I observed that one of the termite traps had been removed and was lying adjacent to the dwarf bottlebrush shrub. This may indicate tampering or displacement and should be addressed to ensure continued pest control effectiveness and site cleanliness. (Pic 5>)



Amenities Center, Pool Area, Mistflower Ln, Old Spanish

6. This may have addressed already, ensure that palm debris is consistently cleared from beneath all palms, especially following storms when fronds and seed pods are often knocked loose. (Pic 6)



.... to recover, proceed with replacement as appropriate. (Pic 8)



7. Several euonymus shrubs around the pool area appear to be struggling. While pruning may offer some improvement, their current condition is poor and may warrant replacement or further evaluation. Let's focus on the removing the oleanders first, and then explore changing these out for a more hardy plant material.
8. The Mammy Crotons around the pool area appear to have stunted growth. Please inspect the root systems to determine their health and viability. If the roots are compromised or the plants are unlikely....



9. As discussed during the recent ride along, the affected fakahatchee grasses along Mistflower Ln should be treated with a drench application to address the presence of spider mites. Once the drench has had time to take effect, the grasses should be trimmed back to encourage a healthy flush of new green growth. (Pic 9)



10. The crape myrtles located in the front entrance beds of Old Spanish appear to be under significant stress. They were previously pollarded, a practice that can severely impact the health and structure of these trees. I do not recommend pollarding crape myrtles under any circumstances, as it often leads to long-term decline and diminishes their natural form and flowering potential. (Pic 10>)



Mistflower Ln, Old Spanish

11. A truck was observed parked directly on the turf just inside the Old Spanish development area, without any plywood or protective barrier beneath the wheels. This may result in turf damage if not addressed. Noted for documentation at this time. (Pic 11)



.... on site and may have already addressed the issue. If repairs have not yet been completed, the leaking head should be fixed promptly, and the affected area should be properly backfilled with soil to restore grade and prevent erosion. (Pic 13)



12. During the recent ride along, I observed an irrigation break in the same area along K-Bar Ranch Blvd. Jeff had asked one of his irrigation technicians to investigate the issue at that time. I'm following up to confirm whether the repair was completed, as the volume of water present suggested a possible main line break. (Pic 12>)



13. An irrigation head located in the median of Mistflower Ln was observed leaking from the base, resulting in saturated soil around the area. Irrigation technicians were present....

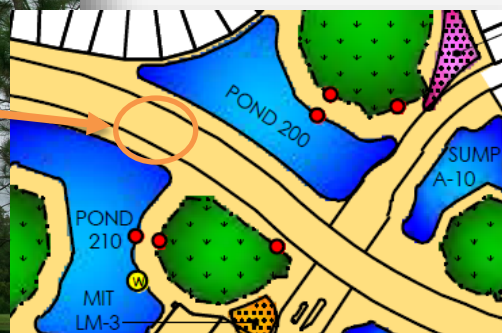


14. On Mistflower Ln, a pine tree was observed with several branches exhibiting yellowing, which may indicate iron deficiency, insect activity, or another underlying health issue. A thorough diagnosis is recommended to determine the cause, followed by appropriate treatment to restore the tree's health and prevent further decline. (Pic 14>)



Mistflower Ln, Paddock View Dr, K-Bar Ranch Blvd

15. The tree ring on Mistflower Ln, mushrooms were actively growing. Upon inspection, the root flare was buried beneath approx. 6" of mulch. To promote tree health and prevent fungal growth, please rake the excess mulch to fully expose the root flare. (Pic 15a, 15b)



16. At the roundabout of Mistflower Ln and Paddock Dr, the existing oak tree has shown prolonged signs of decline over several years. It is recommended that this location be added to the removal radar. Consider developing a small-scale planting design to enhance the area following the tree's removal. (Pic 16)



17. During our recent ring-along, turf debris was discussed as a concern. I wanted to follow up to ensure that crews are revisiting areas with turf clippings and properly mulching them into the lawn, rather than leaving visible lines of debris. Consistent cleanup will help maintain a polished appearance and support turf health.
18. Lastly, a tree stump along K-Bar Ranch Blvd, has become uplifted, creating a visual distraction in the landscape. Jeff noted the issue during our visit and planned to discuss it with the crews. This is a follow-up to confirm whether the removal or remediation has been completed.



Proposals

1. Please provide a proposal for the removal of the oleanders located within the pool area. I recommend replacing them with 12 Coontie Palms (*Zamia integrifolia*) to support a native, low-maintenance planting approach that complements the existing landscape. (Pic 1)



2. This small patch of turf is difficult to maintain, providing the challenge of mowing without allowing debris to enter the nearby drain. I recommend that Pine Lake submit a proposal to remove the turf and install 12 staggered, FULL 1-gallon Lilyturf (*Liriope muscari*) plants that match the existing onsite variety. Then, to be topped with pine bark mulch for a clean, low-maintenance appearance. Additionally, I suggest replacing the current metal grate with a 12-inch Rain Bird Green Square Atrium Grate to help prevent debris from entering the drainage system. (Pic 2)



3. Pine Lake, please provide a proposal to limb up the palm trees located throughout the amenities center that currently exceed the scope of service (i.e., over 15 feet in height). This work should include all necessary equipment and labor to safely prune and elevate the canopy of these trees, enhancing both aesthetics and safety across the site. (Pic 3)



4. Pine Lake, please provide a proposal to replace the missing shrub located at the front of the amenities center. The proposal should include one full 3-gallon Texas Sage (*Leucophyllum frutescens* (possibly the 'Silver Star' cultivar)), installed and finished with pine bark mulch to match the surrounding landscape. (Pic 4)



Tab 2



Proposal #6764

KBar II: Pool Deck Oleanders to Coonties 9.10.25

Date 9/10/2025
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.

KBar II: Pool Deck Oleanders to Coonties 9.10.25

- Removal of the existing Oleanders on the pool deck and replacement with (12) 3gal. Coontie Palms as an alternative.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Coontie Palm 3gal.	12.00	EA
Mulch Pine Bark 3 cuft Bag	8.00	EA
Plant Material Install:		\$769.84

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$79.71
PROJECT TOTAL:		\$849.55

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 Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

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

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

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

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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

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

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

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

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

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

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

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

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

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

By _____
Jeff Cane

Date 9/10/2025

Pine Lake Services, LLC

By _____
Matthew Nolan

Date _____

Rizzetta & Co.



KBar II: Pool Deck Turf to Liriope 9.10.25

Date 9/10/2025

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

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KBar II: Pool Deck Turf to Liriope 9.10.25

- Removal of the existing turf behind seating.
- Installation of (12) 1gal Liriope.
- Installation of drip line and omission of any spray heads in area.
- Installation of rainbird 12" grate.
- Topdress new bed with pinebark mulch.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Mulch Pine Bark 3 cuft Bag	8.00	EA
Liriope 1gal.	12.00	EA
12-inch Rain Bird Green Square Atrium Grate	1.00	EA
Plant Material Install:		\$955.92

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Drip Line 250ft Roll	0.50	EA

Irrigation Enhancement: \$479.06

PROJECT TOTAL: **\$1,434.98**

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Contractor

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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 _____
Jeff Cane
Date 9/10/2025
Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.



Proposal #6763

KBarII Annuals to Perennials 9.10.25

Date 9/10/2025

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.

KBarII Annuals to Perennials 9.10.25

- Removal of annuals from all annual beds on property and replacement with full 1 gal blue daze perennials.
 - Irrigation adjustment factored in post install to adjust zones and watering cycles due to changing plant material.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Bluedaze 1gal.	1,700.00	EA
Pine Fines 2Cu Bag	137.00	EA
Plant Material Install:		\$27,899.14

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Misc Install Materials	1.00	Dollars
Irrigation Enhancement:		\$947.06

Terms & Conditions

Terms & Conditions

Payment Terms

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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.

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

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

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

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

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

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

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.

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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

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By _____

Jeff Cane

Date 9/10/2025

Pine Lake Services, LLC

By _____

Matthew Nolan

Date

Rizzetta & Co.



Proposal #6762

KBarII Fall Annuals Rotation 9.10.25

Date 9/10/2025

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@pinelakenurseryinc.com or (813) 948-4736.

KBarII Fall Annuals Rotation 9.10.25

4650 annuals

Summer Annuals change out

Demo and Prep

Items	Quantity	Unit
Annuals 4.5"	4,650.00	EA
Demo and Prep:		\$10,788.00
PROJECT TOTAL:		\$10,788.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Ex c l u s i o n s

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- 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.
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Warranty and Tolerances

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- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
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- 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.
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- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
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- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that

the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

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

By _____
Jeff Cane

Date 9/10/2025

Pine Lake Services, LLC

By _____
Matthew Nolan

Date _____

Rizzetta & Co.



Proposal #6766

KBar II:Amenity Entrance Texas Sage 9.10.25

Date 9/10/2025

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

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

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KBar II: Amenity Entrance Texas Sage 9.10.25

- Infill existing Texas Sage hedgerow with (2) full 3 gal. Texas Sage to fill in voids.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Texas Sage 3gal	2.00	EA
Plant Material Install:		\$204.60

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$79.71
PROJECT TOTAL:		\$284.31

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Terms & Conditions

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By _____
Jeff Cane
Date 9/10/2025
Pine Lake Services, LLC

By _____
Matthew Nolan
Date _____
Rizzetta & Co.

Tab 3

Chris Thompson

Blue Water Aquatics, Inc.

Aug 30, 2025 | 13 Photos



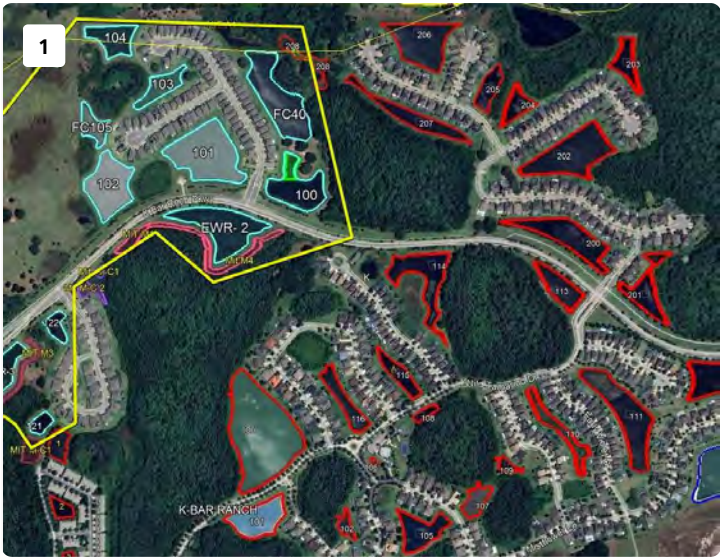
K-Bar Ranch CDD II

Monthly Aquatics Report



August

As of the most recent SWFWMD report, Hillsborough County has received approximately 7.5 inches of rainfall this month, which represents about 78% of the long-term monthly average of 8.38 inches—highlighting a moderate rainfall deficit for the period www5.swfwmd.state.fl.us. In terms of temperatures, historical climate normals show that average highs in August are around 91 °F, with average lows near 73 °F [Time and Date](#). Together, these conditions suggest that while precipitation has been below average so far this month, temperatures are aligning with typical August patterns—warm days and relatively mild nights.



Focus area

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



EWR-2

Treated:

- Grasses
- Brush
- Algae

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

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



EWR-2 Littoral shelf

Treated:

- Grasses
- Brush

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

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

**100****Treated:**

- Grasses
- Brush
- Algae

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

Project: K-Bar Ranch II CDD

Creator: Chris Thompson

**FC40****Treated:**

- Grasses
- Brush

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

Project: K-Bar Ranch II CDD

Creator: Chris Thompson

**101****Treated:**

- Grasses
- Brush

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

Project: K-Bar Ranch II CDD

Creator: Chris Thompson

**102****Treated:**

- Grasses
- Brush
- Algae

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

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

**FC105****Treated:**

- Grasses
- Brush
- Trash

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

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

**103****Treated:**

- Grasses
- Brush

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

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

10

**104****Treated:**

- Grasses
- Trash

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

Project: K-Bar Ranch II CDD

Creator: Chris Thompson

11

**122****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

12

**121****Treated:**

- Grasses
- Algae

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

Project: K-Bar Ranch II CDD

Creator: Chris Thompson

13

EWR 3**Treated:**

- Grasses
- Algae
- Floating

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

Project: K-Bar Ranch II CDD

Creator: Chris Thompson



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

8/4/2025

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

2se

Temperature

101

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

All

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV
☒ Backpack

Water Level

Normal

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

210 203 sdii5

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal



Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

8/13/2025

Customer

K-Bar Ranch CDD II

Weather Conditions

Sunny

Wind

5se

Temperature

94

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

Fc231

Service Performed

Treatment

Work Performed

☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

15 days

Observations/Recommendations

Site treated for coontail

2 of 2

Pond Numbers

All

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Sites treated for invasive growth as needed
and picked up trash



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	8/25/2025
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	1sw
Temperature	80
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Inspection
Water Level	High
Observations/Recommendations	Picked up trash another 10 gallons worth touched up several ponds

2 of 2

Pond Numbers	Ec9
Service Performed	Treatment
Work Performed	☒ Floating
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for crested floating heart lily

Tab 4

BRANDON E. POWNALL

1908 N Westmoreland Dr.
Orlando, FL 32804

(352) 459-9233
brandon.pownall@gmail.com

EDUCATION

UNIVERSITY OF FLORIDA LEVIN COLLEGE OF LAW, J.D. with Honors May 2020

GPA: 3.44

Honors: *Cum Laude*; Dean's List; Recipient of Dean's Scholarship (80% of tuition); Pro Bono Certificate for Outstanding Achievement; Book Award in Agricultural Law

Activities: Articles Editor for *Florida Law Review*
Conservation Clinic, Spring 2019 – Fall 2019
Technology Chair for Public Interest Environmental Conference
Study Abroad: Conservation and Sustainable Development Program in Costa Rica

EMORY UNIVERSITY, B.A. in English and Minor in Computer Science May 2017

GPA: 3.6

LEGAL EXPERIENCE

FISHBACK DOMINICK, Winter Park, Florida April 2022 – Present

Associate Lawyer

- Act as Deputy City Attorney for the City of Belle Isle, attending City Council meetings and advising the governing body on charter interpretation, contracts, procurement, and regulatory compliance.
- Serve as Assistant City Attorney for the cities of Winter Park, Winter Garden, Longwood, and DeBary, advising on municipal law, public meetings, code enforcement, procurement, land use, ethics, and complex real estate transactions, with experience on transactions \$4M in value.
- Serve as primary general counsel to multiple Community Development Districts (Waterset North CDD & Bahia Lakes CDD); attend all board meetings, advise on public finance and infrastructure projects, and issue legal opinions on governance and compliance.
- Represent the Volusia County Tax Collector and Property Appraiser in litigation and statutory compliance matters; draft pleadings, motions, appellate briefs, and handle discovery in property disputes, taxation cases, and constitutional challenges.
- Litigate high-value cases, including land use, contract disputes, code enforcement appeals, and zoning enforcement actions. Conduct mediations resulting in favorable settlements for local governments.
- Draft ordinances, resolutions, contracts, and procurement documents for local governments and development entities, addressing commercial, construction, and infrastructure-related issues.

COMPUTER BUSINESS CONSULTANTS, Oakland, Florida April 2021 – April 2022

General Counsel

- Drafted contracts, policies, and board resolutions; rendered legal opinions regarding disputes arising from contracts, employee termination, etc. and negotiated to resolve such disputes.

SALTER FEIBER, P.A., Gainesville, Florida June 2019 – June 2020

Legal Clerk

ALACHUA COUNTY ATTORNEY'S OFFICE, Gainesville, Florida Summer 2019

Legal Intern

JUDGE DENISE R. FERRERO, Eighth Judicial Circuit of Florida Summer 2018

Legal Intern

PROFESSIONAL LICENSE

-
- Member in Good Standing, Florida State Bar November 2020

Tab 5

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY 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 Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Lynn Hayes and Matthew Hubert are appointed as Assistant Secretaries and Matt O’Nolan is removed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

PASSED AND ADOPTED THIS 18th DAY OF SEPTEMBER, 2025.

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

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 6

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report September 2025 CDD Meeting Operations and Maintenance Report

Amenities Center

- Set up residents with new security access profiles and credentials
- Clip gate damage
- Create tow exemptions
- Responded to resident calls, reports, concerns, and complaints
- Met with TECO for court lighting estimate
- Continued correcting resident information
- Updated security profiles with car registrations
- 5 event parties assisted, no issues, no damages
- Sent out eblasts on car registrations, parking, CDD meeting, fall hours, monthly newsletter
- Assisted in cleaning amenities and grounds
- Ordered office and janitorial supplies, completed tool purchasing
- Coffee Day every Wednesday
- Amenities hours changed to Fall schedule on 9/1 (7:00AM-7:00PM)

Maintenance

- Cleaned and fixed fencing in Hawk Valley
- Picked up community trash
- Reinstalled gate barrier arms
- Re-secured court windscreens
- Removed ~25 commercial signs
- Maintained drain lines, HVAC filters and AC drain line
- Started cleaning neighborhood monuments
- Deep cleaning pool furniture continued
- Adjusted playground and neighborhood pedestrian gates
- Emptied and maintained dog stations
- Fixed leak from ice machine at amenities center

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** TBD
- **Next Election:** November 2026
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

September 18

2025

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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
p: 813.514.0400
f: 813.514.0401
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, July 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.

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

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.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Minutes of Meeting

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday August 21, 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)
Chris Thompson	Representative, Blue Water Aquatics
Jeff Cane	Pine Lake Nursery
Aimee Brodeen	Landscape Inspection, Rizzetta & Company, Inc.
Taylor Nielsen	Representative, Rizzetta & Company, Inc.
Scarlett Sponberg	Representative, Rizzetta & Company, Inc.
Chico Rivera	Amenity Manager, Rizzetta & Company, Inc.

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 pond concerns, budget, vendor s and District priorities.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Ms. Brodeen reviewed her report with the Board.

On a Motion by Mr. Grossenbacher, seconded by Mr. Halstead, with all in favor, the Board of Supervisors approved Pine Lake proposal #6512 for \$2200 for Sundrift rocks, for K-Bar Ranch II Community Development District.

The Board tabled Pine Lake Proposal #6510 and requested it be brought back to the September meeting with more options including native plants.

The Board requested Pine Lake bring perennial options as well as an annual proposal to the September meeting.

B. Pine Lake Nursery Report and Proposals

Mr. Cane reviewed his report with the Board.

The Board requested Mr. Cane check on the rain sensors.

C. Presentation of Aquatics Report

Not present.

There was a discussion about algae blooms in ponds.

D. District Counsel

Mr. Lewis reviewed his report with the Board.

On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of Supervisors the Board approved authorizing the Chair to sign and complete the land sale pending discussion with the District Engineer, for K-Bar Ranch II Community Development District.

There was a discussion about the District Management proposals.

On a Motion by Mr. Grossenbacher, seconded by Ms. Emery, with two opposed (Mr. Reddy and Mr. Halstead opposed), the Board of Supervisors approved the Rizzetta District Management contract , for K-Bar Ranch II Community Development District.

There was a discussion about the Amenity Contract proposals.

On a Motion by Mr. Grossenbacher , seconded by Mr. Mohan, with one opposed (Mr. Reddy), the Board of Supervisors approved the Rizzetta Amenity Contract and authorized the Chair to sign option one addendum and named Mr. Siverson as amenity manager, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with two opposed (Mr. Halstead and Mr. Reddy), the Board of Supervisors authorized the Chair to represent the CDD in Securiteam lawsuit mediation and have authority to negotiate, for K-Bar Ranch II Community Development District.

There was a Board discussion of the HOA.

The District Counsel submitted their resignation and DM to seek proposals for a new District Counsel; Mr. Lewis will remain until a new Counsel is chosen.

E. Amenity Manager Report

Not Present

F. District Engineer

Not Present

G. District Manager Report

Mr. O'Nolan advised the upcoming meeting to be held on September 18, 2025, at 6:00 pm.

The Board table the discussion of Goals and Objectives for 2025-2026.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' meeting held on July 17, 2025

The Board table this discussion.

On a Motion by Mr. Finley, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the Board of Supervisors meeting held on July 17, 2025, as amended, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Review of Financial Statement

The Board tabled this discussion.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2025

The Board tabled this discussion.

SEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025-2026 Final Budget

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors opened the public hearing on the FY 2025-2026 Final Budget, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors closed the public hearing on the FY 2025-2026 Final Budget, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
adopting the Final Budget for FY 25-26**

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board adopted resolution 2025-05, adopting the final budget for Fiscal Year 2025-2026 as presented, for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2025-2026
Special Assessments**

On a Motion by Ms. Emery , seconded by Mr. Mohan, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2025-2026 Special Assessments, for K-Bar Ranch II Community Development District.

On a Motion by Ms. Emery , seconded by Mr. Mohan, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2025-2026 Special Assessments, for K-Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Levying O&M Assessment for Fiscal Year
2025-2026**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors adopted resolution 2025-06, levying O&M assessment for FY 2025-2026 , for K-Bar Ranch II Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
setting the Meeting Schedule for FY
2025-2026**

The Board tabled this discussion.

TWELFTH ORDER OF BUSINESS

**Consideration of 2nd Quarter Website
Audit**

The Board tabled this discussion.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

No comments were presented.

FOURTEENTH 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 10:27 p.m., for K-Bar Ranch II Community Development District.

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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

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 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 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)

See Notes to Unaudited Financial Statements

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 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 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 Maintenance	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

See Notes to Unaudited Financial Statements

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

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 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 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	<u>60,000</u>	<u>60,000</u>	<u>68,078</u>	<u>8,078</u>
Expenditures				
Contingency				
Capital Reserve	60,000	60,000	45	59,955
Total Contingency	<u>60,000</u>	<u>60,000</u>	<u>45</u>	<u>59,955</u>
Total Expenditures	<u>60,000</u>	<u>60,000</u>	<u>45</u>	<u>59,955</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>68,033</u>	<u>68,033</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	23,396	23,396
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>23,396</u>	<u>23,396</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>206,697</u>	<u>206,697</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>298,126</u>	<u>298,126</u>

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 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 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	<u>667,172</u>	<u>667,172</u>	<u>697,423</u>	<u>30,251</u>
Expenditures				
Debt Service				
Interest	462,172	462,172	458,231	3,941
Principal	205,000	205,000	205,000	0
Total Debt Service	<u>667,172</u>	<u>667,172</u>	<u>663,231</u>	<u>3,941</u>
Total Expenditures	<u>667,172</u>	<u>667,172</u>	<u>663,231</u>	<u>3,941</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>34,192</u>	<u>34,192</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(121,263)	(121,263)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(121,263)</u>	<u>(121,263)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>590,970</u>	<u>590,970</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>503,899</u>	<u>503,899</u>

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 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 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	<u>337,071</u>	<u>337,071</u>	<u>352,931</u>	<u>15,859</u>
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	<u>337,071</u>	<u>337,071</u>	<u>338,415</u>	<u>(1,343)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>14,516</u>	<u>14,516</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(29,180)	(29,180)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(29,180)</u>	<u>(29,180)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>290,372</u>	<u>290,372</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>275,708</u>	<u>275,708</u>

See Notes to Unaudited Financial Statements

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 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,133	1,133
Total Revenues	<u>0</u>	<u>0</u>	<u>1,133</u>	<u>1,133</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1,133</u>	<u>1,133</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,690	4,690
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>4,690</u>	<u>4,690</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>30,490</u>	<u>30,490</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>36,313</u>	<u>36,313</u>

See Notes to Unaudited Financial Statements

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 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	956	956
Total Revenues	<u>0</u>	<u>0</u>	<u>956</u>	<u>956</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>956</u>	<u>956</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	5,784	5,784
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>5,784</u>	<u>5,784</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>24,915</u>	<u>24,915</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>31,655</u>	<u>31,655</u>

See Notes to Unaudited Financial Statements

K-Bar Ranch II CDD**Investment Summary****July 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2025</u>
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

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 07/31/2025

	Month Ending 07/31/2024	Month Ending 08/31/2024	Month Ending 09/30/2024	Month Ending 10/31/2024	Month Ending 11/30/2024	Month Ending 12/31/2024	Month Ending 01/31/2025	Month Ending 02/28/2025	Month Ending 03/31/2025	Month Ending 04/30/2025	Month Ending 05/31/2025	Month Ending 06/30/2025	Month Ending 07/31/2025
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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

221 General Fund	K-Bar Ranch II Community Development District												
	13 Month Trend Report												
	As of 07/31/2025												
	Month Ending 07/31/2024	Month Ending 08/31/2024	Month Ending 09/30/2024	Month Ending 10/31/2024	Month Ending 11/30/2024	Month Ending 12/31/2024	Month Ending 01/31/2025	Month Ending 02/28/2025	Month Ending 03/31/2025	Month Ending 04/30/2025	Month Ending 05/31/2025	Month Ending 06/30/2025	Month Ending 07/31/2025
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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 Main-tena	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

K-Bar Ranch II Community Development District
13 Month Trend Report
As of 07/31/2025

	Month Ending 07/31/2024	Month Ending 08/31/2024	Month Ending 09/30/2024	Month Ending 10/31/2024	Month Ending 11/30/2024	Month Ending 12/31/2024	Month Ending 01/31/2025	Month Ending 02/28/2025	Month Ending 03/31/2025	Month Ending 04/30/2025	Month Ending 05/31/2025	Month Ending 06/30/2025	Month Ending 07/31/2025
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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) Expendi- tures	(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

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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	<u>\$ 477.39</u>
Total				<u>\$ 118,508.88</u>

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



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

0000 2 28 20 15 0000000 7 70

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

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

Amount Now Due

\$7.70

Your Account Number

2282015

Water Customer Class

COMMERCIAL

Pay This Amount



\$7.70

PLEASE PAY BY DUE DATE OF 07/31/2025



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 COMMUNITY DEVELOP
C/O K-BAR RANCH 2 CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000 2 28 7 18 2 00000 184 53

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT



K-BAR RANCH COMMUNITY 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 COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 07/08/2025

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

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

Pay This Amount



\$184.53

PLEASE PAY BY DUE DATE OF 07/31/2025



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

00002333386 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

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

Amount Now Due
\$80.82

Your Account Number
2333386

Water Customer Class
COMMERCIAL

Pay This Amount  **\$80.82**

PLEASE PAY BY DUE DATE OF 07/31/2025



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 238 2753 0000 1208 27

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-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

Amount Now Due

\$1,208.27

Your Account Number

2382753

Water Customer Class

COMMERCIAL

Pay This Amount



\$1,208.27

PLEASE PAY BY DUE DATE OF 07/31/2025



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

0000 238 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

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

Amount Now Due
\$774.98

Your Account Number
2382755

Water Customer Class
COMMERCIAL

Pay This Amount  **\$774.98**

PLEASE PAY BY DUE DATE OF 07/31/2025

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 #	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



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Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



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

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<https://completeit.io>
(813) 444-4355



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

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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	The arm is working normally, but the gate is in the open position.
Tue 07-01-25 09:45 AM	
Thomas Giella	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

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Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



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 Separately.	\$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	Sundrift South Barrier Arm was Hit.
Fri 07-18-25 03:10 PM	Wednesday July 16th 2025 between 1:03-1:04
Charles Bourne	

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



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
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533

Ship To: IN STORE PICKUP

Invoice To: K-Bar Ranch II Community Development District
5844 Old Pasco Rd Ste 100
Wesley Chapel FL 33544

Branch LAND O' LAKES		
Date 07/25/25	Time 09:35:17 (O)	Page 02
Account No KBARR001	Phone No	Inv No W0949305
Ship Via		Purchase Order
Tax ID No		
		Salesperson 503

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.



Sales and Use Tax Return

DR-15
R. 01/20
Rule 12A-1.097, F.A.C.
Effective 01/20
Page 1 of 2

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

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.

		Tiffany Judd		
_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date	
(_____) _____ Telephone Number		(_____) 813-994-1001 ext 3099 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).	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:
Proposal No:
Project Manager: Charles R. Reed

Facility:
GSA Sin No:
Store/Unit No:

Project	20258015-000	K-Bar Ranch II CDD Prof Eng Svcs
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Professional Services from June 14, 2025 to July 11, 2025

Task	01	General Services
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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
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647

PROPERTY
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
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647

PROPERTY
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
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647

PROPERTY
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
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647

PROPERTY
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
KBAR RANCH II CDD 10820 Mistflower Lane Tampa, FL 33647

PROPERTY
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

[illegible]

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

[illegible]

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

[illegible]

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

[illegible]

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

[illegible]



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



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



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

833712032177981400130005

Invoice Number: 1779814061725
Account Number:: 8337 12 032 1779814
Security Code:

[K Bar Ranch Cdd 2 Eagle Creek](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 17 06182025 NNNNNNNN 01 994393



June 17, 2025
Invoice Number: 1779814061725
Account Number: **8337 12 032 1779814**
Security Code:
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Auto Pay Notice**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

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.



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
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400130005



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**.





Invoice Number: 1779814061725
Account Number: 8337 12 032 1779814
Security Code:

K BAR RANCH CDD 2 EAGLE CREEK

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.



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

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.



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
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173698800160002



Invoice Number: KBAR RANCH II CDD
 Account Number: 1736988061925
 Security Code: 8337 12 032 1736988

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.

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**.





Invoice Number: 1736988061925
Account Number: 8337 12 032 1736988
Security Code:

KBAR RANCH II CDD

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.



Invoice Number: 1736988061925
Account Number:: 8337 12 032 1736988
Security Code:

KBAR RANCH II CDD



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 19 06202025 NNNNNNNN 01 996128



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.



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

833712032173697000160002



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**.





Invoice Number: 1736970061925
Account Number: 8337 12 032 1736970
Security Code:

KBAR RANCH II CDD

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.



Invoice Number: 1736970061925
Account Number:: 8337 12 032 1736970
Security Code:

KBAR RANCH II CDD



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****Contact Us**Visit us at SpectrumBusiness.netOr, 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 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
<i>YOUR AUTO PAY WILL BE PROCESSED 07/08/25</i>	
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 996184K-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



Invoice Number: 2736809062225
 Account Number: 8337 12 030 2736809
 Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 22 06232025 NNNNNNNN 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	200.00
Internet Ultra	
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.

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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**.





Invoice Number: 2736809062225
Account Number: 8337 12 030 2736809
Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

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.



Invoice Number:
Account Number::
Security Code:

K-BAR RANCH II - MOSSY PINE-GATE

2736809062225
8337 12 030 2736809



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 22 06232025 NNNNNNNN 01 996184



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.netOr, 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
<i>YOUR AUTO PAY WILL BE PROCESSED 07/08/25</i>	
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.



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



Invoice Number: 1752167062125
 Account Number: 8337 12 032 1752167
 Security Code:

K BAR RANCH II AMENITY

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

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

Spectrum Business™ Internet

Spectrum Business	200.00
Internet Ultra	
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****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/supportFor questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1752167062125
Account Number: 8337 12 032 1752167
Security Code:

K BAR RANCH II AMENITY

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.



Invoice Number: 1752167062125
Account Number:: 8337 12 032 1752167
Security Code:

K BAR RANCH II AMENITY



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 995885





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.



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

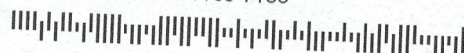
K-BAR RANCH 2 GATE

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



833712032231379500007435

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

833712032174436200160002



Invoice Number: 1744362062925
 Account Number: 8337 12 032 1744362
 Security Code:

Envera KBar Ranch II CDD

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....

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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**.





Invoice Number: 1744362062925
Account Number: 8337 12 032 1744362
Security Code:

[Envera KBar Ranch II CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 29 06302025 NNNNNNNN 01 996866

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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.



Invoice Number:
Account Number::
Security Code:

[Envera KBar Ranch II CDD](#)
1744362062925
8337 12 032 1744362



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 29 06302025 NNNNNNNN 01 996866



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.netOr, 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
<i>YOUR AUTO PAY WILL BE PROCESSED 07/18/25</i>	
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 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
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175498100170001



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	200.00
Internet Ultra	
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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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.

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/supportFor questions or concerns, please call **1-866-519-1263**.



Invoice Number: 1754981070125
Account Number: 8337 12 032 1754981
Security Code:

K-BAR RANCH 2 GATE

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.

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.



Invoice Number:
Account Number::
Security Code:

K-BAR RANCH 2 GATE

1754981070125
8337 12 032 1754981



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 01 07022025 NNNNNNNN 01 988003



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
<i>YOUR AUTO PAY WILL BE PROCESSED 07/27/25</i>	
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 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



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.

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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**.





Invoice Number: 1758297071025
Account Number: 8337 12 032 1758297
Security Code:

[K BAR RANCH II CDD-GATE](#)

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.



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



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

Auto Pay Notice**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

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 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

833712032173699600160002



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**.





Invoice Number: 1736996071225
Account Number: 8337 12 032 1736996
Security Code:

[KBAR RANCH II CDD](#)

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.



Invoice Number: 1736996071225
Account Number:: 8337 12 032 1736996
Security Code:

KBAR RANCH II CDD



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	\$ <u>4,655.00</u>
Total Due This Invoice	\$ 4,655.00

For Professional Services Rendered Through June 30, 2025

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
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

Invoice Date:	July 17, 2025
Invoice Number:	16110804
Matter Number:	48276.0001

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
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

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
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

Please make checks payable to:

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 W. Flagler Street, Suite 2200
Attention: ACCOUNTS RECEIVABLE
Miami, Florida 33130

FEIN No.: 59-2126062

To pay by ACH or wire transfer:

Citibank, N.A.
ABA No.: 266086554
Account No.: 9146651992

Please include invoice/matter number(s) to avoid
delays and errors in processing.

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

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		
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\$ 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		
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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.

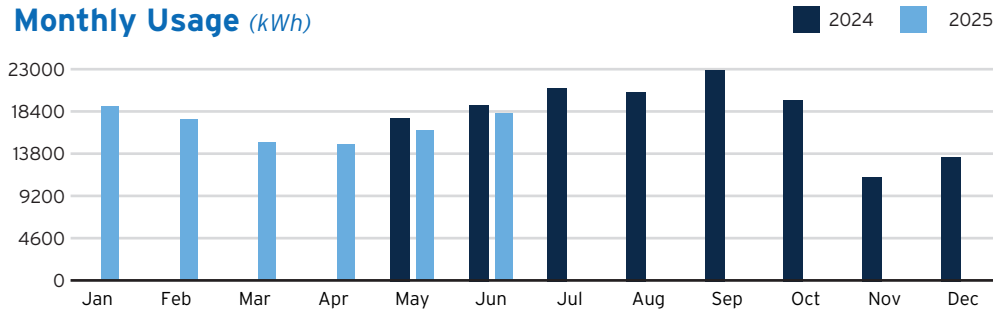


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety) for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 321000017111

Due Date: July 21, 2025



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](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$19,325.16

Payment Amount: \$ _____

700500003447

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.

7005000034473210000171110000019325166

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:
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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



Sub-Account #: 211017791636
Statement Date: 07/01/2025

Service Address: 19292 MOSSY PINE DR, TAMPA, FL 33647

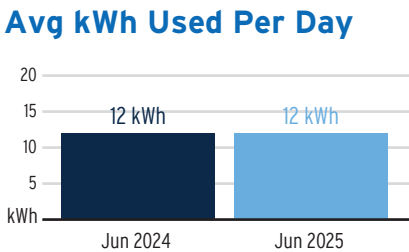
Meter Read

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



Current Month's Electric Charges **\$89.25**

Billing information continues on next page →



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 ➡



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

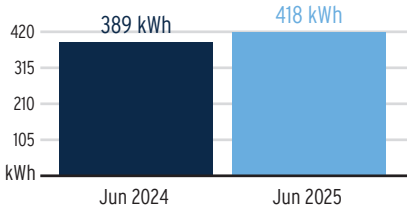
Charge Details

 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

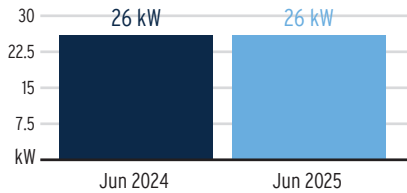
Current Month's Electric Charges **\$1,501.51**

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.



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

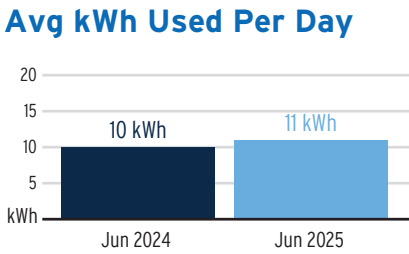
Service Period: 05/14/2025 - 06/12/2025

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



Current Month's Electric Charges **\$83.68**

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 07/01/2025

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

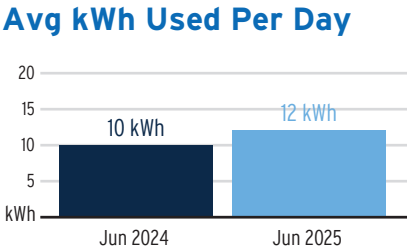
Meter Read

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



Current Month's Electric Charges **\$86.91**

Billing information continues on next page →



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 →



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

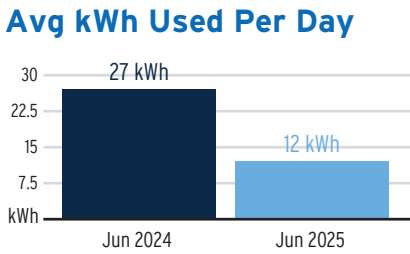
Service Period: 05/14/2025 - 06/12/2025

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



Current Month's Electric Charges **\$86.02**

Billing information continues on next page →



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

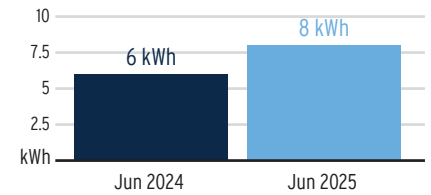
Rate Schedule: General Service - Non Demand

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 →



Sub-Account #: 221003637594
Statement Date: 07/01/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

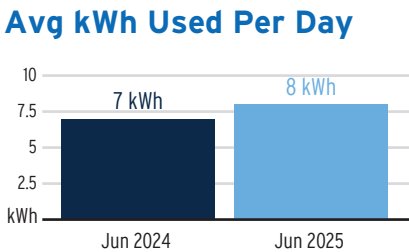
Meter Read

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



Current Month's Electric Charges \$67.36

Billing information continues on next page →



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 →



Sub-Account #: 221005599891
Statement Date: 07/01/2025

Service Address: 10339 K BAR RANCH PKWY, TAMPA, FL 33647

Meter Read

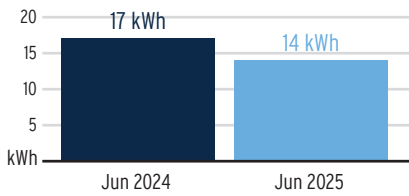
Meter Location: WELL
Service Period: 05/14/2025 - 06/12/2025 Rate Schedule: General Service - Non Demand

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 →



Sub-Account #: 221005600327
Statement Date: 07/01/2025

Service Address: 10340 K BAR RANCH PKWY, TAMPA, FL 33647

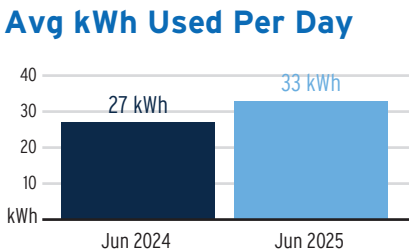
Meter Read

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



Current Month's Electric Charges \$200.39

Billing information continues on next page →



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
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Billing information continues on next page →



Sub-Account #: 221005600350
Statement Date: 07/01/2025

Service Address: 10310 K BAR RANCH PK, TAMPA, FL 33647

Meter Read

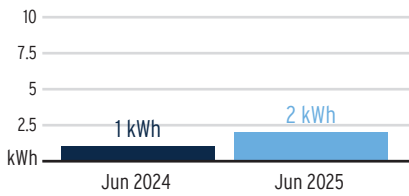
Meter Location: ENTRANCE
Service Period: 05/14/2025 - 06/12/2025 Rate Schedule: General Service - Non Demand

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 ➡



Sub-Account #: 221005600368
Statement Date: 07/01/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

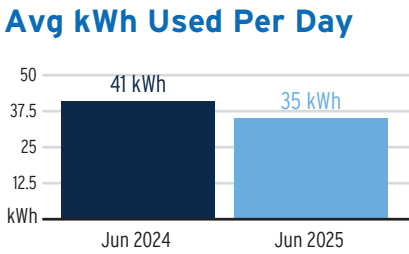
Service Period: 05/14/2025 - 06/12/2025

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



Current Month's Electric Charges \$212.41

Billing information continues on next page ➡



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 →



Sub-Account #: 221005629565
Statement Date: 07/01/2025

Service Address: 19294 MOSSY PINE DR, WELL, TAMPA, FL 33647

Meter Read

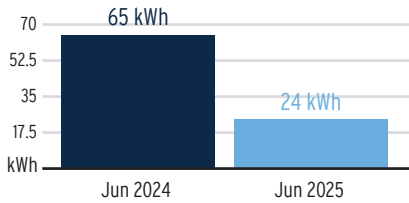
Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** General Service - Non Demand

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 →



Sub-Account #: 221007136783
Statement Date: 07/01/2025

Service Address: 10340 K BAR RANCH PKWY, GATE, TAMPA, FL 33647

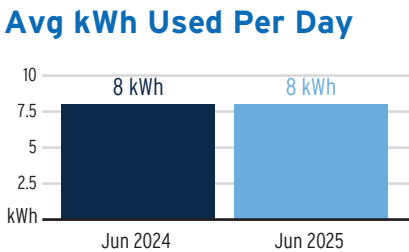
Meter Read

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



Current Month's Electric Charges **\$67.55**

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 07/01/2025

Service Address: 10820 MISTFLOWER LN, TAMPA, FL 33647-3781

Meter Read

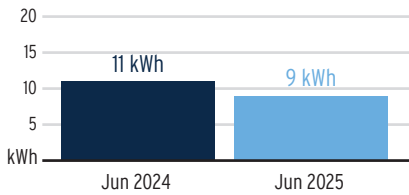
Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** General Service - Non Demand

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

Avg kWh Used Per Day



Current Month's Electric Charges **\$70.79**

Billing information continues on next page →



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 →



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 →



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 →



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**



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.

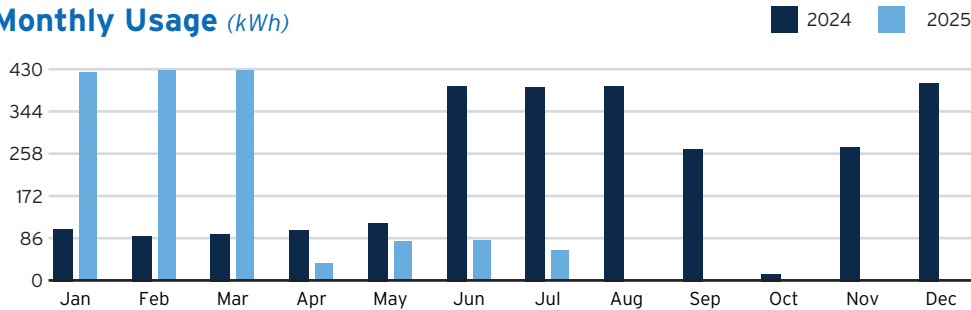


Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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.

Account #: 221008777825

Due Date: August 08, 2025



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.

Amount Due: \$35.15

Payment Amount: \$ _____

666199072368

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.

6661990723682210087778250000000035150



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: July 18, 2025
Charges Due: August 08, 2025

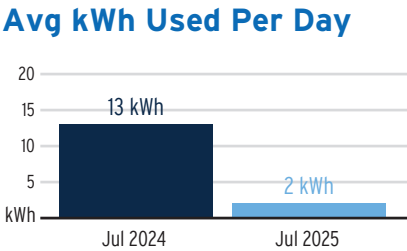
Meter Read

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	



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.

Total Current Month's Charges **\$35.15**

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.



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.

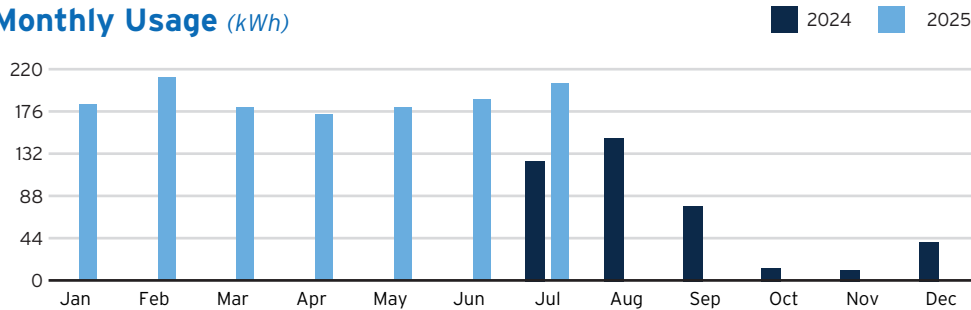


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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.

Account #: 221008777817

Due Date: August 08, 2025



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.

Amount Due: \$60.98

Payment Amount: \$ _____

666199072367

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



Service For:
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777817
Statement Date: July 18, 2025
Charges Due: August 08, 2025

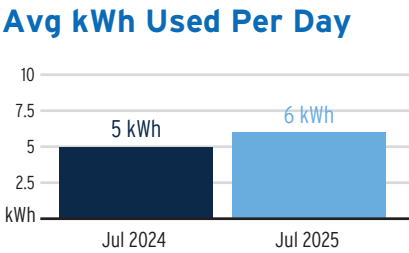
Meter Read

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



Important Messages

What's Raising Your Power Bill?
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Total Current Month's Charges **\$60.98**

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.

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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

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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.

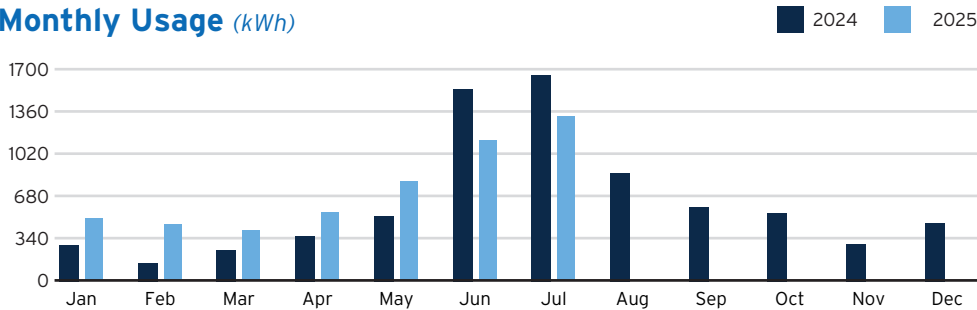


Your average daily kWh used was **7.89% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221005600376

Due Date: August 08, 2025



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Amount Due: \$259.95

Payment Amount: \$ _____

676075594176

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.

6760755941762210056003760000000259957



Service For:
10598 K BAR RANCH PKWY
TAMPA, FL 33647

Account #: 221005600376
Statement Date: July 18, 2025
Charges Due: August 08, 2025

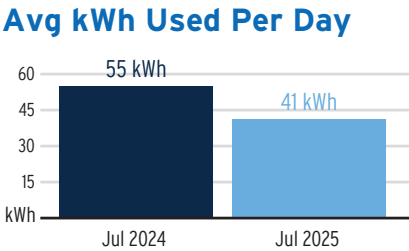
Meter Read

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



Important Messages

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Total Current Month's Charges **\$259.95**

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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

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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.

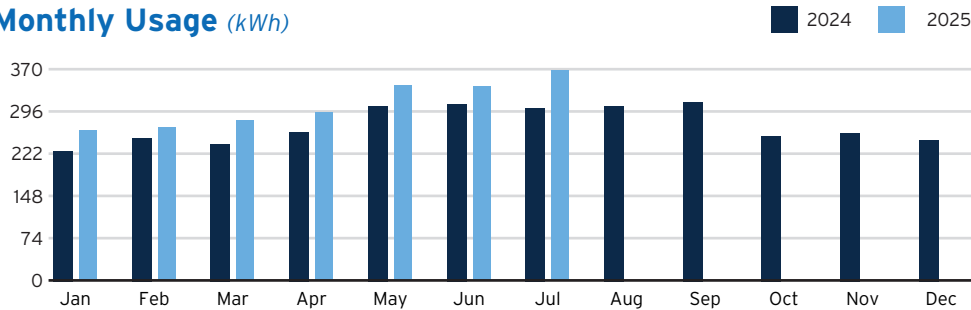


Your average daily kWh used was **9.09% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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.

Account #: 211025392658

Due Date: August 08, 2025



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.

Amount Due: \$90.40

Payment Amount: \$ _____

692124875417

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.

6921248754172110253926580000000090409



Service For:
10841 MISTFLOWER LN
GATE, TAMPA, FL 33647

Account #: 211025392658
Statement Date: July 18, 2025
Charges Due: August 08, 2025

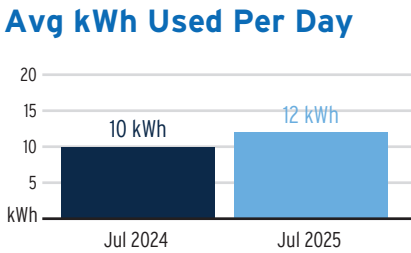
Meter Read

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



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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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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.

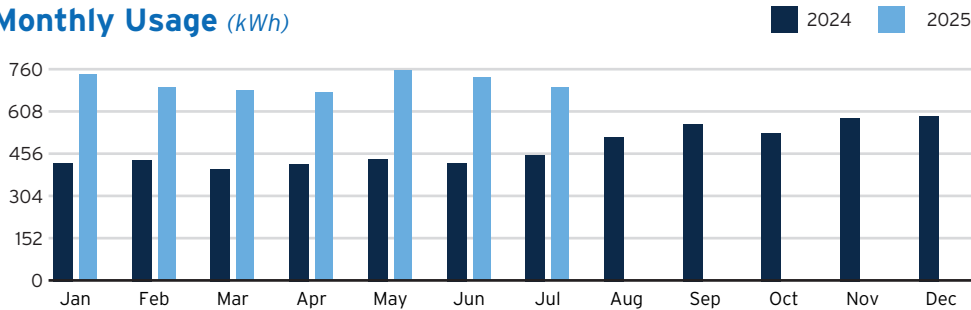


Your average daily kWh used was **8.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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.

Account #: 211025490809

Due Date: August 08, 2025



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.

Amount Due: \$149.20

Payment Amount: \$ _____

692124875418

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.

6921248754182110254908090000000149203



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: July 18, 2025
Charges Due: August 08, 2025

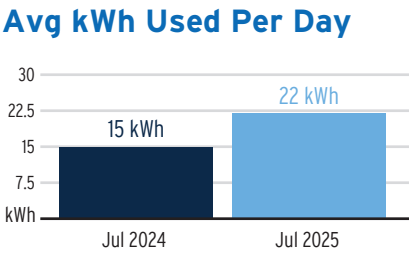
Meter Read

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



Important Messages

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Total Current Month's Charges **\$149.20**

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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

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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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.

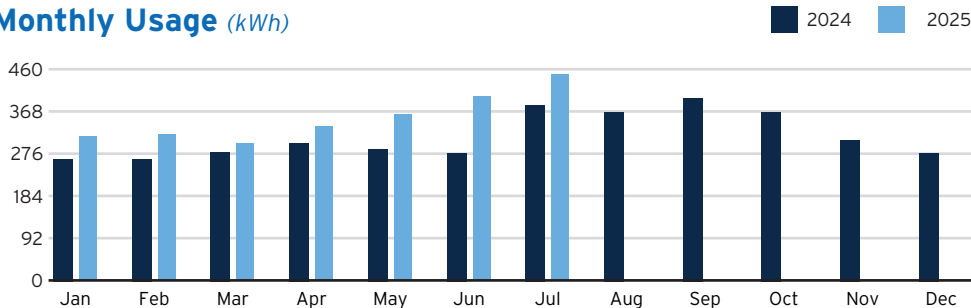


Your average daily kWh used was **7.69% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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.

Account #: 221008498422

Due Date: August 11, 2025



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.

Amount Due: \$104.90

Payment Amount: \$ _____

683482984516

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.

6834829845162210084984220000000104901



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: July 21, 2025
Charges Due: August 11, 2025

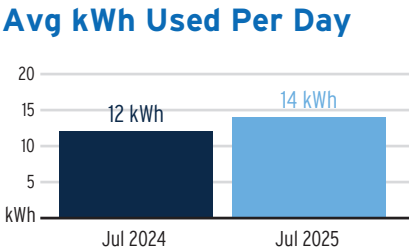
Meter Read

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



Important Messages

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Total Current Month's Charges \$104.90

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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Phone
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Contact Us

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866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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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

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



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008392039

Due Date: August 11, 2025



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.

Amount Due: \$1,737.17

Payment Amount: \$ _____

683482984515

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.

6834829845152210083920390000001737171



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**

Important Messages

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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.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008728984

Due Date: August 11, 2025



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Amount Due: \$2,245.64

Payment Amount: \$ _____

639038765021

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.

6390387650212210087289840000002245647



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

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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

\$511.88

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

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](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

Legal Advertising

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.

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	



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 MCC: 5942 MERCHANT ZIP:	38.99
06/04	06/04	55432864V5STJ7H7Q	AMAZON MKTPL*NH8GZ94S2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.14
06/10	06/10	054368452BLJ52L1B	WM SUPERCENTER #2740 TAMPA FL MCC: 5411 MERCHANT ZIP: 33647	428.00
06/10	06/10	02305375200H1LXG9	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	42.46
06/16	06/16	5543286575YSWNDRS	AMAZON PRIME*NA01915R0 AMZN.COM/BILL WA MCC: 5968 MERCHANT ZIP:	14.99
06/16	06/16	553087658AY4EPKKG	SHELL OIL 57545054702 TAMPA FL MCC: 5542 MERCHANT ZIP: 33647	42.36

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

0 K-BAR RANCH II CDD 0
K-BAR RANCH II COMMUNITY DEVELOPME
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
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

Amount Enclosed:

\$

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/17	06/17	02305375900G39GLP	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	40.22
06/18	06/18	852980859WGN AZ88A	BAGELICIOUS & MORE WESLEY CHAPEL FL MCC: 5812 MERCHANT ZIP:	22.76
06/20	06/20	02305375Q00H16AEA	USPS PO 1150550205 LAND O LAKES FL MCC: 9402 MERCHANT ZIP: 34639	19.45
06/23	06/23	55432865E60V8KVZS	AMAZON MKTPL*NO17G1BG0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	234.60
06/23	06/23	55432865E60Y39RXG	AMAZON MKTPL*NQ18E9AB2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	29.95
06/23	06/23	55432865E6123JFH0	AMAZON.COM*NO2HI8901 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	38.72
06/24	06/24	55432865F614AR8RS	AMAZON.COM*NO5UG7IB1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	11.87
06/24	06/24	02305375G00GASJ1X	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	30.65
06/25	06/25	52707155H09FY8TDY	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	282.64
			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 \$0-\$500,000 = 0.25% \$500,001-\$1,500,000 = 0.60% \$1,500,00-\$4,000,000 = 0.75% \$4,000,001-\$12,500,000 = 0.90% \$12,500,001+ = 1.00%
Cashback Earned this Statement	\$3.23	
New Cashback Balance	\$3.45	
Your cashback will be award on	Feb 2026	

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:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

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.

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

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 \$38.99

Sold by: NYHI® ([seller profile](#))Supplied by: NYHI® ([seller profile](#))

Condition: New

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](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2025, Amazon.com, Inc. or its affiliates[Back to top](#)[English](#)[United States](#)[Help](#)

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**1 of: *Zep Streak-Free Glass Cleaner - 1 Gallon - (Case of 2) ZU1120128 - Pro Formula Clean***Price****\$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

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**Billing address**

Amy Linen
AMENITY CENTER
10820 MISTFLOWER LN
TAMPA, FL 33647-3781
United States

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2025, Amazon.com, Inc. or its affiliates[Back to top](#)[English](#)[United States](#)[Help](#)

Give us feedback @ survey.walmart.com
Thank you! ID #:7VPNNGVP1M4

Walmart *

WM Supercenter
813-994-6543 Mgr:EDWIN
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647
ST# 02740 DP# 000582 TE# 68 TR# 09274
ITEMS SOLD 1
TC# 1141 2295 2485 6361 6727 9



DISA CODE # 100040486071
70 HISENSETV 088814301539 428.00 0
SUBTOTAL 428.00
TOTAL 428.00
MCARD TEND 428.00
**** * 6100 I 1

Mastercard
APPROVAL # 010693
REF # U415Rw106024
ATD 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 NAVAL	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

A0000000041010

Entry Method:

Mode:

PURCHASE

Mastercard

Chip Read

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 XX XX XX 6100
Chip Read
APPROVED
AUTH # 016757
INV # 365312
Mode: Issuer
AID: A0000000041010
TVR: 0000000000
IAD: 0110A0400122000
00000000000000
0000FF
TSI: E000
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

Entry Method:

Mode:

PURCHASE
Mastercard
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: 3629Y9KYARFW
Payment KP5AN48N5R2HJ

Clover Privacy Policy
<https://clover.com/privacy>



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	1		\$0.73
--------------------------	---	--	--------

Pinellas Park, FL 33782
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 06/24/2025

Certified Mail® \$4.85
Tracking #: 9589 0710 5270 3132 4823 76

Affixed Postage -\$0.73

Affixed Amount: \$0.73

Total			\$4.85
-------	--	--	--------

Garden Delights	1	\$14.60	\$14.60
-----------------	---	---------	---------

Grand Total:			\$19.45
--------------	--	--	---------

Credit Card Remit			\$19.45
-------------------	--	--	---------

Card Name: MasterCard
Account #: XXXXXXXXXX6100
Approval #: 020932
Transaction #: 587
AID: A0000000041010 Contactless
AL: Mastercard

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Pinellas Park, FL 33782

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ 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	\$0.00

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

**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*

\$9.99

Sold by: DernLung ([seller profile](#))Supplied by: DernLung ([seller profile](#))

Condition: New

1 of: *HP 218A Black Toner Cartridge | Works with Color Laserjet Pro 3201, MFP 3301 Series | W2180A*

\$74.89

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

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)*

\$18.95

Sold by: Antizer US Store ([seller profile](#))Supplied by: Antizer US Store ([seller profile](#))

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: *Strong Fishing Line Clear, Acejz Thick Fishing Wire 0.8mm Invisible Hanging Wire Heavy Duty Monofilament Line 70 Lb Test for Hanging Decoration Balloon Garland Crafts*

\$8.99

Sold by: Acejz Online ([seller profile](#))Supplied by: Acejz Online ([seller profile](#))

Condition: New

4 of: *4th of July Independence Day Decorations Memorial Day Decor Indoor and Outdoor Hanging American Flag Banners (2 Pcs)*

\$9.99

Sold by: NineTon ([seller profile](#))

Supplied by: Other

Condition: New

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*

\$28.99

Sold by: Zoerlol ([seller profile](#))Supplied by: Zoerlol ([seller profile](#))

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

\$22.86

Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

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	Item(s) Subtotal:	\$234.60
	Shipping & Handling:	\$0.00
Billing address Amy Linen AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	-----	
	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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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:	Item(s) Subtotal:	\$29.95
Mastercard ending in 6100	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$29.95
Amy Linen	Estimated tax to be collected:	\$0.00
AMENITY CENTER	-----	
10820 MISTFLOWER LN	Grand Total:	\$29.95
TAMPA, FL 33647-3781		
United States		
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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English

United States

Help

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:	Item(s) Subtotal:	\$38.72
Mastercard ending in 6100	Shipping & Handling:	\$2.99
	Free Shipping:	-\$2.99

Billing address	Total before tax:	\$38.72
Amy Linen	Estimated tax to be collected:	\$0.00
AMENITY CENTER		-----
10820 MISTFLOWER LN	Grand Total:	\$38.72
TAMPA, FL 33647-3781		
United States		
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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[Back to top](#)

English

United States

Help

Order Details

Order placed June 23, 2025 Order # 114-8847380-9853822

Ship to	Payment method	Order Summary	
Amy Linen AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100	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

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
MPLS 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

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



How does
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 30S0DR6400Z <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		
AID A0000000041010	Mastercard	

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

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

Your Payment is Due

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.

Your Total Due

\$477.39

If payment is received after
07/27/2025: **\$ 489.32**

Previous Balance

477.39

+

Payments

(477.39)

+

Adjustments

0.00

+

Current Invoice Charges

477.39

=

Total Account Balance Due

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	

2206000232460823004001638990000004773900000047739 6

10290C56

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

DETAILS OF SERVICE

Details for Service Location:
K Bar Ranch li 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

How to Contact Us

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.

Your Payment is Due

10/25/2022

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.

Your Total Due

\$123.45

If payment is received after 10/25/2022: \$128.45

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627

Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount
36 Gallon Toler	10/01/22		1.00	96.67
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				123.45
Total Current Charges				

- 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		☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		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.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

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

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 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 District desires to amend its previously adopted FY 25/26 meeting schedule to accommodate its new District Manager’s calendar availability; and

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

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

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

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

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

PASSED AND ADOPTED THIS 18th DAY OF SEPTEMBER 2025.

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

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Notice of Meetings
Fiscal Year 2025/2026
K-Bar Ranch II Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the K-Bar Ranch II Community Development District shall be held at 6:00 p.m. at the Amenities Center located at 10820 Mistflower Lane, Tampa, Florida 33647. The meeting dates are as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 566-1935. 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.

Published:

Tab 13



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**

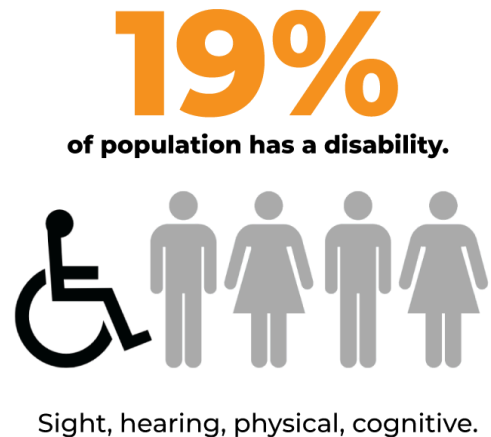
Compliance Criteria

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/acrobat>



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 14

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: September 18, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - 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;



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- iii. **Accounting** - 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. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. **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. 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.
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;



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- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on September 18, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by



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this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.



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- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**
 - A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
 - B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- XI. **TERMINATION.** This Contract may be terminated as follows:
 - A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.



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- B.** By the District Manager for “good cause”, immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written notice to District electronically at the address noted herein.
- C.** By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D.** Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney’s fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- D.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F.** The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager’s activities and work pursuant to the Contract within twenty-four hours (24) hours.



- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.
- H. The Contract for Professional Technology Services dated August 15, 2019 and the Dissemination Agreement dated July 19, 2021 previously entered into by the Parties will remain in effect and all terms and conditions shall remain in effect as stated.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- XIV. **WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall



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not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or



its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.

- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR



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BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract (“Notices”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:	K-Bar Ranch II Community Development District 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
With a copy to:	Persson, Cohen, Mooney, Fernandez & Jackson, P.A. 6853 Energy Court Lakewood Ranch, FL 34240 Attn: District Counsel
If to the District Manager:	Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on September 18, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.
- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by



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either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States



Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees that the District Manager and its employees shall not be required to work in an unsafe and unhealthy work environment. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon prior written notice to the District, provided, however, that in the District Manager's reasonable discretion, should the conditions which pose a hazard to the safety or health of its employees not be imminent dangers, the District shall be given a reasonable opportunity to mitigate any such circumstance and/or conditions prior to such suspension of services. During the period of time that District Manager's employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by its on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District. In the event that the District Manager decides to remove its employees from the District pursuant to this Agreement and therefore the District Manager does not provide all or any portion of the services hereunder, District shall not be liable for payment of any services not rendered for the duration of lapse in such services and the District Manager shall prorate its invoice for all affected periods.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall



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excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISLCOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Sept 4, 2025

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy
Exhibit E – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall 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.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Florida Commerce each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives.
 - 3. Provide name of Coordinator to the Florida Commission on Ethics for Financial Disclosure coordination.
 - 4. Provide details of Board Members to the Florida Commission on Ethics for electronic filing by the Board Members of their Form 1, Statement of Financial Interests.
 - 5. Provide resignation date to the Florida Commission on Ethics for the electronic filing of Form 1F documents by resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed.
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Florida Commerce and the local general-purpose government (city or county) with jurisdiction.
 - 9. Maintain and file Disclosure of Public Financing and file with Florida Commerce and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the local government a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the local government to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the local government if changes are made.



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14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the local government it is located in.
 15. File name and location of the Registered Agent and Office location annually with Florida Commerce and the local government.
 16. Provide for submitting the regular meeting schedule of the Board to the local government.
 17. Provide District Map and update as provided by the District's Engineer as needed to Florida Commerce and the local government.
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Elections of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the election process and forms, etc.
 25. Respond to Bondholders requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. 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.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer project status inquiries from contractors' bonding companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.



ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meetings. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. 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.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

- A. Financial Statements
 - 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
 - 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
 - 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
 - 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
 - 5. Manage banking relations with the District's Depository and Trustee.
 - 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
 - 7. Account for assets constructed by or donated to the District for maintenance.
 - 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.



9. Provide audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.
 - c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the local government and the Auditor General's Office of the State.
11. Provide and file the Annual Financial Report (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
2. File all required documentation to the Department of Revenue, Auditor General, the local government, and other governmental agencies with jurisdiction.
3. Prepare and cause to be published notices of all budget hearings and workshops.
4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders per the Prompt Payment Act.
 - a) Manage Vendor Information per W-9 reports
2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
4. Prepare year-end 1099 Forms for vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.
2. Process Construction requisitions including:



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- a) Vendor contract completion status
 - b) Verify change orders for materials
 - c) Check for duplicate submittals
 - d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bondholders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
 4. Provide asset tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
1. Prepare and follow risk management policies and procedures.
 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 4. Review insurance policies and coverage amounts of District vendors.
 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

- A. Administer Prepayment Collection:



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1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.
3. Coordinate with trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bondholder and reporting agencies and post on the Municipal Securities Rulemaking Board's website, "EMMA".

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County Property Appraiser.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

CONTINUING DISCLOSURE:

A. Dissemination Agent:

1. Serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.



WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.



- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;
- 2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

- 1. 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
- 2. Bond Validation;
 - a) 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.
 - b) Provide expert testimony at bond validation hearing in circuit court.
- 3. Certifications and Closing Documents;
 - a) 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.



- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services shall be billed monthly pursuant to the following schedule:

	MONTHLY	ANNUAL
Management:	\$ 1,769.50	\$ 21,234
Administrative:	\$ 400.67	\$ 4,808
Accounting:	\$ 1,602.83	\$ 19,234
Financial & Revenue Collections:	\$ 432.25	\$ 5,187
Continuing Disclosure:	\$ 0.00	\$ 0
Assessment Roll ⁽¹⁾ :		\$ 5,187
Website Management:	\$ 100.00	\$ 1,200
Total Standard On-Going Services:	\$ 4,305.25	\$ 56,850

(1) Assessment Roll to be billed annually following submission to the property appraiser.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
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.



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EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.



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6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

**Rizzetta & Company, Incorporated, a
Florida Corporation**

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President



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2025-09-18 - K-Bar Ranch II CDD - Contract for District Management Services (updated with counsel's changes)

Final Audit Report

2025-09-04

Created:	2025-09-04
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqR5wVNg0-74iDLMI6RU_IVDQfo-qubgx

"2025-09-18 - K-Bar Ranch II CDD - Contract for District Management Services (updated with counsel's changes)" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-09-04 - 7:28:58 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-09-04 - 7:29:11 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-09-04 - 7:43:58 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-09-04 - 7:44:26 PM GMT - Time Source: server
-  Agreement completed.
2025-09-04 - 7:44:26 PM GMT

Tab 15

CONTRACT FOR PROFESSIONAL AMENITY MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

(Hereinafter referred to as "**Facilities Manager**")

AND: **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

(Hereinafter referred to as "**District**," and together with Facilities Manager, the "**Parties**.")

- I. The purpose of this contract for professional amenity services (hereinafter referred to as "**Contract**") is for the Facilities Manager to provide professional amenity services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.
- II. The District agrees to engage Facilities Manager to provide the Services as defined herein. District grants to Facilities Manager the right to enter and use the District's amenity facilities for the purposes and uses described in this Contract, and Facilities Manager hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Contract.
- III. **STANDARD ON-GOING SERVICES.** The Facilities Manager shall provide the Standard On-Going Services to the District set forth in Exhibit A ("Services") of this Contract, including the following:
 - A. **Management** – Facilities Manager shall provide professional management and oversight of the Services pursuant to this Contract. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation. The Facilities Manager will, upon request, attend meetings in person or via phone to provide any updates or address concerns. The Facilities Manager will be available to any board member for open and direct communications regarding any questions they may have.
 - B. **Personnel** - the Facilities Manager shall employ Clubhouse Personnel that will be assigned to the District to ensure responsible and proper staffing levels, including the following:

- i. **Clubhouse Manager:** Shall be employed as a full time, hourly position to oversee and supervise the amenity facilities. They are the onsite representative of the Consultant. The Clubhouse 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.
 - ii. **General Maintenance:** Shall be employed as one full time, hourly Maintenance Supervisor position and one part time, hourly Maintenance Technician to maintain the general maintenance, preventative maintenance, and field operation duties of the District amenities.
 - iii. **Seasonal Pool Attendants:** Shall be employed as seasonal part-time, hourly position to oversee the pool area. Pool Attendants shall also be responsible for performing cleaning duties, including such tasks as emptying trash receptacles, straightening deck furniture, restroom and pool area cleanliness, and immediately reporting any conditions or practices that are unsafe.
- C. Facilities Manager shall have sole authority in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Facilities Manager shall be liable for the performance, or lack thereof, of Facilities Manager's employees and contractors, licensees, lessees and vendors that are within the Facilities Manager's control. Facilities Manager shall solely be responsible for oversight, control, direction and management of its personnel providing services of functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same in accordance with the terms of this Contract.
 - D. Facilities Manager shall promptly respond to any and all emergencies or problems related to the amenity facilities and shall report to the District all known problems related to the Facilities in compliance with the District's adopted policies, rules and procedures.
 - E. Facilities Manager shall provide company uniforms and appropriate training to all personnel providing the Services.

IV. ADDITIONAL SERVICES. In addition to the Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Facilities Manager. Any services not specifically provided for in the scope of services, or necessary to carry out the services as described herein, 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, presentations, and vendor meetings or responses.

If any additional services are required or requested, the Facilities Manager will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Facilities Manager shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Facilities Manager.

- V. LITIGATION SUPPORT SERVICES.** Upon the District's request, the Facilities Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Facilities Manager will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Facilities Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Facilities Manager.
- VI. TERM.** The Facilities Manager's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Facilities Manager acknowledges that the prices of this Contract are firm and that the Facilities Manager may change the prices only with the District's written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VII. FEES AND EXPENSES; PAYMENT TERMS.**
- A. FEES AND EXPENSES.**
- i. A schedule of fees for the Services described in Sections III, IV and V, of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Facilities Manager for the Services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. Unless otherwise specified by this Contract, the Facilities Manager will invoice the District for the Services bi-weekly in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by Facilities Manager to meet the District's obligations for all amounts owed to Facilities Manager under this Contract.
 - ii. The District agrees to pay Facilities Manager in an amount equal to all Facilities Manager's costs directly related to the personnel of the Facilities Manager providing the Services at the amenity facilities including: wages, benefits, applicable payroll-related tax withholdings, workers' compensation, payroll administration and processing, fees for background checks and drug testing.
 - iii. Fees for the Services in this Contract may be negotiated annually by the Parties. Any amendment to Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.

- iv. In the event the District authorizes a change in the scope of services requested, Facilities Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Facilities Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- v. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Facilities Manager or one of its subcontractors, if applicable, incurs during the performance of the Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.
- vi. Fees for services to be billed on an hourly basis will be billed at the Facilities Manager's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Facilities Manager's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** The Services will be billed bi-weekly pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Facilities Manager's current hourly rate as shown in **Exhibit B**.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Facilities Manager's current hourly rate as shown in **Exhibit B**.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Facilities Manager will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VIII. SUSPENSION OF SERVICES FOR NON-PAYMENT. The Facilities Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails

to pay Facilities Manager's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Facilities Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.

IX. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

X. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Facilities Manager.

XI. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Facilities Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, Facilities Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Facilities Manager. Facilities Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XII. TERMINATION. This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Facilities Manager. Termination for "good cause" shall be effected by written notice to Facilities Manager at the address noted herein.

B. By the Facilities Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Facilities Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Facilities Manager to undertake any action or implement a policy of the Board which Facilities Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District at the address noted herein.

C. By the Facilities Manager or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.

D. Upon any termination, Facilities Manager will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but

subject to any off-sets that the District may have for services not performed. Facilities Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XIII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Facilities Manager.
- E.** The Facilities Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Facilities Manager agrees to take steps to repair any damage resulting from the Facilities Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIV. INDEMNIFICATION.

- A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Facilities Manager, the District agrees to indemnify, defend, and hold harmless the Facilities Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Facilities Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent reckless, and/or intentionally wrongful acts or omissions of the District. The indemnification provided for herein

shall not be deemed exclusive of any other rights to which the Facilities Manager may be entitled and shall continue after the Facilities Manager has ceased to be engaged under this Contract.

FACILITIES MANAGER INDEMNIFICATION. The Facilities Manager agrees to indemnify, defend, and hold harmless the District and its officers, directors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Facilities Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Facilities Manager has ceased to be engaged under this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

The provisions of this Section shall survive the termination or expiration of this Contract.

XV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Facilities Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.

- v. Comprehensive Automobile Liability Insurance for all vehicles used by the Facilities Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
 - vi. Commercial Crime insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Facilities Manager will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - D. If the Facilities Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Facilities Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XVI. ASSIGNMENT.** Except as provided in this section, neither the District nor the Facilities Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Facilities Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Facilities Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Facilities Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Facilities Manager acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Facilities Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Facilities Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Facilities Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Facilities Manager, the Facilities Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: K-Bar Ranch II Community Development District
5844 Old Pasco Rd Suite 100
Wesley Chapel, FL 33544
Attn: Lynn Hayes

With a copy to: Persson Cohen Mooney Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240
Attn: Andy Cohen

If to the Facilities Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Facilities Manager may deliver Notice on behalf of the District and the Facilities Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Facilities Manager and shall remain effective until terminated by either the District or the Facilities Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and

the Facilities Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.

- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Facilities Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Facilities Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Facilities Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Facilities Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Facilities Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the Facilities Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Facilities Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Facilities Manager as an arm's length transaction. The District and the Facilities Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

- XXVII. EXPENSES RELATED TO FACILITY.** All purchases will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law.
- XXVIII. FACILITY REVENUE.** The Facilities Manager will remit any gross revenue derived from income generating services and programs to the District on a monthly basis, which revenue will be used to defray the operations and maintenance costs of the amenity facilities. The Facilities Manager shall keep close accounting of all revenue and expenditures.
- XXIX. NON-COMPETITION.** The District agrees for a period of one (1) year, from the termination or expiration of this contract, not to directly or indirectly solicit, employ, or contract with any individual employed by the Facilities Manager in a managerial position at the amenity facilities.
- XXX. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Facilities Manager represents that Facilities Manager is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - B.** If the District has a good faith belief that the Facilities Manager has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Facilities Manager otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Facilities Manager will immediately terminate its contract with the subcontractor.
 - C.** If this Contract is terminated in accordance with this section, then the Facilities Manager will be liable for any additional costs incurred by the District.
- XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT.** District agrees to provide a safe and healthy work environment for all employees provided by Facilities Manager. If the Facilities Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the Facilities Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that on-site employees have been removed or other employees have been prohibited from going to the areas managed by the District, the Facilities Manager shall have no responsibility for performance of services under this Contract that would be performed by said employees. Further, Facilities Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related

to the Facilities Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the Facilities Manager's on-site employees members have been removed or other employees have been prohibited from going to areas managed by the District.

XXVIV. FORCE MAJEURE. The parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by the Facilities Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to Facilities Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XVV. DISCLAIMER. Facilities Manager is not an architect, landscape architect, engineer or construction manager, is not responsible to detect or uncover dangerous conditions in water or on land, construction defects, environment or hazardous material issues, water intrusions, mold, fungi, spores or other defects and does not provide these types of professional services under this Contract. Notwithstanding anything to the contrary in this Contract, it is not Facilities Manager's responsibility to determine whether any structure within the District, including its architectural design or whether the height and location of the hedges, foliage, and/or other landscaping is in compliance with federal, state and local laws, ordinances, rules, regulations, and orders of any public authority having jurisdiction over the District. Any third-party contractor, vendor, professional, or other consultant providing such goods or performing such services to District is solely responsible for the performance of the work or the quality of the goods. In addition, Facilities Manager will not be liable to District for any loss, harm, or damage of any kind caused by any third-party contractor, vendor, professional, or other consultant engaged to perform services or provide goods for District. Facilities Manager disclaims any and all liability related to, arising out of or associated with the professional services referenced in this paragraph and Facilities Manager has no liability for any claims or lawsuits related to, arising out of, or associated with the professional services referenced in this paragraph or for

any lack of response or effort by vendors and contractors, lack of quality of any parts or work performed by contractors, or their negligent or wrongful acts or inaction, including those actions which may result in the destruction of any property, injury or death of any person. This paragraph survives the expiration or termination of this Contract.

XXVVI. DISLCOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)

Therefore, the Facilities Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____

Witness

Print Name of Witness

XXX COMMUNITY DEVELOPMENT DISTRICT

BY: _____

Duzianthan Mohan

Duzianthan Mohan (Sep 11, 2025 16:38:54 EDT)

PRINTED NAME: Duzianthan Mohanadoss

TITLE: President/Vice President

DATE: 11/09/2025

ATTEST: _____

Matt O'Nolan

Vice President/Assistant Secretary
Board of Supervisors

Matt O'Nolan
Print Name

Exhibit A – Scope of Services

Exhibit B – Schedule of Fees

EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These 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.

MANAGEMENT:

- A. Provide professional management and oversight to perform the services outlined in this contract.
- B. Upon request, attend meetings in person or via phone to provide any updates or address concerns.
- C. Be available to any board member for open and direct communications regarding any questions they may have.
- D. Managing the recruiting, hiring, training, oversight and evaluation of personnel.

PERSONNEL:

The Facilities Manager shall provide the services of Clubhouse personnel that will be assigned to the District. A general description of these positions are provided below:

- a. **Clubhouse Manager:** Shall be employed as a full time, hourly position to oversee and supervise the amenity facilities. They are the onsite representative of the Facilities Manager. The Clubhouse 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 Directors and District Manager.
- b. **General Maintenance:** Shall be employed as one full time, hourly Maintenance Supervisor position and one part time, hourly Maintenance Technician to maintain the general maintenance, preventative maintenance, and field operation duties of the District amenities.
- c. **Seasonal Pool Attendants:** Shall be employed as seasonal part-time, hourly position to oversee the pool area. Pool Attendants shall also be responsible for performing cleaning duties, including such tasks as emptying trash receptacles, straightening deck furniture, restroom and pool area cleanliness, and immediately reporting any conditions or practices that are unsafe.

RESPONSIBILITIES:

The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

A. Clubhouse 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 cards for residents and update security system as needed.
- j. Process access card purchase requests. Maintain log of all transactions and submit a monthly report to the Finance Team.
- 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 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 Policies and Rules.
- 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 weekly report to the District Manager.
- t. Submit a monthly Clubhouse Manager report to the District Manager. Include:
 - a. Maintenance actions
 - b. Administrative actions
 - c. Incidents and issues
 - d. Resident Payment Log
 - e. Recommendations
- u. Purchase (via Consultant supplied debit card) supplies, consumables, and other items as approved by the District, and timely review and 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. Responsible in maintaining high standards of appearance, cleanliness, and condition of CDD property

- y. Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- z. The Clubhouse Manager will also be responsible for staffing the private event rentals if staff is required. The Clubhouse Manager or any other staff member who is brought in to staff a rental that operates beyond normal operating hours will be compensated at their normal hourly rate for each event worked. This cost is to be taken out of the rental fee for the event. This cost is not part of the normal operating budget for staffing.
- aa. Clean and sanitize Clubhouse and amenities, as needed.
- bb. Any other duties assigned by Amenities Manager.

B. General Maintenance

- 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 community.
- c. Inspect District common areas and report any problems to the Clubhouse Manager.
- d. Prepare any incident or accident reports and forward to the Clubhouse 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 Clubhouse 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 Clubhouse Manager.
- s. Perform minor repairs to equipment and facilities as needed.
- t. Process and manage work orders and update Clubhouse 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.
- w. Any other duties assigned by Clubhouse Manager.

C. Seasonal Pool Attendants

- a. Ensure a presentable overall appearance of the pool area.
- b. Check Resident access cards.
- 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 facility.
- 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 appropriately.
- i. Empty trash receptacles.
- j. Straighten chairs on pool deck.
- k. Report all vandalism or damaged property to Manager immediately.
- l. Contact the Clubhouse 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 Clubhouse Manager.

If the pool area or Clubhouse is closed for a period of time, on any given day during the term of this Agreement (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.

ADDITIONAL SERVICES:

In addition to the Amenity Management Services described above, the District may, from time to time, require additional services from the Facilities Manager. 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.

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

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

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

EXHIBIT B
Schedule of Fees

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

PERSONNEL:

Clubhouse Manager

Full Time Personnel - 40 hours/week

Maintenance Supervisor

Full Time Personnel - 40 hours/week

Season Pool Attendants (15 weeks)

Part Time Personnel – 70 hours/week

Maintenance Technician

Part Time Personnel – 25 hours/week

Budgeted Personnel Total ⁽¹⁾ \$ 226,633.52.

General Management and Oversight ⁽²⁾ \$ 13,000.

Total Annual Cost: \$ 239,633.52

One-time Payroll Deposit ⁽³⁾ \$ 17,557.75.

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

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

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.

The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

Pre-employment Testing: Background and substance abuse reports shall be ordered for candidates identified to fill amenity positions.

Uniforms: Personnel shall wear community specific shirts provided by the District if required.

Office Equipment: Personnel will require a dedicated computer, printer, and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District.

Cell Phone: Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

Mileage Reimbursement: Personnel shall receive mileage reimbursement incurred while performing the District's responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

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.

**CONTRACT FOR PROFESSIONAL AMENITY MANAGEMENT SERVICES
K-Bar Ranch II COMMUNITY DEVELOPMENT DISTRICT**

23

JOB TITLE	BILLABLE RATE (Hourly)
Accounting Clerk	\$100.00
Administrative Assistant	\$100.00
Administrative Assistant II	\$150.00
Administrative Assistant, Community Services	\$100.00
Administrative Clerk	\$100.00
Amenities Services Manager	\$250.00
Chief Financial Officer	\$450.00
Client Relations Specialist	\$100.00
Community District Coordinator	\$175.00
Community District Manager	\$250.00
Community District Manager Assistant	\$175.00
Controller	\$350.00
Corporate Recruiter	\$175.00
District Compliance Associate	\$150.00
District Coordinator	\$175.00
District Manager	\$250.00
Facilities Coordinator	\$100.00
Financial Associate	\$150.00
Human Resource Manager	\$250.00
Landscape Specialists	\$200.00
Mail Clerk	\$85.00
Maintenance Laborer	\$85.00
Maintenance Technician	\$85.00
MANAGER, ADMINISTRATIVE SUPPORT	\$200.00
Manager, District Accounting Services	\$300.00
Manager, Business Development	\$250.00
Manager, Collections	\$150.00
Manager, District Accounting Services	\$300.00
Manager, District Financial Services	\$300.00
Manager, Information Technology	\$300.00
Manager, Landscape Inspection Services	\$250.00
Manager, Real Estate Services	\$300.00
Manager, Administration	\$150.00
Marketing Manager	\$200.00
Payroll Administrator	\$150.00
President	\$500.00
Real Estate Administrator	\$200.00
Real Estate Analyst	\$250.00
Regional Community District Manager	\$300.00
Regional District Manager	\$300.00
Senior Accountant	\$225.00
Senior District Manager	\$275.00
Senior Financial Associate	\$200.00
SR Admin Assistant	\$200.00

**CONTRACT FOR PROFESSIONAL AMENITY MANAGEMENT SERVICES
K-Bar Ranch II COMMUNITY DEVELOPMENT DISTRICT**

24

Sr. Financial Analyst	\$250.00
Staff Accountant	\$150.00
Staff Accountant II	\$200.00
Vice President Business Strategy & Development	\$400.00
Vice President Operations	\$400.00

2025-09-05 - Kbar Ranch II - Amenity Management Contract (002)

Final Audit Report

2025-09-11

Created:	2025-09-08
By:	Nancy Bregg (nbregg@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAbM22IAvYbHeR7b3qLfFG4e_rSA9Wf1Z

"2025-09-05 - Kbar Ranch II - Amenity Management Contract (002)" History

-  Document created by Nancy Bregg (nbregg@rizzetta.com)
2025-09-08 - 6:55:35 PM GMT
-  Document emailed to Duzianthan Mohan (duzianthancdd@gmail.com) for signature
2025-09-08 - 6:55:40 PM GMT
-  Document emailed to Matt O'Nolan (monolan@rizzetta.com) for signature
2025-09-08 - 6:55:40 PM GMT
-  Email viewed by Matt O'Nolan (monolan@rizzetta.com)
2025-09-08 - 7:01:38 PM GMT
-  Document e-signed by Matt O'Nolan (monolan@rizzetta.com)
Signature Date: 2025-09-09 - 4:08:30 PM GMT - Time Source: server
-  Email viewed by Duzianthan Mohan (duzianthancdd@gmail.com)
2025-09-10 - 3:34:05 PM GMT
-  Email viewed by Duzianthan Mohan (duzianthancdd@gmail.com)
2025-09-11 - 4:04:20 PM GMT
-  Document e-signed by Duzianthan Mohan (duzianthancdd@gmail.com)
Signature Date: 2025-09-11 - 8:38:54 PM GMT - Time Source: server
-  Agreement completed.
2025-09-11 - 8:38:54 PM GMT

Tab 16

EASEMENT/POND PROPERTY RESTORATION COSTS
ESCROW AGREEMENT

This Easement/Pond Property Restoration Costs Escrow Agreement (the “**Agreement**”) is made and entered into this _____ day of _____, 2025, by and between **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), **JSH KBAR DEVELOPMENT, LLC**, a Florida limited liability company (“**JSH**”), and **ROBERT L. BARNES, JR., PL** (“**Escrow Agent**”).

RECITALS:

WHEREAS, JSH accepted an assignment from M/I HOMES OF TAMPA, LLC, a Florida limited liability company (“**M/I**”), of that certain Grant of Easement and Rights to Extract Fill Dirt Agreement, dated May 16, 2024 and recorded as Instrument # 2024225777 (the “**Grant of Easement**”), pursuant to that certain Assignment of Grant of Easement and Rights to Extract Fill Dirt Agreement, dated August 18, 2025 and recorded as Instrument # 2025358857 (the “**Assignment**”), both of the Public Records of Hillsborough County, Florida;

WHEREAS, JSH is the holder of the rights granted to M/I (and M/I’s successors and assigns) pursuant to the Grant of Easement; and

WHEREAS, this Agreement constitutes the escrow agreement required pursuant to Section 2(a)(iii) of the Grant of Easement pursuant to which JSH is delivering the Escrow Funds (as defined below) in escrow with the Escrow Agent.

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants hereinafter made, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, it is agreed as follows:

AGREEMENT

1. **Recitals; Defined Terms.** The above recitals are true and correct and are incorporated herein by this reference. Capitalized terms used in this Agreement which are not defined herein shall have the meaning ascribed to such terms in the Grant of Easement or the Assignment, as appropriate.

2. **Amount of Escrow.** Pursuant to Section 2(a)(ii) of the Grant of Easement, prior to entry upon the Easement/Pond Property, or the extraction of fill dirt from the Pond, JSH shall place in escrow an amount equal to one hundred twenty-five percent (125%) of the Restoration Costs, which amount the District and JSH hereby agree shall equal _____ and No/100 Dollars (\$_____) (the “**Escrow Funds**”). The Escrow Funds shall be held and disbursed in accordance with the terms of this Agreement. If requested by JSH, Escrow Agent shall hold the Escrow Funds in an interest-bearing account, whereupon any and all interest received shall belong to the JSH.

3. Purpose/Use of Escrow Funds. JSH shall restore any damage to the Easement/Pond Property caused by JSH's extraction of fill dirt from the Pond (the "**Restoration Work**") no later than twenty-four (24) months after JSH completes its extraction of fill dirt from the Pond (the "**Restoration Work Completion Deadline**"). The intent of the parties is that the Escrow Funds shall be available to cover any costs incurred by JSH relating to the Restoration Work.

4. Completion of Restoration Work. Upon JSH's completion of the Restoration Work, JSH shall notify the District (with a copy of said notice to the Escrow Agent)(the "**Completion Notice**"). Within fifteen (15) days after the District's receipt of the Completion Notice, the District shall cause the District's engineer (the "**Engineer**") to inspect the Restoration Work and provide to JSH and Escrow Agent either: (i) written approval of the Restoration Work ("**Restoration Approval Notice**"), or (ii) a list of items that need to be remedied to complete the Restoration Work. If the Engineer fails to timely provide item (i) or (ii) of the foregoing sentence, the Engineer shall be deemed to have timely provided the Restoration Approval Notice. The foregoing process shall be repeated until the Engineer issues or is deemed to have issued the Restoration Approval Notice. Upon Engineer's issuance or deemed issuance of the Restoration Approval Notice, Escrow Agent shall release the Escrow Funds to JSH.

5. Payment of Escrow Funds to the District. If JSH fails to complete the Restoration Work prior to the Restoration Work Completion Deadline, the District shall have the right to complete whatever portion of the Restoration Work remains incomplete and, upon completion of the Restoration Work, the District shall be entitled to use the Escrow Funds, to be paid under the same terms and conditions set forth in Section 4 above, to satisfy all direct costs and expenses incurred by the District in completing such Restoration Work. If, after payment to the District pursuant to the foregoing sentence, there are any remaining Escrow Funds in escrow, Escrow Agent shall release such portion of the Escrow Funds to JSH.

6. Dispute/Conflict Waiver. In the event of a dispute, and so long as Escrow Agent is not (and does not) remain a party to any lawsuit arising out of the lawsuit, Escrow Agent nevertheless shall continue to have the right to represent JSH, and the District hereby waives any conflict of interest associated with said representation; provided, however, that upon request of either the District or JSH, Escrow Agent shall tender any and all disputed funds into the registry of a court having jurisdiction over the parties and the dispute.

7. Rights and Limitations Upon Duty of Escrow Agent.

a. Escrow Agent shall be entitled to rely upon, and shall be fully protected from all liability, loss, cost, damage or expense in acting or omitting to act pursuant to any instruction, order, judgment, certification, affidavit, demand, notice, instrument or other writing delivered to it hereunder without being required to determine the authenticity of such document, the correctness of any fact stated therein, the propriety of the service thereof or the capacity, identity or authority of any party purporting to sign or deliver such document.

b. The duties of Escrow Agent are only as herein specifically provided and are purely ministerial in nature. Escrow Agent shall neither be responsible for or under, nor chargeable with knowledge of, the terms and conditions of any other agreement, instrument or

document in connection herewith, and shall be required to act only as provided in this Agreement. This Agreement sets forth all the obligations of Escrow Agent with respect to any and all matters pertinent to the escrow contemplated hereunder, and no additional obligations of Escrow Agent shall be implied from the terms of this Agreement or any other agreement, including, without limitation, the Grant of Easement. Escrow Agent shall incur no liability in connection with the discharge of its obligations under this Agreement or otherwise in connection therewith, except such liability as may arise from the gross negligence or willful misconduct of Escrow Agent.

c. Escrow Agent shall not be bound by any modification, cancellation or rescission of this Agreement unless in writing and signed by Escrow Agent.

d. The District and JSH, jointly and severally, agree to reimburse Escrow Agent on demand for, and to indemnify and hold Escrow Agent harmless against and with respect to, any and all loss, liability damage, or expense (including, without limitation, attorneys' fees and costs) that Escrow Agent in good faith may suffer or incur in connection with the performance of its obligations under this Agreement, except to the extent such loss, liability, damage or expense arises from the gross negligence or willful misconduct of Escrow Agent.

e. Escrow Agent may resign and be discharged from its duties hereunder at any time by giving notice of such resignation to the District and JSH specifying a date when such resignation shall take effect (which date shall be no fewer than fifteen (15) days after the date of mailing or other delivery of such notice). Promptly upon receipt of such notice, a successor escrow agent shall be appointed by the District and JSH, such successor escrow agent to become Escrow Agent hereunder upon the resignation date specified in the subject notice. If the District and JSH are unable to agree upon a successor escrow agent within fifteen (15) days after the date of such notice, Escrow Agent shall be entitled to appoint its own successor and shall continue to act in its fiduciary capacity until its successor accepts the escrow by written notice delivered to the parties hereto and takes possession of the escrowed assets. If Escrow Agent is unable, despite the use of reasonable efforts, to obtain the services of a successor, it may petition the Chief Judge of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, or, alternatively, a court of competent jurisdiction in Hillsborough County, Florida, for an order effectuating such an appointment or providing another remedy, and, pending entry of such an order or remedy, may deposit any or all of the funds then remaining in Escrow Agent's account into the Registry of the Circuit Court of Hillsborough County, Florida.

8. Termination. This Agreement shall terminate upon the delivery by Escrow Agent of all funds held by Escrow Agent pursuant to the terms of this Agreement.

9. Notices. All notices (except the intended payment notices set forth in section 4 above) which are required or permitted hereunder must be in writing and shall be deemed to have been given, delivered or made, as the case may be (notwithstanding lack of actual receipt by the addressee) (i) upon hand delivery, (ii) one (1) business day after having been deposited with an expedited, overnight courier service (such as by way of example but not limitation, U.S. Express Mail, Federal Express or Airborne), or (iii) by electronic communication (i.e., e-mail) with PDF attachment upon the sender's receipt of a delivery confirmation receipt of such transmission, in

each case addressed to the party to whom notice is intended to be given at the address set forth below:

To JSH: JSH KBAR DEVELOPMENT, LLC
111 South Armenia Avenue
Tampa, FL 33609
Attn: Jeff Hills/ Nicholas J. Dister
Email: jhills@eisenhowerpropertygroup.com
ndister@eisenhowerpropertygroup.com
mspada@eisenhowerpropertygroup.com

With a copy to: Spencer Fane LLP
201 North Franklin Street, Suite 2150
Tampa, Florida 33602
Attn: Raciél Perez
Phone: 813-424-3525
E-mail: rperez@spencerfane.com

If to the District: K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
E-Mail: _____

With a copy to: _____
Attn: _____

E-Mail: _____

To Escrow Agent: Robert L. Barnes, Jr. PL
111 S. Armenia Ave., Suite 202
Tampa, FL 33609
Attn: Robert L. Barnes, Jr., Esq.
Telephone: (813) 288-8031
Facsimile: (813) 288-8041
E-Mail: rbarnes@rbarneslaw.com

Any party may change the address to which its notices are sent by giving the other party five (5) days prior written notice of any such change in the manner provided in this section but notice of change of address is effective only upon receipt.

It is expressly agreed that legal counsel for either party may deliver written notice on behalf of

its client to the other party, and the same shall be deemed proper notice hereunder if delivered in the manner hereinabove specified.

10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida applicable to contracts made and to be performed entirely within such State. All actions arising under or relating to this Agreement shall be brought exclusively in the appropriate court in Hillsborough County, Florida. Each of the parties hereto agree to submit to personal jurisdiction and to waive any objection as to venue in Hillsborough County, Florida.

11. Waiver of Trial by Jury. To the full extent permitted by law, each of the parties hereto hereby knowingly, voluntarily and intentionally waives the right it may have to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with this Agreement, or any course of conduct, course of dealing, statements (whether oral or written) or actions of any party hereto. This provision is a material inducement for Escrow Agent entering into this Agreement.

12. Headings. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

13. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single document. It shall not be necessary that any counterpart be signed by all of the parties hereto.

14. No Assignments. This Agreement shall be binding upon and inure solely to the benefit of the parties hereto and their respective successors and assigns, administrators and representatives and shall not be enforceable by or inure to the benefit of any third party.

15. Survival. The rights of Escrow Agent contained in this Agreement, including without limitation the right to indemnification, shall survive the resignation of Escrow Agent and the termination of the escrow contemplated hereunder.

16. Amendments. This Agreement may be amended, supplemented or modified only by a writing signed by all of the parties hereto.

17. No Modification. This Agreement shall in no way limit, alter, modify or otherwise affect any of the terms, covenants or conditions of the Grant of Easement inasmuch as it is solely intended to supplement the mutual understandings of the District and JSH concerning the disbursement of the Escrow Funds. Without limiting the generality of the foregoing, the terms of this Agreement do not supersede or replace the District's right to demand payment directly from JSH pursuant to the Grant of Easement. In the event of a conflict between the terms of this Agreement and the terms of the Grant of Easement, the terms of the Grant of Easement shall control in all respects.

18. PDF Copies. PDF (Portable Document Format) copies of this Agreement and the signatures thereon shall have the same force and effect as if the same were original documents.

19. Defined Terms. Defined terms not otherwise defined herein shall have the meaning ascribed to them in the Grant of Easement.

20. Enforcement. In the event of any action to enforce this Agreement, the prevailing party shall be entitled to reimbursement of attorneys' fees and costs incurred at all proceedings, including, without limitation, before trial, at trial and all appellate levels, from the non-prevailing party. This Section shall survive the release of the Escrow Funds or termination of this Agreement.

21. Time is of the Essence. Time is of the essence as to all matters set forth in this Agreement.

[Signatures contained on following page.]

IN WITNESS WHEREOF, JSH, the District and Escrow Agent have executed this Entrance Features Escrow Agreement by their signatures below.

JSH:

JSH KBAR DEVELOPMENT, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.,
a Florida corporation,
its Manager

By: _____
Nicholas J. Dister, Vice President

DISTRICT:

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

By: _____
Printed Name: _____
Title: _____

ESCROW AGENT:

Robert L. Barnes, Jr., PL

By: _____
Robert L. Barnes, Jr., Esq., Manager

Prepared by and return after recording to:

Scott I. Steady, Esq.
Burr & Forman LLP
201 N. Franklin Street, Suite 3200
Tampa, FL 33602

**GRANT OF EASEMENT AND
RIGHTS TO EXTRACT FILL DIRT AGREEMENT**

THIS GRANT OF EASEMENT AND RIGHTS TO EXTRACT FILL DIRT AGREEMENT ("**Agreement**") is made and entered into this 16 day of May, 2024, between **K-Bar Ranch II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**") and **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company ("**M/I**").

RECITALS

WHEREAS, M/I constructed a pond located within the area identified below as the "Pond"; and

WHEREAS, the Pond is included in Tract B-1 designated as Open Space and Drainage Area (CDD) on the K-Bar Ranch – Parcel G plat and is owned and maintained by the District; and

WHEREAS, the Pond only provides flood plain compensation and does not contain any drainage control structures; and

WHEREAS, the Pond has been conveyed to the District by special warranty deed executed contemporaneously herewith and subject to this Agreement and rights retained herein by M/I and M/I's successors and assigns; and

WHEREAS, within the Pond is additional fill dirt that may be extracted and utilized for the limited purpose of developing that portion of the K-Bar Ranch property located to the east of the Pond.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of M/I and M/I's successors and assigns and the District (collectively, referred to as the "Parties"), the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Grant of Easement.** District does hereby grant, bargain, sell, assign and convey to M/I and M/I's successors and assigns (as limited herein) a non-exclusive easement for the purpose of extracting fill dirt from the Pond with the full right of ingress, egress and access on, in, over, under, across and through the following described parcel of real estate located in the City of Tampa, Hillsborough County, Florida, as more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference ("Easement/Pond Property").

This Easement shall also include the right of access to the Pond across any upland property owned by the District located between the Easement/Pond Property and the property owned by third parties directly east of the Easement/Pond Property (collectively, the "Access Parcel").

2. Rights to Fill Dirt. This Agreement also includes the right of M/I and M/I's successors or assigns to extract fill dirt from the Pond.

- (a) Prior to entry upon the Easement/Pond Property, or the extraction of fill dirt from the Pond, M/I and M/I's successors and assigns shall:
 - (i) Obtain all required permits and approvals, including permits and approvals from the City of Tampa and the Southwest Florida Water Management District;
 - (ii) Place in escrow for the benefit of the District an amount equaling one hundred twenty-five percent (125%) of the cost to fully restore the Easement/Pond Property to meet all permits and approvals ("Restoration Costs"). A registered engineer with Heidt Designs shall, at the cost of M/I and M/I's successors and assigns, provide the District with a written certification confirming the Restoration Costs;
 - (iii) Provide a draft escrow agreement for the Restoration Costs to the District attorney for their review and approval; and
 - (iv) Provide that the terms of the escrow agreement will provide that the release of funds to M/I and M/I's successors and assigns will be subject to the District engineer's written approval of the final restoration of the Pond and Access Parcel.

3. Responsibilities of M/I and M/I's Successors and Assigns.

- (a) M/I and M/I's successors and assigns shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the extraction of the fill dirt.
- (b) M/I and M/I's successors and assigns shall maintain throughout the extraction operations the following insurance:
 - (i) Worker's Compensation Insurance as required by Florida law.
 - (ii) Commercial General Liability Insurance covering M/I's and M/I's successors and assigns legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and

property damage liability, and covering at least M/I's and M/I's successors and assigns Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

- (iii) Automobile Liability Insurance covering all owned, hired and non-owned vehicles with Personal Protection Insurance and Property Protection Insurance to comply with the provisions of Florida laws, including residual liability insurance with a minimum combined single limit of \$1,000,000 each accident for bodily injury and property damage.
- (c) Prior to commencing the extraction, M/I and M/I's successors and assigns shall add the District as an additional insured on a primary and non-contributory basis to its insurance policies. M/I and M/I's successors and assigns shall furnish the District with the Certificate of Insurance evidencing compliance with all requirements referenced herein prior to commencements of any extraction work. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.
- (d) M/I and M/I's successors and assigns agree to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the extraction to be performed by M/I and M/I's successors and assigns, including litigation or any appellate proceedings with respect thereto. M/I and M/I's successors and assigns further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- (e) All permits and/or licenses necessary for the work to be performed under this Agreement shall be obtained and paid for by M/I and M/I's successors and assigns. The District shall cooperate in the permitting effort. M/I and M/I's successors and assigns shall engage a licensed Florida professional engineer to design, permit and certify the completion of the extraction and restoration work provided herein.
- (f) Under no circumstance, unless agreed in writing by the District, is fill dirt extracted from the Pond to be used for any purpose other than the development of the land situated and abutting the Access Parcel on the east.

- (g) The full restoration of the Easement/Pond Property to meet all permits and approvals and the full restoration of the Access Parcel to its preexisting condition.

4. Notices. Whenever either party desires to give notice to the other, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph.

5. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties, except M/I and M/I's successors and assigns may transfer and assign its interest herein to the Developer/Owner of the vacant land lying east of the Easement/Pond Property and/or an affiliated entity of the Developer/Owner. Notices shall be immediately provided to the District after assignment. Upon an assignment M/I is released of all obligations contained in this Agreement.

6. Third Party Beneficiaries. This Agreement is solely for the benefit of the District and M/I and M/I's successors and assigns and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement.

7. Governing Law. This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.

8. Enforcement of Agreement. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

9. Period of Work. M/I and M/I's successors and assigns shall provide written notice to the District's Manager prior to the commencement of physical work on the Pond. Full restoration of the Pond and Access Parcel shall be completed within three (3) years of the notice provided to the District Manager. Restoration shall commence immediately upon the cessation of the extraction of the fill dirt and shall be completed diligently, if feasible, prior to the three (3) year period.

10. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and M/I and M/I's successors and assigns.

11. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

12. Miscellaneous Provisions. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and M/I and M/I's successors and assigns, both the District and M/I and M/I's successors and assigns have complied with all the

requirements of law, and both the District and M/I and M/I's successors and assigns have full power and authority to comply with the terms and provisions of this instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

WITNESSES:

Tetiana Pagan
Printed Name: Tetiana Pagan

Address: 4343 Anchor Plaza Pkwy
Tampa FL 33634

Arion Spinks
Printed Name: Arion Spinks

Address: 4343 Anchor Plaza Pkwy
Tampa FL 33634

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

By: R Scott Griffith

Printed Name: R Scott Griffith

Title: VP-Land

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30th day of May, 2024, by R Scott Griffith as VP-Land of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He/She is personally known to me or ☒ has produced (type of identification) as identification or ☒ has produced (type of identification) as identification.

[AFFIX NOTARIAL SEAL]

Laureen Dunn
NOTARY PUBLIC, STATE OF _____

Print Name: Laureen Dunn



WITNESSES:

Yem
Printed Name: Crystal Yem

Address: 2700 S. Falkenburg Rd.
Ste 2745, Riverview, FL, 33578

Nancy Breyer
Printed Name: NANCY BREYER

Address: 2700 S. Falkenburg Rd
Ste 2745 Riverview, FL 33518

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of May, 2024, by Michele Emery as COO Chair of K-BAR Ranch II Community Development District on behalf of the local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is personally known to me or ☒ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.

[AFFIX NOTARIAL SEAL]



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

By: Michele Emery

Printed Name: Michele Emery

Title: Chairman

[OFFICIAL SEAL]

Matt O'Nolan
NOTARY PUBLIC, STATE OF FL

Print Name: Matt O'Nolan

EXHIBIT "A"

Legal Description

(See attached)

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract "B-1" of K-BAR RANCH - PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the public records of Hillsborough County Florida, lying in Section 2, Township 27 South, Range 20 E, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN, at the Northeast corner of said K-BAR R - PARCEL G, run thence along the East Boundary thereof, S.07°20'35"W., a distance of 471.09 feet; thence departing said East boundary, N.81°10'27"W., a distance of 25.32 feet; thence Southwesterly, 35.49 feet along the arc of a non-tangent curve to the right having a radius of 30.00 feet and a central angle of 67°46'38" (chord bearing S.42°42'52"W., 33.45 feet); thence S.76°36'11"W., a distance of 13.93 feet; thence Southwesterly, 16.89 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 38°42'14" (chord bearing S.62°55'55"W., 16.57 feet); thence S.43°34'47"W., a distance of 71.58 feet; thence S.51°16'43"W., a distance of 42.96 feet; thence Southwesterly, 5.62 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 12°52'14" (chord bearing S.44°50'36"W., 5.60 feet); thence S.38°24'29"W., a distance of 57.01 feet; thence Southwesterly, 5.74 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 13°08'46" (chord bearing S.31°50'05"W., 5.72 feet); thence S.25°15'42"W., a distance of 68.65 feet; thence S.36°27'59"W., a distance of 37.21 feet; thence Southerly, 13.99 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 32°03'23" (chord bearing S.20°26'17"W., 13.81 feet); thence S.04°24'36"W., a distance of 71.55 feet; thence Southerly, 7.57 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 17°20'29" (chord bearing S.04°15'39"E., 7.54 feet); thence S.12°55'54"E., a distance of 59.02 feet; thence Southeasterly, 11.45 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 26°15'10" (chord bearing S.26°03'29"E., 11.36 feet); thence S.39°11'04"E., a distance of 42.09 feet; thence S.24°19'03"E., a distance of 15.68 feet; thence N.76°21'57"W., a distance of 172.74 feet; thence N.59°42'19"W., a distance of 16.90 feet; thence S.88°29'26"W., a distance of 221.61 feet; thence N.39°13'17"W., a distance of 36.26 feet; thence Northwesterly, 5.35 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 12°15'40" (chord bearing N.45°21'07"W., 5.34 feet); thence N.51°28'57"W., a distance of 66.94 feet; thence N.16°45'05"W., a distance of 12.59 feet; thence Northwesterly, 22.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 52°29'11" (chord bearing N.44°59'40"W., 22.11 feet); thence N.71°14'16"W., a distance of 20.42 feet; thence N.37°43'39"W., a distance of 56.43 feet; thence N.32°41'58"W., a distance of 38.19 feet; thence Northwesterly, 14.41 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 33°02'12" (chord bearing N.49°13'04"W., 14.22 feet); thence N.65°44'10"W., a distance of 19.61 feet; thence N.26°50'07"W., a distance of 79.09 feet; thence N.12°31'34"E., a distance of 142.16 feet; thence Northerly, 6.71 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 15°22'23" (chord bearing N.04°50'23"E., 6.69 feet); thence N.02°50'48"W., a distance of 70.32 feet; thence N.15°03'01"E., a distance of 124.11 feet; thence Northeasterly, 41.64 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 79°31'12" (chord bearing N.54°48'37"E., 38.37 feet); thence S.85°25'47"E., a distance of 86.46 feet; thence Northeasterly, 19.46 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 111°30'40" (chord bearing N.38°48'53"E., 16.53 feet); thence N.16°56'27"W., a distance of 70.95 feet; thence N.12°00'41"W., a distance of 185.38 feet to the North boundary of said K-BAR RANCH - PARCEL G; thence along said North boundary, N.89°56'34"E., a distance of 784.25 feet to the **POINT OF BEGINNING**.

Containing 13.969 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the North boundary of Section 2, Township 27 South, Range 20 East Hillsborough County, Florida, having a Grid bearing of N.89°56'34"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.



Digitally
signed by
Charles Arnett
Date:
2024.03.08
17:27:31 -05'00'

Charles M. Arnett

LS6884

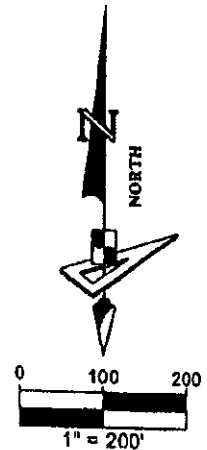
JOB #: K-BAR RANCH PARCEL G - POND 1060A		
DRAWN: DSW	DATE: 02/08/2024	CHECKED: CMA
Prepared For: MI HOMES		
Revisions		
DATE	DESCRIPTION	DRAWN
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West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



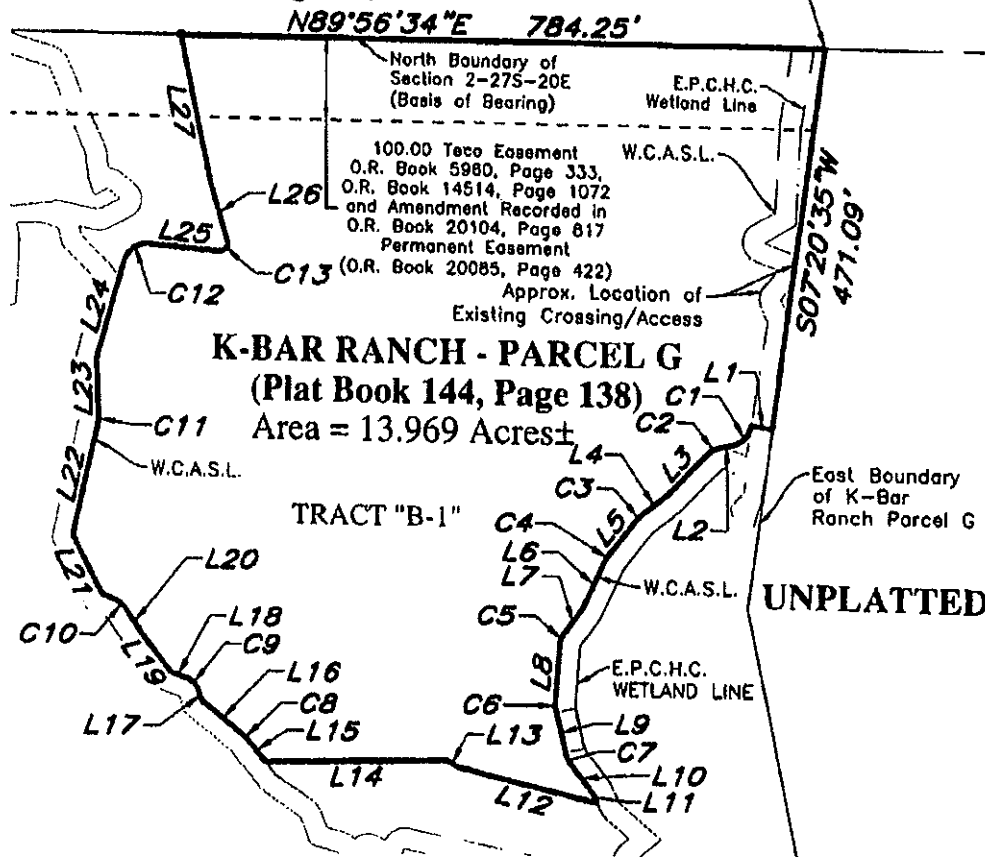
GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



**UNION PARK
PHASE 6A, 6B & 6C
(Plat Book 76, Page 27)**

POINT OF BEGINNING
Northeast Corner of K-Bar Ranch Parcel
G (Plat Book 144, Page 138)



LEGEND

W.C.A.S.L. - - - - Wetland Conservation Area Setback Line

E.P.C.H.C. - - - - Environmental Protection Commission of
Hillsborough County

See Sheet 1 for Description, Signatures & Revisions
See Sheet 3 for Tables

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

Consideration: \$10.00
Documentary Stamps: \$ 0.70

Prepared by and when
recorded mail to:

MAHONEY LAW GROUP, P.A.
Jessica Paz Mahoney, Esq.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross-reference O.R. Instrument # 2024225777

**ASSIGNMENT OF GRANT OF EASEMENT AND
RIGHTS TO EXTRACT FILL DIRT AGREEMENT**

THIS ASSIGNMENT OF GRANT OF EASEMENT AND RIGHTS TO EXTRACT FILL DIRT AGREEMENT (“Assignment”) is made and entered into as of August 18, 2025 (“Effective Date”), M/I HOMES OF TAMPA, LLC, a Florida limited liability company (“Assignor”) whose address is 4211 West Boy Scout Boulevard, Suite 300, Tampa, Florida 33607, and JSH KBAR DEVELOPMENT, LLC, a Florida limited liability company (“Assignee”) whose address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609, with reference to the following facts:

A. Assignor, and the K-Bar Ranch II Community Development District (the “District”) are parties to that certain Grant of Easement and Rights to Extract Fill Dirt Agreement dated May 16, 2024 and recorded as Instrument # 2024225777, of the Public Records of Hillsborough County, Florida (the “Grant of Easement”).

B. Assignee is an affiliated entity of the developer/owner of the vacant land lying east of the Easement/Pond Property (as defined in the Grant of Easement); therefore, as provided in Section 5 of the Fill Dirt Agreement, Assignor has the right to assign the Grant of Easement to Assignee without the District’s written approval.

C. Assignee desires for Assignor to assign all of Assignor’s right, title, interest and obligations under the Grant of Easement to Assignee, and Assignor is willing to assign the same to Assignee, subject to the terms and conditions of this Assignment.

NOW, THEREFORE, for \$10.00 and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in consideration for the mutual covenants and agreements set forth in this Agreement, the parties agree as follows:

1. Recitals; Capitalized Terms. The foregoing recitals are true and correct and are hereby incorporated into this Assignment by this reference. Capitalized terms used in this Assignment, which are not defined herein, shall have the meaning ascribed to such terms in the Grant of Easement.

2. Assignment; Limited Representations. Assignor hereby assigns to Assignee any and all of Assignor's right, title, interest and obligations, in, to and under the Grant of Easement. Assignor hereby represents and warrants to Assignee that (a) there are no amendments to the Grant of Easement, (b) Assignor has not heretofore assigned any of its rights under the Grant of Easement to any other party, (c) Assignor has not performed any excavation under the terms of the Grant of Easement, (d) that as of the Effective Date there is no default or breach by Assignor under Grant of Easement and Assignor has not received any notice of a default or breach by Assignor under the Grant of Easement, and (e) the individual signing this Assignment on behalf of Assignor has the requisite authority to execute and deliver this Assignment on behalf of Assignor.

3. Assumption. Assignee hereby accepts the foregoing assignment and assumes all of Assignor's right, title, interest and obligations, in, to and under the Grant of Easement from and after the Effective Date. Assignee hereby represents and warrants to Assignor that (a) Assignee is an affiliated entity of the developer/owner of the vacant land lying east of the Easement/Pond Property, (b) the individual signing this Assignment on behalf of Assignee has the requisite authority to execute and deliver this Assignment on behalf of Assignee.

4. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

[Signature pages follow.]

[Signature Page to Assignment of Grant of Easement and Rights to Extract Fill Dirt Agreement]

IN WITNESS WHEREOF, the parties have entered into this Assignment as of the date first above written.

WITNESSES:

Laureen Dunne
Signature of Witness #1
Laureen Dunne
Typed/Printed Name of Witness #1

Address: 4211 W Boy Scout Blvd
STE 300, Tampa, FL 33607

Savannah Nelson
Signature of Witness #2
Savannah Nelson
Typed/Printed Name of Witness #2

Address: 4211 W. Boy Scout Blvd
STE 300, Tampa, FL 33607

ASSIGNOR:

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

By: R. Scott Griffith
Print Name: R. Scott Griffith
Its: VP - AND

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of August, 2025, by R. Scott Griffith, as VP of Land of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company, ☒ who is personally known to me or ☐ who has produced a _____ as identification.



Nicole M. Hall
NOTARY PUBLIC
Print or Stamp Name: Nicole M. Hall
My Commission Expires: 11/08/2025
Affix Notary Seal:

[Signature Page to Assignment of Grant of Easement and Rights to Extract Fill Dirt Agreement]

WITNESSES:

June Kelly
Signature of Witness #1
June Kelly
Typed/Printed Name of Witness #1

Address: 111 South Armenia Avenue
Tampa, Florida 33609

Tiffany Jennings
Signature of Witness #2
TIFFANY JENNINGS
Typed/Printed Name of Witness #2

Address: 111 South Armenia Avenue
Tampa, Florida 33609

ASSIGNEE:

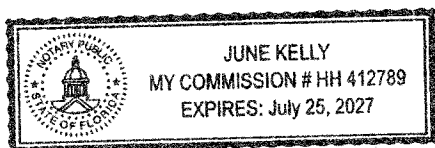
JSH KBAR DEVELOPMENT, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.,
a Florida corporation, its Manager

By: *Nicholas J. Dister*
Print Name: Nicholas J. Dister
Its: Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of August, 2025, by Nicholas J. Dister, as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of JSH KBAR DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the companies, who ☒ is personally known to me or ☐ produced a _____ as identification.



June Kelly
NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____
Affix Notary Seal: