



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
March 12, 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 Greg Halstead Michele Emery Venu Reddy Chris Grossenbacher	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc
District Engineer	Charles Reed	Johnson Engineering
District Counsel	Andy Cohen Dan Lewis	Persson Cohen Mooney Persson Cohen Mooney

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of five (5) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE: Tampa, Florida (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
WWW.KBARRANCHIICDD.ORG

March 4, 2026

Board of Supervisors
**K-Bar Ranch II Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of K-Bar Ranch II Community Development District will be held on **March 12, 2026 at 6:00 p.m.** at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. REPORTS & PRESENTATIONS**
 - A. Landscape Inspection Report Tab 1
 - B. Pine Lake Nursery Contractors Response Report Tab 2
 - C. Presentation of Aquatics Report..... Tab 3
 - D. District Counsel
 - E. District Engineer
 - i. Consideration of Updated Maintenance & Ownership Maps Proposal (under separate cover)
 - ii. Consideration of Pond 203 Erosion Proposal (under separate cover)
 - iii. Consideration of Revised Hecker Proposal Tab 4
 - iv. Consideration of Revised QGS Proposal (under separate cover)
 - F. Clubhouse Manager Report Tab 5
 - G. District Manager
 - i. Presentation of District Manager Report..... Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on January 8, 2026 Tab 7
 - B. Consideration of Minutes of the Board of Supervisors' Meeting held on February 12, 2026..... Tab 8
 - C. Ratification of Operation & Maintenance Expenditures for December & January 2026 Tab 9

5. BUSINESS ITEMS

- A. Public Hearing on Amenity & Common Area Enforcement Rule
 - i. Consideration of Resolution 2026-02; Approving Amenity & Common Area Enforcement Rules Tab 10
- B. Consideration of Haven Management Solutions Agreement Tab 11
- C. Consideration of Resolution 2026-03; Designation of Officers..... Tab 12
- D. Consideration of Resolution 2026;04; Designating Primary Administrative Office Tab 13
- E. Consideration of Resolution 2026-05; Authorizing Bank Signatories Tab 14
- F. Consideration of Resolution 2026-06 Qualified Public Depository Tab 15
- G. Consideration of Resolution 2026-07; Designating Registered Agent Tab 16
- H. Consideration of Resolution 2026-08; Designating Dissemination Agent Tab 17
- I. Discussion Regarding Holiday Lighting Policy Tab 18
- J. Discussion of Amenity Rules, Rental Agreement & Rates for Rentals
 - i. Discussion of waiver of existing Amenity Rules and Policy and approval of City Town Hall event on March 26, 2026, at 6 P.M., and waiver of related fees
 - ii. Consideration of Rule-Making Proceedings to amend Amenity Rules and corresponding Rental Agreement Tab 19
- K. Discussion of Rules of Procedure Contract Renewal Provisions in Rules 3.6 and 3.7 Tab 20
- L. Consideration of Extension of Landscaping Maintenance Services Agreement Tab 21
- M. Presentation of Landscape Request for Proposals Tab 22
- N. Discussion of Traffic Enforcement & Communication Tab 23
- O. Discussion & Ratification of Pickleball Charity Tournament Forms Tab 24
- P. Discussion of Change of Meeting Date
- Q. Discussion of Date for Vision Planning Workshop

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Lynn Hayes
Lynn Hayes
District Manager

Tab 1

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



February 19, 2026
Rizzetta & Company
Amiee Brodeen - Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Eagle Creek, Meadow Pointe Blvd, K-Bar Ranch, Pond 56

General Updates, Recent & Upcoming Maintenance Events

- **Fertilization per Contract** – Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.
- **February** – Fertilizer for St. Augustine – Formula 20-0-10 + PreM - .5lbs N/1000 SF
- **March** – Fertilizer for St. Augustine – Formula 40-0-0 Soluble N - .5lbs N/1000 SF
- **February** – Fertilizer for Bahia – Formula 20-0-10 + PreM - .5lbs N/1000 SF
- **March** – Fertilizer for Ornamentals – Formula 24-2-11 + 3% FE – 1.5 N/1000 SF
- **March** – Fertilizer for Palms – Formula 8-2-12 + 4 MG – 1.5 N/100 SF

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. **Orange** indicate tasks to be completed by Staff and **Bold, underlined black** indicates updates or questions for the BOS.

1. **Eagle Creek – Bahia Installation:**

Construction remains incomplete and will continue to be monitored. At this stage, the turf installation does not fully cover all bare areas, the concrete sidewalk has not yet been installed, large ruts are present in the new turf, and the ROW on the west side still requires Bahia installation. The newly installed turf is showing signs of green and appears to be establishing successfully.
(Pic 1a>, 1b>>, 1c>>)



2. **Meadow Point Blvd:** Turf weeds are present within the large green spaces while traveling south toward the 3-way stop sign.

3. **Meadow Point Blvd – Pine Trees:** While driving south, several broken branches were observed in the pine trees. On the west side of the street, all broken branches need to be limbed up.

4. **K-Bar Ranch:** Turf weeds are present in the ROWs while driving west on the north side of the street. Identify the weed species and treat accordingly.

5. **Pond 56:** The pond edge was not line trimmed. To help prevent erosion, I recommend maintaining a 5–6" turf height.

Eagle Creek

6. **Tree Rings:** Throughout the property, remove all unwanted growth within the tree rings as each site is being maintained.

7. **Irrigation Break – Eagle Creek:** A possible irrigation break was observed in the ROW before entering Eagle Creek, and the vendor was notified while I was on-site. Please confirm whether this has been repaired. (Pic 7>)

8. **Perennial Beds:** Throughout the property, the perennials were damaged by the recent cold snap. Although their current appearance is poor, I recommend waiting a couple of weeks to allow time for potential regrowth and to determine whether they green out.



9. **Eagle Creek – Median:** Remove or spot-treat the weedy growth present in the bed, and treat the ant mounds that are forming throughout the median area.

10. **Foxtail Ferns:** Once the weather warms, trim out the brown leaves from the foxtail ferns. Do not remove more than one-third of the plant, as removing additional foliage may cause stress to the plants.

11. **Eagle Creek Ln:** Along the ROWs, there is a significant presence of dollarweed, which typically indicates excessive moisture. Perform a wet-check on the next visit and adjust irrigation settings as needed.



12. **Copperleaf Shrubs:** These shrubs were heavily impacted by the recent cold. Fortunately, they tolerate hard pruning, but trimming should be delayed until.... (Nxt pg)



Hawk Valley, Briarbrook, Amenity Center

(#12 Cont.).... the weather warms. This will help avoid additional stress and support proper recovery. (Pic 12)



16. Briarbrook – Adjacent to Utility Fence:

Standing water was observed during inspection, with a large puddle forming after recent rains and leaving debris behind once it dries. I recommend obtaining a proposal to install a French drain that would direct water to the nearby wetlands (approximately 6 feet away). Regrading the area is also an option—more costly, but feasible. (Pic 16)



13. Hawk Valley – Entrance: The foxtail ferns were heavily affected by the recent cold and will continue to appear brown until temperatures warm. Please wait to trim out the dead foliage until new growth begins. (Pic 13)



17. Amenities Center – Parking Lot: An area that previously underwent work was not restored to its original condition. This location is on the south side of the parking lot, between the Amenities Center and the storage area. Identify the disturbed area and complete the necessary restoration. (Pic 17)



14. Briarbrook – Entrance: Debris remains at the tip of the median, and weedy material is now growing within the accumulated spillover debris. Remove debris and address the weeds accordingly.

15. Briarbrook – Inside Gates: Near the utility fence area, the cypress trees still require moss removal, and the ant mounds need to be treated and dispersed once inactive.

Amenity Center

18. Amenity Center – Planting Bed: The 'Jack Frost' shrubs continue to decline. At this point, we should either propose replacements or consider changing out the plant material entirely to ensure long-term success in this area. (Pic 18)



19. Amenity Center: Before entering the gates near the play area, weed out the planting beds.

20. Pool Area: The Celebration Bermuda turf is patchy, likely due to mulch washing into the lawn and shading out sections of grass. Although the bed has been edged, one area would benefit from a deeper trench to help prevent mulch spillover. In the meantime, continue blowing mulch chips back into the planting beds during each visit, and fertilize the turf in March timeframe. (Pic 20)



21. Crape Myrtles: The crape myrtles were recently 'hat-racked', which is not an approved pruning method under the contract. Please confirm whether this work was authorized by the board. - Per Contract - "Crape Myrtles are not to be "hat racked" at any time. Pencil pruning and seed pod removal are the preferred methods of Crape Myrtle 33 | Page pruning and should be performed after threat of frost has passed, but prior to new leaf development." (Pic 21)



22. Pool Area – Drain Near Palm & Croton Bed: On the left side when walking toward the pool, the drain within the bed containing the large palms and crotons was covered during inspection. Keep this drain clear of debris. Consider proposing/installing a grate with smaller slots and adding large gravel over the top to help prevent mulch from entering the drain. The larger gravel pieces should help block smaller debris from falling into the drain and maintain proper drainage. (Pic 22>)

23. Pool Area – Edging: In several locations around the beds, the bed lines need to be re-edged and made more defined. Identify these areas and edge the bed lines to restore clear separation between turf and planting beds.

Amenity Center, Old Spanish

24. Pool Area – Liriope: Near the tennis courts, 4–5 liriope plants were observed to be very dry and yellowing. Please have the crew perform a wet check. Since liriope can tolerate below-freezing temperatures, the decline is unlikely due to cold weather and may be related to insufficient irrigation. (Pic 24)



27. Amenity Parking Lot – Viburnum Hedges: There is a section where the viburnum appears to be either reverting back to the straight species or a possible witch's broom. Have the crew identify this area and limb out the branch indicated in the photo. It is located on the south side of the parking lot, and about 25-feet east from the west entrance. (Pic 27)



25. Amenity Center – Median Bed: Near the front of the clubhouse, the planting bed has lost the majority of the jasmine minima. Once temperatures begin to rise, we can conduct a final count of all plant material that declined as a result of the recent cold snap.

28. Old Spanish Entrance – Median: It appears a vehicle drove onto the median and created a rut along the bed edge. Perform a wet check to ensure no irrigation lines were not damaged, and tamp down the raised mulch to restore the area. (Pic 28)

26. Amenity Center – Planting Beds: Weed out the planting beds in the parking lot as well as the perennial beds.



29. Old Spanish – Sidewalk: At the corner entering the street, the turf along the sidewalk is heavily compacted. I recommend aerating this area and overseeding to improve turf health and coverage. (Pic 29>)

Sundrift, Gilded Woods

30. Sundrift ROWs – Pond 53: Treat the turf weeds in the ROWs and in the turf areas running parallel to the sidewalk.

31. Gilded Woods – Irrigation Break: During inspection inside Gilded Woods, just past the gates, a puddle of water was observed in the ROW that may be originating from the adjacent turf area. Tire tracks were also noted in the turf. Have the irrigation team inspect the area and perform a wet check to determine if there is a break or leak. (Pic 31a, 31b>)



32. Gilded Woods – Entrance: The trees around Pond 33 need attention. Several support straps are broken, some stakes are rotted, and the tree rings need to be redefined. Have the crew visit this area to address these items. (Pic 32>)



33. Gilded Woods – Foggy Creek & New Morning: During inspection, several areas within the ROWs showed turf damage consistent with vehicle traffic. While it is difficult to confirm the source, the damage may be related to construction activity along the street. Tire tracks were leading toward a home with a recent addition. Identify the area and tamp down the raised turf areas. (Pic 33a>, 33b>, 33c>)



34. Gilded Woods – New Morning: Remove the dead vines from the iron rod fencing and treat the ant mounds in the area. Ensure this area receives fertilization next month.

Gilded Woods



Proposals

- 1. Pool Area - Celebration Bermuda:** Around the pool area, several sections of turf are being shaded out, causing the Celebration Bermuda to decline. I recommend proposing new turf installation in all areas where the Bermuda is dying off to ensure consistent coverage and long-term health. (Pic 1)



Tab 2

K BAR RANCH II

LANDSCAPE INSPECTION REPORT



February 19, 2026
Rizzetta & Company
Amiee Brodeen - Landscape Specialist
Landscape Inspection Services



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Professionals in Community Management

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2. **Meadow Point Blvd:** Turf weeds are present within the large green spaces while traveling south toward the 3-way stop sign.

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4. **K-Bar Ranch:** Turf weeds are present in the ROWs while driving west on the north side of the street. Identify the weed species and treat accordingly.

5. **Pond 56:** The pond edge was not line trimmed. To help prevent erosion, I recommend maintaining a 5–6" turf height.

Summary of Comments on Slide 1

Page: 2

Number: 1 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:42:11 PM

2. Will have to verify areas, many of these areas seen were non-irrigated bahia which we cannot treat with herbicide. Spot mowing during next visit will improve appearance.

Number: 2 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:42:32 PM

4. Will have to verify areas, many of these areas seen were non-irrigated bahia which we cannot treat with herbicide. Spot mowing during next visit will improve appearance.

Number: 3 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:42:25 PM

3. Crew to limb these up during next weeks visit.

Number: 4 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:42:54 PM

5. Pond banks will be addressed during our mowing visit week of 3/9.

Eagle Creek

6¹ **Tree Rings:** Throughout the property, remove all unwanted growth within the tree rings as each site is being maintained.

7. **Irrigation Break – Eagle Creek:** A possible irrigation break was observed in the ROW before entering Eagle Creek, and the vendor was notified while I was on-site. Please confirm whether this has been repaired. (Pic 7>)

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12. **Copperleaf Shrubs:** These shrubs were heavily impacted by the recent cold. Fortunately, they tolerate hard pruning, but trimming should be delayed until.... (Nxt pg)

Number: 1 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:43:39 PM

6. Tree rings are addressed during detail work, these should all be addressed by end of month once a full detail cycle has been completed.

Number: 2 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:44:34 PM

7. Will verify this area on most recent irrigation inspection and send update, we have had a lot of sporadic zone line breaks along this tract in recent weeks.

Number: 3 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:44:56 PM

8. Keeping tabs on these as well.

Number: 4 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:45:10 PM

9. Weeds removed week of 3/2.

Number: 5 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:45:35 PM

10. Crew to trim back frost stressed material periodically as weather warms.

Number: 6 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:45:53 PM

11. Will follow up, we have had several repairs in this area.

Number: 7 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:46:09 PM

12. Will be cut back to encourage regrowth as we progress.

Hawk Valley, Briarbrook, Amenity Center

(#12 Cont.).... the weather warms. This will help avoid additional stress and support proper recovery. (Pic 12)



13. **Hawk Valley – Entrance:** The foxtail ferns were heavily affected by the recent cold and will continue to appear brown until temperatures warm. Please wait to trim out the dead foliage until new growth begins. (Pic 13)



14. **Briarbrook – Entrance:** Debris remains at the tip of the median, and weedy material is now growing within the accumulated spillover debris. Remove debris and address the weeds accordingly.

15. **Briarbrook – Inside Gates:** Near the utility fence area, the cypress trees still require moss removal, and the ant mounds need to be treated and dispersed once inactive.

16. Briarbrook – Adjacent to Utility Fence:

Standing water was observed during inspection, with a large puddle forming after recent rains and leaving debris behind once it dries. I recommend obtaining a proposal to install a French drain that would direct water to the nearby wetlands (approximately 6 feet away). Regrading the area is also an option—more costly, but feasible. (Pic 16)



17. **Amenities Center – Parking Lot:** An area that previously underwent work was not restored to its original condition. This location is on the south side of the parking lot, between the Amenities Center and the storage area. Identify the disturbed area and complete the necessary restoration. (Pic 17)



Page: 4

Number: 1 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:49:25 PM
16. would prefer looking into regrading and culvert in this section as i don't feel that a french drain would provide long term success.

Number: 2 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:46:40 PM
13. Frost cut backs in progress.

Number: 3 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:49:33 PM
17. Complete

Number: 4 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:48:25 PM
14. Weeds to be removed during visit week of 3/2

Number: 5 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:48:40 PM
15. Remaining Spanish moss to be removed week of 3.2

Amenity Center

18. Amenity Center – Planting Bed: The 'Jack Frost' shrubs continue to decline. At this point, we should either propose replacements or consider changing out the plant material entirely to ensure long-term success in this area. (Pic 18)



19. Amenity Center: Before entering the gates near the play area, weed out the planting beds.

20. Pool Area: The Celebration Bermuda turf is patchy, likely due to mulch washing into the lawn and shading out sections of grass. Although the bed has been edged, one area would benefit from a deeper trench to help prevent mulch spillover. In the meantime, continue blowing mulch chips back into the planting beds during each visit, and fertilize the turf in March timeframe. (Pic 20)



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Page: 5

Number: 1 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:49:54 PM

18. We have replaced these in the past with little success.

Number: 2 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:47:45 PM

21. Crew was overly aggressive on these, they have been corrected and we will monitor these trees.

Number: 3 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:50:20 PM

19. Complete week of 3/2

Number: 4 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:50:39 PM

20. Would recommend a different turf type for these areas.

Number: 5 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:51:07 PM

22. To be completed week of 3/9.

Number: 6 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:51:58 PM

23. Re-sodding would be a major solve here, we can soft edge to the current turf lines but i don't feel that it would benefit aesthetically in some areas.

Amenity Center, Old Spanish

24. Pool Area – Liriope: Near the tennis courts, 4–5 liriope plants were observed to be very dry and yellowing. Please have the crew perform a wet check. Since liriope can tolerate below-freezing temperatures, the decline is unlikely due to cold weather and may be related to insufficient irrigation. (Pic 24)



27. Amenity Parking Lot – Viburnum Hedges: There is a section where the viburnum appears to be either reverting back to the straight species or a possible witch's broom. Have the crew identify this area and limb out the branch indicated in the photo. It is located on the south side of the parking lot, and about 25-feet east from the west entrance. (Pic 27)



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26. Amenity Center – Planting Beds: Weed out the planting beds in the parking lot as well as the perennial beds.



29. Old Spanish – Sidewalk: At the corner entering the street, the turf along the sidewalk is heavily compacted. I recommend aerating this area and overseeding to improve turf health and coverage. (Pic 29>)

Number: 1 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:53:19 PM
27. To be completed week of 3/9.

Number: 2 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:52:53 PM
24. Similar to the frost shock ive observed in other areas, monitoring these for recovery. Irrigation is functional here.

Number: 3 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:53:35 PM
28. To be completed week of 3/9.

Number: 4 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:53:05 PM
26. Completed week of 3/2.

Sundrift, Gilded Woods

30. Sundrift ROWs – Pond 53: Treat the turf weeds in the ROWs and in the turf areas running parallel to the sidewalk.

31. Gilded Woods – Irrigation Break: During inspection inside Gilded Woods, just past the gates, a puddle of water was observed in the ROW that may be originating from the adjacent turf area. Tire tracks were also noted in the turf. Have the irrigation team inspect the area and perform a wet check to determine if there is a break or leak. (Pic 31a, 31b>)



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34. Gilded Woods – New Morning: Remove the dead vines from the iron rod fencing and treat the ant mounds in the area. Ensure this area receives fertilization next month.

Page: 7

Number: 1 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:54:27 PM
30. Request submitted to our hort provider.

Number: 2 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:55:22 PM
33. To be completed week of 3/9.

Number: 3 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:54:41 PM
31. Will inspect and provide update here.

Number: 4 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:55:07 PM
32. Tree straps and staking will begin being removed week of 3/9.

Number: 5 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:55:30 PM
34. To be completed week of 3/9.

Gilded Woods



Proposals

1. **Pool Area - Celebration Bermuda:** Around the pool area, several sections of turf are being shaded out, causing the Celebration Bermuda to decline. I recommend proposing new turf installation in all areas where the Bermuda is dying off to ensure consistent coverage and long-term health. (Pic 1)



Number: 1 Author: pinel Subject: Sticky Note Date: 3/4/2026 1:56:10 PM

1. Would like to discuss differing turf type and can submit estimate after review with the board.

Tab 3

Chris Thompson

Blue Water Aquatics, Inc.

Feb 25, 2026 | 24 Photos



K-Bar Ranch CDD II



February Aquatics Report

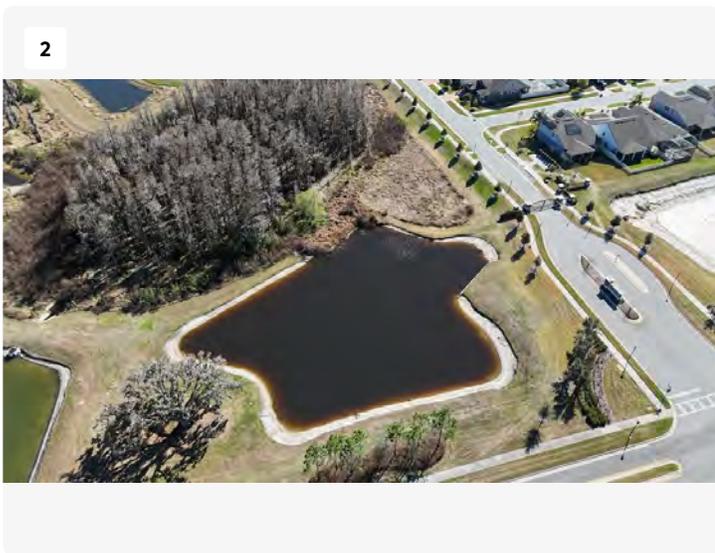
As we move through February, the weather is still the biggest driver behind what we're seeing in Union Park. So far this month, rainfall has stayed on the lighter side, with about 0.58 inches month-to-date recorded at the Tampa climate station. We've also had a pretty wide temperature swing — lows as cold as 29°F early in the month and highs up to around 80°F as things start warming back up.

Because of those colder nights, we've seen some frost damage on native aquatic and shoreline vegetation, which is totally normal this time of year. Right now, some areas may look brown or "burned," but the plants aren't gone — they're just stressed and dormant. As we get steadier warm weather and more rain, those natives will rebound, green up, and start filling back in again pretty quickly. Along with that seasonal shift, we'll also see animal activity pick up — more fish movement, more birds working the shorelines, and generally more wildlife presence as water temperatures rise.



Pond Map - Reporting area outlined in yellow.

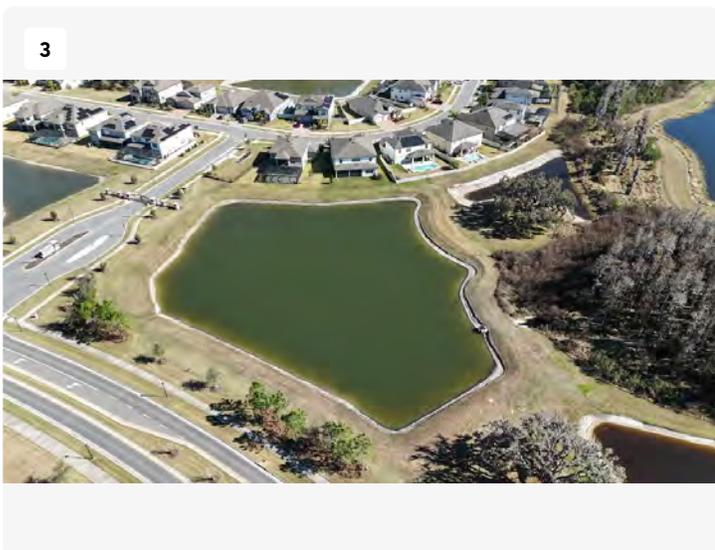
Project: K-Bar Ranch II CDD
 Date: Feb 25, 2026, 10:46 AM
 Creator: Chris Thompson



Pond 32:

Water depth continues to be minimal. Perimeter vegetation, including torpedo grass and young cattail growth, was addressed with targeted herbicide applications.

Project: K-Bar Ranch II CDD
 Date: Feb 24, 2026, 3:16 PM
 Creator: Chris Thompson



Pond 46:

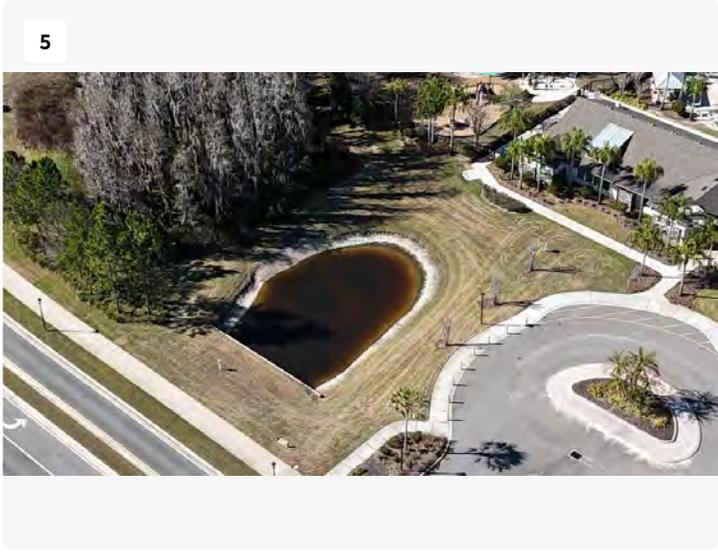
Extremely shallow conditions persist. Mixed emergent vegetation was treated around the shoreline to maintain control. The water exhibited turbidity, and dye was applied to improve appearance and suppress planktonic bloom potential.

Project: K-Bar Ranch II CDD
 Date: Feb 24, 2026, 3:16 PM
 Creator: Chris Thompson



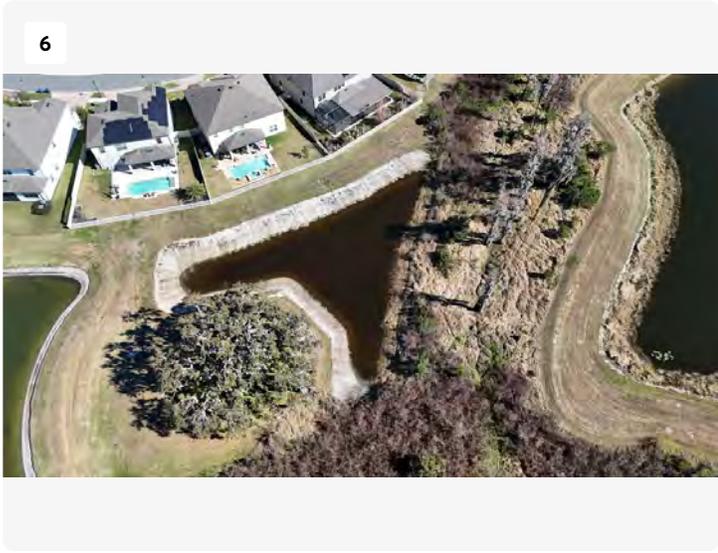
Pond 35:
Pond level was significantly reduced this visit. Shoreline weeds were treated to maintain a clean buffer and prevent expansion into open water. Due to cloudy water conditions, pond dye was added as a preventative algae measure.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:17 PM
Creator: Chris Thompson



Pond 34:
Pond level was significantly reduced this visit. Shoreline weeds were treated to maintain a clean buffer and prevent expansion into open water. Due to cloudy water conditions, pond dye was added as a preventative algae measure.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:17 PM
Creator: Chris Thompson



Pond 54:
Extremely low water conditions persist. Shoreline vegetation was inspected and treated where necessary.

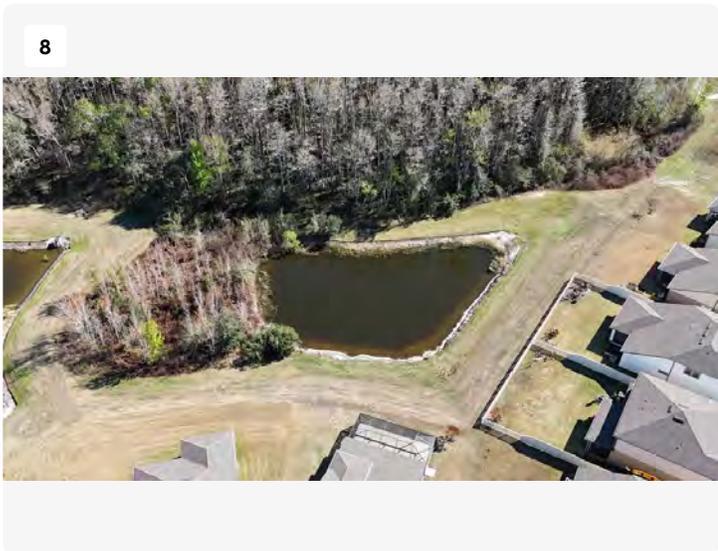
Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:17 PM
Creator: Chris Thompson



Pond 31:

Very shallow water conditions were observed. Shore-line inspection revealed scattered primrose and alligator weed, which were spot treated. Dye was added to improve water clarity and assist in controlling suspended algae.

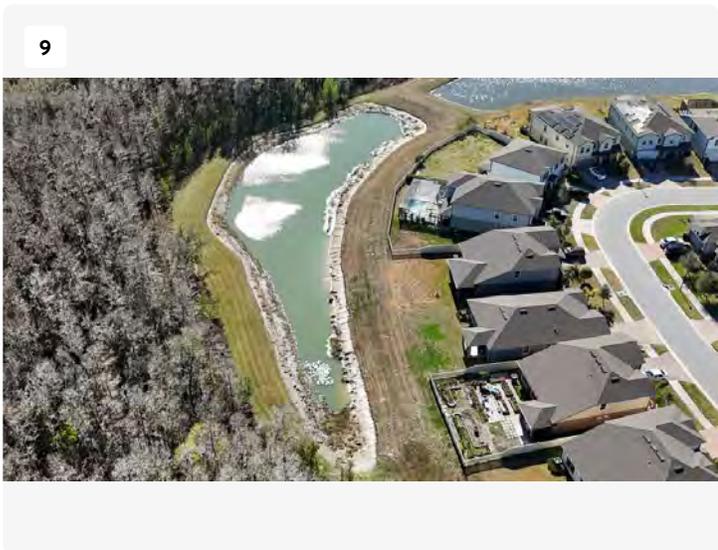
Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:17 PM
Creator: Chris Thompson



Pond 30:

The pond remains well below normal pool elevation. Emergent vegetation along the perimeter was treated with herbicide, focusing on mixed grasses and pennywort. Dye was applied due to turbid conditions and visible planktonic activity.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:18 PM
Creator: Chris Thompson



Pond 29:

Water level was extremely shallow at the time of service. Shoreline vegetation was actively growing, with torpedo grass and sedges present; these areas were treated to limit further spread. Water clarity was reduced, so pond dye was introduced to help manage light penetration and discourage algae growth.

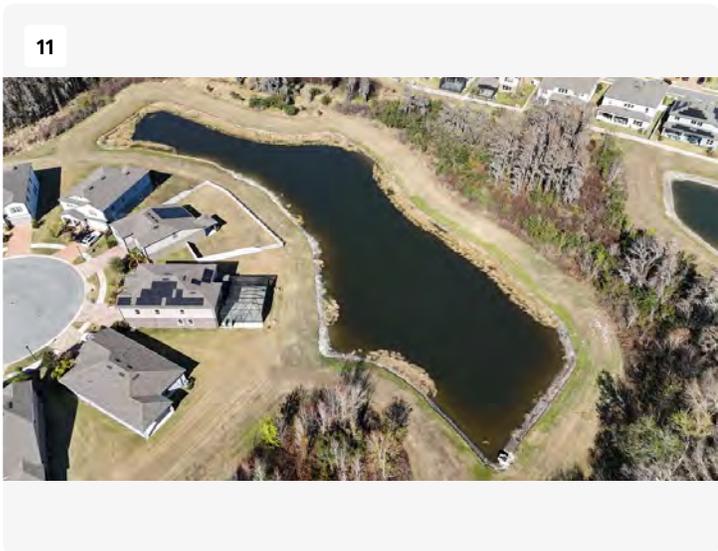
Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:18 PM
Creator: Chris Thompson



Pond 49:

The pond was shallow during inspection. Torpedo grass and scattered sedges were treated along the bank. Dye application was completed to manage light penetration and improve overall water quality.

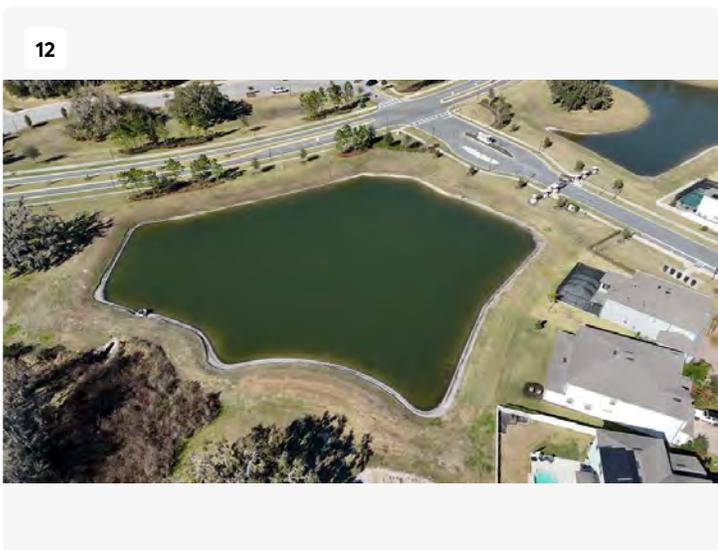
Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:18 PM
Creator: Chris Thompson



Pond 31:

Very shallow water conditions were observed. Shore-line inspection revealed scattered primrose and alligator weed, which were spot treated. Dye was added to improve water clarity and assist in controlling suspended algae.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:18 PM
Creator: Chris Thompson



Pond 46:

Extremely shallow conditions persist. Mixed emergent vegetation was treated around the shoreline to maintain control. Dye was applied to improve appearance and suppress planktonic bloom potential.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:19 PM
Creator: Chris Thompson

13



Pond 50:

Low water conditions continue to impact this pond. Perimeter vegetation was addressed with herbicide to prevent encroachment. Water showed signs of planktonic algae, and dye was applied accordingly.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:19 PM
Creator: Chris Thompson

14



Pond 51:

Water level is VERY low. Shoreline growth, including pennywort and mixed grasses, was spot treated. It is extremely difficult to prevent algae in a pond this shallow. If we add dye we risk collapsing the all the algae which will deplete oxygen and create a fish kill. If residents are not complaining, we recommend leaving it be. Future rain will fix this condition.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:19 PM
Creator: Chris Thompson

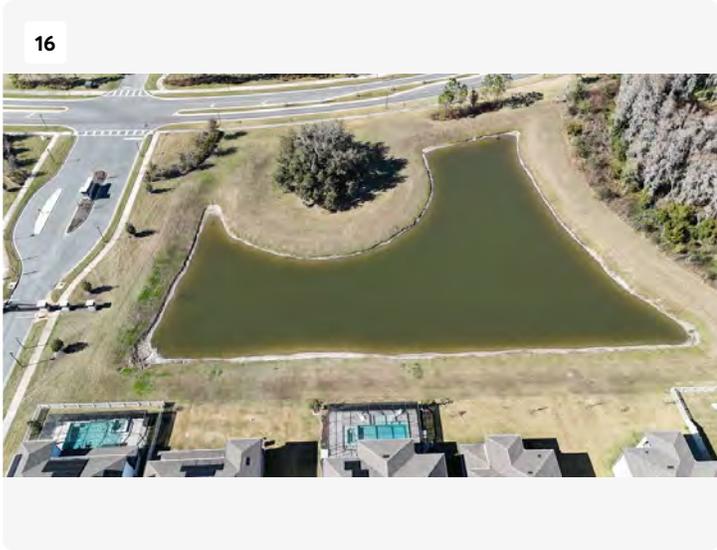
15



Pond 52:

Very shallow water depth observed. Emerging shoreline vegetation was treated to maintain accessibility and aesthetics. Dye was applied due to turbid conditions and early algae presence.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:20 PM
Creator: Chris Thompson



Pond 47:
 Water level remains low. Shoreline grasses and broadleaf aquatic weeds were treated where present. Dye was added to the pond to address reduced clarity and limit additional algae activity.

Project: K-Bar Ranch II CDD
 Date: Feb 24, 2026, 3:20 PM
 Creator: Chris Thompson



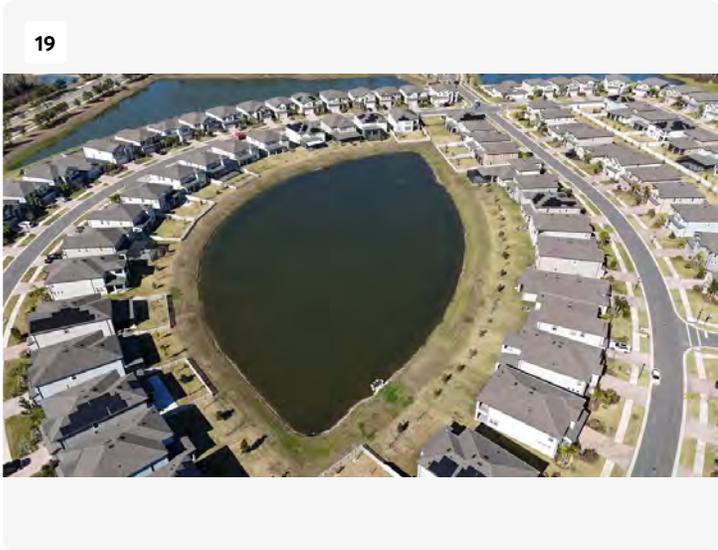
Pond 47:
 The water currently has a heavy brown, "chocolate milkshake" appearance due to high turbidity. This condition is typically caused by suspended clay and fine sediment particles remaining in the water column. With water levels being very low, wind action, bank erosion, and bottom disturbance can easily stir up sediments, preventing them from settling. If turbidity persists after normal water levels return, flocculant treatments can be considered to help bind and settle suspended sediments.

Project: K-Bar Ranch II CDD
 Date: Feb 24, 2026, 3:20 PM
 Creator: Chris Thompson



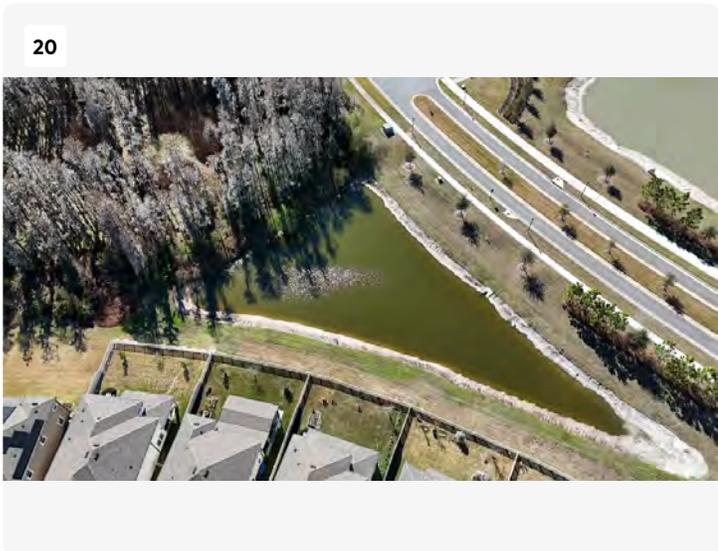
Pond 53:
 Pond level was average. Targeted herbicide treatments were made to mixed emergent weeds along the perimeter. Dye was introduced to improve water appearance and manage algae productivity.

Project: K-Bar Ranch II CDD
 Date: Feb 24, 2026, 3:21 PM
 Creator: Chris Thompson



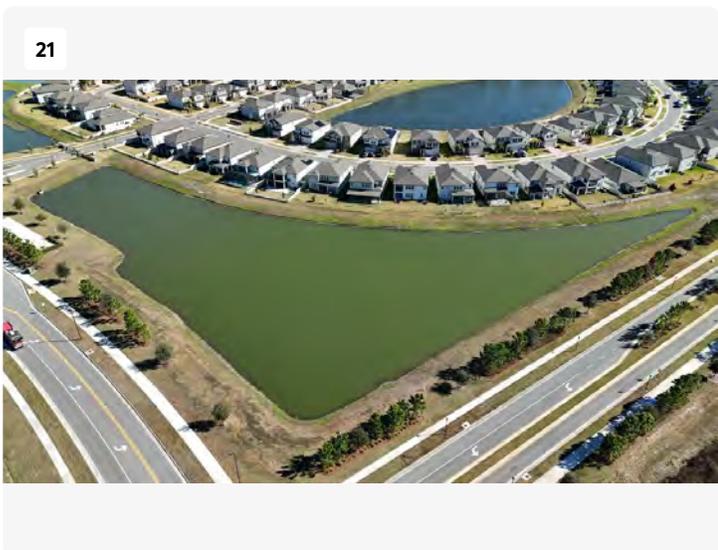
Pond 69:
Water level is normal at time of service. Shoreline vegetation was treated to maintain containment. Due to turbid water and early planktonic activity, dye was applied to support algae control efforts.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:21 PM
Creator: Chris Thompson



Pond 65:
Water depth remains minimal. Torpedo grass and other shoreline weeds were treated to prevent further establishment. Dye was applied to the water column to help control planktonic algae.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:22 PM
Creator: Chris Thompson



Pond 66:
Perimeter vegetation was spot treated to maintain control. Dye was added due to reduced clarity and visible suspended algae.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:23 PM
Creator: Chris Thompson

22



Pond 67:

Shoreline inspection identified scattered emergent growth, which was treated. Dye was applied as a preventative measure against algae expansion. Native vegetation is starting to come back.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:23 PM
Creator: Chris Thompson

23



Pond 68:

Water level remains normal. Herbicide applications were made along the shoreline to manage invasive grasses and broadleaf aquatic weeds. Dye was added to improve clarity and limit further bloom development.

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:24 PM
Creator: Chris Thompson

24



Cover photo

Project: K-Bar Ranch II CDD
Date: Feb 24, 2026, 3:24 PM
Creator: Chris Thompson

Aquatic Services Report

Technician

Omar Artis

Job Details

Service Date	2/9/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	0
Temperature	54
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
D/Oxygen	None
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated for invasive growth

Pictures

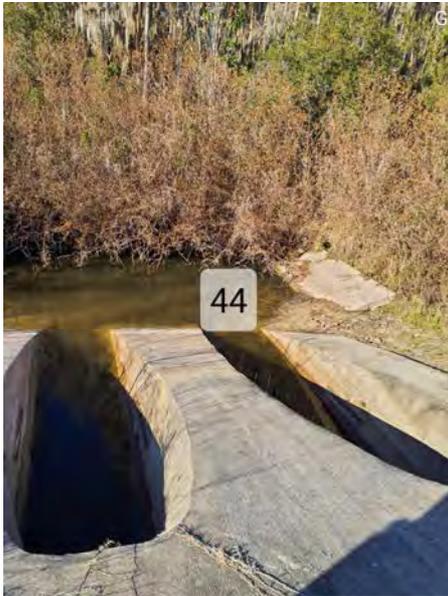
Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 2

Pond Numbers	10
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated the algae in pond 10

Aquatic Services Report

Technician

Omar Artis

Job Details

Service Date	2/18/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	5mph
Temperature	70
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
D/Oxygen	None
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated for torpedo grass and invasive growth

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	2/18/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	S 13MPH
Temperature	80
Multiple Sites Treated	Yes

Ponds Treated Information Repeatable - 2 Count

1 of 2

Pond Numbers	4
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	3 days
Observations/Recommendations	Treated site for filamentous algae

2 of 2

Pond Numbers	1 thru 17, 35 thru 37, 40 thru 45, 48, 56 thru 62, 70 thru 79
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None

Aquatic Services Report

Observations/Recommendations

Treated sites for invasive vegetation (alligatorweed, pennywort, torpedo grass) as needed.

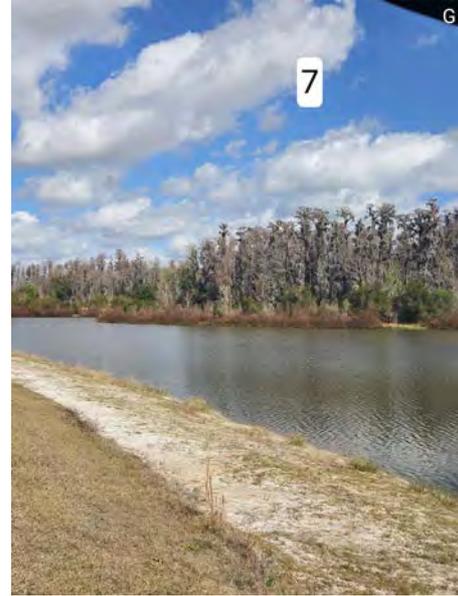
Pictures



Aquatic Services Report



Aquatic Services Report



Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	2/23/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	NNW 13mph
Temperature	50
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass) as needed. Removed trash from ponds.

Pictures

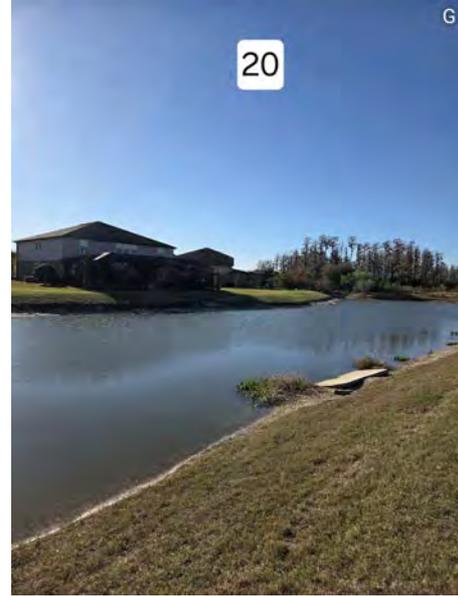
Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



Tab 4

HECKER CONSTRUCTION COMPANY, INC.

P.O Box 989 Ruskin, FL 33575-0989

Email: heckercompany@aol.com Phone (813) 236-9306 Fax (813)236-9358

Owner Information: K Bar ranch

Description of Work: The installation of rip rap, filter fabric, and digging out and shaping existing soil around structures to prevent any future erosion from occurring.

Project specifications:

A) Weir structure pond 221

1. Dig out and shape soil around existing weir structure.
2. Install filter fabric to prevent erosion.
3. Install 1ea load of rip rap (8"-18" in size) around weir structure to prevent erosion from occurring.

Total Cost: 9,500.00

B) MES (Mitered end Section)

1. Dig out and shape soil around existing weir structure.
2. Install filter fabric to prevent erosion.
3. Install 1ea load of rip rap (8"-18" in size) around weir structure to prevent erosion from occurring.

Total Cost: 9,000.00

Project Clarifications:

1. Rip rap is to be dropped in street and then transported using a concrete buggy or skid steer to the site installation location.
2. Hecker construction has added a sod replacement proposal that was provided by the CDD and upon completion of the rip rap proposal, The CDD can hire the sod company to replace whatever sod is required to be replaced.

The payment is to be made as follows: 10% is due upon contract acceptance, 50% due upon start of project and the remaining 40% is to be paid upon project completion.

This contract amount is based on jetting and driving composite sheets. Any additional method used to obtain minimum penetration will require additional charges. If geological conditions prevent Hecker Construction Company, Inc. from completing the specified work, the cost of such work will be deducted from the contract amount as appropriate. Hecker Construction Company, Inc. will not be obligated to complete further work beyond their capabilities. This contract may be withdrawn if not accepted within 10 days.

Please note: Hecker Construction Company, Inc has federal insurance coverage along with USL&H and Jones Act Coverage.

Chapter 558 Notice of Claim: Chapter 558, Florida Statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect in your home. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to Chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Hecker Construction Company, Inc.

Purchaser

Date

Please read the following items, initial each one, and return this document. Please note that not all items may apply to your contract. This page must be returned with the signed contract.

- _____ 1)) Contract price does include any Hecker's permit fees and engineered drawings. Any fees associated with permitting and/or submissions to the Homeowner's Association and or jurisdiction will be added to the final invoice at actual cost.
- _____ 2) Hecker Construction Company, Inc. work is considered complete, and payment is due at the conclusion of project installation even if the utilities or permit inspections have not been completed.
- _____ 3) Payment is to be made by check or credit/debit card. If payment is made by card, a 3% fee will be added.
- _____ 4) If the price of material increases between the execution of this Contract and the time of construction, the additional cost will be included in the invoice. In such a case, the customer will be notified of the increased price before construction commences and given the choice to proceed or to exit the Contract. If the customer chooses to exit the Contract, the deposit will be forfeited and permitting fees will be charged to the customer.
- _____ 5) Owner to provide adequate staging area for construction materials to be used on project.

IMPORTANT NOTICE

According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed, your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

Payment may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following address: 1940 North Monroe St., Suite 42, Tallahassee, FL 32388-2202. Or they may be reached by telephone at: 850-487-1395.

Customer's Signature

Full Conditional Waiver

K bar Ranch has a contract with **Hecker Construction** to Install New drainage systems: **K Bar Ranch** has fully paid and satisfied. By signing this waiver All of our construction Lien rights against the property above are waived and released.

This waiver is conditioned on actual payment of TBD

Date:

Customer's Signature

Contract Proposal Acceptance:

Owner signature

Hecker Construction Signature

Terms and Conditions

(1) DEFINITIONS: As used in the Contract, Hecker Construction Company, Inc and CONTRACTOR shall mean the party authorized to perform the work described above under the terms of this Contract. Purchaser, as used in this Contract, shall mean the owner of the real or personal property upon which the furnishing of labor or materials is authorized, or the owner's authorized agent or assigns who shall authorize such work under this Contract.

(2) CHANGES: CONTRACTOR shall make all alterations, furnish the material for, and perform all extra work or omit any work which PURCHASER may require without modifying any other provision of this Contract at a reasonable addition to or reduction from the Contract price herein. PURCHASER specifically agrees to pay for all changes which he may authorize, either orally or in writing, which are not a part of this Contract.

If during the performance of services hereunder, any unforeseen hazardous substances, conditions or occurrence are encountered, which in the sole judgement of CONTRACTOR significantly affects or may affect either the services to be performed hereunder, the risk involved in providing the services, or the recommended scope of the services, CONTRACTOR will notify PURCHASER and, subsequent to such notification, may (a) if practicable, in the sole judgement of CONTRACTOR, complete the original scope of services in accordance with the procedures originally outlined in this Contract; or (b) agree with PURCHASER to modify the scope of services and the estimate of changes to include the previously unforeseen conditions or occurrences, such revisions to be in writing and signed by the parties hereto; or (c) terminate the services effective on the date specified by the parties hereto in writing; or (d) suspend the services to be provided hereunder if it becomes necessary for PURCHASER to employ other parties to complete work necessitated by the unforeseen hazardous substances, conditions, or occurrences. These unforeseen hazardous substances, conditions or occurrences shall include, but not be limited to, discovery of asbestos related products.

(3) WARRANTIES: Contractor hereby disclaims all warranties, either express or implied, other than stated on the face of this contract including any warranty of merchantability or fitness for a particular purpose and neither assumes nor authorizes any other person to assume for it any such warranties in connection with the furnishing of materials or labor under the terms of this contract.

CONTRACTOR specifically disclaims any liability or responsibility for any incidental or consequential damages arising from the design or manufacture of any materials furnished under this agreement including, but not limited to, loss of use of property, lost profits, personal injury and other incidental and consequential damages.

(4) DISPUTES: In the event of any lawsuit arising out of this Contract, or the work to be performed thereunder, the venue of such suit shall lie in Hillsborough County, Florida and PURCHASER waives whatever rights he may have in the selection of venue. The prevailing party shall be entitled to recover from the losing party all costs of any litigation to enforce or defend any provision of this Contract, including any and all appeals filed on behalf of either party. Such costs shall include, but are not limited to, a reasonable attorney's fee and expert witness fees. This Contract shall be governed by the laws of the State of Florida.

(5) DELAYS: CONTRACTOR shall not be liable to PURCHASER for delay in the work hereunder by the act, neglect or fault of PURCHASER, or by reason of fire or other casualty, or on account of riots, strikes, or other combined action of the workmen or others, or on the account of any acts of God, or any other cause beyond CONTRACTOR'S control, including the unavailability or delay in the delivery of materials.

(6) INTEREST ON UNPAID BALANCE: Should PURCHASER fail to timely make any payment hereunder, interest shall be charged on the unpaid principal balance at the rate of 1-1/2% per month until paid.

(7) OWNERSHIP OF FURNISHED MATERIALS: All materials which are furnished pursuant to the provisions of this Contract shall remain the property of CONTRACTOR until they have been fully paid for. Such materials

shall not be subject to any bankruptcy or insolvency proceedings of PURCHASER unless all payments hereunder have been made.

(8) ACCEPTANCE AND FINAL PAYMENT: PURCHASER'S acknowledgement of, or acceptance of any labor or materials furnished pursuant to the terms of this Contract, shall constitute PURCHASER'S acceptance of said labor and materials and the making of the Final Payment hereunder shall constitute a waiver of all claims which PURCHASER has, or may have, against CONTRACTOR.

(9) ASSOCIATION APPROVAL: PURCHASER hereby warrants that any approvals required by a homeowner association or condominium association for the work to be performed hereunder have been secured prior to the date of the contract. CONTRACTOR assumes no responsibility for obtaining such approval or for work done without such approval.

(10) BINDING EFFECT AND SEVERABILITY: This Contract shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successor and assigns of the parties hereto. Should any provision or portion of this Contract be adjudged invalid, illegal, unconscionable or in conflict with any law of the state of Florida, the validity, legality, and enforceability of all remaining portions and provisions of the Contract shall not be affected or impaired thereby.

(11) WORK TO BE PERFORMED BY OTHERS: All lift wiring must be performed by an approved electrician in order for any warranty provisions to be enforceable hereunder. Any work required to be done by other trades outside the scope of Contractor's license, shall be done either through such trade's direct contract with the Owner or a Subcontractor with Contractor. Such Subcontract shall constitute a change order hereunder for the direct costs of either such contract, plus an allowance of 20% to the Contractor for overhead, supervision and profit.

(12) CONSTRUCTION INDUSTRIES RECOVERY FUND: Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a state licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 7690 Arlington Expressway, Suite 300, Jacksonville, Florida 32211-7467. Telephone (904) 359-6310.

(13) ENTIRE AGREEMENT: This Contract contains all of the terms and conditions as agreed by the parties hereto, and no other agreements, instruments or papers, oral or otherwise, respecting the subject matter of this Contract, shall be deemed to exist or to bind any of the parties hereto, subject to the provisions of paragraph (2) herein.

Customer's Signature

HECKER CONSTRUCTION COMPANY, INC.

P.O Box 989 Ruskin, FL 33575-0989

Email: heckercompany@aol.com Phone (813) 236-9306 Fax (813)236-9358

LIST OF ELECTRICAL / PLUMBING CONTRACTORS

CJH Electrical

Christian: 813-365-6110

RW Electric

Robert Wade: 813-770-8660

Tab 5

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

Clubhouse Manager's Report March 2026 CDD Meeting

Operations and Maintenance Report

Amenities Center

- Answered calls, voicemails, emails, received mail & deliveries, assisted residents, enforced Amenities Rules and Regulations
- Employee scheduling
- Setup new Brivo accounts, sent mobile passes, assigned stickers and fobs
- Permitted 19 towing exemptions, 1 vehicle towed
- Reported monthly financials (all receipts and two expense reports)
- Sent eblasts on Coffee Day, CDD Board Meeting & Town Hall, March Newsletter,
- Met with Blue Water Aquatics for updates on ponds and staff, reported resident concern about low water level in pond 23
- Purchased coffee day pastries and coffee pods, paper towels, gasoline, trash bags, dog station header bags, electrical wire, febreze plugins, wire stripper, Pine-Sol, Fabuloso, pickleball set, faceguards, toilet bowl cleaner, photocells, bleach cleaner, drill brush attachments, and electrical tape.
- Research and acquire "Credit Card Authorization" to delay collection of event rental deposit, as per resident requests (most frequent complaint at clubhouse)
- Met with Rizzetta Manager of Amenities Services, attended manager meeting
- Reported malfunctioning streetlights to TECO
- Completed IT security training
- Met with PC Consultants (backup storage, update firmware, malware protection)
- Discuss vehicle obstruction of sidewalks with Tampa Parking Enforcement and HOA Manager
- Coordinated with Resident, DM, Chairman, and Counsel on holiday lights
- Coordinated with CompleteIT and Maintenance to resolve gate access problems at Winsome Manor
- Coordinated with Maintenance and Engineer on construction issues (K Bar Pkwy storm drain blockages, lack of fencing)
- Reported nuisance Alligator in Sundrift
- Spoke with law enforcement about children playing on utility substations
- Researched tow companies
- Coordinate with DM, Counsel, and Chair on tow complaint
- Coordinate with Cooper Pools on in-pool light replacement
- Researched other CDD Amenities Rules, Rental Agreements, and Tow Policies
- Report irrigation issue to Pine Lake, and K Bar Ranch I CDD

Events/Rentals

- 4 Event Room private rentals
- Easter Egg Hunt planned for 3/28
- Coffee Day Wednesdays
- 3/4 K Bar I CDD rental
- K Bar I Bassett Creek Spring Event 4/4/26, K Bar II residents invited
- City Councilmen, Luis Viera, requested town hall in event room on 3/26

Maintenance

- Assessed community, 4 commercial signs removed
- Amenities Center routine cleaning (trash removed, bathroom cleaning and stocking, all floors swept and mopped, event room and kitchen cleaned, tables, windows, dusting, drinking fountains, counters, and cabinets)
- Emptied and resupplied dog stations 1-2x/ week
- Picked up trash in community 2x/ week
- Amenities grounds trash picked up 2x/ week minimum
- Amenities grounds blown 2x/ week
- Pool skimmed as needed
- Dumpster area cleaned 1x/ week
- Tennis court signs (#1 and #2) re-attached
- Tightened Liftmaster housing at Gilded Woods
- Checked HVAC Filters, cleaned both drain lines
- Continuing mold removal from monuments
- Finished replacing and troubleshooting all monument LED strips
- Photographed all management requests
- Installed new dog station at end of Meadowpoint BLVD south side of K Bar Pkwy
- Straightened stop signs at Redwood Point, Mossy Pine, and Sundrift North
- Reattached tennis court windscreens 3x
- Adjusted tennis court latches
- Changed holiday lighting for Ramdan and Lent
- Currently working to network holiday lights to Wi-Fi
- Started cleaning chaise lounge chairs
- Removed was nest from playground equipment
- All playground equipment assessed for safety
- Measurements taken for monument letter replacement

Gates

- Gilded Woods exit gate ground loop replaced with Virtual Loop
- Winsome Manor exit gate ground loop replaced with Virtual Loop
- Sundrift North entry arm w/o LEDs still functioning perfectly, no hits
- Sundrift North exit arm timing adjusted by CompleteIT
- Reattached arms at Eagle Creek, Gilded Woods, Briarbrook, Old Spanish

Resident Requests/Inquiries/Complaints

- Resident inquiry about holding gates open for open house
- Two resident requests for partial day Event Room rentals
- Multiple resident complaints about high cost of Event Room security deposit
- Two resident requests to allow event rentals later than Amenities closing time
- Multiple complaints about children riding quickly and irresponsibly on scooters and electric bikes on community roads and District grass. Added to eblast.
- Residents may be renting Event Room on behalf on non-residents
- March closing time set at 6:00PM on current Event Room Rental Agreement. With Daylight Saving Time, time could change to 7:00PM at DST with no reduction in light.
- Resident request to change holiday lighting for St. Patrick's Day

Tab 6



UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** April 9, 2026 @ 6:00 PM
- **Next Election:** The term expires for Michele Emery Seat 4 & Duzianthan Mohan Seat 5 and are scheduled for the General Election in November 2026. The qualifying period for Board candidates will be from Noon June 8, 2026 to Noon June 12, 2026. Newly elected Board members for each seat will have a 4-year term and assume office on the second Tuesday following the General Election on November 3, 2026.

District
Manager's
Report

March 12

2026

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2026</u>
General Fund Cash & Investment Balance:	\$2,327,212
Reserve Fund Cash & Investment Balance:	\$424,322
Debt Service Fund Investment Balance:	<u>\$1,407,002</u>
Total Cash and Investment Balances:	\$4,158,536
General Fund Expense Variance: \$143,455	Under Budget

Tab 7

Minutes of Meeting

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

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, January 8, 2026, at 6:00 p.m.** at the Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Duzianthan Mohan	Board Supervisor, Chair
Greg Halstead	Board Supervisor, Vice Chair
Michele Emery	Board Supervisor, Assistant Secretary
Chris Grossenbacher	Board Supervisor, Assistant Secretary
Venu Reddy	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Mitch Severson	Amenity Clubhouse Manager
Aimee Brodeen	Field Services Manager
Jeff Cane	Pine Lake Nursery, Inc.
John Amarosa	Pine Lake Nursery, Inc.
Doug Fitzhenry	Blue Water Aquatics
Jere Earlywine	District Counsel, Kutak Rock

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 6:01 p.m., conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

During audience comments, residents raised several concerns regarding community maintenance, amenities, and policies. Residents from Redwood Point reported tree damage, falling signage caused by last year's hurricanes, as well as issues with winter plantings at monuments, crepe myrtles, and sidewalks.

48 One resident mentioned a previous fall on the sidewalk, prompting clarifying
49 questions from Board Supervisor Gregory Halstead. Another resident reported vehicle
50 damage allegedly caused by a towing company and requested that the District cover
51 repair costs. The Board of Supervisors explained that the towing company, not the K-
52 Bar Ranch II Community Development District, is responsible for such damage and
53 directed the residents to contact the towing company. Residents also inquired about
54 the towing agreement, which the District Manager confirmed is available on the
55 Community Development District website and offered to provide by email.

56 Additional concerns included the closure of the Amenity Center during the
57 Christmas and New Year holidays and a malfunctioning gate at Guided Woods; which
58 the Amenity Manager acknowledged and confirmed is being addressed.

59 Residents from Guided Woods raised issues related to towing enforcement.
60 One resident reported their vehicle was towed from a lot near a mailbox kiosk
61 previously removed by M/I Homes and claimed they had not received towing policy
62 information. The Amenity Manager confirmed the towing policy is provided at move-in
63 and via email. The Board of Supervisors reiterated that parking is prohibited in that
64 area and advised residents to use the clubhouse parking lot for guests after obtaining a
65 parking pass from the Amenity Manager. Residents requested installation of "No
66 Parking" signage.

67 Questions also raised to the Board of Supervisors regarding the status of
68 requests made during the November 13, 2025 meeting for fencing and playground at
69 the mailbox area. The District Manager stated that the Board of Supervisors took no
70 action or requested that items be added to a future agenda. Board Supervisor Gregory
71 Halstead agreed to meet with residents on January 9, 2026, at noon to further discuss
72 the details of these requests.

73 A resident commented on remarks made at the previous meeting concerning
74 the district's reputation and how it relates to the request for proposals sought. They
75 expressed concern that interactions with vendors, contactors, and staff feel adversarial,
76 which may contribute to a negative perception. The resident noted that disagreements
77 and lack of communication hinder the Board of Supervisors' collaboration in working in
78 the best interest of the community and referenced the recent resignation of District
79 Counsel as related to these issues.

80
81 On a Motion by Mr. Halstead, seconded by Mr. Mohan, with all in favor, the Board of
82 Supervisors authorized staff to file claim with the K-Bar Ranch II Community Development
83 District insurance carrier and authorized District Counsel to send a demand letter to the
84 towing company under contract for K-Bar Ranch II Community Development District.

85
86
87 **THIRD ORDER OF BUSINESS**

Staff Reports

88
89 **A. Landscape Inspection Report**

90 Ms. Brodeen presented her report to the Board of Supervisors and mentioned Spanish
91 moss and turf issues. The Board of Supervisors requested that the Landscape Vendor
92 complete all items on the landscape Inspection Services Manager report. Ms. Brodeen
93 stated in her report that the construction company should be responsible for turf
94 damage noted as items 24, 26A, 26B, and 27.

95 **B. Pine Lake Nursery Report**

96 Mr. Cane presented his report to the Board of Supervisors. Mr. Cane stated that all
97 deficient items should be completed next week and will provide an update on ant
98 mounds and past top choice applications after speaking with vendor and will forward
99 irrigation report from technician for the Hawk Valley turf irrigation issue. The Board of
100 Supervisors requested that the District Engineer inspect and provide a proposal to
101 address erosion along pond 203 at water follow structures noted as item 20 in the
102 Landscape Inspection Services Manager report to the District Manager by no later than
103 February 2, 2026 so it can be included in the February 12, 2026 K-Bar Ranch II
104 Community Development District final agenda package.

105
106 i. Consideration of Tree-Ring Pine Straw Proposal

107
108 On a Motion by Ms. Emery, seconded by Mr. Halstead, with all in favor, the Board of
109 Supervisors approved the Pine Lake Services, LLC Tree Ring Pine Straw Proposal for
110 \$9,359.35 for K-Bar Ranch II Community Development District.

111
112 **C. Presentation of Aquatics Report**

113 Mr. Fitzhenry presented his report to the Board of Supervisors and mentioned the
114 algae in ponds 69 and 19 are being treated. In addition, Mr. Fitzhenry advised the
115 Board of Supervisors regarding the erosion under mitered end section concern at pond
116 5. The Board of Supervisors requested that the District Engineer inspect the erosion
117 under mitered end section at pond 5 and provide a proposal to the District Manager by
118 no later than February 2, 2026 so it can be included in the February 12, 2026 K-Bar
119 Ranch II Community Development District final agenda package.

120
121 **D. District Counsel**

122 Mr. Earlywine provided his presentation to Board of Supervisors along with proposal
123 and provided Kutak Rock background and answered questions from the Board of
124 Supervisors. Mr. Earlywine stated that Kyle Magee will be primary District Counsel by
125 80% and Mr. Earlywine 20%.

126
127 On a Motion by Mr. Halstead, seconded by Mr. Mohan, with all in favor, the Board of
128 Supervisors approved the Kutak Rock Draft Retainer and fee agreement for K-Bar Ranch II
129 Community Development District.

130
131 **E. District Engineer**

132 Mr. Reed was not present.

133
134 **F. Amenity Manager Report**

135 Mr. Severson presented his report to the Board of Supervisors. Mr. Halstead
136 mentioned the Sundrift II gate arm is rising before gate opens.

137 The Board requested that the District Engineer provide a proposal to update and
138 provide K-Bar Ranch II Community Development District maintenance and ownership
139 maps to include all current communities within the district to the District Manager by no
140 later than February 2, 2026 so it can be included in the February 12, 2026 K-Bar
141 Ranch II Community Development District final agenda package.

G. District Manager Report

Mr. Hayes advised the upcoming meeting to be held on February 12, 2026 at 6:00 p.m.

Mr. Hayes told the Board of Supervisors that he provided the performance bond to the District Engineer but has not received the revised QGS Development proposal from the District Engineer to remove using seed for grass and replace with Bahia Sod instead. Upon receipt of the revised proposal, we can provide to District Counsel for preparation of the final form agreement and use as an exhibit for the K-Bar Ranch Parcel G Floodplain Comp Restoration/Heidt Estimate/QGS Proposal for Pond A project.

Mr. Hayes advised the Board of Supervisors he has not received the revised Hecker Construction Company, Inc Pond 221 Weir structure \$8,500 and Mitered End Section \$8,000 repair proposal from the District Engineer to remove language that they are not responsible for any damages caused during the project and to add that they will be responsible to fix any damages caused during the project and to add the specific type of rip rap they will use to provide to District Counsel to prepare the final form agreement and use as an exhibit.

The District Manager told the Board of Supervisors that Hecker Construction Company, Inc declined to remove language regarding their responsibility for any damages caused during the project and the District Engineer suggested to them he would get a proposal to replace the Bahia sod from Pine Lake but the District Manager got this quote from them and presented it to the Board of Supervisors with a cost of \$8,830.25 and explained that if they approved the replacement with Bahia sod proposal they would exceed the Pond 221 Weir structure \$8,500 and Mitered End Section \$8,000 repair cost proposal they approved by motion in substantial form after District Counsel has prepared the final form agreement and authorize the Chair or Vice Chair to execute the agreement at the December 11, 2025 meeting. The Board of Supervisor tabled the Pine Lake Bahia sod proposal and decided to wait and request an update from the District Engineer.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' meeting held on December 11, 2025

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the meeting minutes for December 11, 2025, as presented, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures November 2025

The Board of Supervisors requested the District Manager work with District Counsel on the City of Tampa Stormwater fee to verify if this might be reimbursed to the K-Bar Ranch II

186 Community Development District. It was noted that Pine Lake Services, LLC must issue a
187 credit on invoice 8476 for not completing the fall annual installation of perennials instead and
188 requested the Landscape Vendor provide a credit. Also, the Complete IT Corp invoice
189 18055-221 for \$480 was for the wrong district and District Manager told the Board of
190 Supervisors that he had already worked with accounting to get this removed from the
191 November 2025 Operation and Maintenance Expenditures.
192

193 On a Motion by Mr. Grossenbacher, seconded by Ms. Emery, with all in favor, the Board of
194 Supervisors ratified the \$274,473.22 November 2025 Operation and Maintenance
195 Expenditures for K-Bar Ranch II Community Development District as amended.

196
197
198 **SIXTH ORDER OF BUSINESS**

**Discussion of Amenity Rules/Event
Rentals**

199
200
201 The Board of Supervisors had a discussion regarding the Amenity Rules and Event
202 Rentals and they want to consider updating the rules allowing each college the right to rent
203 the facility for one free festival event once a year, subject to submission of application,
204 reviewed and signed off by the Board of Supervisors. The Board of Supervisors requested
205 that the District Manager send the District Counsel the current Community Facilities Rules &
206 Regulations.
207

208 On a Motion by Mr. Mohan, seconded by Mr. Grossenbacher, with all in favor, the Board of
209 Supervisors authorized staff to edit the Amenity Rules and Policies to allow each
210 homeowner association to rent the facility for one festival event per year at no charge
211 subject to terms and conditions decided by the Board of Supervisors for K-Bar Ranch II
212 Community Development District.

213
214 The Board of Supervisors had a discussion to edit the Amenity Rules and Event
215 Rentals and to impose a \$1,000.00 penalty on someone for damage caused by events. To do
216 this the K-Bar Ranch II Community Development District must have a Rules Making Public
217 Hearing with a notice period and would have a cost to run newspaper advertisements. The
218 District Manager must add Consideration of Rule Making to the February 12, 2026 meeting
219 agenda.
220

221 On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of
222 Supervisors authorized staff to prepare form of rule and bring back to the next meeting on
223 February 12, 2026 for rule making for K-Bar Ranch II Community Development District.

224
225
226 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests

227
228 The Board of Supervisors discussed the pickleball tournament fund raiser that was
229 proposed for January 25, 2026 from 10:00 a.m. – 1:00 p.m. at the Amenity Center, District
230 Counsel shared some ideas about this topic with the Board of Supervisors and stated they
231 need a rental agreement and waiver form and Chair Mr. Mohan must provide all contact

232 information to the District Manager and Amenity Manager to share with District Counsel and
233 District Counsel will send an email to the Board of Supervisors and set up a call to discuss
234 additional thoughts, requirements and details needed for the Board of Supervisors to consider
235 moving forward with this event.

236 The clubhouse parking area can be used for overflow parking for resident guests;
237 however, a parking pass must be requested by the homeowner from the Amenity Manager in
238 advance.

239 The Board of Supervisors requested that the Amenity Manager inspect the pavers at
240 the keypad kiosk.

241
242 On a Motion by Mr. Mohan, seconded by Mr. Reddy, with all in favor, the Board of
243 Supervisors authorized staff to work with Chair, Mr. Mohan, to move forward with the group
244 and authorizing this event subject to review of the fee issue we will require for them to not
245 have a fee or not collect a fee or they will not have access to have the event at K-Bar
246 Ranch II Community Development District.

247
248
249 **EIGHTH ORDER OF BUSINESS** **Adjournment**
250

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adjourned the meeting at 8:57 p.m. for K-Bar Ranch II Community Development District.

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257 Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 8

Minutes of Meeting

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

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, February 12, 2026, 2026, at 6:00 p.m.** at the Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Duzianthan Mohan	Board Supervisor, Chair
Greg Halstead	Board Supervisor, Vice Chair
Michele Emery	Board Supervisor, Assistant Secretary
Chris Grossenbacher	Board Supervisor, Assistant Secretary
Venu Reddy	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Kutak Rock
Charles Reed	District Engineer, Johnson Engineering
Mitch Severson	Amenity Clubhouse Manager
Roger Chatlein	Pine Lake Nursery, Inc.
Jeff Cane	Pine Lake Nursery, Inc.
Chris Thompson	Blue Water Aquatics (joined at 6:03 p.m.)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 6:00 p.m., conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member thanked the Board of Supervisors for addressing safety concerns and landscaping.

An audience member addressed the Board of Supervisors regarding their car being towed. Mr. Earlywine explained that the CDD is not responsible for any damage from the Towing Contractor.

48
49 An audience member addressed the Board of Supervisors regarding the gate at Gilded
50 Woods.

51
52 An audience member addressed the Board of Supervisors about extending hours at
53 the Amenity Center.

54
55 An audience member addressed the Board of Supervisors regarding water on the
56 sidewalk and water at pedestrian gate at Eagle Creek. Mr. Reed said he has been preparing
57 a sidewalk inventory to present to the Board for their review.

58
59 An audience member addressed the Board of Supervisors regarding landscaping and
60 annuals that were damaged during the cold weather.

61
62 An audience member addressed the Board of Supervisors regarding ponds and semi-
63 trucks parking near a pond.

64
65 Several audience members addressed the Board of Supervisors regarding gate at
66 Gilded Woods.

67
68 Mr. Halstead handed out his comments and a proposal from Haven Management
69 Solutions for District Management services to the Board for consideration. A discussion
70 ensued.

71
72 The floor was opened for audience comments. No audience comments.

73
74 On a Motion by Mr. Halstead, seconded by Mr. Reddy, with three in favor, and two opposed
75 (Ms. Emery and Mr. Grossenbacher) the Board of Supervisors approved to terminate
76 Rizzetta & Company for District Management Services with a 60-day written notice per
77 contract, subject to discussion with Rizzetta & Company to see if they will agree to a 30-
78 day termination effective as of March 12, 2026, for K-Bar Ranch II Community
79 Development District.

80
81 **THIRD ORDER OF BUSINESS** **Staff Reports**

82
83 **A. Landscape Inspection Report**

84 Mr. Hayes presented the report to the Board of Supervisors.

85
86 **B. Pine Lake Nursery Report**

87 Mr. Cane presented his report to the Board of Supervisors.

88
89 i. Consideration of Pine Lake Proposal

90
91 On a Motion by Mr. Halstead, seconded by Mr. Grossenbacher, with all in favor, the Board
92 of Supervisors approved the Pine Lake Services, LLC Tree Stump and Muhly Grass Infills
93 Proposal for \$923.64 for K-Bar Ranch II Community Development District.

95 **C. Presentation of Aquatics Report**

96 Mr. Thompson presented his report to the Board of Supervisors.

97
98 **D. District Counsel**

- 99
100 i. Update on City of Tampa Stormwater Reimbursement

101
102 Mr. Earlywine will address the \$9,000 stormwater fee imposed by the City of Tampa
103 and determine whether the CDD should object to that fee.

104
105 **E. District Engineer**

106 Mr. Reed provided an update to the Board of Supervisors regarding Series 2017
107 Completion Certificate, K-Bar Parkway extension project, SWFWMD compliance
108 reports, and Pond 74 construction.

- 109
110 i. Consideration of Updated Maintenance & Ownership Maps
111 (under separate cover)
112 This item was tabled.
113
114 ii. Consideration of Pond 203 Erosion Proposal (under separate cover)
115 This item was tabled.
116
117 iii. Consideration Pond 5 Erosion Proposal
118

119 On a Motion by Mr. Halstead, seconded by Ms. Emery, with all in favor, the Board of
120 Supervisors approved the Blue Water Aquatics Proposal for Pond 5 Erosion in the amount
121 of \$12,000, pending District Counsel preparing a formal agreement adding language of a 5-
122 year warranty and authorized the Chairman to execute agreement, for K-Bar Ranch II
123 Community Development District.

- 124
125 iv. Consideration of Revised Hecker Proposal (under separate cover)
126 This item was tabled.
127
128 v. Consideration of Revised QGS Proposal (under separate cover)
129 This item was tabled.
130

131 **F. Amenity Manager Report**

132 This item was tabled.

- 133
134 i. Consideration of Pool Light Replacement Proposals
135 This item was tabled.
136
137
138
139
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141

G. District Manager Report

Mr. Hayes advised the upcoming meeting to be held on March 12, 2026 at 6:00 p.m.

Mr. Hayes presented the 4th quarter website compliance report and the District passed all ADA website Accessibility and Florida Statue 189.069 requirements.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' meeting held on
January 8, 2026**

This item was tabled.

FIFTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures December
2025**

This item was tabled.

SIXTH ORDER OF BUSINESS

**Discussion of Traffic Enforcement &
Communication**

This item was tabled.

SEVENTH ORDER OF BUSINESS

**Discussion of Direction to Board Staff
Outside CDD Meetings**

This item was tabled.

EIGHTH ORDER OF BUSINESS

**Discussion & Ratification of Pickleball
Charity Tournament Forms**

This item was tabled.

NINTH ORDER OF BUSINESS

Supervisor Requests

This item was tabled.

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189 **TENTH ORDER OF BUSINESS**

Adjournment

190

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 p.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 9

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$145,168.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anti-Pesto Bugkillers	300318	545142	Pest Control 11/25	\$ 142.00
Blue Water Aquatics, Inc.	300319	34560	Aquatic Service - Pond Treatment 11/25	\$ 4,860.00
Blue Water Aquatics, Inc.	300343	34657	Aquatic Service - Pond Treatment 12/25	\$ 4,860.00
Christopher Lee Grossenbacher	300333	CG121125	Board of Supervisors Meeting 12/11/25	\$ 200.00
Cintas Fire Protection	300328	0F32729071	Fire Extinguisher Inspection 12/25	\$ 418.42
City of Tampa Utilities	300329	2282015-120925	10352 K Bar Ranch Pkwy - Account #2282015 12/25	\$ 8.80
City of Tampa Utilities	300329	2287182-120925	10820 Mistflower Ln - Account #2287182 12/25	\$ 165.61
City of Tampa Utilities	300329	2333386-120925	19339 Eagle Creek Ln - Account #2333386 12/25	\$ 68.15
Complete IT Corp	300320	18501	Security Monitoring 12/25	\$ 3,557.00
Complete IT Corp	300334	18563	Service Call 12/25	\$ 880.00
Cooper Pools Inc.	300321	2025-1515	Monthly Pool Service 12/25	\$ 2,840.00
Farm to You Revue, LLC	300335	12152025 FARM	50% Deposit - Petting Zoo 12/25	\$ 650.00
Farm to You Revue, LLC	300339	121525 FARM	Winter Event 12/25	\$ 650.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	300340	39-8017923158-4 11/25	Sales Tax Payable 11/25	\$ 174.50
Gregory Halstead	300336	GH121125	Board of Supervisors Meeting 12/11/25	\$ 200.00
Hillsborough County Tax Collector	300330	A0592250025-110125	A0592250025 - NW Corner Section 3	\$ 1,727.76
Illuminations Holiday Lighting, LLC	300331	1121225	Deposit - Holiday Decor 12/25	\$ 10,098.94
Johnson Engineering, LLC	300322	7554	Engineering Services 11/25	\$ 5,940.00
Michele Emery	300337	ME121125	Board of Supervisors Meeting 12/11/25	\$ 200.00
Persson, Cohen & Mooney, P.A.	300323	6541	Legal Services 11/25	\$ 1,859.00
Pine Lake Services, LLC	300324	8676	Fertilizer & Pest Control 11/25	\$ 2,425.00
Pine Lake Services, LLC	300324	8726	Monthly Landscape Maintenance 12/25	\$ 1,099.00
Pine Lake Services, LLC	300324	8727	Monthly Landscape Maintenance 12/25	\$ 26,578.66
Pine Lake Services, LLC	300324	8728	Monthly Maintenance - Gilded Woods 12/25	\$ 2,862.10
Pine Lake Services, LLC	300324	8812	Irrigation Repairs 11/25	\$ 2,714.88
Pine Lake Services, LLC	300332	8831	Irrigation Repairs 12/25	\$ 645.63

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pine Lake Services, LLC	300345	8872	Install Annuals 12/25	\$ 20,271.61
Rizzetta & Company, Inc.	300326	INV0000105405	Amenity Management & Oversight 12/25	\$ 8,115.89
Rizzetta & Company, Inc.	300327	INV0000105473	Out of Pocket Expense 12/25	\$ 75.00
Rizzetta & Company, Inc.	300342	INV0000105859	Personnel Reimbursement 12/19/25	\$ 6,847.53
Spectrum	120825-3	1736970111925	10711 Mistflower Lane 11/25	\$ 160.00
Spectrum	120825-2	1736988111925	10541 K-Bar Ranch Pkwy 11/25	\$ 160.00
Spectrum	20251229-1	1736996121225 - 6996 12/25 ACH	10339 K-Bar Ranch Pkwy Bldg - Gate 12/25	\$ 160.00
Spectrum	20251216-3	1744362112925 - 4362 11/25 ACH	10340 K-Bar Ranch Pkwy 11/25	\$ 160.00
Spectrum	121025-01	1752167112125	10820 Mistflower Lane - Amenity Center 11/25	\$ 290.00
Spectrum	20251227-1	1758297121025 - 8297 12/25 ACH	10621 Mistflower Ln 12/25	\$ 170.00
Spectrum	120825-1	1779814111725	19302 Eagle Creek LN SB 11/25	\$ 130.00
Spectrum	121525-1	2313795112625	10820 Mistflower Lane - Amenity Center 12/25	\$ 170.00
Spectrum	121025-1	2736809112225	19292 Mossy Pine Dr 11/25	\$ 170.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	20251227-2	2756559121025 - 6559 12/25 ACH	10841 Mistflower Ln - Gate Phone 12/25	\$ 160.00
Suncoast Rust Control, Inc.	300325	08770	Monthly Rust Control 11/25	\$ 1,525.00
Suncoast Rust Control, Inc.	300344	08798	Monthly Rust Control - Hawk Valley 12/25	\$ 685.00
TECO	20251226-4	211025490809-121725	10611 K-Bar Ranch Pkwy 12/25	\$ 145.19
TECO	20251226-1	221005600376-121725	10598 K Bar Ranch Pkwy, Entry Light/Gate 12/25	\$ 114.83
TECO	20251203-3	221008392039-111825	Parcel I - Street Lights 11/25	\$ 1,737.17
TECO	20251229-3	221008392039-121825	Parcel I - Street Lights 12/25	\$ 1,737.17
TECO	20251203-1	221008498422-111825	19301 Eagle Creek LN - Entry Sign/Gate 11/25	\$ 86.73
TECO	20251229-2	221008498422-121825	19301 Eagle Creek LN - Entry Sign/Gate 12/25	\$ 83.87
TECO	20251203-2	221008728984-111825	Parcel G - Streetlights 11/25	\$ 2,245.64
TECO	20251229-4	221008728984-121825	Parcel G - Streetlights 12/25	\$ 2,245.64
TECO	20251226-2	221008777817-121725	10598 K-Bar Ranch Pkwy 12/25	\$ 59.31
TECO	20251226-5	221008777825-121725	10580 K-Bar Ranch Pkwy 12/25	\$ 146.63

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20251216-2	321000017111-120525	Electric Summary 12/25	\$ 19,233.18
TECO Peoples Gas	20251226-3	211025392658-121725	10841 Mistflower Lane, Gate 12/25	\$ 80.11
Valley National Bank	20251225-1	CC113025-221 ACH	Credit Card Expenses 11/25	\$ 1,500.63
Venu M. Reddy	300341	VR121125	Board of Supervisors Meeting 12/11/25	\$ 200.00
Waste Management Inc. of Florida	300338	0206470-2206-8	Waste Management - Clubhouse 12/25	\$ 477.39
Total				\$ 145,168.97



Anti-Pesto Bug Killers
 13596 66th St N
 Largo, FL 33771
 (727)-524-6333
 antipesto.com

Invoice

November 17, 2025 - #545142

Billing Location: #21891

K Bar Ranch II Cdd
 Suite 200
 3434 Colwell Ave
 Tampa, FL 33614-8390

Service Location: #21891

K Bar Ranch II Cdd/Amenity Center
 10820 Mistflower Ln
 Tampa, FL 33647-3781

Invoice Total \$142.00

Amount Enclosed: _____

INVOICE(S) #545142
 \$142.00

 Please detach and return top portion with payment

Service Address: 10820 Mistflower Ln, Tampa, FL 33647

Current Invoice #545142					
Date	Work Order	Description	Subtotal	Tax	Total
11/17/2025	W518543	Commercial Pest Control Program	\$142.00	\$0.00	\$142.00
Total			\$142.00	\$0.00	\$142.00

Terms: COD



Local: (727)-524-6333
 info@antipesto.com

antipesto.com
 Page 1 of 1

Blue Water Aquatics, Inc.
 5119 State Road 54
 New Port Richey, FL 34652
 (727) 842-2100
 office@bluewateraquaticsinc.com
 www.bluewateraquaticsinc.com



BILL TO
 K-Bar Ranch CDD II
 c/o Rizzetta & Co.
 3434 Colwell Ave, Ste 200
 Tampa, FL 33614

INVOICE 34560

DATE 11/28/2025 TERMS Net 45

DUE DATE 01/12/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/06/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Two Techs on Site Treatment Reports Emailed to Property Management	1	0.00	0.00
11/13/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit (Included) Treatment Report Emailed to Property Management	1	0.00	0.00
11/24/2025	Pond / Waterway Treatment	Aquatic Services - 3rd Visit Treatment Report Emailed to Property Management	1	4,860.00	4,860.00
11/26/2025	Monthly Management Report	Monthly Management Report (No Charge) Emailed to Property Management	1	0.00	0.00

Pay invoice

SUBTOTAL 4,860.00
 TAX 0.00
 TOTAL 4,860.00

TOTAL DUE \$4,860.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

Blue Water Aquatics, Inc.
 5119 State Road 54
 New Port Richey, FL 34652
 (727) 842-2100
 office@bluewateraquaticsinc.com
 www.bluewateraquaticsinc.com



BILL TO
 K-Bar Ranch CDD II
 c/o Rizzetta & Co.
 3434 Colwell Ave, Ste 200
 Tampa, FL 33614

INVOICE 34657

DATE 12/22/2025 TERMS Net 45

DUE DATE 02/05/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/02/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) 2 Techs on Site Treatment Reports Emailed to Property Management	1	0.00	0.00
12/12/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit (Included) Treatment Report Emailed to Property Management	1	0.00	0.00
12/18/2025	Pond / Waterway Treatment	Aquatic Services - 3rd Visit Treatment Report Emailed to Property Management	1	4,860.00	4,860.00
12/21/2025	Monthly Management Report	Monthly Management Report (No Charge) Emailed to Property Management	1	0.00	0.00

Pay invoice

SUBTOTAL 4,860.00
 TAX 0.00
 TOTAL 4,860.00

TOTAL DUE \$4,860.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

K-Bar Ranch II CDD

Meeting Date, December 11, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Michele Emery	<input checked="" type="checkbox"/>
Duzianthan Mohan	<input type="checkbox"/>
Greg Halstead	<input checked="" type="checkbox"/>
Chris Grossenbacher	<input checked="" type="checkbox"/>
Venu Reddy	<input checked="" type="checkbox"/>

CG121125 \$200.00

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 pm
Meeting End Time:	7:45 pm
Total Meeting Time:	1 hr + 45 minutes

Time Over <u>0</u> (3) Hours:	<u>0</u>
---------------------------------	----------

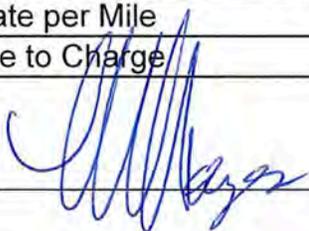
Total at \$400 per Hour:	<u>0</u>
--------------------------	----------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$400 per Hour:	<u>0</u>

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: _____





*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F32729071 Inv Date : 12/05/2025
Customer : 38413 Loc : F32
Type : CHG-S Route : 05
PO Number : Acct # : 38413
WO Number : Acct Zip : 33647
Service Visit : 11596918

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813)621-6094

Bill to:
K-BAR RANCH II CDD
10820 MISTFLOWER LANE
TAMPA, FL 33647

Serviced:
K-BAR RANCH II CDD
10820 MISTFLOWER LANE
TAMPA, FL 33647

Table with 5 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Rows include INPTT, TC3, IN, EESEAL, SC, and summary rows for SUB-TOTAL, TAX, and TOTAL.

PLEASE PAY FROM THIS INVOICE.

TO MAKE A PAYMENT:
570.891.0421 OPTION 1
CUSTOMER SERVICE OR BILLING ISSUES:
813.628.4661
QUESTIONS OR FURTHER ASSISTANCE:



*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F32729071 Inv Date : 12/05/2025
Customer : 38413 Loc : F32
Type . . : CHG-S Route . : 05
PO Number : Acct # : 38413
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Service Visit : 11596918

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813)621-6094

Bill to:
K-BAR RANCH II CDD
10820 MISTFLOWER LANE
TAMPA, FL 33647

Serviced:
K-BAR RANCH II CDD
10820 MISTFLOWER LANE
TAMPA, FL 33647

Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Includes contact info EVANSL@CINTAS.COM and license numbers.

Customer: K-BAR RANCH II CDD 38413

PO#:

Invoice: 729071

Collected: \$0.0

Signer: KBAR II

Authorizer: KBAR II

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

The terms and conditions below are excerpts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,

OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules. The number of arbitrators shall be three. The parties shall each choose an arbitrator, with those two arbitrators to agree upon a third arbitrator. The place of arbitration shall be Warren County, Ohio and Ohio law shall apply. Judgment on the award rendered by the arbitrators may be entered in any court having jurisdiction. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.



City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
\$8.80

Make Check Payable:
City of Tampa Utilities

Your Account Number
2282015



BILL DATE: 12/09/2025

PAY NEW CHARGES BY: 12/30/2025

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

0000 2 28 20 15 0000000880

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: 12/09/2025

Service For:

K BAR RANCH II CDD
10352 K BAR RANCH PKWY

Service To: 12/04/2025

Amount Now Due
\$8.80

Your Account Number
2282015

Water Customer Class
COMMERCIAL

Meter Number	Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
17066993 IRR	36	36	28	0	0
LAST BILLING					13.28
LESS PAYMENTS					13.28 CR
WATER BASE CHARGE 5/8"			1 Meter @	8.00	8.00
TBW PASS-THROUGH			0.0 @	0.01	0.00
WATER SUBTOTAL			8.00		
UTILITY TAX 10%					0.80

Pay This Amount → \$8.80

PLEASE PAY BY DUE DATE OF 12/30/2025



City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
\$165.61

Make Check Payable:
City of Tampa Utilities

Your Account Number
2287182



BILL DATE: 12/09/2025
PAY NEW CHARGES BY: 12/30/2025

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 16 56 1

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: 12/09/2025

Service For:

K-BAR RANCH COMMUNITY DEVELOP
10820 MISTFLOWER LN

Service To: 12/04/2025

Meter Number		Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
19073747	WATER	371	367	29	4	3
19073745	WATER	1663	1650	29	13	10

LAST BILLING	381.53
LESS PAYMENTS	381.53 CR
WATER BASE CHARGE 1 1/2"	2 Meters @ 40.00 80.00
WATER TIER 1 CHARGE	17.0 @ 4.14 70.38
TBW PASS-THROUGH	17.0 @ 0.01 0.17
WATER SUBTOTAL	150.55
UTILITY TAX 10%	15.06

Amount Now Due
\$165.61

Your Account Number
2287182

Water Customer Class
COMMERCIAL

Water Usage History

Months	Gallons (1000's)
DEC	13
NOV	49
OCT	12
SEP	12
AUG	6
JUL	19
JUN	64
MAY	37
APR	11
MAR	9
FEB	5
JAN	123
DEC	10

Pay This Amount → \$165.61

PLEASE PAY BY DUE DATE OF 12/30/2025



City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

Amount Now Due
\$68.15

Make Check Payable:
City of Tampa Utilities

Your Account Number
2333386



BILL DATE: 12/09/2025

PAY NEW CHARGES BY: 12/30/2025

K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

00002333386 0000006815

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: 12/09/2025

Service For:

K BAR RANCH II CDD
19339 EAGLE CREEK LN

Service To: 12/04/2025

Amount Now Due
\$68.15

Your Account Number
2333386

Water Customer Class
COMMERCIAL

Meter Number	Current	Previous	Days of Service	CCF (100 cu ft)	Gallons (1000's)
22022674	IRR	478	465	29	13
LAST BILLING					75.43
LESS PAYMENTS					75.43 CR
WATER BASE CHARGE 5/8"			1 Meter @	8.00	8.00
IRRIGATION TIER 1 CHARGE			13.0 @	4.14	53.82
TBW PASS-THROUGH			13.0 @	0.01	0.13
WATER SUBTOTAL		61.95			
UTILITY TAX 10%					6.20

Pay This Amount → \$68.15

PLEASE PAY BY DUE DATE OF 12/30/2025

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 #	18501
Invoice Date	12-01-25
Balance Due	\$3,557.00

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Clubhouse ==	\$0.00	1.0	\$0.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	\$9.50	25.0	\$237.50
Monitored Camera System	Cameras Monitored after hours. Notifies Police (Monthly)	\$500.00	1.0	\$500.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	\$17.50	5.0	\$87.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$150.00	1.0	\$150.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	\$60.00	1.0	\$60.00
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	\$40.00	1.0	\$40.00
Notes	== Community Gates ==	\$0.00	1.0	\$0.00
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	\$9.50	56.0	\$532.00
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	\$45.00	20.0	\$900.00
Brivo Access Standard Edition (up to 2 readers)	Brivo Access Standard Edition - Reader Monthly Data Plan, Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	\$17.50	40.0	\$700.00
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$35.00	10.0	\$350.00

Subtotal	\$3,557.00
Tax	\$0.00
Invoice Total	\$3,557.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$3,557.00



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



K Bar Ranch 2 CDD
10820 Mistflower Lane
Tampa, FL, United States 33647

Invoice # 18563
Invoice Date 12-14-25
Balance Due \$880.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	\$165.00	2.0	\$330.00
Electromagnetic Latch Lock	Electromagnetic Latch Lock	\$450.00	1.0	\$450.00
ACS REX No Touch	CIT No Touch Request to Exit Station, Dual Color LED	\$100.00	1.0	\$100.00

Subtotal	\$880.00
Tax	\$0.00
Invoice Total	\$880.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$880.00



Invoice Ticket

Ticket Date Thu 10-30-25 05:54 PM
Ticket # 12274

Subject **Hawk Valley Pedestrian Entrance
Gate Mag Not Sticking**

Ticket Issue

Initial Issue	Mitch Emailed the following on 10/27/2025:
Thu 10-30-25 05:54 PM	"Hawk Valley Entrance Gate - Magnet feels like it barely sticks at all, certainly isn't locking."
Mark Johnson	Need to go look at the mag and the power supply to see what is happening.

Ticket Comments

Date	Comment
Update Sun 12-14-25 11:23 PM Charles Bourne	Mikey: Replaced the mag but also replaced the exit button. Mag is latching now.
Note Tue 11-04-25 02:44 PM Jacob Macy	Entry ped gate needs new mag
Note Tue 11-04-25 02:44 PM Jacob Macy	Put arm back on exit gate and got it functional again
Initial Issue Thu 10-30-25 05:54 PM Mark Johnson	Mitch Emailed the following on 10/27/2025: "Hawk Valley Entrance Gate - Magnet feels like it barely sticks at all, certainly isn't locking." Need to go look at the mag and the power supply to see what is happening.

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2025-1515
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance December 2025	1	\$2,840.00	\$2,840.00

Total **\$2,840.00**

Ways to pay



[View and pay](#)

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane, Tampa, Florida 33647 manager@kbarii.com 813-388-9646

Check Request

Amount: \$650.00

Date: 12/15/2025

Made Payable To: Farm To You Revue, LLC

Description: Deposit (50% of Total) for Winter Event
Petting Zoo

Requested By: Mitch Severson

Approved by:

Special Instructions:

Farm to You Revue
19410 SW 25th Place
Dunnellon, FI 34431

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]Fw: UPDATED Booking Agreement - 12/20/25 Bar Ranch
Date: Monday, December 15, 2025 11:42:50 AM
Attachments: [Outlook-wsuznit2.png](#)

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Updated rental agreement
KBar Ranch II CDD
Winter Festival
12/20/25

I sent you a check request that I found onsite and updated it for this event.

Thanks,
Mitch

Clubhouse & Amenities
K-BAR RANCH II
Community Development District
10820 Mistflower Lane
Tampa, FL 33647
813.388.9646
manager@KBarII.com

From: Farm to You Revue <farmtoyourevue@icloud.com>
Sent: Monday, December 15, 2025 9:58 AM
To: Clubhouse Manager <manager@kbarii.com>
Cc: Farm to You Revue <farmtoyourevue@icloud.com>
Subject: UPDATED Booking Agreement - 12/20/25 Bar Ranch

Hello!

Please review the below booking agreement and let me know if you have any questions. If the details below are correct and you would like to move forward with your reservation please reply to this email with your confirmation and approval. The below information acts as our binding contract. By replying to this email you are accepting the terms and liability associated with your reservation described below.

RESERVATION DETAILS

Event Date: Sat 12/20/25

Company: KBar Ranch
Contact Person: Mitch Severson

Event Venue:
Event Address: 10820 Mistflower Lane Tampa, Fl 33647

Special Notes:

Contact phone: 813-388-9646
Day of the event contact number:
Contact Email: manager@kbarii.com

PACKAGE CHOICE: Deluxe Petting Zoo

Package Description: goats, ducks, bunnies, chickens, sheep, alpaca, llama

Deluxe Petting Farm includes goats (babies or adults depending on time of year), chickens (babies or adults, depending on time of year), ducks, bunnies, sheep, alpaca and llama.

Cost: \$600 for the first hour, \$275 for additional hours.

**Please note: Animals are subject to change based on availability. We reserve the right to change species/animals in the event of an unforeseen emergency such as illness, vehicle problems or staff experience.*

**** Please provide an area for set up that has natural tree cover and grass/dirt. Please notify us ahead of time if this is not possible to discuss details.**

***** Please provide us with information as soon as possible in regards to unloading, set up and parking.**

Set Up/Presentation Description:

The ideal set up area has grass and natural shade. We can set up in other areas (inside or on pavement) with prior notice. These indoor/pavement set-ups require additional time and equipment so an equipment charge will be charged. Please notify us no later than 2 weeks prior to your event if your set up area is not ideal so that we can plan to bring the proper equipment.

Number of hours: 3 hours

Set up Time: (30-60 minutes prior)

Operational Time: 1-4pm

Total Mobile Animal Cost: \$1150

Equipment Fee:

Travel Fee: \$150

Insurance Certificate:

Total Balance Due: \$1300

50% Deposit required at time of scheduling:

Remaining Balance Due (no later than one day prior to event):

Payment received: \$0 as of 12/15/25

Handler(s):

Payment Policy:

- A 50% deposit is required at the time of scheduling to hold your reservation. We cannot hold dates until we receive your deposit.
- Payments can be made using Zelle (Farmtoyourevue@icloud.com), Venmo (@BeautifulCreatures) or via credit card/paypal (please request an invoice). When paying via a credit card or business paypal an additional 4% fee will be added. You can also mail a check to the corporate office: Farm To You Revue, LLC 19410 SW 25th Place Dunnellon, FL 34431.
- Please notify us immediately if you will be mailing a check and we will hold your reservation for a reasonable amount of time (usually no longer than 2 weeks) while we wait to receive the deposit. Please plan accordingly when mailing checks for final payments which are due one day prior to your event.
- Please notify us at the time of approving this agreement if your company has a specific payment procedure that may require a modification from above payment protocol.
- In the event that you need to cancel, our deposit refund policy is as follows:
 - All deposits are non-refundable. Dates will not be held until we receive a deposit.
 - If the event is cancelled by us due to inclement/dangerous weather or similar your deposit will be refunded.
- The remaining balance is due at least one day prior to the reservation.
- A 5% late fee will be applied for any late payments. A 5% late fee will be reoccurring for each month the payment is not received.

Weather Policy:

- We do not schedule rain dates. We have a limited number of weekends per year. If you would like a rain date you will need to pay to hold the date.
- We are a rain or shine service. Our refund policy applies even if it is raining/cold on the day of your event.
- In the event there is rain or unpleasant weather we can offer:
 - A pop-up tent to provide coverage for the petting zoo area for an additional charge. If you would like to provide a tent we can set up under that tent (no additional charge).
 - An Indoor or Patio/Porch/Garage Set up which includes tarps and turf to protect the floor surface.
- If there is dangerous weather that could put our handlers, animals or customers at risk we will cancel and provide a full refund. This type of cancellation is at the discretion of Farm To You Revue.

Hold Harmless:

Each party shall indemnify, defend and hold the other harmless from and against any and all claims, suits, actions, causes of action, damages, judgments, liabilities, fines, penalties, and expenses, including reasonable attorney fees and litigation costs arising out of the indemnifying party's intentional or negligent acts or omissions. This provision shall survive any expiration, termination or non-renewal of this Agreement. By replying to this email you are accepting all risks & responsibilities for yourself, your family and your guests that are associated with your animal experience and agree to hold Farm To You Revue, LLC, its agents, volunteers, handlers, and representatives harmless.

Permits, Additional Insurance & Veterinary Fees:

*If permits, additional insurance and/or veterinary fees are required, it is the responsibility of the customer to **notify us at least one month prior** to the scheduled event. We can obtain these documents with reasonable notice for an additional fee. If permits, additional insurance, Health Certificates or other veterinary treatments/tests are required the additional fees are the responsibility of the customer.*

Parking:

*Please provide a reasonable place for us to park. Ideally, our set up area will not be far from our vehicle. **If we need to park a distance away extra time may need to be scheduled.** Our price includes 30 minutes of set up & take down time. Carrying supplies and animals over long distances takes time that will come out of your scheduled time if the distance creates a set up of more than 30 minutes. Reservations with large animals will require a trailer. Large zoos, ponies and Community events will require us to keep our vehicle where we set up. Please inquire with questions.*

Photos/Videos:

- F2UR reserves the right to photograph, video, film and otherwise record images and sounds during the event.
- All rights of ownership of every kind in and to all photographs and videos made during the event shall be to F2UR.

- F2UR reserves the right to use any recordings and photographs made during the event for advertising, social media, etc.

Please let me know if there are any other questions and how you would like to proceed.

Once we receive a confirmation of the above booking agreement and your deposit we will confirm your reservation. We will then be in touch about one week prior to your event to confirm your details.

Best,
Candice Miller

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane, Tampa, Florida 33647 manager@kbarii.com 813-388-9646

Check Request

Amount: \$650.00

Date: 12/15/2025

Made Payable To: Farm To You Revue, LLC

Description: Deposit (50% of Total) for Winter Event
 Petting Zoo

Requested By: Mitch Severson

Approved by:

Special Instructions:

Farm to You Revue
19410 SW 25th Place
Dunnellon, FI 34431

.

From: [Clubhouse Manager](#)
To: [Tiffany Judd](#)
Subject: [EXTERNAL]Fw: UPDATED Booking Agreement - 12/20/25 Bar Ranch
Date: Monday, December 15, 2025 11:42:50 AM
Attachments: [Outlook-wsuznit2.png](#)

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Updated rental agreement
KBar Ranch II CDD
Winter Festival
12/20/25

I sent you a check request that I found onsite and updated it for this event.

Thanks,
Mitch

Clubhouse & Amenities
K-BAR RANCH II
Community Development District
10820 Mistflower Lane
Tampa, FL 33647
813.388.9646
manager@KBarII.com

From: Farm to You Revue <farmtoyourevue@icloud.com>
Sent: Monday, December 15, 2025 9:58 AM
To: Clubhouse Manager <manager@kbarii.com>
Cc: Farm to You Revue <farmtoyourevue@icloud.com>
Subject: UPDATED Booking Agreement - 12/20/25 Bar Ranch

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RESERVATION DETAILS

Event Date: Sat 12/20/25

Company: KBar Ranch
Contact Person: Mitch Severson

Event Venue:
Event Address: 10820 Mistflower Lane Tampa, Fl 33647

Special Notes:

Contact phone: 813-388-9646
Day of the event contact number:
Contact Email: manager@kbarii.com

PACKAGE CHOICE: Deluxe Petting Zoo

Package Description: goats, ducks, bunnies, chickens, sheep, alpaca, llama

Deluxe Petting Farm includes goats (babies or adults depending on time of year), chickens (babies or adults, depending on time of year), ducks, bunnies, sheep, alpaca and llama.

Cost: \$600 for the first hour, \$275 for additional hours.

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**** Please provide an area for set up that has natural tree cover and grass/dirt. Please notify us ahead of time if this is not possible to discuss details.**

***** Please provide us with information as soon as possible in regards to unloading, set up and parking.**

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Number of hours: 3 hours

Set up Time: (30-60 minutes prior)

Operational Time: 1-4pm

Total Mobile Animal Cost: \$1150

Equipment Fee:

Travel Fee: \$150

Insurance Certificate:

Total Balance Due: \$1300

50% Deposit required at time of scheduling:

Remaining Balance Due (no later than one day prior to event):

Payment received: \$0 as of 12/15/25

Handler(s):

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 - A pop-up tent to provide coverage for the petting zoo area for an additional charge. If you would like to provide a tent we can set up under that tent (no additional charge).
 - An Indoor or Patio/Porch/Garage Set up which includes tarps and turf to protect the floor surface.
- If there is dangerous weather that could put our handlers, animals or customers at risk we will cancel and provide a full refund. This type of cancellation is at the discretion of Farm To You Revue.

Hold Harmless:

Each party shall indemnify, defend and hold the other harmless from and against any and all claims, suits, actions, causes of action, damages, judgments, liabilities, fines, penalties, and expenses, including reasonable attorney fees and litigation costs arising out of the indemnifying party's intentional or negligent acts or omissions. This provision shall survive any expiration, termination or non-renewal of this Agreement. By replying to this email you are accepting all risks & responsibilities for yourself, your family and your guests that are associated with your animal experience and agree to hold Farm To You Revue, LLC, its agents, volunteers, handlers, and representatives harmless.

Permits, Additional Insurance & Veterinary Fees:

*If permits, additional insurance and/or veterinary fees are required, it is the responsibility of the customer to **notify us at least one month prior** to the scheduled event. We can obtain these documents with reasonable notice for an additional fee. If permits, additional insurance, Health Certificates or other veterinary treatments/tests are required the additional fees are the responsibility of the customer.*

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Please let me know if there are any other questions and how you would like to proceed.

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Best,
Candice Miller



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	2,326.67	.	2,326.67	174.50
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 NOV 2025			5. Total Amount of Tax Due	174.50
			6. Less Lawful Deductions	.
			7. Net Tax Due	174.50
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	174.50
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	174.50

Name: K-Bar Ranch II Community Development District
Address: 3434 Colwell Ave., Ste 200
City/St: Tampa, FL 33614
ZIP: FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: 12/20/25
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: K-Bar Ranch II Community Development District
Address: 3434 Colwell Ave., Ste 200
City/St: Tampa, FL 33614
ZIP: FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due:
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at floridarevenue.com.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Tiffany Judd 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).	34.90
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.	



hillstaxfl.gov



2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0592250025

Account Name: K-BAR RANCH II CDD
Address: 3434 COLWELL AVE STE 200
 TAMPA, FL 33614-8390

Legal Description: COMM AT NW COR OF SEC 3 THN RUN N 89 DEG 59 MIN 19 SEC E 2996.45 FT TO SW COR OF ME ADOW POINTE BLVD FOR A POB THN CONT N 89 DEG 59 M...

Property Location:
 1
 TAMPA 33647

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	86,502	0	86,502	5.4608	472.37
ENVIRONMENTAL LAND	813-272-5890	86,502	0	86,502	0.0604	5.22
LIBRARY-SERVICE	813-273-3652	86,502	0	86,502	0.5583	48.29
SCHOOL - LOCAL	813-272-4064	88,287	0	88,287	2.2480	198.47
SCHOOL - VOTER APPROVED	813-272-4064	88,287	0	88,287	1.0000	88.29
SCHOOL - STATE	813-272-4064	88,287	0	88,287	3.0920	272.98
PORT AUTHORITY	813-905-5132	86,502	0	86,502	0.0737	6.38
HILLS CO TRANSIT AUTHORITY	813-384-6583	86,502	0	86,502	0.5000	43.25
CHILDRENS BOARD	813-229-2884	86,502	0	86,502	0.4589	39.70
WATER MANAGEMENT	352-796-7211	86,502	0	86,502	0.1831	15.84
TAMPA CITY	813-274-8552	86,502	0	86,502	6.2076	536.97

Total Millage: **19.8428** Total Ad Valorem Taxes: **\$1,727.76**

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
K-BAR RANCH II CDD	813-933-5571	0.00

Total Non-Ad Valorem Assessments: **\$0.00** Combined Taxes & Assessments: **\$1,727.76**

⚡ Detach below portion and return it with your payment. ⚡

Nancy C. Millan, Hillsborough County Tax Collector 2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0592250025 Tax District: TA Escrow: Assessed Value: 86,502 Exemptions:

ONLY PAY ONE AMOUNT

Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2025	\$1,658.65
Dec. 31, 2025	\$1,675.93
Jan. 31, 2026	\$1,693.20
Feb. 28, 2026	\$1,710.48
Mar. 31, 2026	\$1,727.76



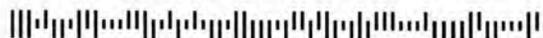
SAVE A STAMP & PAY ONLINE!

SCAN QR CODE WITH SMARTPHONE

Remember to write your account number on your check.
 Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

K-BAR RANCH II CDD
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614-8390



Illuminations Holiday Lighting

Invoice 1121225

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay (813) 334-4827

TO:
 K-Bar Ranch II CDD
 c/o Rizzetta & Co
 3434 Colwell Ave; Ste 200
 Tampa, FL 33614 (813) 994-1001

JOB DESCRIPTION
Permanent Track Lighting and Holiday Decorations for K-Bar Ranch II CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Clubhouse Install permanent track lighting outlining front edge of clubhouse; 5' on north side and end to end of the south side	\$16,500.00
Main Entrance - Kinnan St and Kbar Ranch Parkway Install permanent track lighting outlining top edge of entrance sign and columns	\$5,995.00
Community Entrances Clubhouse, Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift; Eagle Creek, Sundrift II	
Install permanent track lighting outlining top edge of entrance sign and column Year 3 of 5	4199.50 10 Entrances \$41,995.00
TOTAL TRACK LIGHTING	\$64,490.00
5 YEAR TERM	\$12,898.00
Install permanent track lighting outlining top edge of entrance sign and column Year 2 of 4; Completed Gilded Woods Entrance	4199.50 1 Entrance \$1,049.88
Wreaths	
Main Entrance Install 2 x 36" wreaths with lights and bows on monument columns	PER YEAR \$6,250.00
Community Entrances Install 2 x 36" wreaths with lights and bows on monument columns	
Clubhouse Install 1 x 36" wreath with lights and bows on center peak of clubhouse	
50% Deposit	TOTAL \$20,197.88
	DEPOSIT PAID \$10,098.94
	BALANCE DUE \$10,098.94

* Price for Holiday Lighting (Wreaths) includes materials, labor, installation, service and removal.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
 PREPARED BY

12/5/2025
 DATE

Reed, Charles	11/4/2025	1.00	220.00	220.00	
K-Bar Ranch II CDD / Weir Project - coordination regarding construction					
Reed, Charles	11/11/2025	1.00	220.00	220.00	
K-Bar Ranch II CDD / Foggy Creek Ln (Gilded Woods) - coordination regarding property line and maintenance of drainage canal					
Reed, Charles	11/12/2025	3.50	220.00	770.00	
K-Bar Ranch II CDD / Foggy Creek Ln (Gilded Woods) - field review and analysis regarding property line and maintenance of drainage canal					
Reed, Charles	11/13/2025	2.00	220.00	440.00	
K-Bar Ranch II / Attended board meeting (in person) and coordinated with landscaping company					
Reed, Charles	11/14/2025	2.00	220.00	440.00	
K-Bar Ranch II / K-Bar Ranch Pkwy Extension - project coordination					
K-Bar Ranch II CDD / Mistflower Ln. & 11106 Sundrift Dr. - Asphalt issues coordination with contractors					
Totals		27.00		5,940.00	
Total Labor					5,940.00
				Total this Task	\$5,940.00
				Total this Invoice	\$5,940.00

Outstanding Invoices

Number	Date	Balance
7315	11/3/2025	2,640.00
Total		2,640.00



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6541
Date: 12/01/2025
Due On: 01/01/2026

K-Bar Ranch II CDD
rizzettacddinvoices@avidbill.com
Tampa, Florida 33614

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,859.00	) - ( \$0.00	\$1,859.00

KBarRanch

Community Development District Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	DPL	11/03/2025	Call with the District Manager to discuss records retention and settlement agreement.	1.00	\$338.00	\$338.00
Service	DPL	11/05/2025	Review communication from the District Manager regarding the amenities center time change.	0.50	\$338.00	\$169.00
Service	AHC	11/06/2025	Initial review of agenda package for 11/13 CDD meeting.	0.25	\$338.00	\$84.50
Service	AHC	11/10/2025	Review and reply to e-mails re: Securiteam settlement payment.	0.25	\$338.00	\$84.50
Service	AHC	11/11/2025	Exchange multiple e-mails re: finalization of Securiteam settlement requirements including payment and delivery of kiosks.	0.50	\$338.00	\$169.00
Service	DPL	11/12/2025	Review agenda and prepare for the CDDmeeting.	1.00	\$338.00	\$338.00
Service	DPL	11/13/2025	Final preparation for CDD meeting. Attend meeting telephonically.	2.00	\$338.00	\$676.00
Service	AHC	11/19/2025	Multiple e-mail exchange re: mediation invoicing. Compilation of Securiteam attorney fees. NO CHARGE.	0.25	\$0.00	\$0.00

Subtotal **\$1,859.00**
Total **\$1,859.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6541	01/01/2026	\$1,859.00	\$0.00	\$1,859.00
Outstanding Balance				\$1,859.00
Total Amount Outstanding				\$1,859.00

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/24/25	8676
Terms	Due Date
Net 30	12/24/25

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
\$2,425.00	

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		\$2,425.00	\$0.00	\$2,425.00
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL		\$2,425.00	\$0.00	\$2,425.00
	Nov F&P		\$2,425.00	\$0.00	\$2,425.00
	Total		\$2,425.00	\$0.00	\$2,425.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/25	8726
Terms	Due Date
Net 30	12/31/25

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 December 2025		\$1,099.00	\$0.00	\$1,099.00
	#4826 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 25 December 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.
12/01/25	8727
Terms	Due Date
Net 30	12/31/25

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
\$26,578.66	

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 December 2025		\$26,578.66	\$0.00	\$26,578.66
	#5857 - KBAR Ranch II CDD 2024 RENEWAL RENEWAL December 2025		\$26,578.66	\$0.00	\$26,578.66
	Total		\$26,578.66	\$0.00	\$26,578.66



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/25	8728
Terms	Due Date
Net 30	12/31/25

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 December 2025		\$2,862.10	\$0.00	\$2,862.10
	#6122 - KBar Ranch - Gilded Woods Addendum RENEWAL 25-26 December 2025		\$2,862.10	\$0.00	\$2,862.10
	Total		\$2,862.10	\$0.00	\$2,862.10



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/30/25	8812
Terms	Due Date
Net 30	12/30/25

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
\$2,714.88	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,714.88	\$0.00	\$2,714.88

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.

Repairs found during the
October 25 irrigation
inspection.

Clock 5		\$1,459.43	\$0.00	\$1,459.43
Clock 7		\$1,255.45	\$0.00	\$1,255.45
Total		\$2,714.88	\$0.00	\$2,714.88



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/08/25	8831
Terms	Due Date
Net 30	01/07/26

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
\$645.63	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$645.63	\$0.00	\$645.63

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.

Mainline break reported on 11-
25-26.

<i>Irrigation Enhancement</i>			\$645.63	\$0.00	\$645.63
Total			\$645.63	\$0.00	\$645.63



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/19/25	8872
Terms	Due Date
Net 30	01/18/26

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
\$20,271.61	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$20,271.61	\$0.00	\$20,271.61

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 and 1gal. confetti lantana perennials.

- Irrigation adjustment factored in post install to adjust zones and watering cycles due to changing plant material.

<i>Plant Material Install</i>	\$19,165.14	\$0.00	\$19,165.14
<i>Irrigation Enhancement</i>	\$1,106.47	\$0.00	\$1,106.47
Total	\$20,271.61	\$0.00	\$20,271.61

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/5/2025	INV0000105405

Bill To:

K-Bar Ranch II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
December	Upon Receipt	00056

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,083.33	\$1,083.33
Personnel Reimbursement	1.00	\$7,032.56	\$7,032.56
Subtotal			\$8,115.89
Total			\$8,115.89

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/1/2025	INV0000105473

Bill To:

K-Bar Ranch II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
November	Upon Receipt	00056

Description	Qty	Rate	Amount
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$75.00
Total			\$75.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/19/2025	INV0000105859

Bill To:

K-Bar Ranch II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
December	Upon Receipt	00056

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,847.53	\$6,847.53
Subtotal			\$6,847.53
Total			\$6,847.53

November 19, 2025

Invoice Number: 173697011925
Account Number: : **8337 12 032 1736970**
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 11/19/25 through 12/18/25
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
<i>YOUR AUTO PAY WILL BE PROCESSED 12/05/25</i>	
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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** 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 DY RP 19 11202025 NNNNNNNN 01 995226

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

November 19, 2025

KBAR RANCH II CDD

Invoice Number: 173697011925
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



Invoice Number: 1736970111925
 Account Number: 8337 12 032 1736970

KBAR RANCH II CDD

Contact Us

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

8633 2390 DY RP 19 11202025 NNNNNNNN 01 995226

Charge Details

Previous Balance		160.00
EFT Payment	11/05	-160.00
Remaining Balance		\$0.00

Payments received after 11/19/25 will appear on your next bill.

Service from 11/19/25 through 12/18/25

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 \$2.41, 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: 1736970111925
Account Number: 8337 12 032 1736970

KBAR RANCH II CDD

Contact Us

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

8633 2390 DY RP 19 11202025 NNNNNNNN 01 995226

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.



November 19, 2025

Invoice Number: 1736988111925
Account Number: **8337 12 032 1736988**
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 11/19/25 through 12/18/25
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
<i>YOUR AUTO PAY WILL BE PROCESSED 12/05/25</i>	
Total Due by Auto Pay	\$160.00

NEWS AND INFORMATION

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Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 11202025 NNNNNNNN 01 995225

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

November 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988111925
Account Number: 8337 12 032 1736988
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay **\$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 1736988111925
Account Number: 8337 12 032 1736988

KBAR RANCH II CDD

Contact Us

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

8633 2390 DY RP 19 11202025 NNNNNNNN 01 995225

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (160.00), EFT Payment (11/05, -160.00), and Remaining Balance (\$0.00).

Payments received after 11/19/25 will appear on your next bill.

Service from 11/19/25 through 12/18/25

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include 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), and Total (\$120.00).

Spectrum Business™ Internet Total \$120.00

Spectrum Business™ Voice

Table with 2 columns: Description, Amount. Rows include Phone number (813) 536-1073 and Spectrum Business Voice (40.00), with a total of \$40.00.

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and Other Charges Total (\$0.00).

Other Charges Continued

Table with 2 columns: Description, Amount. Rows include Current Charges (\$160.00) and Total Due by Auto Pay (\$160.00).

Billing Information

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Continued on the next page....

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For questions or concerns, please call 1-866-519-1263.





Invoice Number: 1736988111925
Account Number: 8337 12 032 1736988

KBAR RANCH II CDD

Contact Us

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

8633 2390 DY RP 19 11202025 NNNNNNNN 01 995225

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Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



December 12, 2025

Invoice Number: 1736996121225
Account Number: **8337 12 032 1736996**
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**

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.



Summary *Service from 12/12/25 through 01/11/26
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
<i>YOUR AUTO PAY WILL BE PROCESSED 12/29/25</i>	
Total Due by Auto Pay	\$160.00

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 12 12132025 NNNNNNNN 01 996432

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 12, 2025

KBAR RANCH II CDD

Invoice Number: 1736996121225
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



Invoice Number: 1736996121225
 Account Number: 8337 12 032 1736996

KBAR RANCH II CDD

Contact Us

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

8633 2390 DY RP 12 12132025 NNNNNNNN 01 996432

Charge Details

Previous Balance		160.00
EFT Payment	11/29	-160.00
Remaining Balance		\$0.00

Payments received after 12/12/25 will appear on your next bill.

Service from 12/12/25 through 01/11/26

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.

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 \$2.41, 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: 1736996121225
Account Number: 8337 12 032 1736996

KBAR RANCH II CDD

Contact Us

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

8633 2390 DY RP 12 12132025 NNNNNNNN 01 996432

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.



December 12, 2025

KBAR RANCH II CDD

Invoice Number:
Account Number::

1736996121225
8337 12 032 1736996



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 12 12132025 NNNNNNNN 01 996432



November 29, 2025

Invoice Number: 1744362112925
Account Number: **8337 12 032 1744362**

Auto Pay Notice

Service At: 10340 K-BAR RANCH PKWY
TAMPA FL 33647

NEWS AND INFORMATION

Contact Us

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

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.

Summary *Service from 11/29/25 through 12/28/25 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
<i>YOUR AUTO PAY WILL BE PROCESSED 12/16/25</i>	
Total Due by Auto Pay	\$160.00

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** 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 DY RP 29 11302025 NNNNNNNN 01 995735

Envera KBar Ranch II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

November 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362112925
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: 1744362112925
Account Number: 8337 12 032 1744362

Envera KBar Ranch II CDD

Contact Us

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

8633 2390 DY RP 29 11302025 NNNNNNNN 01 995735

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (160.00), EFT Payment (11/16, -160.00), and Remaining Balance (\$0.00).

Payments received after 11/29/25 will appear on your next bill.

Service from 11/29/25 through 12/28/25

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include 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), and Total (\$120.00).

Spectrum Business™ Internet Total \$120.00

Spectrum Business™ Voice

Table with 2 columns: Description, Amount. Rows include Phone number (813) 803-7074 and Spectrum Business Voice (40.00), with a total of \$40.00.

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and Other Charges Total (\$0.00).

Other Charges Continued

Table with 2 columns: Description, Amount. Rows include Current Charges (\$160.00) and 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 \$2.41, 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.



November 21, 2025

Invoice Number: 1752167112125

Account Number: **8337 12 032 1752167**

Auto Pay Notice

Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

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.

Summary *Service from 11/21/25 through 12/20/25 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 12/08/25</i>	
Total Due by Auto Pay	\$290.00

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.



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 21 11222025 NNNNNNNN 01 995023

K BAR RANCH II AMENITY
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

November 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167112125

Account Number: 8337 12 032 1752167

Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **\$290.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032175216700290007



K BAR RANCH II AMENITY

Invoice Number: 1752167112125
Account Number: 8337 12 032 1752167

Contact Us

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

8633 2390 DY RP 21 11222025 NNNNNNNN 01 995023

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (290.00), EFT Payment (11/08, -290.00), and Remaining Balance (\$0.00).

Payments received after 11/21/25 will appear on your next bill.

Service from 11/21/25 through 12/20/25

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include 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), and Total (\$170.00).

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

Table with 2 columns: Description, Amount. Row: Phone number (813) 388-9646 Spectrum Business Voice (40.00) Total (\$40.00).

Table with 2 columns: Description, Amount. Row: Phone number (813) 388-9713 Spectrum Business Voice (40.00) Total (\$40.00).

Table with 2 columns: Description, Amount. Row: Phone number (813) 388-9728 Spectrum Business Voice (40.00) Total (\$40.00).

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$120.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and Other Charges Total (\$0.00).

Current Charges \$290.00
Total Due by Auto Pay \$290.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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.



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.



December 10, 2025

Invoice Number: 1758297121025

Account Number: **8337 12 032 1758297**

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

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Get Faster 1 Gig Internet, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. Call 1-855-752-1853.



Summary *Service from 12/10/25 through 01/09/26 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 12/27/25</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 12112025 NNNNNNNN 01 995370

K BAR RANCH II CDD-GATE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 10, 2025

K BAR RANCH II CDD-GATE

Invoice Number: 1758297121025

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: 1758297121025
Account Number: 8337 12 032 1758297

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

8633 2390 DY RP 10 12112025 NNNNNNNN 01 995370

Charge Details

Previous Balance		170.00
EFT Payment	11/27	-170.00
Remaining Balance		\$0.00

Payments received after 12/10/25 will appear on your next bill.

Service from 12/10/25 through 01/09/26

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.

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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.

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: 1758297121025
Account Number: 8337 12 032 1758297

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 12112025 NNNNNNNN 01 995370

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.



November 17, 2025

Invoice Number: 1779814111725
Account Number: **8337 12 032 1779814**
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**

NEWS AND INFORMATION

Add Sports Fan TV and save on the entertainment your customers want. Call 1-844-919-0558 today.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-877-871-0875 today.

Summary *Service from 11/17/25 through 12/16/25 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
<i>YOUR AUTO PAY WILL BE PROCESSED 12/04/25</i>	
Total Due by Auto Pay	\$130.00



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 17 11182025 NNNNNNNN 01 995277

K BAR RANCH CDD 2 EAGLE CREEK
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

November 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814111725
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Total Due by Auto Pay \$130.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 1779814111725
 Account Number: 8337 12 032 1779814

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

8633 2390 DY RP 17 11182025 NNNNNNNN 01 995277

Charge Details

Previous Balance		130.00
EFT Payment	11/04	-130.00
Remaining Balance		\$0.00

Payments received after 11/17/25 will appear on your next bill.

Service from 11/17/25 through 12/16/25

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: 1779814111725
Account Number: 8337 12 032 1779814

K BAR RANCH CDD 2 EAGLE CREEK

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 17 11182025 NNNNNNNN 01 995277

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.



November 26, 2025
Invoice Number: 2313795112625
Account Number: **8337 12 032 2313795**
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 11/26/25 through 12/25/25
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 12/13/25</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 26 11272025 NNNNNNNN 01 995784

K-BAR RANCH 2 GATE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

November 26, 2025

K-BAR RANCH 2 GATE

Invoice Number: 2313795112625
Account Number: 8337 12 032 2313795
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay \$170.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2313795112625
Account Number: 8337 12 032 2313795

K-BAR RANCH 2 GATE

Contact Us

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

8633 2390 DY RP 26 11272025 NNNNNNNN 01 995784

Charge Details

Table with 3 columns: Description, Amount, Balance. Rows include Previous Balance (170.00), EFT Payment (11/13, -170.00), and Remaining Balance (\$0.00).

Payments received after 11/26/25 will appear on your next bill.

Service from 11/26/25 through 12/25/25

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet Ultra (200.00), Promotional Discount (-50.00), Web Hosting (0.00), Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (20.00), and Total (\$170.00).

Spectrum Business™ Internet Total \$170.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and Other Charges Total (\$0.00).

Current Charges \$170.00

Total Due by Auto Pay \$170.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 7:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.





Invoice Number: 2313795112625
Account Number: 8337 12 032 2313795

K-BAR RANCH 2 GATE

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 26 11272025 NNNNNNNN 01 995784

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.



November 22, 2025

Invoice Number: 2736809112225
Account Number: **8337 12 030 2736809**
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Enjoy multi-line savings on **Business Mobile** with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Summary

*Service from 11/22/25 through 12/21/25
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 12/08/25</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 DY RP 22 11232025 NNNNNNNN 01 995307

K-BAR RANCH II - MOSSY PINE-GATE
ATTN MITCHELL SEVERSON
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

November 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809112225
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: 2736809112225
Account Number: 8337 12 030 2736809
K-BAR RANCH II - MOSSY PINE-GATE

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

8633 2390 DY RP 22 11232025 NNNNNNNN 01 995307

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (170.00), EFT Payment (11/08, -170.00), and Remaining Balance (\$0.00).

Payments received after 11/22/25 will appear on your next bill.

Service from 11/22/25 through 12/21/25

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet Ultra (200.00), Promotional Discount (-50.00), Web Hosting (0.00), Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (20.00), and a total of \$170.00.

Spectrum Business™ Internet Total \$170.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and 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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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: 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: 2736809112225
Account Number: 8337 12 030 2736809

K-BAR RANCH II - MOSSY PINE-GATE

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 22 11232025 NNNNNNNN 01 995307

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.



December 10, 2025

Invoice Number: 2756559121025
Account Number: **8337 12 030 2756559**
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Get Faster 1 Gig Internet, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. [Call 1-855-752-1853](tel:1-855-752-1853).

Summary

*Service from 12/10/25 through 01/09/26
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	160.00
Other Charges	0.00
Current Charges	\$160.00
<i>YOUR AUTO PAY WILL BE PROCESSED 12/27/25</i>	
Total Due by Auto Pay	\$160.00



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 12112025 NNNNNNNN 01 995371

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 10, 2025

KBAR RANCH II CDD

Invoice Number: 2756559121025
Account Number: 8337 12 030 2756559
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay **\$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2756559121025
Account Number: 8337 12 030 2756559

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

8633 2390 DY RP 10 12112025 NNNNNNNN 01 995371

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (160.00), EFT Payment (11/27, -160.00), and Remaining Balance (\$0.00).

Payments received after 12/10/25 will appear on your next bill.

Service from 12/10/25 through 01/09/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Spectrum Business Internet Ultra (200.00), Promotional Discount (-50.00), Business WiFi (10.00), and Total (\$160.00).

Spectrum Business™ Internet Total \$160.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and Other Charges Total (\$0.00).

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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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: [KBAR RANCH II CDD](#)
2756559121025
Account Number: 8337 12 030 2756559

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 10 12112025 NNNNNNNN 01 995371

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

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to K-Bar Ranch II CDD
cddinvoice@rizzetta.com

Ship to C/O Rizzetta & Co.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice 08770
Date Dec 1, 2025
Terms Net 30
Due date Dec 31, 2025
Amount due \$1,525.00

Items	Quantity	Price	Amount
Commercial Service	1	\$1,525.00	\$1,525.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			

Subtotal \$1,525.00
Total \$1,525.00
Paid \$0.00

Amount due \$1,525.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to K-Bar Ranch II CDD
cddinvoice@rizzetta.com
Ship to C/O Rizzetta & Co.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice 08798
Date Dec 1, 2025
Terms Net 30
Due date Dec 31, 2025
Amount due \$685.00

Items	Quantity	Price	Amount
Commercial Service	1	\$685.00	\$685.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			

Subtotal \$685.00
Total \$685.00
Paid \$0.00

Amount due \$685.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



K BAR RANCH II CDD
 10611 KBAR RANCH PKWY
 TAMPA, FL 33647

Statement Date: December 17, 2025

Amount Due:	\$145.19
Due Date: January 07, 2026	
Account #: 211025490809	

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025	
Previous Amount Due	\$155.66
Payment(s) Received Since Last Statement	-\$155.66
Current Month's Charges	\$145.19
Amount Due by January 07, 2026 \$145.19	

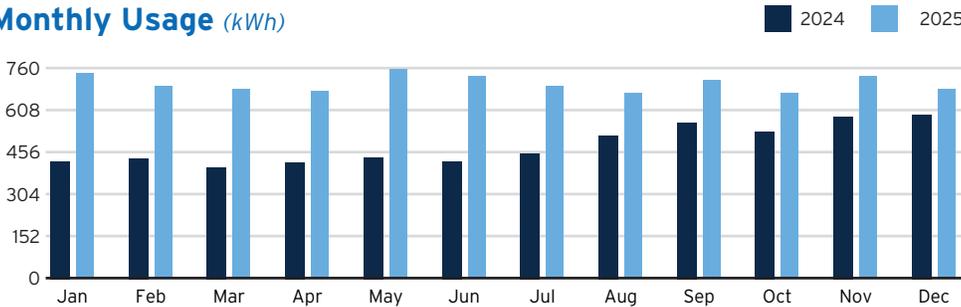
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **15% 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

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 211025490809
Due Date: January 07, 2026

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:	\$145.19
Payment Amount:	\$ _____

681013947517

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.

6810139475172110254908090000000145194



Service For:
10611 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 211025490809
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Meter Read

Service Period: Nov 12, 2025 - Dec 11, 2025

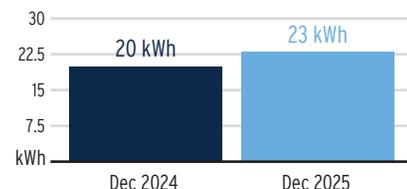
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811568	12/11/2025	18,603		17,920		683 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	683 kWh @ \$0.08641/kWh		\$59.02
Fuel Charge	683 kWh @ \$0.03391/kWh		\$23.16
Storm Protection Charge	683 kWh @ \$0.00577/kWh		\$3.94
Clean Energy Transition Mechanism	683 kWh @ \$0.00418/kWh		\$2.85
Storm Surcharge	683 kWh @ \$0.02121/kWh		\$14.49
Florida Gross Receipt Tax			\$3.14
Electric Service Cost			\$125.50
Franchise Fee			\$8.22
Municipal Public Service Tax			\$11.47
Total Electric Cost, Local Fees and Taxes			\$145.19

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$145.19

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.
- 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**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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: December 17, 2025

Amount Due: \$114.83

Due Date: January 07, 2026

Account #: 221005600376

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by January 07, 2026 (\$114.83).

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

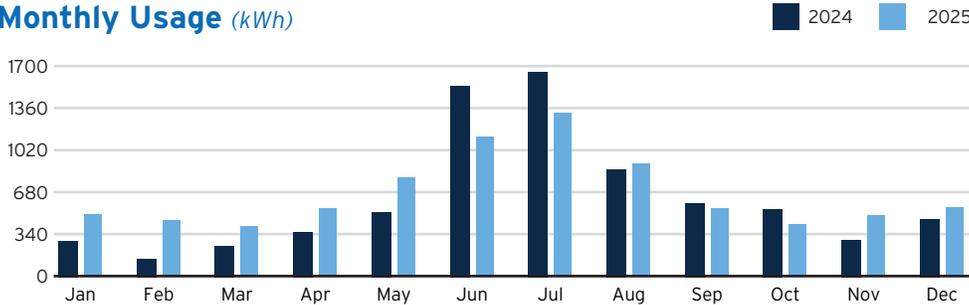
Your average daily kWh used was 26.67% higher than the same period last year.

Your average daily kWh used was 18.75% 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

Struggling to keep up with your energy bill? We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

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



Account #: 221005600376

Due Date: January 07, 2026

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: \$114.83

Payment Amount: \$ _____

641507955267

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.

641507955267221005600376000000114834



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

Account #: 221005600376
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Meter Read

Meter Location: WELL

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867791	12/11/2025	23,542		22,987		555 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.43000	\$12.90
Energy Charge	555 kWh @ \$0.08924/kWh	\$49.53
Fuel Charge	555 kWh @ \$0.03044/kWh	\$16.89
Storm Protection Charge	555 kWh @ \$0.00722/kWh	\$4.01
Clean Energy Transition Mechanism	555 kWh @ \$0.00406/kWh	\$2.25
Storm Surcharge	555 kWh @ \$0.01995/kWh	\$11.07
Florida Gross Receipt Tax		\$2.48
Electric Service Cost		\$99.13
Franchise Fee		\$6.49
Municipal Public Service Tax		\$9.21
Total Electric Cost, Local Fees and Taxes		\$114.83

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$114.83

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.
- 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**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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
K BAR RANCH PARCEL I
TAMPA, FL 33647

Statement Date: November 18, 2025

Amount Due:	\$1,737.17
Due Date:	December 09, 2025
Account #:	221008392039

Account Summary

Current Service Period: October 14, 2025 - November 12, 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 December 09, 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.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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: December 09, 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:	\$ _____

630396874735

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.

6303968747352210083920390000001737174



Service For:
K BAR RANCH PARCEL I
TAMPA, FL 33647

Account #: 221008392039
Statement Date: November 18, 2025
Charges Due: December 09, 2025

Service Period: Oct 14, 2025 - Nov 12, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



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**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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
K BAR RANCH PARCEL I
TAMPA, FL 33647

Statement Date: December 18, 2025

Amount Due:	\$1,737.17
Due Date:	January 08, 2026
Account #:	221008392039

Account Summary

Current Service Period: November 13, 2025 - December 12, 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 January 08, 2026	\$1,737.17

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 #: 221008392039
Due Date: January 08, 2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$1,737.17
Payment Amount:	\$ _____

636569708173

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.

6365697081732210083920390000001737176



Service For:
K BAR RANCH PARCEL I
TAMPA, FL 33647

Account #: 221008392039
Statement Date: December 18, 2025
Charges Due: January 08, 2026

Service Period: Nov 13, 2025 - Dec 12, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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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Hearing Impaired/TTY:
7-1-1

Power Outage:
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Energy-Saving Programs:
813-275-3909

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K BAR RANCH II CDD
19301 EAGLE CREEK LN
TAMPA, FL 33647

Statement Date: November 18, 2025

Amount Due: \$86.73

Due Date: December 09, 2025

Account #: 221008498422

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by December 09, 2025 (\$86.73).

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

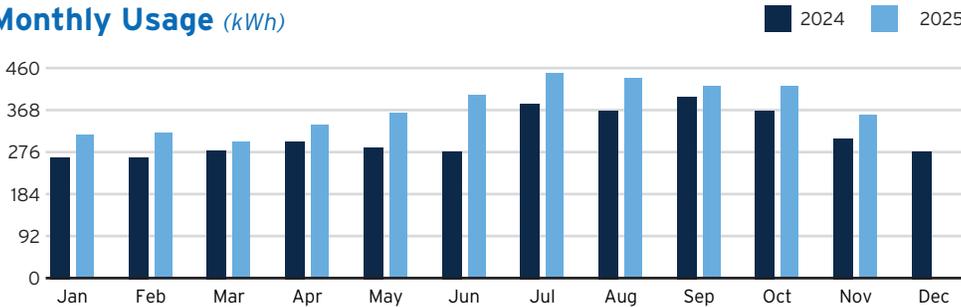
Your average daily kWh used was 20% higher than the same period last year.

Your average daily kWh used was 14.29% 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 #: 221008498422

Due Date: December 09, 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: \$86.73

Payment Amount: \$ _____

630396874736

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.

6303968747362210084984220000000086739



Service For:
 19301 EAGLE CREEK LN
 TAMPA, FL 33647

Account #: 221008498422
Statement Date: November 18, 2025
Charges Due: December 09, 2025

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: Oct 14, 2025 - Nov 12, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000867629	11/12/2025	10,518	10,161	357 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	357 kWh @ \$0.08641/kWh	\$30.85
Fuel Charge	357 kWh @ \$0.03391/kWh	\$12.11
Storm Protection Charge	357 kWh @ \$0.00577/kWh	\$2.06
Clean Energy Transition Mechanism	357 kWh @ \$0.00418/kWh	\$1.49
Storm Surcharge	357 kWh @ \$0.02121/kWh	\$7.57
Florida Gross Receipt Tax		\$1.87
Electric Service Cost		\$74.85
Franchise Fee		\$4.90
Municipal Public Service Tax		\$6.98
Total Electric Cost, Local Fees and Taxes		\$86.73

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges \$86.73

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 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: December 18, 2025

Amount Due:	\$83.87
Due Date:	January 08, 2026
Account #:	221008498422

Account Summary

Current Service Period: November 13, 2025 - December 12, 2025	
Previous Amount Due	\$86.73
Payment(s) Received Since Last Statement	-\$86.73
Current Month's Charges	\$83.87
Amount Due by January 08, 2026 \$83.87	

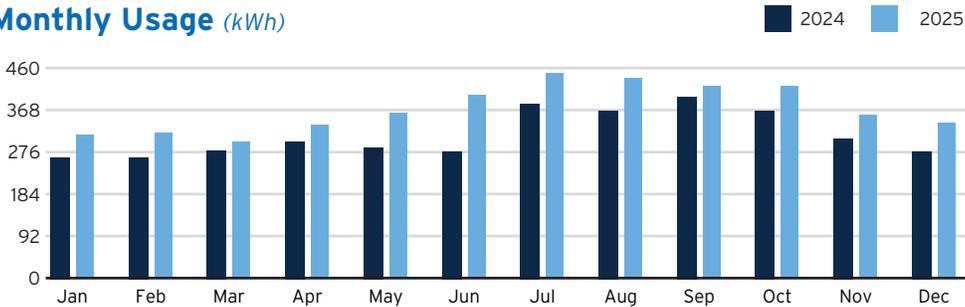
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **22.22% 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

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 221008498422
Due Date: January 08, 2026

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:	\$83.87
Payment Amount:	\$ _____

636569708174

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.

6365697081742210084984220000000083878



Service For:
19301 EAGLE CREEK LN
TAMPA, FL 33647

Account #: 221008498422
Statement Date: December 18, 2025
Charges Due: January 08, 2026

Meter Read

Meter Location: ENTRY SIGN & GATE

Service Period: Nov 13, 2025 - Dec 12, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000867629	12/12/2025	10,859		10,518		341 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	341 kWh @ \$0.08641/kWh		\$29.47
Fuel Charge	341 kWh @ \$0.03391/kWh		\$11.56
Storm Protection Charge	341 kWh @ \$0.00577/kWh		\$1.97
Clean Energy Transition Mechanism	341 kWh @ \$0.00418/kWh		\$1.43
Storm Surcharge	341 kWh @ \$0.02121/kWh		\$7.23
Florida Gross Receipt Tax			\$1.81
Electric Service Cost			\$72.37
Franchise Fee			\$4.74
Municipal Public Service Tax			\$6.76
Total Electric Cost, Local Fees and Taxes			\$83.87

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$83.87

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Ways To Pay Your Bill



Bank Draft

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Tampa, FL 33631-3318
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Credit or Debit Card

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Toll Free: **866-689-6469**

All Other

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P.O. Box 111
Tampa, FL 33601-0111

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TampaElectric.com

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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
K BAR RANCH PARCEL G
TAMPA, FL 33647

Statement Date: November 18, 2025

Amount Due: \$2,245.64

Due Date: December 09, 2025

Account #: 221008728984

Account Summary

Current Service Period: October 14, 2025 - November 12, 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 December 09, 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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SAVE TIME AND GET BUSINESS DONE FASTER

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Account #: 221008728984

Due Date: December 09, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,245.64

Payment Amount: \$ _____

630396874737

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.

6303968747372210087289840000002245647



Service For:
K BAR RANCH PARCEL G
TAMPA, FL 33647

Account #: 221008728984
Statement Date: November 18, 2025
Charges Due: December 09, 2025

Service Period: Oct 14, 2025 - Nov 12, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges **\$2,245.64**

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- 

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K BAR RANCH PARCEL G
TAMPA, FL 33647

Statement Date: December 18, 2025

Amount Due:	\$2,245.64
Due Date:	January 08, 2026
Account #:	221008728984

Account Summary

Current Service Period: November 13, 2025 - December 12, 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 January 08, 2026	\$2,245.64

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Account #: 221008728984
Due Date: January 08, 2026

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Amount Due:	\$2,245.64
Payment Amount:	\$ _____

636569708175

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.

6365697081752210087289840000002245648



Service For:
K BAR RANCH PARCEL G
TAMPA, FL 33647

Account #: 221008728984
Statement Date: December 18, 2025
Charges Due: January 08, 2026

Service Period: Nov 13, 2025 - Dec 12, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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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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: December 17, 2025

Amount Due: \$59.31

Due Date: January 07, 2026
Account #: 221008777817

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025	
Previous Amount Due	\$61.51
Payment(s) Received Since Last Statement	-\$61.51
Current Month's Charges	\$59.31
Amount Due by January 07, 2026 \$59.31	

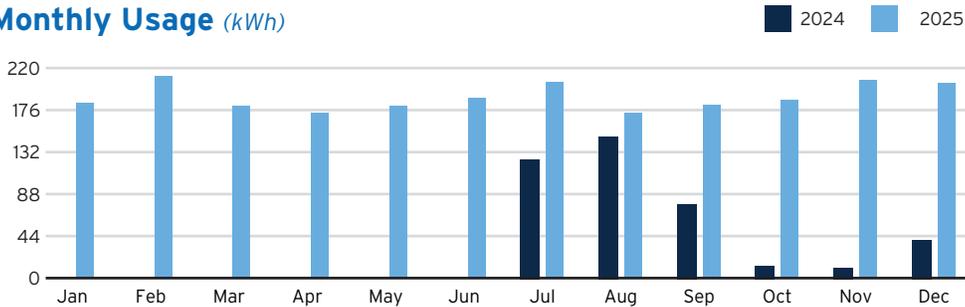
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **600% 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

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 221008777817
Due Date: January 07, 2026

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: \$59.31

Payment Amount: \$ _____

609409306980

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.

6094093069802210087778170000000059317



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

Account #: 221008777817
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Meter Read

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000876288	12/11/2025	3,272		3,068		204 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	204 kWh @ \$0.08641/kWh		\$17.63
Fuel Charge	204 kWh @ \$0.03391/kWh		\$6.92
Storm Protection Charge	204 kWh @ \$0.00577/kWh		\$1.18
Clean Energy Transition Mechanism	204 kWh @ \$0.00418/kWh		\$0.85
Storm Surcharge	204 kWh @ \$0.02121/kWh		\$4.33
Florida Gross Receipt Tax			\$1.28
Electric Service Cost			\$51.09
Franchise Fee			\$3.35
Municipal Public Service Tax			\$4.87
Total Electric Cost, Local Fees and Taxes			\$59.31

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$59.31

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.
- 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**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Statement Date: December 17, 2025

Amount Due:	\$146.63
Due Date: January 07, 2026	
Account #: 221008777825	

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025	
Previous Amount Due	\$99.54
Payment(s) Received Since Last Statement	-\$99.54
Current Month's Charges	\$146.63
Amount Due by January 07, 2026 \$146.63	

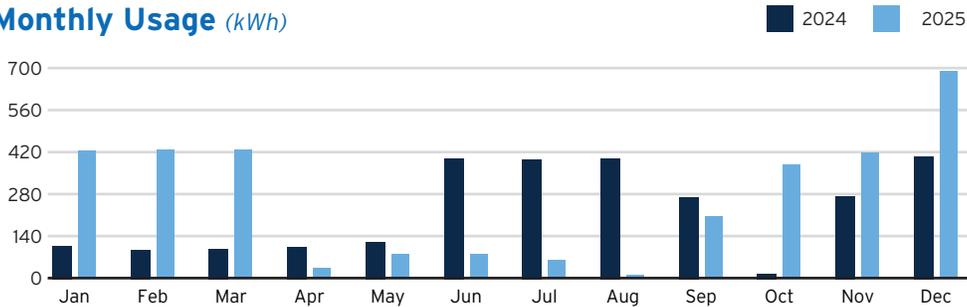
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **76.92% higher** than the same period last year.
- Your average daily kWh used was **76.92% 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

An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 221008777825
Due Date: January 07, 2026

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:	\$146.63
Payment Amount:	\$ _____

609409306981

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.

6094093069812210087778250000000146636



Service For:
10580 KBAR RANCH PKWY
TAMPA, FL 33647

Account #: 221008777825
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Meter Read

Meter Location: IRRIGATION

Service Period: Nov 12, 2025 - Dec 11, 2025

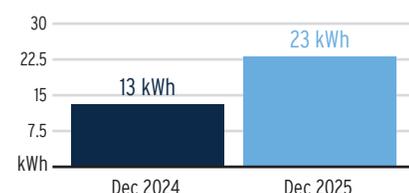
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000857981	12/11/2025	12,234	11,543	691 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	691 kWh @ \$0.08641/kWh	\$59.71
Fuel Charge	691 kWh @ \$0.03391/kWh	\$23.43
Storm Protection Charge	691 kWh @ \$0.00577/kWh	\$3.99
Clean Energy Transition Mechanism	691 kWh @ \$0.00418/kWh	\$2.89
Storm Surcharge	691 kWh @ \$0.02121/kWh	\$14.66
Florida Gross Receipt Tax		\$3.17
Electric Service Cost		\$126.75
Franchise Fee		\$8.30
Municipal Public Service Tax		\$11.58
Total Electric Cost, Local Fees and Taxes		\$146.63

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$146.63

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P.O. Box 31318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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K BAR RANCH II CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Statement Date: December 05, 2025

Amount Due: \$19,233.18

Due Date: December 19, 2025

Account #: 321000017111

Account Summary

Table with 2 columns: Description and Amount. Rows include Previous Amount Due, Payment(s) Received Since Last Statement, Credit Balance After Payments and Credits, and Current Month's Charges.

Amount Due by December 19, 2025 \$19,233.18

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 11,869 KWH
19290 BRIARBROOK DR, TAMPA, FL 33647 1,160 KWH



Scan here to interact with your bill online.

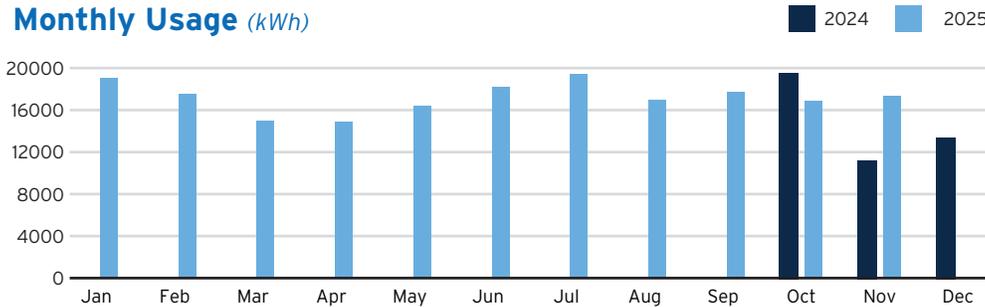


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

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 #: 321000017111

Due Date: December 19, 2025

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$19,233.18

Payment Amount: \$ _____

700625003630

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.

7006250036303210000171110000019233184

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	11/12/2025	21,604		21,273		331 kWh	1	30 Days	\$1,522.65
									▼ 13.6%

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	11/11/2025	96,889		85,020		11,869 kWh	1	32 Days	\$1,436.19
1000778163	11/11/2025	24.79		0		24.79 kW	1	32 Days	▼ 2.9%

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	11/11/2025	17,589		17,284		305 kWh	1	32 Days	\$78.92
									= 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	11/11/2025	16,450		16,103		347 kWh	1	32 Days	\$86.44
									▲ 2.4%

Service Address: K BAR RANCH SEGMENT E, TAMPA, FL 33647

Sub-Account Number: 211023511093

[Continued on next page →](#)

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:
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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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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	11/11/2025	25,846		25,357		489 kWh	1	32 Days	\$111.90
									▲ 35.5%
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	11/11/2025	17,721		17,497		224 kWh	1	32 Days	\$64.41
									▲ 11.4%
Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647					Sub-Account Number: 221003637594				
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000118100	11/11/2025	19,239		18,983		256 kWh	1	32 Days	\$837.67
									▲ 5.8%
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	11/11/2025	26,323		25,949		374 kWh	1	32 Days	\$91.29
									▼ 11.6%
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	11/11/2025	12,335		11,552		783 kWh	1	32 Days	\$164.63
									▲ 43.4%
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	11/11/2025	3,181		3,140		41 kWh	1	32 Days	\$31.59
									▲ 2.5%

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	11/11/2025	49,700		48,540		1,160 kWh	1	32 Days	\$2,658.16
									▲ 56.1%

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	11/12/2025	53,176		52,595		581 kWh	1	30 Days	\$126.88
									▲ 6.4%

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	11/11/2025	16,343		16,090		253 kWh	1	32 Days	\$69.61
									▲ 10.0%

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	11/12/2025	15,341		15,041		300 kWh	1	30 Days	\$892.01
									▼ 3.2%

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	\$19,233.18
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Sub-Account #: 211017791636
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

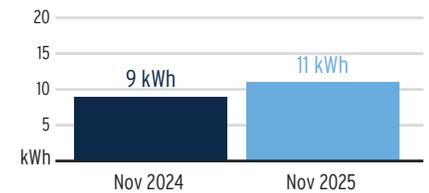
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000716424	11/12/2025	21,604		21,273		331 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	331 kWh @ \$0.08641/kWh	\$28.60
Fuel Charge	331 kWh @ \$0.03391/kWh	\$11.22
Storm Protection Charge	331 kWh @ \$0.00577/kWh	\$1.91
Clean Energy Transition Mechanism	331 kWh @ \$0.00418/kWh	\$1.38
Storm Surcharge	331 kWh @ \$0.02121/kWh	\$7.02
Florida Gross Receipt Tax		\$1.77
Electric Service Cost		\$70.80
Franchise Fee		\$4.64
Municipal Public Service Tax		\$6.62
Total Electric Cost, Local Fees and Taxes		\$82.06

Avg kWh Used Per Day



Current Month's Electric Charges \$82.06

Billing information continues on next page →



Sub-Account #: 211017791636
Statement Date: 12/02/2025

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

Service Period: 10/14/2025 - 11/12/2025

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: 12/02/2025

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

Meter Read

Service Period: 10/11/2025 - 11/11/2025

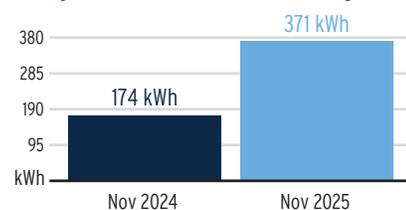
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000778163	11/11/2025	96,889		85,020		11,869 kWh	1	32 Days
1000778163	11/11/2025	24.79		0		24.79 kW	1	32 Days

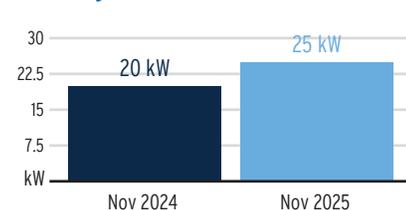
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	25 kW @ \$18.07000/kW	\$451.75
Energy Charge	11,869 kWh @ \$0.00773/kWh	\$91.75
Fuel Charge	11,869 kWh @ \$0.03391/kWh	\$402.48
Capacity Charge	25 kW @ \$0.30000/kW	\$7.50
Storm Protection Charge	25 kW @ \$2.08000/kW	\$52.00
Energy Conservation Charge	25 kW @ \$0.93000/kW	\$23.25
Environmental Cost Recovery	11,869 kWh @ \$0.00068/kWh	\$8.07
Clean Energy Transition Mechanism	25 kW @ \$1.15000/kW	\$28.75
Storm Surcharge	11,869 kWh @ \$0.01035/kWh	\$122.84
Florida Gross Receipt Tax		\$31.34
Electric Service Cost		\$1,253.65
Franchise Fee		\$82.11
Municipal Public Service Tax		\$100.43
Total Electric Cost, Local Fees and Taxes		\$1,436.19

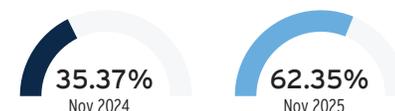
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Current Month's Electric Charges \$1,436.19

Billing information continues on next page →



Sub-Account #: 211019923880
Statement Date: 12/02/2025

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

Meter Read

Meter Location: SIGN/GATE

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000277186	11/11/2025	17,589		17,284		305 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	305 kWh @ \$0.08641/kWh	\$26.36
Fuel Charge	305 kWh @ \$0.03391/kWh	\$10.34
Storm Protection Charge	305 kWh @ \$0.00577/kWh	\$1.76
Clean Energy Transition Mechanism	305 kWh @ \$0.00418/kWh	\$1.27
Storm Surcharge	305 kWh @ \$0.02121/kWh	\$6.47
Florida Gross Receipt Tax		\$1.70
Electric Service Cost		\$68.06
Franchise Fee		\$4.46
Municipal Public Service Tax		\$6.40
Total Electric Cost, Local Fees and Taxes		\$78.92

Avg kWh Used Per Day



Current Month's Electric Charges \$78.92

Billing information continues on next page →



Sub-Account #: 211020399740
Statement Date: 12/02/2025

Service Address: 10821 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Meter Location: ENTRY LIGHT & GATE

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000563384	11/11/2025	16,450		16,103		347 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	347 kWh @ \$0.08641/kWh	\$29.98
Fuel Charge	347 kWh @ \$0.03391/kWh	\$11.77
Storm Protection Charge	347 kWh @ \$0.00577/kWh	\$2.00
Clean Energy Transition Mechanism	347 kWh @ \$0.00418/kWh	\$1.45
Storm Surcharge	347 kWh @ \$0.02121/kWh	\$7.36
Florida Gross Receipt Tax		\$1.86
Electric Service Cost		\$74.58
Franchise Fee		\$4.88
Municipal Public Service Tax		\$6.98
Total Electric Cost, Local Fees and Taxes		\$86.44

Avg kWh Used Per Day



Current Month's Electric Charges \$86.44

Billing information continues on next page →



Sub-Account #: 211023511093
Statement Date: 12/02/2025

Service Address: K BAR RANCH SEGMENT E, TAMPA, FL 33647

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 #: 21102351135
Statement Date: 12/02/2025

Service Address: 10541 K BAR RANCH PKWY, WELL, TAMPA, FL 33647

Meter Read

Meter Location: WELL/IRRIGATION

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857951	11/11/2025	25,846		25,357		489 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	489 kWh @ \$0.08641/kWh	\$42.25
Fuel Charge	489 kWh @ \$0.03391/kWh	\$16.58
Storm Protection Charge	489 kWh @ \$0.00577/kWh	\$2.82
Clean Energy Transition Mechanism	489 kWh @ \$0.00418/kWh	\$2.04
Storm Surcharge	489 kWh @ \$0.02121/kWh	\$10.37
Florida Gross Receipt Tax		\$2.42
Electric Service Cost		\$96.64
Franchise Fee		\$6.33
Municipal Public Service Tax		\$8.93
Total Electric Cost, Local Fees and Taxes		\$111.90

Avg kWh Used Per Day



Current Month's Electric Charges \$111.90

Billing information continues on next page →



Sub-Account #: 221003321017
Statement Date: 12/02/2025

Service Address: 10541 K BAR RANCH PKWY, TAMPA, FL 33647

Meter Read

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143235	11/11/2025	17,721		17,497		224 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	224 kWh @ \$0.08641/kWh	\$19.36
Fuel Charge	224 kWh @ \$0.03391/kWh	\$7.60
Storm Protection Charge	224 kWh @ \$0.00577/kWh	\$1.29
Clean Energy Transition Mechanism	224 kWh @ \$0.00418/kWh	\$0.94
Storm Surcharge	224 kWh @ \$0.02121/kWh	\$4.75
Florida Gross Receipt Tax		\$1.39
Electric Service Cost		\$55.49
Franchise Fee		\$3.63
Municipal Public Service Tax		\$5.29
Total Electric Cost, Local Fees and Taxes		\$64.41

Avg kWh Used Per Day



Current Month's Electric Charges \$64.41

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 12/02/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Meter Read

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000118100	11/11/2025	19,239		18,983		256 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	256 kWh @ \$0.08641/kWh	\$22.12
Fuel Charge	256 kWh @ \$0.03391/kWh	\$8.68
Storm Protection Charge	256 kWh @ \$0.00577/kWh	\$1.48
Clean Energy Transition Mechanism	256 kWh @ \$0.00418/kWh	\$1.07
Storm Surcharge	256 kWh @ \$0.02121/kWh	\$5.43
Florida Gross Receipt Tax		\$1.51
Electric Service Cost		\$60.45
Franchise Fee		\$3.96
Municipal Public Service Tax		\$5.73
Total Electric Cost, Local Fees and Taxes		\$70.14

Avg kWh Used Per Day



Current Month's Electric Charges \$70.14

Billing information continues on next page →



Sub-Account #: 221003637594
Statement Date: 12/02/2025

Service Address: 10711 MISTFLOWER LN, TAMPA, FL 33647

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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: 12/02/2025

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

Meter Read

Meter Location: WELL

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143216	11/11/2025	26,323		25,949		374 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	374 kWh @ \$0.08641/kWh	\$32.32
Fuel Charge	374 kWh @ \$0.03391/kWh	\$12.68
Storm Protection Charge	374 kWh @ \$0.00577/kWh	\$2.16
Clean Energy Transition Mechanism	374 kWh @ \$0.00418/kWh	\$1.56
Storm Surcharge	374 kWh @ \$0.02121/kWh	\$7.93
Florida Gross Receipt Tax		\$1.97
Electric Service Cost		\$78.78
Franchise Fee		\$5.16
Municipal Public Service Tax		\$7.35
Total Electric Cost, Local Fees and Taxes		\$91.29

Avg kWh Used Per Day



Current Month's Electric Charges \$91.29

Billing information continues on next page →



Sub-Account #: 221005600327
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851365	11/11/2025	12,335		11,552		783 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	783 kWh @ \$0.08641/kWh	\$67.66
Fuel Charge	783 kWh @ \$0.03391/kWh	\$26.55
Storm Protection Charge	783 kWh @ \$0.00577/kWh	\$4.52
Clean Energy Transition Mechanism	783 kWh @ \$0.00418/kWh	\$3.27
Storm Surcharge	783 kWh @ \$0.02121/kWh	\$16.61
Florida Gross Receipt Tax		\$3.56
Electric Service Cost		\$142.33
Franchise Fee		\$9.32
Municipal Public Service Tax		\$12.98
Total Electric Cost, Local Fees and Taxes		\$164.63

Avg kWh Used Per Day



Current Month's Electric Charges \$164.63

Billing information continues on next page →



Sub-Account #: 221005600335
Statement Date: 12/02/2025

Service Address: HAWK VALLEY RANCH DR, TAMPA, FL 33647

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	3237 kWh @ \$0.03412/kWh	\$110.45
Fixture & Maintenance Charge	128 Fixtures	\$2447.38
Lighting Pole / Wire	128 Poles	\$3366.14
Lighting Fuel Charge	3237 kWh @ \$0.03363/kWh	\$108.86
Storm Protection Charge	3237 kWh @ \$0.00559/kWh	\$18.09
Clean Energy Transition Mechanism	3237 kWh @ \$0.00043/kWh	\$1.39
Storm Surcharge	3237 kWh @ \$0.01230/kWh	\$39.82
Florida Gross Receipt Tax		\$7.14
Lighting Charges		\$6,099.27

Current Month's Electric Charges \$6,099.27

Billing information continues on next page →



Sub-Account #: 221005600350
Statement Date: 12/02/2025

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

Meter Read

Meter Location: ENTRANCE

Service Period: 10/11/2025 - 11/11/2025

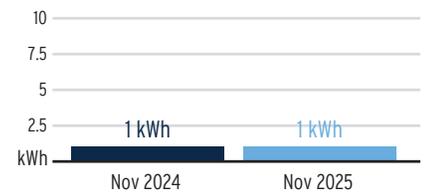
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143215	11/11/2025	3,181		3,140		41 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	41 kWh @ \$0.08641/kWh	\$3.54
Fuel Charge	41 kWh @ \$0.03391/kWh	\$1.39
Storm Protection Charge	41 kWh @ \$0.00577/kWh	\$0.24
Clean Energy Transition Mechanism	41 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	41 kWh @ \$0.02121/kWh	\$0.87
Florida Gross Receipt Tax		\$0.68
Electric Service Cost		\$27.05
Franchise Fee		\$1.77
Municipal Public Service Tax		\$2.77
Total Electric Cost, Local Fees and Taxes		\$31.59

Avg kWh Used Per Day



Current Month's Electric Charges \$31.59

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 12/02/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Meter Read

Meter Location: IRRIGATION

Service Period: 10/11/2025 - 11/11/2025

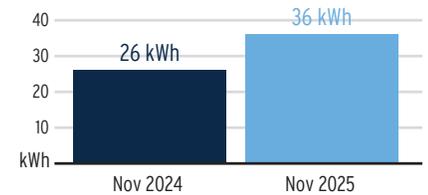
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123590	11/11/2025	49,700		48,540		1,160 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,160 kWh @ \$0.08641/kWh	\$100.24
Fuel Charge	1,160 kWh @ \$0.03391/kWh	\$39.34
Storm Protection Charge	1,160 kWh @ \$0.00577/kWh	\$6.69
Clean Energy Transition Mechanism	1,160 kWh @ \$0.00418/kWh	\$4.85
Storm Surcharge	1,160 kWh @ \$0.02121/kWh	\$24.60
Florida Gross Receipt Tax		\$5.02
Electric Service Cost		\$200.90
Franchise Fee		\$13.16
Municipal Public Service Tax		\$18.17
Total Electric Cost, Local Fees and Taxes		\$232.23

Avg kWh Used Per Day



Current Month's Electric Charges \$232.23

Billing information continues on next page →



Sub-Account #: 221005600368
Statement Date: 12/02/2025

Service Address: 19290 BRIARBROOK DR, TAMPA, FL 33647

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000143151	11/12/2025	53,176		52,595		581 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	581 kWh @ \$0.08641/kWh	\$50.20
Fuel Charge	581 kWh @ \$0.03391/kWh	\$19.70
Storm Protection Charge	581 kWh @ \$0.00577/kWh	\$3.35
Clean Energy Transition Mechanism	581 kWh @ \$0.00418/kWh	\$2.43
Storm Surcharge	581 kWh @ \$0.02121/kWh	\$12.32
Florida Gross Receipt Tax		\$2.74
Electric Service Cost		\$109.64
Franchise Fee		\$7.18
Municipal Public Service Tax		\$10.06
Total Electric Cost, Local Fees and Taxes		\$126.88

Avg kWh Used Per Day



Current Month's Electric Charges \$126.88

Billing information continues on next page →



Sub-Account #: 221007136783
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000707065	11/11/2025	16,343		16,090		253 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	253 kWh @ \$0.08641/kWh	\$21.86
Fuel Charge	253 kWh @ \$0.03391/kWh	\$8.58
Storm Protection Charge	253 kWh @ \$0.00577/kWh	\$1.46
Clean Energy Transition Mechanism	253 kWh @ \$0.00418/kWh	\$1.06
Storm Surcharge	253 kWh @ \$0.02121/kWh	\$5.37
Florida Gross Receipt Tax		\$1.50
Electric Service Cost		\$59.99
Franchise Fee		\$3.93
Municipal Public Service Tax		\$5.69
Total Electric Cost, Local Fees and Taxes		\$69.61

Avg kWh Used Per Day



Current Month's Electric Charges \$69.61

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

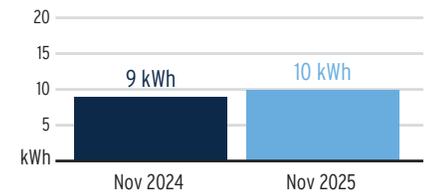
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000777467	11/12/2025	15,341		15,041		300 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	300 kWh @ \$0.08641/kWh	\$25.92
Fuel Charge	300 kWh @ \$0.03391/kWh	\$10.17
Storm Protection Charge	300 kWh @ \$0.00577/kWh	\$1.73
Clean Energy Transition Mechanism	300 kWh @ \$0.00418/kWh	\$1.25
Storm Surcharge	300 kWh @ \$0.02121/kWh	\$6.36
Florida Gross Receipt Tax		\$1.65
Electric Service Cost		\$65.98
Franchise Fee		\$4.32
Municipal Public Service Tax		\$6.19
Total Electric Cost, Local Fees and Taxes		\$76.49

Avg kWh Used Per Day



Current Month's Electric Charges \$76.49

Billing information continues on next page →



Sub-Account #: 221007621776
Statement Date: 12/02/2025

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

Service Period: 10/14/2025 - 11/12/2025

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: 12/02/2025

Service Address: K BAR RANCH PARCEL N, LIGHTS, TAMPA, FL 33647

Service Period: 10/14/2025 - 11/12/2025

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: 12/02/2025

Service Address: K BAR PARCEL D, TAMPA, FL 33647

Service Period: 10/11/2025 - 11/11/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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: 12/02/2025

Service Address: K BAR RANCH PKWY F1 AND F2, TAMPA, FL 33647

Service Period: 10/14/2025 - 11/12/2025

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 \$19,233.18



K BAR RANCH II CDD
 10841 MISTFLOWER LN, GATE
 TAMPA, FL 33647

Statement Date: December 17, 2025

Amount Due:	\$80.11
Due Date:	January 07, 2026
Account #:	211025392658

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025	
Previous Amount Due	\$85.38
Payment(s) Received Since Last Statement	-\$85.38
Current Month's Charges	\$80.11
Amount Due by January 07, 2026	
\$80.11	

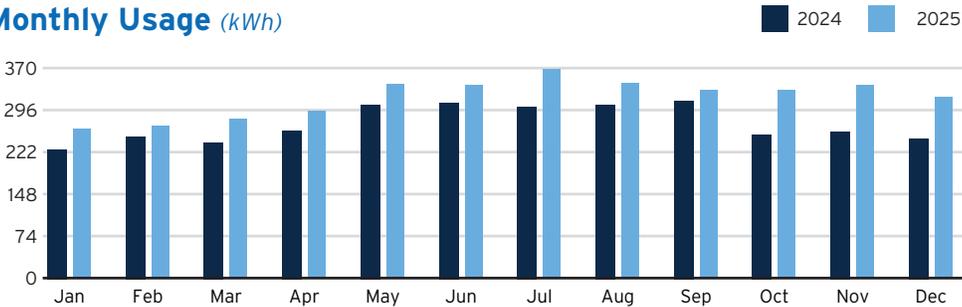
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **37.5% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 211025392658
Due Date: January 07, 2026

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:	\$80.11
Payment Amount:	\$ _____

676075673098

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.

6760756730982110253926580000000080117



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

Account #: 211025392658
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Meter Read

Service Period: Nov 12, 2025 - Dec 11, 2025

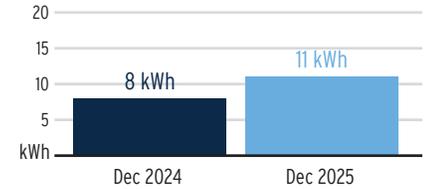
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000872160	12/11/2025	10,037		9,717		320 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	320 kWh @ \$0.08641/kWh		\$27.65
Fuel Charge	320 kWh @ \$0.03391/kWh		\$10.85
Storm Protection Charge	320 kWh @ \$0.00577/kWh		\$1.85
Clean Energy Transition Mechanism	320 kWh @ \$0.00418/kWh		\$1.34
Storm Surcharge	320 kWh @ \$0.02121/kWh		\$6.79
Florida Gross Receipt Tax			\$1.73
Electric Service Cost			\$69.11
Franchise Fee			\$4.53
Municipal Public Service Tax			\$6.47
Total Electric Cost, Local Fees and Taxes			\$80.11

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$80.11

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.
- 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**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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.



RECEIVED
DEC - 8 2025

0 K-BAR RANCH II CDD 0

RY:

ACCOUNT SUMMARY

Credit Limit \$10,000.00
 Credit Available \$8,499.00
 Statement Closing Date November 30, 2025
 Days in Billing Cycle 30
 Previous Balance \$1,387.91
 Payments & Credits \$1,417.89
 Purchases & Other Charges \$1,530.61
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$1,500.63
 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 \$1,500.63
 Minimum Payment Due \$1,500.63
 Payment Due Date December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$1,387.91	
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,387.91-
		MICHELLE WHITE	\$0.00	
		MITCH SEVERSON	\$1,500.63	
11/04	11/04	55432869L5VAG4LYW	LOWES #01003* TAMPA FL	89.20
			MCC: 5200 MERCHANT ZIP: 336471545	
11/05	11/05	55432869M5VKT7T9M	AMAZON MKTPL*NK73J58Y2 SEATTLE WA	25.68
			MCC: 5942 MERCHANT ZIP:	
11/05	11/05	82305099MEHNVTSAK	AMAZON MARK* BT1O19LK0 SEATTLE WA	49.30
			MCC: 5999 MERCHANT ZIP:	
11/06	11/06	82305099PEHMNLV0E	AMAZON MARK* NK0S67U82 SEATTLE WA	130.38
			MCC: 5999 MERCHANT ZIP:	
11/07	11/07	12302029P0002WKY7	MAILCHIMP ATLANTA GA	45.00
			MCC: 5818 MERCHANT ZIP:	

Transactions continued on next page

1880 0001 TVH 001 7 31 251130 0 PAGE 1 of 3 10 1515 0000 BASE 705

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date December 25, 2025
 New Balance \$1,500.63
 Minimum Payment Due \$1,500.63
 Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check Payable to:

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

705

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716



00150063001500632

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/11	11/11	85309619WLE3D0LWJ	WELCH TENNIS COURTS POMPANO BEACH FL MCC: 5941 MERCHANT ZIP: 330691906	218.49
11/11	11/11	22303799V01S0ZLAF	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	27.96
11/11	11/11	82305099WEHME6GMB	AMAZON MARK* B88980NYO SEATTLE WA MCC: 5999 MERCHANT ZIP:	48.46
11/12	11/12	55432869W5XP4B6KQ	AMAZON MKTPL*BT7YA4D62 SEATTLE WA MCC: 5942 MERCHANT ZIP:	99.98
11/15	11/15	12302029Z00F1PQ2T	ADOBE SAN JOSE CA MCC: 4816 MERCHANT ZIP: zz	29.99
11/15	11/15	82305099ZEHNKQJFK	AMAZON RETA* B81F92PB2 SEATTLE WA MCC: 5331 MERCHANT ZIP:	9.94
11/15	11/15	82305099ZEHNK22ME	AMAZON RETA* B875U5271 SEATTLE WA MCC: 5331 MERCHANT ZIP:	8.97
11/15	11/15	82305099ZEHN8SJ1D	AMAZON MARK* B80LD16E0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	59.66
11/16	11/16	5543286A05Z7DEBRH	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	29.98
11/18	11/18	0541019A3WBR5VYG7	RACETRAC 442 00004424 LAND O LAKES FL MCC: 5542 MERCHANT ZIP:	28.97
11/18	11/18	5543286A25ZS7V3WG	AMAZON PRIME*TD8OA74T3 SEATTLE WA MCC: 5968 MERCHANT ZIP:	14.99
11/18	11/18	0230537A300FSGERD	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	12.48
11/20	11/20	8230509A5EHMPZ0A5	AMAZON MARK* B02485MRO SEATTLE WA MCC: 5999 MERCHANT ZIP:	20.79
11/21	11/21	8530961A7LE3D0Q5T	WELCH TENNIS COURTS POMPANO BEACH FL MCC: 5941 MERCHANT ZIP: 330691906	85.95
11/21	11/21	5265384A5LVF3ZSVM	GIG*SANTA JAY 8667884447 MO MCC: 7929 MERCHANT ZIP: 65804	440.00
11/22	11/22	8230509A6EHN1K03H	AMAZON MARK* B09V25181 SEATTLE WA MCC: 5999 MERCHANT ZIP:	71.94
11/25	11/25	0230537AAHEXV4V88	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	12.48
		SCARLETT SPONGBERG	TOTAL \$0.00	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,500.63 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$14.61	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	\$3.75	
New Cashback Balance	\$18.36	
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.



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOVE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003HG2 2177804 TRANS#: 749594548 11-04-25

6600806 UT 6IN 5CCTPLS RETRO 6PK	44.98
6636099 BOUNTY 12DP = 30 SAS	33.28
59065 HM 1CT 5/16IN X 3-1/2IN Z	1.92
4 @ 0.48	
63322 5/16-IN X 4-IN 2N HEX BOL	2.80
5 @ 0.56	

SUBTOTAL:	82.98
TOTAL TAX:	6.22
INVOICE 82977 TOTAL:	89.20
H/C:	89.20

HC: XXXXXXXXXXXX6100 AMOUNT: 89.20 AUTHCD: 004075
TAP REFID:100343977730 11/04/25 11:49:29
CUSTOMER CODE: NA
TVR : 0000008001
AID : A000000041010

STORE: 1003 TERMINAL: 43 11/04/25 11:49:35
OF ITEMS PURCHASED: 11
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOVE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y O U R I D #829776 100393 083076 *

* NO PURCHASE NECESSARY TO ENTER OR WIN *

Order Summary

Order placed November 4, 2025 Order # 112-4381300-4654602

Ship to	Payment method	Order Summary										
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	<table border="0"> <tr> <td>Item(s) Subtotal:</td> <td>\$25.68</td> </tr> <tr> <td>Shipping & Handling:</td> <td>\$0.00</td> </tr> <tr> <td>Total before tax:</td> <td>\$25.68</td> </tr> <tr> <td>Estimated tax to be collected:</td> <td>\$0.00</td> </tr> <tr> <td>Grand Total:</td> <td>\$25.68</td> </tr> </table>	Item(s) Subtotal:	\$25.68	Shipping & Handling:	\$0.00	Total before tax:	\$25.68	Estimated tax to be collected:	\$0.00	Grand Total:	\$25.68
Item(s) Subtotal:	\$25.68											
Shipping & Handling:	\$0.00											
Total before tax:	\$25.68											
Estimated tax to be collected:	\$0.00											
Grand Total:	\$25.68											

Delivered November 7



Zep Streak-Free Glass Cleaner - 1 Gallon (Case of 4) ZU1120128 - Professional Grade Formula that Cleans Dirt, Fingerprints, Grime, Smoke Haze, and Toothpaste on Windows, Mirrors, and Other Glass

Sold by: Zep Inc
Supplied by: Other
\$25.68

[Back to top](#)

Order Summary

Order placed November 4, 2025 Order # 112-7959120-4992222

Ship to	Payment method	Order Summary
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal: \$49.30 Shipping & Handling: \$0.00 Total before tax: \$49.30 Estimated tax to be collected: \$0.00 Grand Total: \$49.30

Delivered November 5
It was handed directly to a receptionist or someone at a front desk.
Signed by: Mitch



[LUXRITE 6 Pack PAR20 LED Bulbs, 50W Equivalent, 5000K Bright White, Dimmable LED Spotlight Bulb, Indoor Outdoor, 7W, 500 Lumens, Wet Rated, E26 Standard Base, UL Listed](#)
Sold by: [Bulbs"n"More](#)
Return or replace items: Eligible through January 31, 2026
\$28.48

Delivered November 6
Your package was delivered. It was handed directly to a resident.



[Rust-Oleum 376874 Stops Rust Custom Spray 5-in-1 Spray Paint, 12 oz, Satin Hunter Green](#)
Sold by: Amazon.com
Supplied by: Other
3 \$6.94

[Back to top](#)

Order Summary

Order placed November 6, 2025 Order # 112-6862659-2131436

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal:	\$130.38
		Shipping & Handling:	\$0.00
		Total before tax:	\$130.38
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$130.38

Delivered November 7

Your package was left near the front door or porch.



[US Flag Factory - 2.5x4 FT American Flag \(Sleeved\) \(Embroidered Stars, Sewn Stripes\) - Outdoor SolarMax Nylon - 100% Made in America](#)

Sold by: [U.S. Flag Factory](#)

Return or replace items: Eligible through January 31, 2026

\$32.50



[plusgutter 2 Pack Rain Gutter Downspout Extensions, Flexible Downspout Extender with 58"+68" Extendable Pipes for Rain Water Drainage, Durable Down Spout Drain Extension with Connector \(Brown\)](#)

Sold by: [plusgutter](#)

Return or replace items: Eligible through January 31, 2026

\$21.24



[LOVLOY Toilet Plunger with Holder, Plungers for Bathroom Heavy Duty for 5.7-inch Toilet Drain, Toilet Plunger and Holder Combo for Bathroom Cleaning\(White\)](#)

Sold by: [LOVLOY STORE](#)

Return or replace items: Eligible through January 31, 2026

\$8.54

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Mailchimp Receipt MC25284539

Issued to

K-Bar Ranch II CDD c/o Rizzetta & Co., Inc.
Rizzetta & Co.
manager@kbarii.com
Office phone:8133889646
3434 Colwell Ave. Suite 200 Tampa, FL 33614

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30308
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order# 25284539
Date Paid: November 07, 2025 01:47 AM New York

Billing statement

Standard plan	\$45.00
1,500 contacts	

Paid via Mast ending in 6100 which expires 05/2027 on November 07, 2025	\$45.00
---	----------------

Balance as of November 07, 2025	\$0.00
--	---------------

[Looking for our W-9?](#)

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

[Looking for our United States Residency Certificate?](#)

Sales Tax was not applied to this purchase.



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Welch Tennis Courts, Inc.

PO Box 7770
4501 Old US Hwy 41 S
Sun City FL 33586
United States
Tax ID # 59-3213747

Payment Receipt

Date 11/11/2025
Payment Method Master Card
Credit Card # *****6100

Bill To

Amenity Center - Pool
K-Bar Ranch II CDD
10820 Mistflower Lane
Tampa FL 33647
United States

Date	Description	Orig. Amount	Amount Due	Discount	Applied Amount
11/6/2025	Invoice #82985	218.49	218.49		218.49

Total \$218.49

WELCOME TO
DAYBREAK MARKET
Daybreak Market and
3182 Hueland Pond
Wesley Chapel FL 33543

Description	Qty	Amount
REGULAR CR #24 SELF @ 2.989/ G	9.354G	27.96
	Subtotal	27.96
TOTAL		27.96
	CREDIT \$	27.96

ENTRY: Insert
MASTERCARD Acct: 6100
Term ID: 21
AUTH: 00-011147
Batch: 14
Seq: 014
INVOICE: 113157
EMV STAN#: 04773025895
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:

ARQC 4AFF2F662A3ED29B

Save up to
30 cents/gal* on
your first fill-up
and 15 cents/gal*
everyday discount
using the

Fuel Forward App
Good thru 6/30/25
*For more info see
my76card.com
2449

Tell us about your visit for a
chance to win a fuel gift card!
Go to Gasfeedback.com

ST#1664
CSH: 0

DR#1 TRAN#9246920
11/11/25 11:34:12 AM

Order Summary

Order placed November 10, 2025 Order # 112-1624876-1118632

Ship to	Payment method	Order Summary
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal: \$48.46 Shipping & Handling: \$0.00 Total before tax: \$48.46 Estimated tax to be collected: \$0.00 Grand Total: \$48.46

Delivered November 12

Your package was delivered. It was handed directly to a resident.



[WORKPRO Caulking Gun, Adjustable Hand Caulk gun, Less-dripping Regulating, Sealant Silicone Gun with Comfort Grip, 9:1 & 18:1 Thrust Ratio, Smooth Round Rod for 10oz Caulk tubes](#)

Sold by: GreatStar Tools

Supplied by: Other

Return or replace items: Eligible through January 31, 2026

\$21.99



[Zero Waste USA - Commercial Grade Dog Waste Station Can Liners -1 Roll of 50 bags - Standard Size 26" W x 33" L \(10-13 gallons\) - Heavy Duty, Thicker than competitors' bags \(1.1 mil\)](#)

Sold by: Zero Waste USA

Return or replace items: Eligible through January 31, 2026

\$19.99



[Loctite PL Premium Polyurethane Construction Adhesive, 10 fl oz Cartridge, 1 Pack - Versatile Construction Glue for Wood, Concrete, Stone, Metal & More](#)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through January 31, 2026

\$6.48

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Order Summary

Order placed November 10, 2025 Order # 112-8264170-4277025

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal:	\$99.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$99.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$99.98

Arriving November 17 - November 19



[SET 10 HEADERS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick Pull-Strap Header Dog Waste Bags, Leak-Proof - Single Pull Unscented](#)
 Sold by: [First Choice Home](#)
 Supplied by: Other
 2 \$49.99

[Back to top](#)



Adobe Inc.
 345 Park Avenue
 San Jose CA 95110-2704
 United States
 Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number 3277308421
 Invoice Date 15-NOV-2025
 Payment Terms Credit Card
 Purchase Order AB06610516641CUS
 Order Number 7234214769
 Customer Number 1332162180
 Currency USD

Bill To

Mitch Severson
 FL 33614

INVOICE

Item Details

Service Term: 15-NOV-2025 to 14-DEC-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30000061	Acrobat Pro	1	EA	29.99	29.99	0.00%	0.00	29.99

Invoice Total

NET AMOUNT (USD)	29.99
TAXES (SEE DETAILS FOR RATES)	0.00
GRAND TOTAL (USD)	29.99

Comments:

Billing Contact

<https://helpx.adobe.com/contact.html>

Thank you for your business!

Order Summary

Order placed November 14, 2025 Order # 112-6326804-1030653

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal:	\$9.94
		Shipping & Handling:	\$0.00
		Total before tax:	\$9.94
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$9.94

Delivered November 17
Package was left in a secure location



[Lysol Toilet Bowl Cleaner, Max Strength Bathroom Cleaning Supplies, Toilet Bowl Cleaner Clinging Gel, Home Essential, Instant Stain Removal, Disinfecting and Deodorizing, Bleach Free, 24 oz \(2 ct\)](#)

Sold by: Amazon.com

Supplied by: Other

\$4.97

[Back to top](#)

Order Summary

Order placed November 14, 2025 Order # 112-7892980-4413812

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal:	\$8.97
		Shipping & Handling:	\$0.00
		Total before tax:	\$8.97
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$8.97

Delivered November 17
Package was left in a secure location



[Rust-Oleum 248658 Stops Rust Reformer Spray Paint, 10.25 oz, Matte Black](#)

Sold by: Amazon.com

Supplied by: Other

\$8.97

[Back to top](#)

Order Summary

Order placed November 14, 2025 Order # 112-9358412-5297846

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal:	\$59.66
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$59.66
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$59.66

Delivered November 15

It was handed directly to a receptionist or someone at a front desk.



[MedPride Powder-Free Nitrile Exam Gloves, X-Large \(Pack of 100\)](#)

Sold by: HLmedical

Return or replace items: Eligible through January 31, 2026

\$9.99

2



[CLR Brands® Calcium, Lime & Rust Remover, Blasts Calcium, Dissolves Lime Deposits, Zaps Stubborn Rust Stains and Hard Water Deposits, 22 Ounce Spray Bottle \(Pack of 1\)](#)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through January 31, 2026

\$4.97



[Peet's Coffee, Dark Roast Single Serve Coffee Pods - French Roast 32 Count \(1 Box of 32 Pods\)](#)

Sold by: Amazon.com

Supplied by: Other

Return items: Eligible through January 31, 2026

\$21.77



[Febreze Plug in Air Fresheners, Mediterranean Lavender, Odor Eliminator for Strong Odors, Scented Oil Refill \(3 Count\)](#)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through January 31, 2026

\$12.94

[Back to top](#)

Order Summary

Subscription charged on November 18, 2025 Order # D01-1998489-9984228

Recipient	Payment method	Order Summary	
Amy Linen	Mastercard ending in 6100	Item(s) Subtotal:	\$14.99
		Total Before Tax:	\$14.99
		Tax Collected:	\$0.00
		Total for this Order:	\$14.99

	<p>Prime Membership Fee Sold by: Amazon US \$14.99</p>
---	---

[Back to top](#)

COFFEE PM
Publix

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

CHEESE COFFEE CAKE	5.99	F
GW VRTY MIN MUFFIN	6.49	F
Order Total	12.48	
Sales Tax	0.00	
Grand Total	12.48	
Credit	Payment	12.48
Change	0.00	

* IN THE MARKET *

Receipt ID: 1271 BIQ 781 380

PRESTO!
Trace #: 789114
Reference #: 1422747591
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: \$12.48
Auth #: 018106

CREDIT CARD	PURCHASE
A000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

11/18/2025 19:27 S1271 R178 1380 C0778

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

Publix Super Markets, Inc.



Order Summary

Order placed November 20, 2025 Order # 112-8970596-4773811

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal:	\$20.79
		Shipping & Handling:	\$0.00
		Total before tax:	\$20.79
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$20.79

Delivered November 21
Your package was left near the front door or porch.



[Lockport 5 Pack Duct Tape Heavy Duty Waterproof, Strong Adhesive Silver Duct Tape Bulk for Indoor Outdoor Repairs, Tear by Hand - 30 Yards x 2 Inch](#)
Sold by: [Zoey Supplies](#)
Return or replace items: Eligible through January 31, 2026
\$20.79

[Back to top](#)



Welch Tennis Courts, Inc.

PO Box 7770
4501 Old US Hwy 41 S
Sun City FL 33586
United States
Tax ID # 59-3213747

Payment Receipt

Date 11/21/2025
Payment Method Master Card
Credit Card # *****6100

Bill To

Amenity Center - Pool
K-Bar Ranch II CDD
10820 Mistflower Lane
Tampa FL 33647
United States

Date	Description	Orig. Amount	Amount Due	Discount	Applied Amount
11/21/2025	Invoice #83164	85.95	85.95		85.95

Total \$85.95

GIGSALAD^(LL)

Booking #8698850

Booked on 11/21/2025

Vendor:

Santa Jay

New Port Richey, FL

(727) 777-6004

Purchaser:

Mitch Severson

Tampa, FL

(813) 388-9646

Event details:

Christmas Party for 100 Guests

10780 Mistflower Ln, Tampa, FL 33647

Sat, December 20, 2025

1:00 PM – 4:00 PM

Services to be provided:

Partial Work References

2 Years Dunedin Santa (breakfast With Santa)

1 Years Clearwater Beach Hilton (breakfast With Santa)

2 Years Innisbrook Golf Resort (break fast With Santa)

3 Years Clearwater Marine Aquarium (breakfast With Santa)

1 year Tampa Meat Market Restaurant (breakfast With Santa)

20 Years BayCare Children's Residential Psychiatric Program

4 Year Advent Health Hospital Santa

3 Years Clearwater Marine Aquarium Santa

3 Years New Port Richey Santa

5 Years Tampa Zoo Santa

5 Years North Pole Express (Antique Railroad Museum) Santa

2 Years Pelican Golf and Country Club Santa

1 year Eagle Golf Club Santa

Terms of service:

Cancellation policy

Deposit (\$200.00): The deposit for this event is non-refundable.

Balance (\$200.00): If you cancel at any time before the event, your balance payment will be fully refunded.

Service fee (\$40.00): The service fee is non-refundable if you cancel.

Vendor cancellation: In the unlikely event that the vendor cancels this booking or fails to appear, you're protected by our Worry-Free Guarantee

(<https://help.gigsalad.com/article/76-worry-free-guarantee>).

and your total payment, including the service fee, will be refunded.

Payment breakdown:

Deposit	\$200.00
Balance	\$200.00
Service fee	\$40.00
Total Paid	\$440.00

A deposit of \$200.00 will be sent to the vendor prior to the event. The balance of \$200.00 will be held by GigSalad and then sent to the vendor one business day after the event.

Order Summary

Order placed November 20, 2025 Order # 112-6390406-0031421

Ship to	Payment method	Order Summary										
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	<table border="0"> <tr> <td>Item(s) Subtotal:</td> <td>\$71.94</td> </tr> <tr> <td>Shipping & Handling:</td> <td>\$0.00</td> </tr> <tr> <td>Total before tax:</td> <td>\$71.94</td> </tr> <tr> <td>Estimated tax to be collected:</td> <td>\$0.00</td> </tr> <tr> <td>Grand Total:</td> <td>\$71.94</td> </tr> </table>	Item(s) Subtotal:	\$71.94	Shipping & Handling:	\$0.00	Total before tax:	\$71.94	Estimated tax to be collected:	\$0.00	Grand Total:	\$71.94
Item(s) Subtotal:	\$71.94											
Shipping & Handling:	\$0.00											
Total before tax:	\$71.94											
Estimated tax to be collected:	\$0.00											
Grand Total:	\$71.94											

Delivered November 23



[Avalon Genuine 2 Stage Replacement Filters For All Avalon Branded Bottleless Water Coolers NSF Certified, 2 Count \(Pack of 1\)](#)
 Sold by: [motormic](#)
 Return or replace items: Eligible through January 31, 2026
 \$71.94

[Back to top](#)

Publix

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

GW BLBRRY MINI MFF	6.49	F
CHEESE COFFEE CAKE	5.99	F
Order Total	12.48	
Sales Tax	0.00	
Grand Total	12.48	
Credit	Payment	12.48
Change	0.00	

Receipt ID: 1271 B00 740 513

PRESTO!
Trace #: 743928
Reference #: 1428105159
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: \$12.48
Auth #: 025772

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

11/25/2025 19:19 S1271 R174 0513 C0774

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

Publix Super Markets, Inc.





INVOICE

Customer ID:

23-24608-23004

Customer Name:

K BAR RANCH II CDD

Service Period:

12/01/25-12/31/25

Invoice Date:

11/25/2025

Invoice Number:

0206470-2206-8

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

Dec 25, 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 12/25/2025: **\$ 489.32**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
477.39		(477.39)		0.00		477.39		477.39

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
11/25/2025	0206470-2206-8	23-24608-23004
Payment Terms	Total Due	Amount
Total Due by 12/25/2025	\$477.39	
If Received after 12/25/2025	\$489.32	

2206000232460823004002064700000004773900000047739 5

I0290C17

**K BAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390**

Remit To: **WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648**

405-0236934-2206-7

DETAILS OF SERVICE				
Details for Service Location: K Bar Ranch 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	12/01/25		1.00	380.72
8 Yard Dumpster 1X Week	12/01/25		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

Your Payment Is Due
10/25/2022

Your Total Due
\$123.45

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

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.

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
35 Gallon Toner	10/01/22		1.00	86.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				12.00
Total Current Charges				123.45

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.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.																				
<table border="1" style="width: 100%; font-size: small;"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%; font-size: small;"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
Email																					
Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$63,796.73**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charter Communications	012025-1	1744362122925	Internet 01/26	\$ 160.00
Charter Communications	011526-1	2313795122625	Internet 01/26	\$ 170.00
Christopher Lee Grossenbacher	300351	CG010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Complete IT Corp	300346	18243	Service Call 11/25	\$ 350.00
Complete IT Corp	300346	18255	Service Call 11/25	\$ 553.00
Complete IT Corp	300346	18256	Service Call 11/25	\$ 375.00
Complete IT Corp	300346	18257	Service Call 11/25	\$ 330.00
Complete IT Corp	300347	18807	Security Monitoring 01/26	\$ 3,557.00
Cooper Pools Inc.	300348	2026-1048	Monthly Pool Service 01/26	\$ 2,840.00
Duzianthan Mohanadoss	300352	DM010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Florida Department of Revenue	012226-1	39-8017923158-4-012126	Sales Tax Payable 12/25	\$ 103.60
Gregory Halstead	300353	GH010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Holland & Knight, LLP	300349	33799184	Legal Services - Litigation 10/25	\$ 2,909.48

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Johnson Engineering, LLC	300350	7955	Engineering Services 12/25	\$ 660.00
Michele Emery	300354	ME010826	Board of Supervisors Meeting 01/08/26	\$ 200.00
Pine Lake Services, LLC	300356	8927	Monthly Landscape Maintenance 01/26	\$ 26,578.67
Pine Lake Services, LLC	300356	8928	Monthly Maintenance - Gilded Woods 01/26	\$ 2,862.11
Pine Lake Services, LLC	300356	8929	Monthly Landscape Maintenance 01/26	\$ 1,098.94
Rizzetta & Company, Inc.	300358	INV0000106054	Personnel Reimbursement 01/26	\$ 8,796.18
Rizzetta & Company, Inc.	300357	INV0000106198	Administrative Services 01/26	\$ 5,905.25
Spectrum	20260105-1	1736970121925 - 6970 12/25	10711 Mistflower Lane 12/25	\$ 160.00
		ACH		
Spectrum	20260105-2	1736988121925 - 6988 12/25	10541 K-Bar Ranch Pkwy 12/25	\$ 160.00
		ACH		
Spectrum	011226-1	1752167122125	10820 Mistflower Lane - Amenity Center 12/25	\$ 290.00
Spectrum	012926-1	1758297011026	10621 Mistflower Ln 01/26	\$ 170.00
Spectrum	20260104-1	1779814121725 - 9814 12/25	19302 Eagle Creek LN SB 12/25	\$ 130.00
		ACH		
Spectrum	20260108-1	2736809122225 - 6809 12/25	19292 Mossy Pine Dr 12/25	\$ 170.00
		ACH		

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	012926-1	2756559011026	10841 Mistflower Ln - Gate Phone 01/26	\$ 160.00
Suncoast Rust Control, Inc.	300359	08853	Monthly Rust Control - Hawk Valley 01/26	\$ 1,525.00
Valley National Bank	012726-1	CC123125-221	Credit Card Expenses 12/25	\$ 2,782.50
Venu M. Reddy	300355	VR010826	Board of Supervisors Meeting 01/08/26	\$ <u>200.00</u>
Total				\$ <u>63,796.73</u>

December 29, 2025
Invoice Number: 1744362122925
Account Number: **8337 12 032 1744362**
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 12/29/25 through 01/28/26
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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/16/26</i>	
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.

You've been selected for exclusive multi-line mobile savings. Call **1-877-509-0282** now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-877-509-0286** 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 DY RP 29 12302025 NNNNNNNN 01 995145

Envera KBar Ranch II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362122925
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

December 29, 2025

Envera KBar Ranch II CDD

Invoice Number: 1744362122925
Account Number: 8337 12 032 1744362



Contact Us

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

8633 2390 DY RP 29 12302025 NNNNNNNN 01 995145

Charge Details

Previous Balance		160.00
EFT Payment	12/16	-160.00
Remaining Balance		\$0.00

Payments received after 12/29/25 will appear on your next bill.

Service from 12/29/25 through 01/28/26

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

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 \$2.41, 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**.



December 26, 2025
Invoice Number: 2313795122625
Account Number: **8337 12 032 2313795**
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 12/26/25 through 01/25/26
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 01/13/26</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 26 12272025 NNNNNNNN 01 996702

K-BAR RANCH 2 GATE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 26, 2025

K-BAR RANCH 2 GATE

Invoice Number: 2313795122625
Account Number: 8337 12 032 2313795
Service At: 10820 MISTFLOWER LN
TAMPA FL 33647-3781

Total Due by Auto Pay **\$170.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032231379500170001

December 26, 2025

K-BAR RANCH 2 GATE

Invoice Number: 2313795122625
Account Number: 8337 12 032 2313795



Contact Us

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

8633 2390 DY RP 26 12272025 NNNNNNNN 01 996702

Charge Details

Previous Balance		170.00
EFT Payment	12/13	-170.00
Remaining Balance		\$0.00

Payments received after 12/26/25 will appear on your next bill.

Service from 12/26/25 through 01/25/26

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.

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.



K-Bar Ranch II CDD

Meeting Date, January 8, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Michele Emery	<input checked="" type="checkbox"/>
Duzianthan Mohan	<input checked="" type="checkbox"/>
Greg Halstead	<input checked="" type="checkbox"/>
Chris Grossenbacher	<input checked="" type="checkbox"/>
Venu Reddy	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:07 pm
Meeting End Time:	8:57 pm
Total Meeting Time:	2 hours & 56 minutes

Time Over <input checked="" type="checkbox"/> (3) Hours:	<input checked="" type="checkbox"/>
--	-------------------------------------

Total at \$400 per Hour:	<input checked="" type="checkbox"/>
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	<input checked="" type="checkbox"/>
Total at \$400 per Hour:	<input checked="" type="checkbox"/>

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: _____



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 #	18243
Invoice Date	11-03-25
Balance Due	\$350.00

Item	Description	Unit Cost	Quantity	Line Total
CIT ACS Prox Key Fobs - Blue	CIT ACS Prox Key Fobs - Blue	\$3.50	100.0	\$350.00

Subtotal	\$350.00
Tax	\$0.00
Invoice Total	\$350.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$350.00



Invoice Ticket

Ticket Date	Mon 11-03-25 03:16 PM
Ticket #	12284
Subject	100 Blue Keyfobs

Ticket Issue

Initial Issue Mon 11-03-25 03:16 PM Mark Johnson	Mitch requested 100 additional blue keyfobs.
--	--

Ticket Comments

Date	Comment
Update Mon 11-03-25 03:34 PM Mark Johnson	UPS Tracking #: 1ZT4T9220397259266
Update Mon 11-03-25 03:20 PM Mark Johnson	FOB Info: Type - Keyfobs Blue Fob # - 43500-43599 FC - 15
Initial Issue Mon 11-03-25 03:16 PM Mark Johnson	Mitch requested 100 additional blue keyfobs.

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 # 18255
Invoice Date 11-05-25
Balance Due \$553.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	\$165.00	2.0	\$330.00
Liftmaster belt	Liftmaster mega-arm drive belt	\$45.00	1.0	\$45.00
LED Wire Harness	Replacement LED Strip for Liftmaster arm. Wire Harness Sold Separately.	\$30.00	1.0	\$30.00
LED Strip For 12' Arm	Replacement LED Strip for Liftmaster arm. Wire Harness Sold Separately.	\$148.00	1.0	\$148.00

Subtotal	\$553.00
Tax	\$0.00
Invoice Total	\$553.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$553.00



Invoice Ticket

Ticket Date	Mon 11-03-25 11:41 AM
Ticket #	12280
Subject	Winsome - Entry arm trouble opening

Ticket Issue

Recieved email from mitch.

The arm will not raise and lower properly, as if it can't lift the weight of the arm. It is initiating, the gate works, and without an arm on the mount moves properly, but once the arm is attached, the arm won't lift at all.

We also had a hit of the keypad kiosk over the weekend, so I am about to clip that and will check for any hits to the arm.

Looks like it wouldn't lift on 11/2 at 929AM, so a resident in a Tesla gets out and just touches the arm which then lifts. Same thing at 913AM, gate opened but not the arm, driver drove back and forth until the arm suddenly went up just fine. I keep seeing the same thing that morning. Haven't found any hit yet, though. I'll keep looking.

Could you guys take a look at it? Our maintenance tech can only guess what's going wrong. He just set the arm against the monument and the gate seems to be working fine.

Thanks,
Mitch

Initial Issue
Mon 11-03-25 11:41 AM
Thomas Giella

Ticket Comments

Date	Comment
Update Wed 11-05-25 01:47 PM Charles Bourne	Jacob: Entry belt was loose and not catching just spinning loosely, replaced belt and is now working functionally
Note Tue 11-04-25 04:25 PM Jacob Macy	Changed the whole light system on exit gate arm, cables were cut up and colors were off, replaced light module and all cables going to arm replaced one side strip
Note Tue 11-04-25 03:19 PM Jacob Macy	Kiosk is secure with some visible damage to the camera
Update Mon 11-03-25 04:41 PM	Received another email from Mitch Winsome Manor Kiosk Hit

Thomas Giella

11/1/25 12:27pm
White Delivery Truck
"J. Burder Corporation"
Truck #536604
License Plate: FBKF23 (FL)

Resident Ann Morgan called the office to tell us the visitor keypad had been hit at Winsome Manor. The driver was too close to the kiosk, clipped it as he passed. They definitely had enough space not to drive that close to our equipment. Maintenance re-secured the bolts with new washers and re-adjusted the camera angle. There are some scratches on the camera housing/kiosk. Functions properly. CompleteIT may want to double check when they're here to look at the Winsome Manor entrance arm.

Thanks,
Mitch

Update
Mon 11-03-25 11:42
AM
Thomas Giella

I manually opened the entry and exits gates from the Brivo system. Notified techs of the issue.
I noticed maintenance was onsite doing something to the arm.

Initial Issue
Mon 11-03-25 11:41
AM
Thomas Giella

Received email from mitch.
The arm will not raise and lower properly, as if it can't lift the weight of the arm. It is initiating, the gate works, and without an arm on the mount moves properly, but once the arm is attached, the arm won't lift at all.

We also had a hit of the keypad kiosk over the weekend, so I am about to clip that and will check for any hits to the arm.

Looks like it wouldn't lift on 11/2 at 929AM, so a resident in a Tesla gets out and just touches the arm which then lifts. Same thing at 913AM, gate opened but not the arm, driver drove back and forth until the arm suddenly went up just fine. I keep seeing the same thing that morning. Haven't found any hit yet, though. I'll keep looking.

Could you guys take a look at it? Our maintenance tech can only guess what's going wrong. He just set the arm against the monument and the gate seems to be working fine.

Thanks,
Mitch

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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 #	18256
Invoice Date	11-05-25
Balance Due	\$375.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	\$165.00	2.0	\$330.00
Liftmaster belt	Liftmaster mega-arm drive belt	\$45.00	1.0	\$45.00

Subtotal	\$375.00
Tax	\$0.00
Invoice Total	\$375.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$375.00



Invoice Ticket

Ticket Date Tue 10-14-25 06:24 PM

Ticket # 12232

Subject Old Spanish Exit Gate Stuck Open

Ticket Issue

Initial Issue Tue 10-14-25 06:24 PM Mark Johnson	Old Spanish Exit leaf stuck open. Barrier arm is stuck at an angle. Spectrum is down and will be out there tomorrow, and we will see if the gates close for some reason afterwards. We will schedule techs as per Mitch's request for Thursday morning in case it doesn't close.
--	---

Ticket Comments

Date	Comment
Note Thu 10-16-25 04:56 PM Jacob Macy	Motor belt in lift master was shredding on the pulley system and had been stretched causing issues with operation. Replaced belt. Changed out light module as well due to yellowish red when closed

Contact Wed 10-15-25 07:00 PM Lynn Hayes	<p>Hello,</p> <p>I am out of the office in meetings. During this time, I will have limited access to emails and voicemails. If you need assistance, please contact Diana Kronick at dkronick@rizzetta.com</p> <p>Thank you,</p> <p>Lynn Hayes</p>
--	--

[\(click to view image\)](#)

[\(click to view image\)](#) **Lynn Hayes**
 District Manager
Rizzetta & Company
 813.994.1001
LHayes@rizzetta.com

[\(click to view image\)](#) [\(click to view image\)](#) [\(click to view image\)](#) [\(click to view image\)](#)

[\(click to view image\)](#)

ElectronicMail Notice: Under Florida law, e-mail addresses are public records. If you donot want your e-mail address released in response to a public records request,do not send electronic mail to this entity. Instead, contact this office byphone or in writing.

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Initial Issue Tue 10-14-25 06:24 PM Mark Johnson	Old Spanish Exit leaf stuck open. Barrier arm is stuck at an angle. Spectrum is down and will be out there tomorrow, and we will see if the gates close for some reason afterwards. We will schedule techs as per Mitch's request for Thursday morning in case it doesn't close.
--	---

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 #	18257
Invoice Date	11-05-25
Balance Due	\$330.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	\$165.00	2.0	\$330.00

Subtotal	\$330.00
Tax	\$0.00
Invoice Total	\$330.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$330.00



Invoice Ticket

Ticket Date Fri 10-17-25 04:33 PM
Ticket # 12241

Subject **Briarbrook Entry Ped Gate Fell Off its Hinges**

Ticket Issue

Mitch reported the following via email:

Initial Issue
Fri 10-17-25 04:33 PM
Mark Johnson

"Looks like it was pulled out of the upper hinge. I have tried to re-attach but I doubt it will work properly. Would be good to schedule someone out here bc we have no maintenance here until Friday. It looks shut for now, and I am putting out of order signs on it."

Looking at the footage, someone went through the gate, and it fell off it's hinges as it was closing. The video doesn't show any signs of misuse.

Looking back at the last last few openings of that gate earlier in the day, there weren't any evident signs of misuse by anyone else either. This issue may have been building up for a bit.

Ticket Comments

Date	Comment
Update Wed 11-05-25 01:53 PM Charles Bourne	Mikey: Cameron and I were able to re attach the gate to the hinge. We adjusted and tightened the nuts on the hinge. We also attached the gate arm closer
Initial Issue Fri 10-17-25 04:33 PM Mark Johnson	Mitch reported the following via email: "Looks like it was pulled out of the upper hinge. I have tried to re-attach but I doubt it will work properly. Would be good to schedule someone out here bc we have no maintenance here until Friday. It looks shut for now, and I am putting out of order signs on it." Looking at the footage, someone went through the gate, and it fell off it's hinges as it was closing. The video doesn't show any signs of misuse. Looking back at the last last few openings of that gate earlier in the day, there weren't any evident signs of misuse by anyone else either. This issue may have been building up for a bit.

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 # 18807
 Invoice Date 01-01-26
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



INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2026-1048
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance January 2026	1	\$2,840.00	\$2,840.00

Total **\$2,840.00**

Ways to pay



[View and pay](#)

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation# 920000845167 **Submitted Date** Wednesday, 01/21/2026
Status IN PROCESS **Submitted Time** 01:54 PM

Payment Information

Taxpayer Name K-BAR RANCH II COMMUNITY DEVELOPMENT DIS **Debit Date** Thursday, 01/22/2026
Document Type DR-15 **Filing Period End Date** 12/31/2025
Amount Paid \$103.60
Payment Amount \$103.60
Fee Amount \$0.00

Electronic Check Information

Bank Nickname N/A
Bank Account Type BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:39-8017923158-4	12/31/2025	\$103.60

Holland & Knight, LLP
Attn: Brad Kimbro
P.O. Box 936937
Atlanta, GA 31193-6937

Invoice no: 33799184
Date: 11.12.2025

FEIN: 59-0663819

Bill To:

K-Bar Ranch II Community Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

ATTN: Darrin Quam
Stearns Weaver Miller Weissler
Alhadef & Sitterson, P.A.,
401 East Jackson Street, Suite 2100
Tampa, FL 33601
DQuam@stearnsweaver.com
lwade@stearnsweaver.com

Attorneys for K-Bar Ranch II Community Development District

For Mediation Services: October 30, 2025

Due on receipt

Our File No: 117236.00530

*Securiteam, Inc. v. K-Bar Ranch II
Community Development District*

Description	Hours/Rate Per Party	Amount
Prepare for and conduct mediation.	8.00 hours @ \$350.00 per hour	\$2,800.00
LUNCH		\$ 109.48
Total Due This Invoice (this is your amount due)		\$2,909.48

Holland & Knight, LLP
Attn: Brad Kimbro
P.O. Box 936937
Atlanta, GA 31193-6937

Invoice no: 33799184
Date: 11.12.2025

FEIN: 59-0663819

Bill To:

K-Bar Ranch II Community Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

ATTN: Darrin Quam
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.,
401 East Jackson Street, Suite 2100
Tampa, FL 33601
DQuam@stearnsweaver.com
lwade@stearnsweaver.com

Attorneys for K-Bar Ranch II Community Development District

For Mediation Services: October 30, 2025

Due on receipt

Our File No: 117236.00530

*Securiteam, Inc. v. K-Bar Ranch II
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LUNCH		\$ 109.48
Total Due This Invoice (this is your amount due)		\$2,909.48



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/01/26	8927
Terms	Due Date
Net 30	01/31/26

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 January 2026		\$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.
01/01/26	8928
Terms	Due Date
Net 30	01/31/26

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
\$2,862.11	

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 January 2026		\$2,862.11	\$0.00	\$2,862.11
	Total		\$2,862.11	\$0.00	\$2,862.11



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/01/26	8929
Terms	Due Date
Net 30	01/31/26

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
\$1,098.94	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#7417 - Kbar Ranch II Hawk Valley Inside Common Areas Renewal 26 January 2026		\$1,098.94	\$0.00	\$1,098.94
	Total		\$1,098.94	\$0.00	\$1,098.94

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/2/2026	INV0000106054

Bill To:

K-Bar Ranch II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	Upon Receipt	00056

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,083.33	\$1,083.33
Personnel Reimbursement	1.00	\$7,712.85	\$7,712.85
Subtotal			\$8,796.18
Total			\$8,796.18

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/2/2026	INV0000106198

Bill To:

K-Bar Ranch II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	Upon Receipt	00221

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,602.83	\$1,602.83
Administrative Services	1.00	\$400.67	\$400.67
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$432.25	\$432.25
Landscape Consulting Services	1.00	\$1,100.00	\$1,100.00
Management Services	1.00	\$1,769.50	\$1,769.50
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,905.25
		Total	\$5,905.25

December 19, 2025

Invoice Number: 1736970121925
Account Number: **8337 12 032 1736970**
Service At: 10711 MISTFLOWER LN
TAMPA FL 33647-3667

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 12/19/25 through 01/18/26
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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/05/26</i>	
Total Due by Auto Pay	\$160.00

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.

You've been selected for exclusive multi-line mobile savings. Call **1-877-509-0282** now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-877-509-0286** 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 DY RP 19 12202025 NNNNNNNN 01 994601

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970121925
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

December 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736970121925
Account Number: 8337 12 032 1736970



Contact Us

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

8633 2390 DY RP 19 12202025 NNNNNNNN 01 994601

Charge Details

Previous Balance		160.00
EFT Payment	12/05	-160.00
Remaining Balance		\$0.00

Payments received after 12/19/25 will appear on your next bill.

Service from 12/19/25 through 01/18/26

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 \$2.41, 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**.



December 19, 2025
Invoice Number: 1736988121925
Account Number: **8337 12 032 1736988**
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 12/19/25 through 01/18/26
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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/05/26</i>	
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.

You've been selected for exclusive multi-line mobile savings. Call **1-877-509-0282** now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-877-509-0286** 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 DY RP 19 12202025 NNNNNNNN 01 994600

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988121925
Account Number: 8337 12 032 1736988
Service At: 10541 K-BAR RANCH PKWY
BLDG GATE
TAMPA FL 33647-3669

Total Due by Auto Pay **\$160.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032173698800160002

December 19, 2025

KBAR RANCH II CDD

Invoice Number: 1736988121925
Account Number: 8337 12 032 1736988



Contact Us

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

8633 2390 DY RP 19 12202025 NNNNNNNN 01 994600

Charge Details

Previous Balance		160.00
EFT Payment	12/05	-160.00
Remaining Balance		\$0.00

Payments received after 12/19/25 will appear on your next bill.

Service from 12/19/25 through 01/18/26

Spectrum Business™ Internet

Spectrum Business	130.00
Internet	
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 \$2.41, 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**.



December 21, 2025

Invoice Number: 1752167122125
Account Number: **8337 12 032 1752167**
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**

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.

Summary *Service from 12/21/25 through 01/20/26
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 01/08/26</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 DY RP 21 12222025 NNNNNNNN 01 996147

K BAR RANCH II AMENITY
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

December 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167122125
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

December 21, 2025

K BAR RANCH II AMENITY

Invoice Number: 1752167122125
Account Number: 8337 12 032 1752167



Contact Us

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

8633 2390 DY RP 21 12222025 NNNNNNNN 01 996147

Charge Details

Previous Balance		290.00
EFT Payment	12/08	-290.00
Remaining Balance		\$0.00

Payments received after 12/21/25 will appear on your next bill.

Service from 12/21/25 through 01/20/26

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges	\$290.00
Total Due by Auto Pay	\$290.00

Billing Information

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

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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/support



For questions or concerns, please call 1-866-519-1263.



January 10, 2026

Invoice Number: 1758297011026
Account Number: **8337 12 032 1758297**
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

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Get Faster 1 Gig Internet, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. Call 1-855-752-1853.

Summary

*Service from 01/10/26 through 02/09/26
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 01/27/26</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 01112026 NNNNNNNN 01 994739

K BAR RANCH II CDD-GATE
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

January 10, 2026

K BAR RANCH II CDD-GATE

Invoice Number: 1758297011026
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



January 10, 2026

K BAR RANCH II CDD-GATE

Invoice Number: 1758297011026
Account Number: 8337 12 032 1758297

Contact Us

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

8633 2390 DY RP 10 01112026 NNNNNNNN 01 994739

Charge Details

Previous Balance		170.00
EFT Payment	12/27	-170.00
Remaining Balance		\$0.00

Payments received after 01/10/26 will appear on your next bill.

Service from 01/10/26 through 02/09/26

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

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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.



December 17, 2025

Invoice Number: 1779814121725
Account Number: **8337 12 032 1779814**
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**

NEWS AND INFORMATION

You've been selected for an exclusive offer on Sports Fan TV.
Call 1-855-836-5820 to claim.

You've been selected for exclusive multi-line mobile savings. Call
1-877-509-0282 now.

Connect your business, your way. Call 1-855-751-9942 today.



Summary *Service from 12/17/25 through 01/16/26
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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/04/26</i>	
Total Due by Auto Pay	\$130.00

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 17 12182025 NNNNNNNN 01 994639

K BAR RANCH CDD 2 EAGLE CREEK
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814121725
Account Number: 8337 12 032 1779814
Service At: 19302 EAGLE CREEK LN
SB
TAMPA FL 33647

Total Due by Auto Pay \$130.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712032177981400130005

December 17, 2025

K BAR RANCH CDD 2 EAGLE CREEK

Invoice Number: 1779814121725
Account Number: 8337 12 032 1779814



Contact Us

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

8633 2390 DY RP 17 12182025 NNNNNNNN 01 994639

Charge Details

Previous Balance		130.00
EFT Payment	12/04	-130.00
Remaining Balance		\$0.00

Payments received after 12/17/25 will appear on your next bill.

Service from 12/17/25 through 01/16/26

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.

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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....

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



December 22, 2025

Invoice Number: 2736809122225
Account Number: **8337 12 030 2736809**
Service At: 19292 MOSSY PINE DR
TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Get Faster 1 Gig Internet, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. Call 1-855-752-1853.



Summary *Service from 12/22/25 through 01/21/26 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 01/08/26</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 22 12232025 NNNNNNNN 01 994612

K-BAR RANCH II - MOSSY PINE-GATE
ATTN MITCHELL SEVERSON
3434 COLWELL AVE STE 20012750
TAMPA FL 33614-8390

December 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809122225
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

December 22, 2025

K-BAR RANCH II - MOSSY PINE-GATE

Invoice Number: 2736809122225
Account Number: 8337 12 030 2736809



Contact Us

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

8633 2390 DY RP 22 12232025 NNNNNNNN 01 994612

Charge Details

Previous Balance		170.00
EFT Payment	12/08	-170.00
Remaining Balance		\$0.00

Payments received after 12/22/25 will appear on your next bill.

Service from 12/22/25 through 01/21/26

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.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.



January 10, 2026

Invoice Number: 2756559011026
Account Number: **8337 12 030 2756559**
Service At: 10841 MISTFLOWER
LN TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Get Faster 1 Gig Internet, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. **Call 1-855-752-1853.**

Summary

*Service from 01/10/26 through 02/09/26
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	160.00
Other Charges	0.00
Current Charges	\$160.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/27/26</i>	
Total Due by Auto Pay	\$160.00



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 01112026 NNNNNNNN 01 996581

KBAR RANCH II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

January 10, 2026

KBAR RANCH II CDD

Invoice Number: 2756559011026
Account Number: 8337 12 030 2756559
Service At: 10841 MISTFLOWER LN
TAMPA FL 33647

Total Due by Auto Pay \$160.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712030275655900160002



January 10, 2026

KBAR RANCH II CDD

Invoice Number: 2756559011026
Account Number: 8337 12 030 2756559

Contact Us

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

8633 2390 DY RP 10 01112026 NNNNNNNN 01 996581

Charge Details

Previous Balance		160.00
EFT Payment	12/27	-160.00
Remaining Balance		\$0.00

Payments received after 01/10/26 will appear on your next bill.

Service from 01/10/26 through 02/09/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-50.00
Business WiFi	10.00
	\$160.00

Spectrum Business™ Internet Total \$160.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$160.00

Total Due by Auto Pay \$160.00

Billing Information

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Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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Continued on the next page...

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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

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to K-Bar Ranch II CDD
cddinvoice@rizzetta.com

Ship to C/O Rizzetta & Co.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice 08853
Date Jan 1, 2026
Terms Net 30
Due date Jan 31, 2026
Amount due \$1,525.00

Items	Quantity	Price	Amount
Commercial Service	1	\$1,525.00	\$1,525.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			

Subtotal \$1,525.00
Total \$1,525.00
Paid \$0.00

Amount due \$1,525.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



0 K-BAR RANCH II CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,217.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$1,500.63
Payments & Credits	\$1,501.63
Purchases & Other Charges	\$2,783.50
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,782.50

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	\$2,782.50
Minimum Payment Due	\$2,782.50
Payment Due Date	January 26, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL \$1,455.63-	
12/16	12/16	F151500AY000SA473	MAILCHIMP ATLANTA GA 09/11 MCC: MERCHANT ZIP:	45.00
12/25	12/25	F151500B700CHGDDA MICHELLE WHITE MITCH SEVERSON	AUTOMATIC PAYMENT - THANK YOU TOTAL \$0.00 TOTAL \$2,737.50	1,500.63-
12/02	12/02	5543286AG5VA11NXV	AMAZON MKTPL*BB2MQ49W1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	234.99
12/02	12/02	0230537AHHEXZ0EZJ	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	11.98
12/04	12/04	8230509AJEHN39B14	AMAZON MARK* BI0PN7H02 SEATTLE WA MCC: 5999 MERCHANT ZIP:	57.28
12/04	12/04	8230509AJEHPEPFBZ	AMAZON RETA* BI2046400 SEATTLE WA MCC: 5331 MERCHANT ZIP:	70.48
12/07	12/07	1230202AM0090Z0BP	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	45.00

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

PAYMENT INFORMATION

Payment Due Date	January 26, 2026
New Balance	\$2,782.50
Minimum Payment Due	\$2,782.50
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$	
----	--

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 K-BAR RANCH II CDD 0

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/07	12/07	8230509AMEHP17ARF	AMAZON MARK* 9X6EH1ZE3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	33.79
12/09	12/09	2230379AP01D49B5E	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	26.31
12/09	12/09	0230537AR00JLTWD5	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	12.48
12/11	12/11	5543286AT5YL932D6	AMAZON MKTPL*UD3CQ2G03 SEATTLE WA MCC: 5942 MERCHANT ZIP:	99.98
12/12	12/12	1230202AS0092MNGJ	CANVA* PAAAAG5VA24G4RM KENT DE MCC: 7221 MERCHANT ZIP:	1.00
12/12	12/12	1230202AS011VWDJS	CANVA* PAAAAG5VA24G4RM KENT DE CREDIT MCC: 7221 MERCHANT ZIP:	1.00-
12/15	12/15	1230202AX016VF7HQ	ADOBE SAN JOSE CA MCC: 4816 MERCHANT ZIP: zz	29.99
12/16	12/16	5543286AY60AE3HV6	AMAZON MKTPL*SH6GU0FW3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	29.95
12/16	12/16	0230537AZ00L2HMF0	PUBLIX #1271 HUDSON FL MCC: 5411 MERCHANT ZIP: 34669	12.48
12/18	12/18	5543286B061363KT1	AMAZON PRIME*DE5DW53I3 SEATTLE WA MCC: 5968 MERCHANT ZIP:	14.99
12/18	12/18	8230509B0EHP9K36Y	AMAZON MARK* K29OE72W3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	170.53
12/19	12/19	5543286B161FHNH1E	LOWES #01003* TAMPA FL MCC: 5200 MERCHANT ZIP: 336471545	80.10
12/19	12/19	5548382B20H024H2G	WAL-MART #5266 HUDSON FL MCC: 5411 MERCHANT ZIP: 34667	209.02
12/19	12/19	2230379B1034AAAVT	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	29.99
12/20	12/20	0230537B300M49EQ0	PUBLIX #876 TAMPA FL MCC: 5411 MERCHANT ZIP: 33647	88.41
12/20	12/20	0230537B300M49E9F	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	127.75
12/20	12/20	5104323B21YS0S50X	PAYPAL *FARMTOYOURE 4029357733 CA MCC: 5995 MERCHANT ZIP: 95131	1,352.00
		SCARLETT SPONGBERG	TOTAL \$0.00	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,782.50 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$18.36	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	\$6.96	
New Cashback Balance	\$25.32	
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	31	\$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.

K-Bar II CDD
Clubhouse Credit Card (\$1,500 Limit)
12/31/2025

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	Clubhouse
				Programs & Events	Golf Cart Maintenance	Clubhouse Supplies	Maintenance & Repair	Dog Waste Station Supplies	Office Supplies
				001-57400-4731	001-57200-6419	001-57200-4734	001-57200-4705	57200-4906	001-57200-5101
Date	Vendor Name	Description	Amount						
Beginning Balance									
12/01/25	Amazon	Conference Phone	(70.48)						(70.48)
12/1/2025	Amazon	Dog waste station supplies	(234.99)					(234.99)	
12/02/25	Publix	Event - Coffee	(11.98)	(11.98)					
12/03/25	Amazon	Janitorial Supplies, Charger	(91.07)			(91.07)			
12/07/25	Mailchimp	Monthly Email Service (ACH) Service Fee	(45.00)						(45.00)
12/09/25	Daybreak Market	Gas	(26.31)		(26.31)				
12/09/25	Publix	Event - Coffee	(12.48)	(12.48)					
12/10/25	Amazon	Janitorial Supplies	(99.98)			(99.98)			
12/15/25	Adobe	Monthly Subscription ACH	(29.99)						(29.99)
12/15/25	Amazon	Dog waste station supplies, Christmas event supplies, Janitorial supplies	(170.53)	(35.98)		(24.58)		(109.97)	
12/16/25	Amazon	Nylon Arm Nut kit - Gate Supplies	(29.95)				(29.95)		
12/16/25	Publix	Event - Coffee	(12.48)	(12.48)					
12/16/25	Mailchimp	Monthly Email Service (ACH) Service Fee	(45.00)						(45.00)
12/18/25	Amazon	Monthly Membership Fee	(14.99)						(14.99)
12/19/25	Daybreak Market	Gas	(29.99)		(29.99)				
12/19/25	Lowe's	Maintenance & Repair	(80.10)				(80.10)		
12/19/25	Walmart	Event - Food/Supplies	(209.02)	(209.02)					
12/20/25	Publix	Event - Food	(127.75)	(127.75)					
12/20/25	Farm To You Revue	Petting Zoo	(1,352.00)	(1,352.00)					
12/20/25	Publix	Event - Food	(88.41)	(88.41)					
	TOTAL		(2,782.50)	(1,850.10)	(56.30)	(215.63)	(110.05)	(344.96)	(205.46)

	Replenishments	0.00
12/31/2025	Ending Balance	(2,782.50)

Order Summary

Order placed December 1, 2025 Order # 112-6938554-5598643

Ship to Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Payment method Mastercard ending in 6100 View related transactions	Order Summary Item(s) Subtotal: \$70.48 Shipping & Handling: \$0.00 Total before tax: \$70.48 Estimated tax to be collected: \$0.00 Grand Total: \$70.48
--	---	---

Arriving Sunday



[AT&T SB3014 DECT 6.0 Conference Phone with Four Wireless Mics, Black](#)
Sold by: [Amazon Resale](#)
Supplied by: Other
Condition: Used - Mint
\$70.48

Order Summary

Order placed December 1, 2025 Order # 112-0288936-2041012

Ship to Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Payment method Mastercard ending in 6100 View related transactions	Order Summary Item(s) Subtotal: \$234.99 Shipping & Handling: \$0.00 Total before tax: \$234.99 Estimated tax to be collected: \$0.00 Grand Total: \$234.99
--	---	--

Arriving December 11



[ZERO WASTE USA - Rust Proof Aluminum Dog Waste Station ONEpul® Header Bags](#)
- 400 bags and 25 liners included - Over 500k Sold in USA (Matte Green)
Sold by: [Zero Waste USA](#)
Supplied by: Other
\$234.99

Publix.

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

24CT CHOC CHIP CKI	5.99	F
CHEESE COFFEE CAKE	5.99	F
Order Total	11.98	
Sales Tax	0.00	
Grand Total	11.98	
Credit	Payment	11.98
Change	0.00	

Receipt ID: 1271 C20 780 954

PRESTO!

Trace #: 781980

Reference #: 1118831844

Acct #: XXXXXXXXXXXX6100

Purchase Mastercard

Amount: \$11.98

Auth #: 002591

CREDIT CARD	PURCHASE
A000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

12/02/2025 20:02 S1271 R178 0954 C0778

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

Publix Super Markets, Inc.



Order Summary

Order placed December 3, 2025 Order # 112-8180909-2779402

Ship to	Payment method	Order Summary												
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	<table border="0"> <tr><td>Item(s) Subtotal:</td><td>\$94.07</td></tr> <tr><td>Shipping & Handling:</td><td>\$0.00</td></tr> <tr><td>Your Coupon Savings:</td><td>-\$3.00</td></tr> <tr><td>Total before tax:</td><td>\$91.07</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr> <tr><td>Grand Total:</td><td>\$91.07</td></tr> </table>	Item(s) Subtotal:	\$94.07	Shipping & Handling:	\$0.00	Your Coupon Savings:	-\$3.00	Total before tax:	\$91.07	Estimated tax to be collected:	\$0.00	Grand Total:	\$91.07
Item(s) Subtotal:	\$94.07													
Shipping & Handling:	\$0.00													
Your Coupon Savings:	-\$3.00													
Total before tax:	\$91.07													
Estimated tax to be collected:	\$0.00													
Grand Total:	\$91.07													

Delivered today
It was handed directly to a receptionist or someone at a front desk.



[Bounty Paper Towels Quick Size, White, 16 Family Rolls = 40 Regular Rolls](#)
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through January 31, 2026
\$43.49

Arriving December 12



[48 PACK Urinal Deodorizer Screen with 100 Gloves-3D Wave Anti-Splash Odor Protection Urinal Cakes for Men Toilets, Four Scents Urinal Mats](#)
Sold by: Amazon Resale
Supplied by: Other
Condition: Used - Mint
\$33.79

Delivered today
It was handed directly to a receptionist or someone at a front desk.



[T POWER 28.8v Charger for BestCare Lifts TiMotion TC12 Control System Patient Lift PN: WP-TP7C-ADP, BC-WP-TP7C-ADP_E WP-TP7C-ADP, BC-WP-TP7C-ADP_E Ac DC Adapter Power Supply Cord](#)
Sold by: T-Power USA
Return or replace items: Eligible through January 31, 2026
\$16.79

GAS FOR
KOBOTA

WELCOME
Daybreak Market and
3182 Hueiland Pond
Wesley Chapel FL
33543

DATE 12/9/25 14:09
TRAN#9055731
PUMP# 05
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 9.641
PRICE/G: \$2.729
FUEL SALE \$26.31
CREDIT \$26.31

ENTRY: Tap
MASTERCARD Acct: 6100
Term ID: 21
AUTH: 00-009120
Batch: 93
Seq: 026
INVOICE: 140738
EMV STAN#: 050532323
89
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC 99420AAE44D5129
E

Save up to
30 cents/gal* on
your first fill-up
and 15 cents/gal*
everyday discount
using the
Fuel Forward App
Good thru 6/30/25
*For more info see

my76card.com
2305

Tell us about
your visit for a
chance to win
a fuel gift card!
gasfeedback.com
THANK YOU
HAVE A NICE DAY

Publix.

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

GW VRTY MIN MUFFIN	6.49	F
CHEESE COFFEE CAKE	5.99	F
Order Total	12.48	
Sales Tax	0.00	
Grand Total	12.48	
Credit	Payment	12.48
Change	0.00	

*
* IN THE MARKET *
* FOR \$1,000 IN GROCERIES? *
*
* Use this receipt to complete a *
* survey at PublixSurvey.com for *
* a chance to win \$1000 in *
* Publix gift cards. *
*
* NO PURCH NEC. You must be legal *
* age+. Other eligibility *
* restrictions apply. See Official *
* Rules (publixsurvey.com) for *
* eligibility & prize info, odds, *
* free entry method & *
* other details. *
*
* ¿LE GUSTAR=AN \$1000 PARA SU *
* COMPRA DE SUPERMERCADO? *
*
* Use este comprobante y visite *
* publixsurvey.com para participar *
* en un sorteo para ganar \$1000 *
* en tarjetas de regalo de Publix. *
*
* NO SE REQUIERE COMPRA. Debe ser *
* mayor de edad. Se aplican otras *
* restricciones. Lea las Reglas *
* Oficiales en (publixsurvey.com) *
* para ver los requisitos de *
* elegibilidad, la información de *
* premios, las probabilidades de *
* ganar, el método de participación *
* gratuita y otros detalles. *
*
* Store Number 1271 *
* Survey Code 1209127151781340 *
*

Receipt ID: 1271 C90 781 340

PRESTO!
Trace #: 783344
Reference #: 1438793590
Acct #: XXXXXXXXXXXXX6100
Purchase Mastercard
Amount: \$12.48
Auth #: 009935

CREDIT CARD PURCHASE
A0000000041010 Mastercard
Entry Method: Chip Read
Mode: Issuer

Your cashier was Self-Checkout Lane 1
12/09/2025 19:25 S1271 R178 1340 C0778

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Publix Super Markets, Inc.



Order Summary

Order placed December 10, 2025 Order # 112-3154345-6975424

Ship to Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Payment method Mastercard ending in 6100 View related transactions	Order Summary Item(s) Subtotal: \$99.98 Shipping & Handling: \$0.00 Total before tax: \$99.98 Estimated tax to be collected: \$0.00 Grand Total: \$99.98
--	---	---

Delivered December 15



[ENMOTION® GEN2 Moisturizing Foam Soap Dispenser Refills by GP PRO \(GEORGIA-PACIFIC\), Tranquil Aloe®, 2 Bottles per Case # 42715](#)
Sold by: [PSG Deals](#)
Supplied by: Other

2 [Return or replace items: Eligible through January 31, 2026](#)
\$49.99

Order Summary

Order placed December 15, 2025 Order # 112-2403475-2241067

Ship to	Payment method	Order Summary										
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	<table border="0"> <tr><td>Item(s) Subtotal:</td><td>\$29.95</td></tr> <tr><td>Shipping & Handling:</td><td>\$0.00</td></tr> <tr><td>Total before tax:</td><td>\$29.95</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr> <tr><td>Grand Total:</td><td>\$29.95</td></tr> </table>	Item(s) Subtotal:	\$29.95	Shipping & Handling:	\$0.00	Total before tax:	\$29.95	Estimated tax to be collected:	\$0.00	Grand Total:	\$29.95
Item(s) Subtotal:	\$29.95											
Shipping & Handling:	\$0.00											
Total before tax:	\$29.95											
Estimated tax to be collected:	\$0.00											
Grand Total:	\$29.95											

Delivered December 20
Package was left inside the residence's mailbox



[Liftmaster Nylon Barrier Arm Nuts - 50 Pack for Mega Arm Tower/Mega Arm Gate Openers - Easy Breakway](#)
Sold by: [Gate Openers Unlimited](#)
Supplied by: Other
Return or replace items: Eligible through January 31, 2026
\$29.95

[Back to top](#)

Order Summary

Order placed December 15, 2025 Order # 112-4065722-9084226

Ship to	Payment method	Order Summary	
Mitch Severson AMENITY CENTER 10820 MISTFLOWER LN TAMPA, FL 33647-3781 United States	Mastercard ending in 6100 View related transactions	Item(s) Subtotal:	\$170.53
		Shipping & Handling:	\$0.00
		Total before tax:	\$170.53
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$170.53

Delivered December 16
It was handed directly to a receptionist or someone at a front desk.



[Zero Waste USA - Commercial Grade Dog Waste Station Can Liners -1 Roll of 50 bags - Standard Size 26" W x 33" L \(10-13 gallons\) - Heavy Duty, Thicker than competitors' bags \(1.1 mil\)](#)
Sold by: Zero Waste USA
Return or replace items: Eligible through January 31, 2026
\$19.99

Delivered December 17
Your package was left near the front door or porch.



[Winter Christmas Backdrop 10x8ft Snowflake and Pine Branch Wooden Wall Background White Snow Scene for Holiday Party Pphoto Booth Christmas Wall Decor 219](#)
Sold by: Dudaacvt
Return or replace items: Eligible through January 31, 2026
\$35.98

Arriving tomorrow



[SET 10 HEADERS - 100 Premium Pet Waste Station Bags, 1000 Extra Thick Pull-Strap Header Dog Waste Bags, Leak-Proof - Single Pull Unscented](#)
Sold by: UPGORILO
Supplied by: Other
② \$44.99

Delivered December 16
It was handed directly to a receptionist or someone at a front desk.



[PlugSaf 2 FT 12/3 Gauge Outdoor Extension Cord with Multiple Outlets Light Indicator, Flexible 3 Outlet Heavy Duty Extension Cord Waterproof Yellow, 15A 1875W 12AWG SJTW, ETL Listed](#)
Sold by: yanzhan
Return or replace items: Eligible through January 31, 2026
\$9.59



[ValueGuard Large Trash Bags 13 Gallon Tall Kitchen Drawstring 100% Post-Consumer Recycled Garbage Bags Waste Bag for Office 0.6 Mil \(110 Count\)](#)
Sold by: ValueGuard
Return or replace items: Eligible through January 31, 2026
\$14.99

Publix

Hays Road Town Center
14851 State Road 52
Hudson, FL 34669
Store Manager: Daryl Showalter
727-856-0293

GW BLBRRY MINI MFF	6.49	F
CHEESE COFFEE CAKE	5.99	F
Order Total	12.48	
Sales Tax	0.00	
Grand Total	12.48	
Credit	Payment	12.48
Change	0.00	

Receipt ID: 1271 CGQ 732 935

PRESTO!
Trace #: 731568
Reference #: 1443844114
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: \$12.48
Auth #: 016577

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

12/16/2025 19:44 S1271 R173 2935 C0773

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WELCOME
Daybreak Market and
3182 Hueland Pond
Wesley Chapel FL
33543

DATE 12/19/25 10:46
TRAN#9018880
PUMP# 01
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 10.382
PRICE/G: \$2.889
FUEL SALE \$29.99
CREDIT \$29.99

ENTRY: Tap
MASTERCARD Acct: 6100
Term ID: 21
AUTH: 00-019800
Batch: 47
Seq: 034
INVOICE: 104356
EMV STAN#: 051533106
12
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC 03732DBC0BE67ED
B

Save up to
30 cents/gal* on
your first fill-up
and 15 cents/gal*
everyday discount
using the
Fuel Forward App
Good thru 6/30/25
*For more info see

- my76card.com
2627

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your visit for a
chance to win
a fuel gift card!
gasfeedback.com
THANK YOU
HAVE A NICE DAY



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003WPR 5351799 TRANS#: 575568323 12-19-25

888470 32-OZ ZEP PURPLE DEGREASE	6.98
214677 10 OZ PL LANDSCAPE	14.16
2 @	7.08
5678803 80OZ PINE SOL LENON	13.98
6600806 UT 6IN 5CCTPLS RETRO 6PK	44.98
SUBTOTAL: 80.10	
TOTAL TAX: 0.00	
INVOICE 73122 TOTAL: 80.10	
N/C: 80.10	

MC: XXXXXXXXXXXX6100 AMOUNT: 80.10 AUTHCD: 019436
TAP REFID:100343122374 12/19/25 10:19:27
CUSTOMER CODE: NA
TUR : 000008001
AID : A000000041010

STORE: 1003 TERMINAL: 43 12/19/25 10:19:47
OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK.

MY LOVE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* YOUR ID #731221 100363 539520 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER *



WM Supercenter
 727-861-0040 Mgr. AARON
 12610 US HIGHWAY 19
 HUDSON FL 34667

ST# 05266 OP# 002513 TE# 28 TR# 02081

ITEMS SOLD 40

TC# 7987 5714 5877 2472 5143 7



24 7IN PLATE 840457728260	3.37 X
24 7IN PLATE 840457728260	3.37 X
24 7IN PLATE 840457728260	3.37 X
20 9IN PLATE 840457728220	3.37 X
20 9IN PLATE 840457728220	3.37 X
20 9IN PLATE 840457728220	3.37 X
8 OVAL PLATE 840457728180	3.37 X
32 NAPKINS 840457728300	3.37 X
32 NAPKINS 840457728300	3.37 X
APPLE SLICES 194346001560 F	5.97 N
APPLE SLICES 194346001560 F	5.97 N
GRAPES 194346251720 F	3.67 N
GRAPES 194346251720 F	3.67 N
BR VRTY TRAY 088231412560 F	8.98 N
BR CHSE TRAY 088231423180 F	7.78 N
GRAPES 194346251720 F	3.67 N
GRAPES 194346251720 F	3.67 N
GV 16OZ CUP 194346383360	4.68 X
GV 16OZ CUP 194346383360	4.68 X
COKE 049000067210 F	6.58 X
COCA-COLA 049000067230 F	6.58 X
TSTD PRTY PK 030100263510 F	4.52 N
TSTD PRTY PK 030100263510 F	4.52 N
DDLE JCE 038900008180 F	4.62 N
10C SMFT WTC 028400679090 F	5.97 N
10C SMFT WTC 028400679090 F	5.97 N
SPRITE 7.5OZ 049000093500 F	6.58 N
HAW PNCH JCE 014800646080 F	2.97 X
2LT GNG ALE 078000152460 F	1.66 X
JJ VARIETY 889497894420 F	9.58 N
SPRITE 049000067240 F	6.58 X
REC TBLCVR 011179704270	1.00 X
REC TBLCVR 011179704270	1.00 X
42CT FLAVOR 028400737380 F	19.98 N
FG CAKE BITE 078742361950 F	6.47 N
FG CAKE BITE 078742071960 F	6.47 N
MKS COOKIE 681131411710 F	5.87 N
FG CAKE BITE 078742376720 F	6.47 N
CHRIS12CT 078742361920 F	3.97 N
CHRIS12CT 078742010370 F	3.97 N

SUBTOTAL	204.40
TAX1 7.0000 %	4.62
TOTAL	209.02

MCARD TEND	209.02
CHANGE DUE	0.00

MASTERCARD- 6100 I 1 APPR#019813
 209.02 TOTAL PURCHASE
 REF # 535434775830
 PAYMENT SERVICE - A
 AID A0000000041010
 TERMINAL # 55484169

Save for Mitch

TOASTEDS BTTRCRISP		5.69	F
TOASTED SSLT OIL		5.69	F
Promotion		-5.69	F
TOASTEDS BTTRCRISP		5.69	F
TOASTEDS WHEAT CRK		5.69	F
Promotion		-5.69	F
RJO CIDER GALLON		8.99	F
RJO CIDER GALLON		8.99	F
BRACHS MIN CNS 100		8.29	T F
BRACHS MIN CNS 100		8.29	T F
TONYS MILK CHOC		6.49	T F
TONYS MILK CHOC		6.49	T F
Promotion		-6.49	T F
13CT MINI CROISSAN		5.99	F
You Saved	0.80		
13CT MINI CROISSAN		5.99	F
You Saved	0.80		
13CT MINI CROISSAN		5.99	F
You Saved	0.80		
13CT MINI CROISSAN		5.99	F
You Saved	0.80		
FRSH FRT/CHZ PLTR		41.49	T F
You Saved	3.50		
ICE 7 LB			
1 @ 2 FOR	5.00	2.50	T F
ICE 7 LB			
1 @ 2 FOR	5.00	2.50	T F
Order Total		122.88	
Sales Tax		4.87	
Grand Total		127.75	
Credit	Payment	127.75	
Change		0.00	

Savings Summary

Special Price Savings 24.57

 * Your Savings at Publix *
 * 24.57 *

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 * *

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 * age+. Other eligibility *
 * restrictions apply. See Official *
 * Rules (publixsurvey.com) for *
 * eligibility & prize info, odds, *
 * free entry method & *
 * other details. *
 * *
 * *

* +LE GUSTAR-AN \$1000 PARA SU *
 * COMPRA DE SUPERMERCADO? *
 * *
 * *

* Use este comprobante y visite *
 * publixsurvey.com para participar *
 * en un sorteo para ganar \$1000 *
 * en tarjetas de regalo de Publix. *
 * *
 * *

* NO SE REQUIERE COMPRA. Debe ser *
 * mayor de edad. Se aplican otras *
 * restricciones. Lea las Reglas *
 * Oficiales en (publixsurvey.com) *
 * *



Farm To You Revue

December 20, 2025 . Money Sent

-\$1,352.00

Paid with

Mastercard \$1,352.00
 (MasterCard Credit
 Card x-6100)
 You'll see "PAYPAL
 *FARMTOYOURE"
 on your card
 statement.

Ship to

Mitch Severson
 3434 Colwell Ave ste 200
 Tampa, FL 33614
 United States

Transaction ID

4GL86749AS43162
 22

Contact info

[Message Farm To You Revue](#)
 845-518-1239
FarmToYouRevue@icloud.com

Note

Petting Zoo
 12/19/25

Details

Sent to Farm To You Revue	\$1,352.00
------------------------------	------------

Total	\$1,352.00
--------------	-------------------

How can we help?

-  Request Cancellation
-  Chat with PayPal Assistant
-  Get Answers
-  Report a problem



Contact Farm To You Revue

If Farm To You Revue is unable to help, you can file a case in our Resolution Center by June 18, 2026. You may be eligible for [Buyer Protection](#)

Publix

Cross Creek Commons
10928 Cross Creek Blvd.
Tampa, FL 33647
Store Manager: JR Fischer
813-986-1239



0876 CKQ 030 951

FL PARTY MIX 28CT	16.49	F
FL PARTY MIX 28CT	16.49	F
24CT ASSORTED CKIE	5.99	F
24CT ASSORTED CKIE	5.99	F
CPCKE MINI 12CT CH	5.29	F
CPCKE MINI 12CT CH	5.29	F
CPCKE MINI 12CT CH	5.29	F
CPCKE MINI 12CT CH	5.29	F
CPCKE MINI 12CT CH	5.29	F
CPCKE MINI 12CT CH	5.29	F
24CT ASSORTED CKIE	5.99	F
24CT ASSORTED CKIE	5.99	F
PUB GINGER ALE	1.44	T F
PUB PUNCH DRINK GA	1.79	T F
PUB PUNCH DRINK GA	1.79	T F

TAX EXEMPT

Order Total	88.41	
Grand Total	88.41	
Credit	Payment	88.41
TAX FORGIVEN	0.38	
Change	0.00	

Receipt ID: 0876 CKQ 030 951

PRESTO!
Trace #: 032031
Reference #: 1140526405
Acct #: XXXXXXXXXXXX6100
Purchase Mastercard
Amount: \$88.41
Auth #: 020674

CREDIT CARD	PURCHASE
A000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Johanna

12/20/2025 14:05 S0876 R103 0951 C0405

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Publix Super Markets, Inc.

Tab 10

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING ENFORCEMENT RULES WITHIN ITS COMMUNITY FACILITIES RULES & REGULATIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (the “District”) held a noticed public hearing on March 12, 2026, setting rates and adopting Enforcement Rules and associated penalties as part of its Community Facilities Rules & Regulations; and

WHEREAS, section 190.011, Florida Statutes, empowers the District to adopt rules and resolutions which may be necessary for the conduct of district business and to exercise all powers necessary, convenient, incidental, or proper in connection with any of the powers duties, or purposes authorized by the Act.

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

SECTION 1. The Community Facilities Rules & Regulations including Enforcement Rules and associated penalties attached here to as Exhibit “A” is hereby adopted. The Board hereby delegates authority to the District Manager to enforce the Community Facilities Rules & Regulations including Enforcement Rules and associated penalties.

SECTION 2. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND DULY ADOPTED this ___ day of _____ 2026.

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A
Community Facilities Rules & Regulations

K-Bar Ranch II

Community Development District



Community Facilities Rules & Regulations Rule No.: 2026-___

Adopted July 18, 2022
Resolution 2022-04
Revised _____
Resolution _____

**K-Bar Ranch II Community Development District
Community Facilities Rules & Regulations**

Table of Contents

GENERAL1

DEFINITIONS1

CONDUCT CODE3

LEASE PROCEDURES AND TRANSFER OF PRIVILEGES4

USE OF COMMUNITY FACILITIES.....4

COMMUNITY FACILITY RENTAL POLICIES7

COMMUNITY PONDS9

PLAYGROUND RULES.....9

SWIMMING POOL FACILITY 10

POOL PARTIES..... 11

TENNIS/PICKLE BALL COURTS..... 12

VIOLATION OF RULES AND REGULATIONS 13

Community Facilities Rules & Regulations

General

K-Bar Ranch II Community Development District (the "District") has adopted these Rules and Regulations for the safety and security of the District and its users. The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

1. **Adult** – An individual eighteen (18) years of age, or older.
2. **Access Cards** – Cards are issued to eligible Members that meet the requirements contained in these Rules and Regulations strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules and Regulations. The cards will be issued at the Community Facility office and will contain a photo of the cardholder.
3. **Annual Pass** – an annual pass may be purchased by a non-resident of the District at a cost of the highest operation and maintenance fee plus a 20% administrative fee, which cannot be pro-rated, per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. **Board of Supervisors** – the Board of Supervisors of the K-Bar Ranch II Community Development District.
5. **Common Areas** – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management or District Manager – Those agents and representatives of the management firm hired by the District.
8. Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall always remain with their Guests. The Recreation Manager may make accommodations as necessary for unaccompanied guests. Approvals for unaccompanied guests must be received in advance and are at the sole discretion of the Recreation Manager.
9. Invitee(s) – A person who is invited onto the Community Facilities as a member of the public or enters for the purpose of business dealings.
10. Member – Shall mean Resident, Annual Passholder or Tenant.
11. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
12. Recreational Facilities– Includes the swimming pool facilities, activity center (a.k.a. clubhouse), playground, restrooms and tennis/pickle ball courts.
13. Recreational Staff (“Staff”) – Those individuals employed by the amenities management firm hired by the District such as Recreation Manager (as defined below), clubhouse or pool attendants, maintenance personnel, or other employees of the management firm.
14. Recreation Manager – On-site member of Staff responsible for managing the District’s Community Facilities.
15. Resident – A homeowner/household living within the District’s boundaries.
16. Rules and Regulations – Any written rules or regulations adopted, implemented, or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

Conduct Code

Improper conduct, obscenities, verbal, or physical threats by any user will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for family, their Guests and Invitees.

All users are expected to conduct themselves properly with due consideration for each other and for fellow users, Guests and Staff. The Recreation Manager has the authority to discipline within the Rules and Regulations any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained by Staff and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency by Staff.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff on duty or to District Management. Users are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow users and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a user. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Users shall not engage or direct Staff on any private business, nor shall any Staff

member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff or Users.

Lease Procedures and Transfer of Privileges

Any homeowner permitting a Tenant to occupy his/her dwelling must notify the Recreation Manager. All Tenants living within the leased home must be listed on the Lease Agreement. Leases must contain a clause that indicates the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. Households may transfer their privileges for use of the Community Facilities to their Tenants by contacting the District Manager or Recreation Manager and access cards will be issued to the tenants at a fee of \$25 each. Homeowners shall have no privileges while Tenants are using the transferred rights. A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant the homeowner no longer has any privileges to use of Community Facilities until such time that the Recreation Manager is notified of termination of transfer.

In the event a home is sold, the card will be deactivated, and a new card will be issued to the new residents at no cost.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Recreation Staff may ask to inspect proper identification and those persons not showing it may be required to leave. All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Unless otherwise provided herein, Guests must be accompanied by a member of the household and must obtain a guest pass from the Recreation Manager.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder Member 15 years and older will be issued an Access Card. These cards are for use by the card holder only.
 - b. The card is used to access the swimming pool facility, activity center, playground, tennis/pickle ball courts. Age restrictions apply.

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- c. When you use the Access Card, your name and time of entry are registered. Members and Guests should ensure gates are closed behind them for security.
 - d. Your card is your responsibility. If you misplace your card, please contact the Staff immediately so that the card can be deactivated.
 - e. Replacement cards will be issued at a charge of \$25 each.
 - f. Hours for the Community Facilities are posted at the entrance to each facility. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for an Access Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport), a copy of a utility statement and or a vehicle registration showing the address. Each cardholder is required to sign an Access Card Agreement. Tenants must also provide a copy of their lease.
 - h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities unless otherwise posted, including parking lots and walkways.
 - i. Shirts and shoes are to be worn in the Recreational Facilities, except the swimming pool area.
 - j. Wet bathing suits are not allowed to be worn inside the activity center.
 - k. Profanity and bullying will not be tolerated.
 - l. No vandalizing of Community Facilities.
 - m. For Safety, anyone under the age of fifteen (15) must be accompanied by an Adult when visiting the Recreational Facilities.
 - n. No fighting.
 - o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - p. With the exception of a community sponsored event where alcoholic beverages are permitted, users or Guests may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.

q. Use of tobacco products, vaping, illegal drugs and paraphernalia are prohibited.

r. No pets (except as allowed by applicable law) will be allowed in any fenced Common Area, including the swimming pool area, with the exception of community events and or programs that may specifically allow pets to attend. All pets must be on a leash outside of each Resident's property.

s. Community Facilities shall be used only for the purpose for which they are designed.

t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.

4. Community property may not be removed or altered from any Community Facility without written consent of the Board of Supervisors or District Manager.

5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.

6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by users. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, Guests and Invitees.

7. In accordance with the Florida Clean Air Act, smoking and/or vaping is prohibited within the Community Facilities, unless it is within a designated area established for such use.

8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.

9. Programs may be offered at the Recreational Facilities for Member's participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.

10. With the exception of community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

Community Facility Rental Policies

Members and non-Members may reserve for rental all or half of the multi-purpose room located in the activity center and Tennis/Pickle Ball Courts for private events/play. Reservation of the Tennis/Pickle Ball Courts is specifically addressed in the section regarding the Tennis Court. The following is particular to the activity center. The daily guest limits referenced in these Rules and Regulations shall not apply to guests attending a private function. Members and non-Members interested in reserving a space in the activity center should contact the Recreation Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved or restricted for use by the District or K-Bar Ranch II Master Association.

1. Available Facilities: The following Community Facilities are available for private rental for up to five (5) total hours (including set-up and post-event cleanup), at the following rates: Clubhouse Manager can authorize additional hours if available, at hourly rates consistent with the 5 hour rental rates below.

Multi-purpose Room in activity center

- Reservation by the District or the K-Bar Ranch II Master Association – no charge and has first right
 - Reservation by Members \$100.00 for half room
 \$200.00 for full room
 - Reservation by non-Members \$200.00 for half room
 \$400.00 for full room
 - Reservation by governmental unit or homeowner association meetings
 \$100.00 for half room
 \$200.00 for full room
- Reservations for governmental unit or homeowner association events
 \$200.00 for half room
 \$400.00 for full room

No alcohol may be served at private events.

The Member or non-Member, governmental unit or homeowner's association renting any portion of the Community Facilities shall be responsible for any and all damage and expenses arising from the rental.

2. Reservations: Members and non-Members interested in making a reservation must submit to the Recreation Manager a completed Use Application. After approval from the Recreation Manager, payment of deposit and rental must be made within 48 hours to lock in reservation. The Recreation Manager will review the Use Application on a case-by-case basis and has the authority to reasonably

deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

3. Staffing: When Staff is required at a private event, all users shall be required to pay for the Staff at a rate of \$25/hour for each employee required.

4. Deposit: As stated above, private rental of the multi-purpose room in the activity center requires a deposit according to the following schedule at the time the reservation is approved:

- Reservation by the District or the K-Bar Ranch II Master Association – no deposit required
- Reservation by Members - \$200.00
- Reservation by non-Members - \$400.00
- Reservation by other governmental unit or homeowners association - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage is removed from the premises.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, chairs, countertops, etc.
- e. Ensure that no property has been removed from the activity center.
- f. Ensure that no damage has occurred to the activity center and/or any property in the activity center, including stains or damages to carpet.

The Recreation Manager shall determine the amount of deposit to return, if any. Deposit will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. Adherence to Rules and Regulations. Members or non-Members and their Guests and Invitees are required to adhere to all Rules and Regulations. Failure to comply with such Rules and Regulations may result in the forfeiture of the deposit.

6. Additional Cleaning. If additional cleaning of rented facilities is required, the user reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, users may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

7. Any neighborhood homeowner's association ("HOA") operating within the boundaries of the District has the right to reserve at no cost to the HOA the multi-purpose room for an event one time per year, subject to timing and availability as determined by the District's Amenity Manager, and subject to completing a

District rental application, providing any applicable deposits and insurance, and otherwise meeting the requirements of the District.

General Policies:

- a. No decorations may be affixed to the walls, doors or any fixtures.
- b. The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances.
- c. Event Liability coverage may be required on a case by case basis in the sole discretion of the Board of Supervisors.

8. Cancellation Policy (multipurpose rooms): Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or \$50 of the deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board.

9. Any third party vendors brought in by the renter must be approved by the Clubhouse Manager to operate on District property, and provide a Certificate of Insurance covering the District in the event of an accident. This includes caterers, performers, etc.

10. No open flames in the facility, with the exception of candles or chafing fuel devices for keeping food warm (Sternos).

Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of any type of watercraft upon the stormwater ponds within the District, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited unless designated otherwise. Designated fishing areas may be determined by the District's environmental permits. Look for signage indicating a designated common area fishing site. Fishing shall be catch and release only.

Playground Rules (the "Park")

1. Park hours are from 8:00 AM till dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children must be always supervised by an Adult, within close proximity.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.

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7. Report violators, damaged equipment and unsafe conditions to the Recreation Manager.
 8. Call 911 in the event of an emergency and inform the Recreation Manager and District Manager.
 9. The Park may be equipped with closed-circuit surveillance cameras.
 10. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited.

Swimming Pool Facility (the “Pool Facilities”)

1. The Pool Facilities are open from one half hour after sunrise until one half hour before dusk or as otherwise posted and required by applicable law.
2. Access Cards must be readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. For safety, children under the age of fifteen (15) must be accompanied by an Adult at all times to swim or to enter the pool in any manner.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. (Bathing suits only) No thong swimwear is permitted at the Pool Facilities.
7. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Pool Facilities.
8. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
4. No floatation devices including rafts are permitted in the pool without prior approval, except for swim aids and water aerobics equipment.
9. No running or rough housing is allowed in the swimming Pool Facilities.
10. No animals with the exception of qualified animals mandated by law are allowed within the Pool Facilities.

11. Alcohol is prohibited at the Pool Facilities.
12. No glass containers of any kind are allowed in the Pool Facilities.
13. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
14. Food and beverages are prohibited in the pool and on the pool wet deck area per Florida Statute. The wet deck area is defined herein as the four (4) foot area from the water’s edge around the entire perimeter of the pool.
15. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
16. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
17. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
18. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
19. Any person swimming after the Pool Facilities are closed may be suspended from the Recreational Facilities and is subject to trespassing charges.
20. Call 911 in the event of an emergency.
21. The Pool Facilities are equipped with closed circuit surveillance cameras.
22. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly or as otherwise determined by the Recreation Manager and/or District Manager. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Recreation Manager and/or District Manager. Unauthorized pool parties are not permitted.
2. A Pool Party Usage Agreement shall be executed by the Applicant.
3. All parties must be booked in advance through the Recreation Manager and/or District Manager.

23. Only Members are allowed to book a pool party. A \$100.00 refundable deposit is due at the time the application is submitted.

4. A non-refundable usage fee of \$50.00 shall be charged to Members. Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or the \$50 deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board. In the event there is rain the day of, renter is eligible to redeem the paid hours of rental another day, or add it on to the time window of original rental period such as if the rental party waits out bad weather before or during their rental. Additional hours must still fall within operating hours. Clubhouse Manager will determine scheduling and crediting hours for rain delays/cancellations.

5. The party is limited to a maximum of 20 people.

6. For every 5 children between 2- 6 years old, at least one adult must be present.

7. All paper goods (decorations, plates, cups, etc.) trash and food must be removed at the end of the party from the pool facility.

8. All food and gift wrap must be kept away from the pool.

9. Tables must be wiped down thoroughly at the end of the party.

10. No balloons, silly string, glitter, confetti or other messy party favors are permitted.

Tennis/Pickle Ball Courts

1. Access to the courts is with your Amenity Access Card.

2. Play is on a first come, first serve basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.

2. Proper tennis attire is required while on the courts, such as; sportswear and tennis shoes/sneakers.

3. Profanity and/or disruptive behavior are not permitted.

4. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the courts.

5. Glass containers are not allowed in the court areas.

6. Portable radios and/or "boom boxes" are not allowed in the court areas. All portable

electronic devices are allowed if headphones are used.

7. No pets, except as otherwise allowed by law, are allowed on the courts.

8. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to sixty (60) minutes. Requests to Recreation Manager must be at least one (1) week in advance in order to give other users proper notice of a reservation. Any reservations will be posted on the tennis court gates.

Violation of Rules and Regulations

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. Suspension of Rights. The District, through its Board of Supervisors, District Manager, and Recreation Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:

- a. Submits false information on any application for use of the Community Facilities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District Rule or Regulation contained herein;
 - . Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
- f. Damages or destroys District property; or
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other users or Guests.
- h. Any person using Recreational Facilities after the facilities are closed may be suspended from use of Recreational Facilities and is subject to trespassing charges.

2. Authority of Recreation Manager. The Recreation Manager or his or her staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Recreation Manager or Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.

3. Authority of District Manager. The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any

person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager at least ten (10) days before a duly advertised Board meeting.

4. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

5. Enforcement of Penalties/Fines. For any of the reasons set forth in Section 1 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 per violation – in addition to any amounts for actual damages – and collect such fine, damages and reasonable attorney's fees as provided pursuant to Section 190.011(6), Florida Statutes, and Chapter 190, Florida Statutes. Prior to imposing any fine exceeding \$100, the District shall provide the alleged violator with written notice and an opportunity for a hearing before the Board of Supervisors.

Tab 11

**AGREEMENT FOR
DISTRICT MANAGEMENT SERVICES**

THIS AGREEMENT (“Agreement”) is made and effective as of March 13, 2026 (“**Effective Date**”), by and between:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Tampa, Hillsborough County, Florida, and whose mailing address is c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746 (“**District**”); and

HAVEN MANAGEMENT SOLUTIONS, LLC, a Florida limited liability company, with offices located at 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746 (hereinafter “**Consultant**” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), and by ordinance adopted by the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure;

WHEREAS, the District wishes to retain an independent contractor to provide professional district management services, all as more particularly described herein and in **Exhibit A**, which is incorporated herein by reference;

WHEREAS, Consultant represents and warrants to the District that it is qualified, capable and willing to provide such services and the District desires to enter into this Agreement with the Consultant for the same; and

WHEREAS, the District and Consultant warrant and agree that they have the right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PURPOSE; SCOPE OF SERVICES: The purpose of this Agreement is for the Consultant to provide professional district management services to the District pursuant to the

Act. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Agreement.

A. Standard On-Going District Management Services (“Standard Services”). The Consultant shall provide the following Standard Services to the District pursuant to this Agreement:

1. **Management** – services include the conducting up to 15 board meetings and/or workshops per year, including at least one (1) four (4.0) hour regular board meeting per month, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
2. **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;
3. **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, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity;
4. **Assessment Revenue Collection & Reporting** - 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.
5. **Field Management Services** – services include oversight of field services maintenance, including managing vendor contracts relating to District facilities and landscape/irrigation maintenance.
6. **Website Administration** - Consultant shall ensure that the District’s website(s) remain in compliance with all applicable Florida law regarding the content and functionality.
7. **Dissemination Agent** - Consultant shall serve as the District’s dissemination agent under any District continuing disclosure agreements.

B. Time Frame. The Standard Services shall be provided on a monthly basis as detailed in this Agreement.

SECTION 3. ADDITIONAL SERVICES. In addition to the Standard Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services described herein or in Exhibit A, 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 ("**Additional Services**"). Additional services must be authorized by the District prior to being provided by Consultant. Such Additional Services may include, but are not limited to:

A. Meetings: Extended meetings (beyond four (4.0) hours in length), continued meetings, special/additional meetings, and/or workshops in excess of the 15 meetings or workshops per year allocated for herein;

B. Financial Reports: modifications and certifications to special assessment allocation report; true-up analysis;

C. 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

D. Amendment to District boundary;

E. Grant Applications;

F. Escrow Agent;

G. Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;

H. Extraordinary public records requests that are extensive in nature, as defined by District's adopted Rules of Procedure, requiring significant effort to fulfill.

If any Additional Services are required or requested, the Consultant 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 Consultant 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 Consultant. All Additional Services will remain subject to the terms and conditions of this Agreement.

SECTION 4. LITIGATION SUPPORT SERVICES. Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary

expert testimony in connection with litigation involving the subject matter of this Agreement. If the District requires or requests any litigation support services, the Consultant 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 Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

SECTION 5. 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 Consultant for providing those services to the extent authorized by law and the District's Rules of Procedure.

SECTION 6. DISTRICT MANAGER. Throughout the term of this Agreement, Patricia C. Thibault shall serve as the District Manager for the District. If at any time Patricia C. Thibault shall no longer serve as Consultant's District Manager for the District pursuant to this Agreement, Consultant shall consult with the District's Board of Supervisors regarding the succeeding District Manager hereunder. Notwithstanding the prior sentence, both Parties acknowledge that Consultant shall be acting as an independent contractor under this Agreement and any District Manager provided by Consultant, including Patricia C. Thibault, is solely employees of Consultant and not employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise, all as further provided in Section 27 of this Agreement, and that nothing in this Section shall prevent or prohibit Consultant from utilizing other members of its staff to assist and/or support Patricia C. Thibault in carrying out the District Manager duties and obligations.

SECTION 7. TERM. The initial term of this Agreement commences on March 13, 2026, and continue until September 30, 2026 ("**FY 2026 Term**"), unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms ("**Renewal Terms**"), unless terminated pursuant to its terms. If renewed, the first Renewal Term shall be from October 1, 2026, though September 30, 2027 ("**FY 2027 Term**"), the second Renewal Term shall be from October 1, 2027, through September 30, 2028 ("**FY 2028 Term**"), and the third Renewal Term shall be from October 1, 2028, through September 30, 2029 ("**FY 2029 Term**"). The Consultant acknowledges that the prices of this Agreement are firm and that the Consultant may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors.

SECTION 8. FEES AND EXPENSES; PAYMENT TERMS.

A. Fees and Expenses.

1. A schedule of fees for the services provided pursuant to this Agreement is attached hereto as **Exhibit B** to this Agreement, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services it provides pursuant to this Agreement in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Agreement, the District shall compensate the Consultant only for those services provided under the terms of this Agreement.
2. Unless otherwise specified by this Agreement, the Consultant will invoice the District for the Consultant'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 Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within thirty (30) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 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.
3. Fees for the first three (3) years (i.e., the FY 2026 Term, the FY 2027 Term, the FY 2028 Term, and the portion of FY 2029 Term that runs from October 1, 2028, through December 15, 2028) of the Standard Services described in this Agreement are set forth in **Exhibit B**; thereafter, fees for the Standard Services may be negotiated annually by the Parties. Any amendment to Standard Services fees must comply with the amendment procedure in this Agreement 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 Agreement terms.
4. In the event the District authorizes a requested change in the scope of services, Consultant 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 Agreement. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
5. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard Services, as provided in this Agreement. 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, and copies.

B. Payment Terms.

1. **Standard Services.** Standard Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
2. **Additional Services.** Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
3. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.
4. **Out-of-Pocket Expenses.** Out-of-Pocket expenses not included under the Standard Services of the Consultant will be billed monthly as incurred.

SECTION 9. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided pursuant to this Agreement if the District fails to pay Consultant'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*. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

SECTION 10. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Consultant.

SECTION 11. 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 Consultant to perform the duties outlined in this Agreement. 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 Section 190.006, *Florida Statutes*, Consultant shall not be responsible for the acts or omissions of any other Consultant or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Agreement which are not under the control of the Consultant. Consultant 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.

SECTION 12. TERMINATION. This Agreement may be terminated as follows:

A. By the District for “good cause” immediately, which shall include, but is not limited to, misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for “good cause” shall be effected by written (electronic) notice to Consultant.

B. By the Consultant for “good cause” immediately, which shall include, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Agreement, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant 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 (electronic) notice to District.

C. By the Consultant 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 of this Agreement, the Consultant shall be entitled to payment for all services rendered pursuant to this Agreement up until the effective date of the termination of this Agreement, subject to whatever claims or off-sets the District may have against the Consultant. Notwithstanding the prior sentence, if (i) the District terminates this Agreement pursuant to Section 12.A. and/or 12.C and (ii) the Board, in its sole discretion, determines Consultant failed in its obligations to the District under this Agreement, Consultant agrees it shall not be entitled to payment for any and all services rendered pursuant to this Agreement for the final sixty (60) days under the Agreement ending on the termination effective date.

E. Upon a provision of notice of termination by either party, Consultant shall, at no additional cost to the District, take all reasonable and necessary actions to provide for an orderly transfer of the books, records, assets, and funds of the District to the District or its designee, which transfer shall begin immediately or as otherwise directed by the District, in the District’s sole discretion. In all circumstances, Consultant shall comply with the obligations contained in subsections 119.021(4), Florida Statutes as may be amended from time to time. The Consultant’s obligation to transfer the District’s books, records, funds, and assets shall survive the termination of this Agreement.

SECTION 13. GENERAL TERMS AND CONDITIONS.

A. The Consultant 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 Consultant agrees to take steps to repair any damage resulting from the Consultant’s activities and work pursuant to the Agreement within twenty-four hours (24) hours.

B. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

SECTION 14. APPLICABLE LAW AND VENUE. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA WITHOUT REFERENCE TO THE PRINCIPLES OF CONFLICT OF LAWS. EXCEPT FOR ACTIONS SEEKING INJUNCTIVE RELIEF (WHICH MAY BE BROUGHT IN ANY APPROPRIATE JURISDICTION), SUITS UNDER THIS AGREEMENT SHALL ONLY BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE COUNTY OF PASCO, STATE OF FLORIDA. THIS CHOICE OF VENUE IS INTENDED BY THE PARTIES TO BE MANDATORY AND NOT PERMISSIVE IN NATURE, AND TO PRECLUDE THE POSSIBILITY OF LITIGATION BETWEEN THE PARTIES WITH RESPECT TO, OR ARISING OUT OF, THIS AGREEMENT IN ANY JURISDICTION OTHER THAN THAT SPECIFIED IN THIS SECTION. EACH PARTY WAIVES ANY RIGHT IT MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS OR SIMILAR DOCTRINE OR TO OBJECT TO VENUE WITH RESPECT TO ANY PROCEEDING BROUGHT IN ACCORDANCE WITH THIS SECTION.

SECTION 15. 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*), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant 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 Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent 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 Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement.

B. Consultant Indemnification. The Consultant 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 out 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 Consultant. 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 Consultant has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Consultant to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Consultant as jointly liable parties; however, Consultant shall indemnify the

District for any and all percentage of fault attributable to Consultant for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

C. 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 Agreement 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, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments as ordered.

SECTION 16. 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 Agreement.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
2. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
3. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
4. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
5. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant'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 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 Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant 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 Consultant 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 Consultant 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.

SECTION 17. ASSIGNMENT. Neither the District nor the Consultant may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

SECTION 18. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Consultant acknowledges that the designated public records custodian for the District is **Patricia Thibault** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Consultant 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*, and the District's Rules of Procedure; 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 Agreement term and following the Agreement term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the District's Records Request Policy; and 5) upon completion of the Agreement, transfer to the District or its designee, at no cost, all public records in Consultant'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 Consultant, the Consultant 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 Office products, Adobe PDF formats, or the other information technology systems of the District.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-966-7629, OR BY EMAIL AT PATRICIA@HAVENMGTSOL.COM, OR BY REGULAR MAIL AT 255 PRIMERA BLVD, LAKE MARY, FL 32746.

SECTION 19. NOTICES. All notices, requests, consents and other communications under this Agreement (“**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
c/o Haven Management Solutions, LLC
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Email: jere.earlywine@KutakRock.com

If to the Consultant: Haven Management Solutions, LLC
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
Attn: Patricia Thibault
Email: patricia@havenmgtsol.com

Except as otherwise provided in this Agreement, 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 Agreement 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 Consultant may deliver Notice on behalf of the District and the Consultant, 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.

SECTION 20. EFFECTIVE DATE. This Agreement shall become effective as of the Effective Date first written above and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Agreement.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A and B**, shall constitute the final and complete expression of this Agreement between the District and the Consultant relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and **Exhibits A and B** this instrument shall control.

SECTION 23. ENFORCEMENT OF AGREEMENT; PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either the District or the Consultant under this Agreement 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. In the event that either the District or the Consultant is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Consultant 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. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

SECTION 25. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant 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 Agreement or any action of the Consultant 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 Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this

Agreement, 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.

SECTION 27. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Consultant shall be acting as an independent contractor. Neither the Consultant nor employees of the Consultant are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant in the performance of this Agreement. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 28. 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.

SECTION 29. COUNTERPARTS. This Agreement 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.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties each intend to enter this Agreement, understand the terms set forth herein, hereby agree to those terms, and have executed this Agreement on the Effective Date first written above.

ATTEST:

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

WITNESS:

HAVEN MANAGEMENT SOLUTIONS, LLC

(Print Name)

By: _____

Its: _____

Exhibit A: Scope of Services

Exhibit B: Schedule of Fees

Exhibit A: Scope of Services

STANDARD ON-GOING SERVICES (“STANDARD 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.

1. MANAGEMENT:

- A.** Attend and conduct all regularly scheduled and special Board 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, including but not limited to:
 - 1.** Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2.** Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3.** Provide contact person for the State Commission of Ethics for Financial Disclosure coordination, and fulfill the duties of Financial Disclosure Coordinator as provided pursuant to statute and the District’s Rules of Procedure.
 - 4.** Provide Form 1 Financial Disclosure documents for Board Members
 - 5.** Provide Form 1F Financial Disclosure documents for 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 Department of Economic Opportunity and the County.
 - 9.** Maintain and file Disclosure of Public Financing, as updated from time to time, and file with Department of Economic Opportunity and, if applicable 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 County a minimum of 60 days prior to the public hearing on the budget.
 - 12.** Provide written notice to owners of public hearing on the budget and its related assessments.
 - 13.** Provide copy of Public Facilities report(s) to the County to be submitted in accordance with the statute.
 - 14.** Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 15.** Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
 - 16.** File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.

17. Provide for submitting the regular meeting schedule of the Board to County.
18. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
19. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
20. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
21. Provide for public records announcement and file document of registered voter data by June each year.
22. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
23. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
24. 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.
25. If applicable, provide for instruction to Landowners on the Election Process and forms, etc.
26. Respond to Bond Holders Requests for Information.
27. Implement the policies established by the Board in connection with the operations of the District.

- C. Assist in the negotiation of Agreements, as directed by the Board.
- 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 contract.
- G. Answer Project Status Inquiries from Consultants Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

2. ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. 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. Fulfilling routine public records requests shall not result in additional charges to the District – see Additional Services for extraordinary public records requests.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

3. 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:
 - i. Chart of Accounts
 - ii. Vendor and Customer Master File
 - iii. Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - i. Cash Investment Account Reconciliations per fund
 - ii. Balance Sheet Reconciliations per fund
 - iii. 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:
 - i. Review statutory and bond indenture requirements
 - ii. Prepare Audit Confirmation Letters for independent verification of activities.
 - iii. Prepare all supporting accounting reports and documents as requested by the auditors

- iv. Respond to auditor questions
 - v. Review and edit draft report
 - vi. Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (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 County, 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, including but not limited to invoices for amenity management services. Ensure timely payment of vendor invoices and purchase orders.
 - a. Do not engage third-party payables/receivables vendors.
 - b. Verify that all invoices are approved and properly coded by District staff before payment is made.
 - c. Manage Vendor Information per W-9 reports.
 - d. Verify compliance with Florida E-Verify for any newly hired District staff, if required by law
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 applies reports with IRS.
5. Maintain a continuously updated running balance report that reconciles with the monthly balance sheet and transaction history.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.

2. Process Construction requisitions including:
 - a. Vendor Agreement completion status
 - b. Verify Change Orders for materials
 - c. Check for duplicate submittals
 - d. Verify allowable expenses per Bond Indenture Agreements such as:
 - i. Agreement Assignment
 - ii. Acquisition Agreement
 - iii. 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 bond holders 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, including any required by the State under current and emerging cybercrimes legislation.
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 when needed.
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 Agreement vendors.

4. ASSESSMENT REVENUE COLLECTION AND REPORTING:

A. Administer Prepayment Collection:

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, bond holder and reporting agencies.

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.

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.

5. WEBSITE ADMINISTRATION:

- A.** Consultant shall, ensure that the District's website(s) remain in compliance with all applicable Florida law regarding the content and functionality of such website and provide for the long-term storage of all website content and email in compliance with all applicable Florida law for public entities regarding records retention.

6. DISSEMINATION AGENT:

- A.** Consultant shall serve as the District's dissemination agent under any applicable continuing disclosure undertakings of the District, which shall include fulfilling all duties

of the Dissemination Agent set forth in such continuing disclosure undertaking. The District current has three (3) Continuing Disclosure Agreements outstanding that must be reported under

ADDITIONAL SERVICES:

- 1. Meetings** - extended meetings (beyond four (4) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);
- 2. Financial Reports**
 - A.** Modifications and Certification of Special Assessment Allocation Report;
 - B.** 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.
- 3. Bond Issuance Services**
 - A.** Special Assessment Allocation Report;
 1. Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 2. Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 3. Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
 - B.** Bond Validation;
 1. 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.
 2. Provide expert testimony at bond validation hearing in circuit court.
 - C.** Certifications and Closing Documents;
 1. 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.** Amendment to District boundary;
 - E.** Grant Applications;
 - F.** Escrow Agent;
 - G.** Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

- H. Extraordinary public records requests that are extensive in nature, as defined by District's adopted Rules of Procedure, requiring significant effort to fulfill;

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:

1. Issue estoppel letters as needed for property transfers

- A. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
- B. Issue lien releases for properties which prepay within in the District.

2. Bond prepayment processing

- A. Collect bond pre-payments, both short term and long-term bonds, verify amounts and remit to Trustee with deposit instructions.
- B. Maintain collection log showing all parcels that have pre-paid assessments.

Prepare, execute and issue release of lien to be recorded in public records

Exhibit B – Schedule of Fees

Standard Services: billed monthly pursuant to the following schedule:

Standard Service Description	Annual Amount	Fees per Fiscal Year ¹			
		FY 2026 Term <i>(Prorated: 4/1/2026 – 9/30/2026)³</i>	FY 2027 Term <i>(10/1/2026 – 9/30/2027)</i>	FY 2028 Term <i>(10/1/2027 – 9/30/2028)</i>	FY 2029 Term <i>(Prorated: 10/1/2028 – 3/12/2029)</i>
Management ²	\$21,234	\$10,587.91	\$21,234	\$21,234	\$9,424.41
Administrative	\$2,404	\$1,198.71	\$2,404	\$2,404	\$1066.98
Accounting	\$19,234	\$9,590.65	\$19,234	\$19,234	\$8,536.73
Annual Finance & Revenue Collection	\$5,187	\$2,586.39	\$5,187	\$5,187	\$2,302.18
Assessment Roll	\$5,187	\$2,586.39	\$5,187	\$5,187	\$2,302.18
Dissemination Agent	\$2,404	\$1,198.71	\$2,404	\$2,404	\$1066.98
TOTAL	\$55,650	\$27,758.77	\$55,650	\$55,650	\$24,699.46

¹ Consultant agreed to begin billing on April 1, 2026, as a courtesy to the District and to hold its price for the first three (3) years (i.e., thirty-six (36) consecutive months) of the Agreement, which includes prorated portions of FY 2026 and FY 2029. All or part of any Renewal Terms after 3/12/2029 shall be billed pursuant to the fees provided for the Annual Amount above, unless otherwise agreed to by the Parties as provided for in the Agreement. Includes administrative fee or fixed miscellaneous fees to cover all supplies or services to support District Management; except office expenditures for mass mailings, notices, overnight delivery, and reproduction costs in excess of \$50.00 will be billed to the District at cost. Agenda packages in paper (production, printing, binding, delivery) will be billed to the District at cost (approx. \$60 per meeting).

² District Manager will attend up to 15, 4-hour CDD meetings per year. Extended meetings, beyond the 4 hours in length or additional meetings in excess of 15 per year will be at a fee of \$125 per hour billed in 15-minute increments. For any offsite storage, the District will be billed directly for storage.

³ FY 2026 Term and FY 2029 Term rates are based on the Annual Amount prorated based on the dates shown above, and represent the amounts payable for only those portions of the respective FY Terms.

Additional Services:

Additional Services and Expenses: Our standard monthly fee is intended to be all-inclusive for routine management tasks. However, if your District requires additional one-time projects or specialized services beyond the usual scope, we can accommodate those at either an hourly rate or a fixed project fee. For example, overseeing a major capital project or facilitating a complex insurance claim might incur separate fees, which would be discussed and agreed upon in advance. We are transparent about any such costs. Likewise, certain direct costs – such as bulk mail postage for mailing out annual meeting notices, printing of large packets, or required legal advertisements in newspapers – are typically passed through at cost. At this time, there are no expected out-of-pocket expenses.

Description	Fee Basis	Fee Budget
Additional Meetings	Hourly	\$125 per hour with a 15-minute minimum increment for meetings in excess of the 15 meetings per year
Extended and Continued Meetings	Hourly	\$125 per hour with a 15-minute minimum increment for meetings in excess of 4 hours.
Services related to correction and/or modification of any District actions prior to December 1, 2020, including prior year's financial audits.	Per Occurrence	Upon Request
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests Requiring Significant Effort to Fulfill	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

Additional Third-Party Services:

Estoppel Letter	Per Occurrence	\$150 (non-foreclosure related)
Pre-Payment Collections	Per Occurrence	Upon Request
Lien Releases	Per Occurrence	Upon Request

Tab 12

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) desires to designate certain Officers of the District.

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

SECTION 1. The following persons are appointed to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Paricia Thibault
Assistant Secretary	_____
Treasurer	Patricia Thibault
Assistant Treasurer	Austin Comings

SECTION 2. This Resolution supersedes any prior appointments made by the Board. This Resolution shall become effective March 13th, 2026 upon its adoption.

PASSED AND ADOPTED this 12th day of March , 2026

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 13

RESOLUTION 2026-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

Section 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at c/o Haven Management Solutions, 10820 Mistflower Lane, Tampa, Florida 33647

Section 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at c/o Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746.

Section 3. The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District’s custodian of public records in the agency’s primary administrative building.

Section 4. This Resolution shall take effect immediately upon adoption.

Passed and Adopted on March 12, 2026.

Attest

**K-Bar Ranch II
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Chair of the Board of Supervisors

Tab 14

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, K-Bar Ranch II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District’s accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.

Section 2. Additional Authorized Officers for District Accounts. As District officers, **Patricia Thibault** and **Austin Comings** are authorized to administer the District’s accounts, as soon as practical and effective immediately on March 13, 2026.

Section 3. Expiration for Previous Authorized Officers for District Accounts. All previous signers on the District’s accounts will be automatically removed effective as of March 13th, 2026.

Section 4. Conflicts. Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 5. Effective Date. This resolution shall become effective immediately upon its adoption.

Passed and Adopted on March 12, 2026.

Attest

**K-Bar Ranch II
Community Development District**

Print Name: _____
 Secretary/ Assistant Secretary

Chair of the Board of Supervisors

Tab 15

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is statutorily authorized to select a qualified public depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the District previously designated BankUnited and Valley National Bank as the qualified public depository; and

WHEREAS, the Board desires to select a new public depository for District funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

SECTION 1. SouthState Bank, is hereby designated as the qualified public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.
- C.** Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District’s Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 5. This Resolution shall take effect immediately upon adoption.

Passed and Adopted on March 12, 2026.

Attest

**K-BAR RANCH II
Community Development District**

Print Name: _____
 Secretary / Assistant Secretary

Chair of the Board of Supervisors

Tab 16

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the K-Bar Ranch II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Jere Earlywine, Esq. of Kutak Rock, LLP, is hereby designated as the Registered Agent for the District.

SECTION 2. The District’s Registered Office shall be located at c/o Kutak Rock, LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Hillsborough County, Florida, and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this ____ day of _____ 2026.

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Tab 17

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE DISSEMINATION AGENT OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the K-Bar Ranch II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously entered those certain Continuing Disclosure Agreements entered in connection with the District’s issuance of Special Assessment Bonds, Series 2017A-1, 2017A-2, 2017A-3, and 2021 (together, the “CDA”), which contemplate that the District may appoint a successor Dissemination Agent in writing; and

WHEREAS, the Board desires to appoint and remove its Dissemination Agent under the CDA.

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

SECTION 1. Haven Management Solutions, LLC is hereby appointed as Dissemination Agent under the CDA effective April 1, 2026. This appointment supersedes any appointments of Dissemination Agent made by the Board prior to April 1, 2026. Evidence of acceptance by Haven Management Solutions, LLC of such appointment is provided in that certain *Agreement for District Management Services* between the District and Haven Management Solutions, LLC, a copy of which can be requested from the District.

SECTION 2. The District’s Secretary is hereby directed to provide any such copies or notices of this Resolution to any such parties as required under the CDA.

SECTION 3. This Resolution shall take effect on April 1, 2026

PASSED AND ADOPTED this 12th day of March 2026.

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Tab 18

RESOLUTION 2026-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICY GOVERNING MEMBER REQUESTS FOR HOLIDAY LIGHTING DISPLAYS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (the “District”) owns and operates monument lighting that can be programmed to display various colors in celebration of a holiday; and

WHEREAS, section 190.011, Florida Statutes, empowers the District to adopt rules and resolutions which may be necessary for the conduct of district business and to exercise all powers necessary, convenient, incidental, or proper in connection with any of the powers duties, or purposes authorized by the Act.

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

SECTION 1. The Policy Governing Member Requests for Holiday Lighting Displays (the “Policy”) attached here to as Exhibit “A” is hereby adopted as the Policy of the District. The Board hereby delegates authority to the District Manager to execute the Policy.

SECTION 2. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND DULY ADOPTED this ____ day of _____ 2026.

ATTEST:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Policy Governing Member Requests for Holiday Lighting Displays

The K-Bar Ranch II Community Development District (the “District”) owns and operates monument lighting (the “Lights”) that can be programmed to display various colors in celebration of a holiday. The District Board of Supervisors has authorized the District Manager to effectuate this Policy.

I. General Operation. Lights are turned on at sundown each Calendar Day. For all Calendar Days that are not Dates of Observation on the Schedule as defined below, the Color Display of the Lights shall be White. Lights are turned off at sunrise each Calendar Day.

II. Standard Holiday Schedule. The District Manager shall, within two weeks of adoption of this Policy and annually on October 1 thereafter, produce a schedule governing the observed Holidays and corresponding Color Display of the Lights (the “Schedule”). The Schedule shall observe the following Holidays, and any additional holidays approved by the Board of Supervisors pursuant to Section III of this Policy, and the Lights shall be programmed to display the corresponding Color Display:

Holiday	Color Display
New Year's Day	Yellow and White
Birthday of Martin Luther King, Jr.	Green, Red, and Black
Inauguration Day	Red, White, and Blue
Washington's Birthday	Red, White, and Blue
Ramadan	Blue and Yellow
Lent	Purple
Easter	White and Pink
Memorial Day	Red, White, and Blue
Juneteenth National Independence Day	Green, Red, and Yellow
Independence Day	Red, White, and Blue
Labor Day	Red, White, and Blue
Columbus Day	Red, White, and Blue
Diwali	Red and Yellow
Veterans Day	Red, White, and Blue
Thanksgiving Day	Red, Orange, and Yellow
Christmas Day	Red and Green

The District Manager shall be responsible for identifying the Date(s) of Observation and Color Display for each Holiday on the Schedule, including the holidays listed above and any additional Holidays approved by the Board of Supervisors pursuant to Section III of this Policy.

III. Application for Member Requests. The District’s amenity Members (“Members”) (i.e., those individuals authorized to use the District’s amenities pursuant to the District’s Community Facilities Rules & Regulations, as amended from time to time) may request commemoration of additional holidays by submitting a fully executed Holiday Lighting Application (“Application”) set

Exhibit A

Policy Governing Member Requests for Holiday Lighting Displays

forth in Attachment #1 of this Policy to the District Manager no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to October 1 of each year. Applications must be delivered to the District Manager via email at patricia@havenmgt.com. Applications must include the requested Holiday, Color Display, and suggested Date(s) of Observation for the forthcoming Calendar Year. The District Manager shall compile all timely submitted Applications and present them to the Board of Supervisors at a noticed public meeting held prior to October 1. The Board of Supervisors shall evaluate Applications using the following content-neutral criteria: (a) whether the requested Date(s) of Observation conflict with existing holidays on the Schedule; (b) whether the total number of approved Holidays would exceed thirty (30) per calendar year; and (c) whether the Application was timely and complete. The Board of Supervisors shall have final approval and legislative authority to amend this Policy to add requested holidays to the Schedule, effective for the forthcoming calendar year. The District Manager shall notify all applicants in writing of the Board's decision within fourteen (14) days following the Board's action.

Attachment #1 - Application

Holiday Lighting Application

Member Name: _____

Address: _____

I Am A(n): Owner Tenant Annual Pass Holder If Tenant, Owner Name: _____

Holiday: _____

Date(s) the Holiday falls on this Year: _____, 20____ to _____, 20____

Suggested Date(s) of Observation: _____

Suggested Color Display: _____

The above-referenced Member, on behalf of the Member's self, executors, personal representatives, assigns, heirs, and next of kin (collectively referred to as the "Member" herein), acknowledges and agrees that the K-Bar Ranch II Community Development District, its Board of Supervisors, its District Manager, and all their officers, employees, directors, members, executives, agents, affiliates, representatives, successors, and assigns (collectively, the "District") assume no responsibility or liability in connection with any and all activities, determinations, and decisions related to the Holiday Lighting Application. In exchange for consideration of the Member's Holiday Lighting Application, the Member does hereby agree to the following terms and conditions:

1. Member shall hold harmless and release the District from any claims and demands arising out of or in connection with the Holiday Lighting Application, excluding claims arising from the District's gross negligence or willful misconduct.
2. Member shall indemnify and defend the District from and against any loss, liability, damage, or cost caused by Member's misrepresentations in the Holiday Lighting Application or Member's actions in connection with the Holiday Lighting Application.
3. Member agrees that the foregoing release and waiver is intended to be as broad and inclusive as permitted by Florida law, and that if any portion is held invalid by a Court of competent jurisdiction, the remainder will continue in full legal force and effect.

Member agrees that Member has had opportunity to consult legal counsel regarding this Holiday Lighting Application, if desired, and signs this Holiday Lighting Application in full awareness and understanding of its contents.

Signature

Date

Tab 19

K-Bar Ranch II

Community Development District



Community Facilities Rules & Regulations Rule No.: 2026-___

Adopted July 18, 2022
Resolution 2022-04
Revised _____
Resolution _____

**K-Bar Ranch II Community Development District
Community Facilities Rules & Regulations**

Table of Contents

GENERAL1

DEFINITIONS1

CONDUCT CODE.....3

LEASE PROCEDURES AND TRANSFER OF PRIVILEGES4

USE OF COMMUNITY FACILITIES.....4

COMMUNITY FACILITY RENTAL POLICIES7

COMMUNITY PONDS9

PLAYGROUND RULES.....9

SWIMMING POOL FACILITY 10

POOL PARTIES..... 11

TENNIS/PICKLE BALL COURTS..... 12

VIOLATION OF RULES AND REGULATIONS 13

Community Facilities Rules & Regulations

General

K-Bar Ranch II Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its users. The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

1. **Adult** – An individual eighteen (18) years of age, or older.
2. **Access Cards** – Cards are issued to eligible Members that meet the requirements contained in these Rules and Regulations strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules and Regulations. The cards will be issued at the Community Facility office and will contain a photo of the cardholder.
3. **Annual Pass** – an annual pass may be purchased by a non-resident of the District at a cost of the highest operation and maintenance fee plus a 20% administrative fee, which cannot be pro-rated, per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. **Board of Supervisors** – the Board of Supervisors of the K-Bar Ranch II Community Development District.
5. **Common Areas** – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management or District Manager – Those agents and representatives of the management firm hired by the District.
8. Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall always remain with their Guests. The Recreation Manager may make accommodations as necessary for unaccompanied guests. Approvals for unaccompanied guests must be received in advance and are at the sole discretion of the Recreation Manager.
9. Invitee(s) – A person who is invited onto the Community Facilities as a member of the public or enters for the purpose of business dealings.
10. Member – Shall mean Resident, Annual Passholder or Tenant.
11. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
12. Recreational Facilities– Includes the swimming pool facilities, activity center (a.k.a. clubhouse), playground, restrooms and tennis/pickle ball courts.
13. Recreational Staff (“Staff”) – Those individuals employed by the amenities management firm hired by the District such as Recreation Manager (as defined below), clubhouse or pool attendants, maintenance personnel, or other employees of the management firm.
14. Recreation Manager – On-site member of Staff responsible for managing the District’s Community Facilities.
15. Resident – A homeowner/household living within the District’s boundaries.
16. Rules and Regulations – Any written rules or regulations adopted, implemented, or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

Conduct Code

Improper conduct, obscenities, verbal, or physical threats by any user will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for family, their Guests and Invitees.

All users are expected to conduct themselves properly with due consideration for each other and for fellow users, Guests and Staff. The Recreation Manager has the authority to discipline within the Rules and Regulations any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained by Staff and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency by Staff.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff on duty or to District Management. Users are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow users and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a user. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Users shall not engage or direct Staff on any private business, nor shall any Staff

member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff or Users.

Lease Procedures and Transfer of Privileges

Any homeowner permitting a Tenant to occupy his/her dwelling must notify the Recreation Manager. All Tenants living within the leased home must be listed on the Lease Agreement. Leases must contain a clause that indicates the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. Households may transfer their privileges for use of the Community Facilities to their Tenants by contacting the District Manager or Recreation Manager and access cards will be issued to the tenants at a fee of \$25 each. Homeowners shall have no privileges while Tenants are using the transferred rights. A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant the homeowner no longer has any privileges to use of Community Facilities until such time that the Recreation Manager is notified of termination of transfer.

In the event a home is sold, the card will be deactivated, and a new card will be issued to the new residents at no cost.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Recreation Staff may ask to inspect proper identification and those persons not showing it may be required to leave. All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Unless otherwise provided herein, Guests must be accompanied by a member of the household and must obtain a guest pass from the Recreation Manager.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder Member 15 years and older will be issued an Access Card. These cards are for use by the card holder only.
 - b. The card is used to access the swimming pool facility, activity center, playground, tennis/pickle ball courts. Age restrictions apply.

-
- c. When you use the Access Card, your name and time of entry are registered. Members and Guests should ensure gates are closed behind them for security.
 - d. Your card is your responsibility. If you misplace your card, please contact the Staff immediately so that the card can be deactivated.
 - e. Replacement cards will be issued at a charge of \$25 each.
 - f. Hours for the Community Facilities are posted at the entrance to each facility. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for an Access Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport), a copy of a utility statement and or a vehicle registration showing the address. Each cardholder is required to sign an Access Card Agreement. Tenants must also provide a copy of their lease.
 - h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities unless otherwise posted, including parking lots and walkways.
 - i. Shirts and shoes are to be worn in the Recreational Facilities, except the swimming pool area.
 - j. Wet bathing suits are not allowed to be worn inside the activity center.
 - k. Profanity and bullying will not be tolerated.
 - l. No vandalizing of Community Facilities.
 - m. For Safety, anyone under the age of fifteen (15) must be accompanied by an Adult when visiting the Recreational Facilities.
 - n. No fighting.
 - o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - p. With the exception of a community sponsored event where alcoholic beverages are permitted, users or Guests may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.

q. Use of tobacco products, vaping, illegal drugs and paraphernalia are prohibited.

r. No pets (except as allowed by applicable law) will be allowed in any fenced Common Area, including the swimming pool area, with the exception of community events and or programs that may specifically allow pets to attend. All pets must be on a leash outside of each Resident's property.

s. Community Facilities shall be used only for the purpose for which they are designed.

t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.

4. Community property may not be removed or altered from any Community Facility without written consent of the Board of Supervisors or District Manager.

5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.

6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by users. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, Guests and Invitees.

7. In accordance with the Florida Clean Air Act, smoking and/or vaping is prohibited within the Community Facilities, unless it is within a designated area established for such use.

8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.

9. Programs may be offered at the Recreational Facilities for Member's participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.

10. With the exception of community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

Community Facility Rental Policies

Members and non-Members may reserve for rental all or half of the multi-purpose room located in the activity center and Tennis/Pickle Ball Courts for private events/play. Reservation of the Tennis/Pickle Ball Courts is specifically addressed in the section regarding the Tennis Court. The following is particular to the activity center. The daily guest limits referenced in these Rules and Regulations shall not apply to guests attending a private function. Members and non-Members interested in reserving a space in the activity center should contact the Recreation Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved or restricted for use by the District or K-Bar Ranch II Master Association.

1. Available Facilities: The following Community Facilities are available for private rental during regular hours, which are as follows:

<u>Months</u>	<u>Hours</u>
<u>September through November</u>	<u>10:00 a.m. until 7:00 p.m.</u>
<u>December through March</u>	<u>10:00 a.m. until 6:00 p.m.</u>
<u>April through August</u>	<u>10:00 a.m. until 8:00 p.m.</u>

The Community Facilities will only be rented to one party per day for the duration of the Activity Center regular hours for that day for up to five (5) total hours (including set-up and post-event cleanup), at the following rates: Clubhouse Manager can authorize additional hours if available, at hourly rates consistent with the 5-hour rental rates below.

Multi-purpose Room in Aactivity Ccenter

- Reservation by the District or the K-Bar Ranch II Master Association – no charge and has first right
- Reservation by Members ~~\$100.00~~ for half room
 \$300.00 ~~\$200.00~~ for full room
- Reservation by non-Members ~~\$200.00~~ for half room
 \$600.00 ~~\$400.00~~ for full room
- Reservation by governmental unit or homeowner association meetings
 ~~\$100.00~~ for half room
 \$200.00 for full room
- Reservations for governmental unit or homeowner association events
 ~~\$200.00~~ for half room
 \$400.00 for full room

Any event that exceeds the closing time of the Activity Center (including post-event cleanup) will be charged an additional \$200. Any event that exceeds the closing time of the Activity Center (including post-event cleanup) by over an hour agrees to forfeit their deposit.

No alcohol may be served at private events.

The Member or non-Member, governmental unit or homeowner's association renting any portion of the Community Facilities shall be responsible for any and all damage and expenses arising from the rental.

2. Reservations: Members and non-Members interested in making a reservation must submit to the Recreation Manager a completed Use Application. After approval from the Recreation Manager, payment of deposit and rental must be made within 48 hours to lock in reservation. The Recreation Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

3. Staffing: When Staff is required at a private event, all users shall be required to pay for the Staff at a rate of \$25/hour for each employee required.

4. Deposit: As stated above, private rental of the multi-purpose room in the activity center requires a deposit according to the following schedule at the time the reservation is approved:

- Reservation by the District or the K-Bar Ranch II Master Association – no deposit required
- Reservation by Members - ~~\$1,000.00~~ \$200.00
- Reservation by non-Members - ~~\$1,000.00~~ \$400.00
- Reservation by other governmental unit or homeowners association - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage is removed from the premises.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, chairs, countertops, etc.
- e. Ensure that no property has been removed from the activity center.
- f. Ensure that no damage has occurred to the activity center and/or any property in the activity center, including stains or damages to carpet.

The Recreation Manager shall determine the amount of deposit to return, if any. Deposit will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. Adherence to Rules and Regulations. Members or non-Members and their Guests and Invitees are required to adhere to all Rules and Regulations. Failure to comply with such Rules and Regulations may result in the forfeiture of the deposit.

6. Additional Cleaning. If additional cleaning of rented facilities is required, the user reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, users may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

7. Any neighborhood homeowner's association ("HOA") operating within the boundaries of the District or local government serving the District has the right to reserve at no cost to the HOA the multi-purpose room for an event one time per year, subject to timing and availability as determined by the District's Amenity Manager, and subject to completing a District rental application, providing any applicable deposits and insurance, and otherwise meeting the requirements of the District.

General Policies:

a. No decorations may be affixed to the walls, doors or any fixtures.

b. The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances.

c. Event Liability coverage may be required on a case by case basis in the sole discretion of the Board of Supervisors.

d. Furniture is NOT allowed to be removed from the building nor pool furniture brought inside the building.

e. All exterior doors are to remain closed.

f. Use of the office, tennis court, pool, or any outside facility including outside bathrooms and playground is prohibited.

g. The facilities shall be left in the same condition as found prior to the event.

h. All furnishings and floors must be cleaned, trash emptied, and liner replaced.

i. Time allotted for the event includes time for set-up and cleaning and may not be exceeded.

j. No excessive noise, profanity, or boisterous actions.

k. Capacity shall not be exceeded.

l. Alcohol is NOT permitted.

m. NO glass.

n. NO Smoking. No candles or open flames are allowed.

o. The named renter MUST be present for the duration of the rental.

p. No glitter, confetti, or smoke bombs can be used on CDD property.

q. The kitchen and all countertops must be cleaned, and no food may be left on the ground.

r. You may only enter and exit the door that is located by the kitchen.

s. Do not prop doors open at any time

t. Do not block any doors to prevent them from opening.

u. Do not block any exit signs with props, balloons, or other objects.

v. Do not block any cameras with props, balloons, or other objects

w. Food is to remain on tables at all times.

- x. Use of glitter or paint is prohibited.
- y. Propping open of doors is prohibited.
- z. A video walk through of the space prior to the event will be conducted.
- aa. Use of the kitchen is allowed.
- bb. Use of Sterno type chafing fuel devices are only allowed on countertop and prohibited on all tables.
- cc. The party renting the space may only rent it on behalf of themselves or residents of the CDD.
- dd. The party renting the space must be present the whole time of the event.

8. Cancellation Policy (multipurpose rooms): Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or \$50 of the deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board.

9. Any third party vendors brought in by the renter must be approved by the Clubhouse Manager to operate on District property, and provide a Certificate of Insurance covering the District in the event of an accident. This includes caterers, performers, etc.

10. No open flames in the facility, with the exception of candles or chafing fuel devices for keeping food warm (Sternos).

Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of any type of watercraft upon the stormwater ponds within the District, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited unless designated otherwise. Designated fishing areas may be determined by the District's environmental permits. Look for signage indicating a designated common area fishing site. Fishing shall be catch and release only.

Playground Rules (the "Park")

1. Park hours are from 8:00 AM till dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children must be always supervised by an Adult, within close proximity.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.

7. Report violators, damaged equipment and unsafe conditions to the Recreation Manager.
8. Call 911 in the event of an emergency and inform the Recreation Manager and District Manager.
9. The Park may be equipped with closed-circuit surveillance cameras.
10. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited.

Swimming Pool Facility (the “Pool Facilities”)

1. The Pool Facilities are open from one half hour after sunrise until one half hour before dusk or as otherwise posted and required by applicable law.
2. Access Cards must be readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. For safety, children under the age of fifteen (15) must be accompanied by an Adult at all times to swim or to enter the pool in any manner.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. (Bathing suits only) No thong swimwear is permitted at the Pool Facilities.
7. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Pool Facilities.
8. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
4. No floatation devices including rafts are permitted in the pool without prior approval, except for swim aids and water aerobics equipment.
9. No running or rough housing is allowed in the swimming Pool Facilities.
10. No animals with the exception of qualified animals mandated by law are allowed within the Pool Facilities.

11. Alcohol is prohibited at the Pool Facilities.
12. No glass containers of any kind are allowed in the Pool Facilities.
13. Radios and/or "boom boxes" may not be played at the pool. All portable electronic devices are allowed if headphones are used.
14. Food and beverages are prohibited in the pool and on the pool wet deck area per Florida Statute. The wet deck area is defined herein as the four (4) foot area from the water's edge around the entire perimeter of the pool.
15. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
16. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
17. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
18. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
19. Any person swimming after the Pool Facilities are closed may be suspended from the Recreational Facilities and is subject to trespassing charges.
20. Call 911 in the event of an emergency.
21. The Pool Facilities are equipped with closed circuit surveillance cameras.
22. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly or as otherwise determined by the Recreation Manager and/or District Manager. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Recreation Manager and/or District Manager. Unauthorized pool parties are not permitted.
2. A Pool Party Usage Agreement shall be executed by the Applicant.
3. All parties must be booked in advance through the Recreation Manager and/or District Manager.

23. Only Members are allowed to book a pool party. A \$100.00 refundable deposit is due at the time the application is submitted.

4. A non-refundable usage fee of \$50.00 shall be charged to Members. Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or the \$50 deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board. In the event there is rain the day of, renter is eligible to redeem the paid hours of rental another day, or add it on to the time window of original rental period such as if the rental party waits out bad weather before or during their rental. Additional hours must still fall within operating hours. Clubhouse Manager will determine scheduling and crediting hours for rain delays/cancellations.

5. The party is limited to a maximum of 20 people.

6. For every 5 children between 2- 6 years old, at least one adult must be present.

7. All paper goods (decorations, plates, cups, etc.) trash and food must be removed at the end of the party from the pool facility.

8. All food and gift wrap must be kept away from the pool.

9. Tables must be wiped down thoroughly at the end of the party.

10. No balloons, silly string, glitter, confetti or other messy party favors are permitted.

Tennis/Pickle Ball Courts

1. Access to the courts is with your Amenity Access Card.

2. Play is on a first come, first serve basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.

2. Proper tennis attire is required while on the courts, such as; sportswear and tennis shoes/sneakers.

3. Profanity and/or disruptive behavior are not permitted.

4. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the courts.

5. Glass containers are not allowed in the court areas.

6. Portable radios and/or "boom boxes" are not allowed in the court areas. All portable

electronic devices are allowed if headphones are used.

7. No pets, except as otherwise allowed by law, are allowed on the courts.

8. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to sixty (60) minutes. Requests to Recreation Manager must be at least one (1) week in advance in order to give other users proper notice of a reservation. Any reservations will be posted on the tennis court gates.

Violation of Rules and Regulations

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. Suspension of Rights. The District, through its Board of Supervisors, District Manager, and Recreation Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:

- a. Submits false information on any application for use of the Community Facilities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District Rule or Regulation contained herein;
 - . Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
- f. Damages or destroys District property; or
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other users or Guests.
- h. Any person using Recreational Facilities after the facilities are closed may be suspended from use of Recreational Facilities and is subject to trespassing charges.

2. Authority of Recreation Manager. The Recreation Manager or his or her staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Recreation Manager or Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.

3. Authority of District Manager. The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any

person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager at least ten (10) days before a duly advertised Board meeting.

4. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

5. Enforcement of Penalties/Fines. For any of the reasons set forth in Section 1 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 per violation – in addition to any amounts for actual damages – and collect such fine, damages and reasonable attorney's fees as provided pursuant to Section 190.011(6), Florida Statutes, and Chapter 190, Florida Statutes. Prior to imposing any fine exceeding \$100, the District shall provide the alleged violator with written notice and an opportunity for a hearing before the Board of Supervisors.

K-BAR RANCH II CDD USE APPLICATION AND PRIVATE RENTAL AGREEMENT

ACTIVITY AMENITY CENTER

RESIDENT'S NAME: _____ PHONE# _____

RESIDENT'S ADDRESS: _____ Facility Access Card# _____

RESIDENT'S EMAIL: _____

Today's Date: _____ Date of Event: _____ Time of Event*: _____ ---

of Guests: _____ Type of Event: _____

Activity Amenity Center Regular Hours Throughout the Year:

September through November: 10:00 am until 7:00 pm.

December through March: 10:00 am until 6:00 pm.

April through August: 10:00 am until 8:00 pm.

*Activity Amenity Center will only be rented to one party per day for the duration of the Activity Amenity Center regular hours for that day (this includes set-up and post-event cleanup).

Note: Any event that exceeds the closing time of the Activity Amenity Center (including post-event cleanup) will be charged an additional \$200. Any event that exceeds the closing time of the Activity Amenity Center (including post-event cleanup) by over an hour agrees to forfeit their deposit.

The renter is required to present a valid government issued photo ID along with the application.

Multipurpose Room in Activity Amenity Center (max capacity: 100 people including adults and children)

Member: full room \$300.00

non-Member: full room \$600.00

Government/HOA/CDD meeting: full room \$200.00

Government/HOA/CDD event: full room \$400.00

Hours billable for staff _____ x _____ = _____ Rental Extra Hours _____ x _____ = _____

Deposit (includes all credit card and related processing fees)

Member: \$1,000.00 non-Member: \$1,000.00 Government/HOA: \$100.00

Rental Rate: Amount: _____ Date: _____ Check Number: _____ CC# _____

Security Deposit: Amount: _____ Date: _____ CC# _____

CHECK or MONEY ORDER MADE PAYABLE TO: K-Bar Ranch II CDD .

Security Deposits will only be accepted on credit cards.

RENTAL POLICIES (Please read and initial next to each item indication acceptance and understanding)

- Absolutely nothing on walls, window blinds, or cabinets (i.e. no tape, tacks, glue etc.)

- Furniture is NOT allowed to be removed from the building nor pool furniture brought in.
- All exterior doors are to remain closed.
- Use of the office, tennis, pool or any outside facility including outside bathrooms, and playground is prohibited.
- The facilities shall be left in the same condition as found prior to the event.
- All furnishings and floors must be cleaned, trash emptied, and liner replaced.
- Time allotted for the event includes time for set-up and cleaning and may not be exceeded.
- No excessive noise, profanity, or boisterous actions.
- Capacity shall not be exceeded.
- Alcohol is NOT permitted.
- NO glass.
- NO Smoking. No candles or open flames are allowed.
- The named renter MUST be present for the duration of the rental.
- No glitter, confetti, or smoke bombs can be used on CDD property.
- The kitchen and all countertops must be cleaned, and no food may be left on the ground.
- You may only enter and exit the door that is located by the kitchen.
- Do not prop doors open at any time
- Do not block any doors to prevent them from opening.
- Do not block any exit signs with props, balloon, or other objects.
- Do not block any cameras with props, balloons, or other objects
- Food is to remain on tables at all times.
- Use of glitter or paint is prohibited.
- Propping open of doors is prohibited.
- A video walk through of the space prior to the event will be conducted.
- Use of the kitchen is allowed.
- Use of Sterno type food heaters is only allowed on countertop and prohibited on all tables.
- The party renting the space may only rent it on behalf of themselves or residents of the CDD.
- The party renting the space must be present the whole time of the event.

-
- CDD has the right at any time to cancel a party and during a party if the rules are broken.
 - No party may exceed 100 people. All attendees including adults and children shall be counted towards this limit. Any party that this limit, will be immediately canceled, and you will be considered trespassing and told to leave otherwise the authorities can be called, and the deposit forfeited.
 - All party attendees must stay inside the rental room. Party attendees may only use the bathrooms in the rental room. Party attendees are prohibited from gathering in the pool, playground, tennis courts, or entrance, or parking lot.
 - Please be advised that CDD uses on-site video monitoring and by signing this agreement you acknowledge and consent to all video monitoring.
 - CDD has the right to keep the deposit of any scheduled event if any rules are broken and by signing this agreement you acknowledge and consent to CDD keeping the deposit at its sole discretion.
 - CDD has the right to suspend membership privileges to rent CDD property for breach of these rules for up to one year.
 - Pool rentals are not allowed. Posted pool guidelines will be followed at all times by everyone.
 - Doors that are left or propped open and the air conditioning is damaged, then the deposit will be automatically forfeit.

I have read and understand the above rules and regulations concerning my facility rental at K-Bar Ranch II Community Development District (“CDD”). I also agree to the full terms, conditions, and provisions of the CDD policies, including but not limited to the indemnification language found therein. I understand that I am responsible for the actions and damage caused by my guests. I also understand that any violation of said contract or policies may result in partial or full forfeiture of my security deposit. By signature herein, I recognize that this document may be subject to Florida’s public records laws, Chapter 119, Florida Statutes.

Office Use:

Date Received: _____

Date put into Google calendar:

Copy given to resident:

Resident Signature

Date

CDD Representative Signature

Date

Tab 20

- (5) Renewal. Contracts for the purchase of goods, supplies and/or materials subject to this Rule 3.6 may be subject to renewal terms ~~ed for a~~ period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
- (6) Emergency Purchases. The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 287.017, Fla. Stat.

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reasonable, to be in the best interests of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.9 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.9.
 - (k) If less than three responsive bids, proposals, replies or responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies or responses for a lack of competitiveness. If no responsive bid, proposal, reply or response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of maintenance services, which steps may include a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance Services that are only available from a single source are exempt from this Rule. Maintenance Services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule 3.7 may be subject to renewal terms ed for a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
- (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (6) Emergency Purchases. The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

TAB 21

FIRST AMENDMENT TO LANDSCAPING MAINTENANCE SERVICES AGREEMENT

THIS FIRST AMENDMENT (“**First Amendment**”) is made and entered into as of _____, 2026, by and between:

K-Bar Ranch II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Tampa, Hillsborough County, Florida, whose mailing address is c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746 (“**District**”); and

Pine Lake Services, LLC, a Florida limited liability company, with a mailing address of 2122 Henley Road, Lutz, Florida 33558 (“**Contractor**,” and together with District, the “**Parties**”).

RECITALS

WHEREAS, the District and the Contractor previously entered into that certain *Landscaping Maintenance Services Agreement dated April 11, 2023 (the “Main Agreement”)*; and

WHEREAS, the District and the Contractor entered into an Addendum to the Landscaping Maintenance Services Agreement for Hawk Valley Inside Common Areas 11-23, effective December 2023 (the “Hawk Valley Addendum”); and

WHEREAS, the District and the Contractor entered into an Addendum to the Landscaping Maintenance Services Agreement for Gilded Woods, effective July 5, 2024 (the “Gilded Woods Addendum”; the Main Agreement, the Hawk Valley Addendum, and the Gilded Woods Addendum are collectively referred to herein as the “Agreement”); and

WHEREAS, pursuant to Section 23 of the Main Agreement, the initial term of the Agreement was from May 1, 2023 through April 30, 2024, with the option for two (2) one (1) year annual renewals at the discretion of the District’s Board of Supervisors; and

WHEREAS, the Parties have exercised the renewal options under the Agreement such that the current term of the Agreement is set to expire on April 30, 2026; and

WHEREAS, the Parties desire to amend the Agreement to update the District’s mailing address for notices and other communications and extend the term of the Agreement through September 30, 2027; and

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each Party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

Section 1. Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this First Amendment.

Section 2. Affirmation of Agreement. The Agreement is hereby affirmed, and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 3 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions of the Agreement, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

Section 3. Amendment to Notice Provisions. Section 18 of the Main Agreement is hereby amended to change the notice address for the District. From and after the effective date of this Second Amendment, all notices to the District shall be sent to the following address:

K-Bar Ranch II Community Development District
c/o Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

All other terms and conditions of Section 18 shall remain unchanged.

Section 4. Extension of Term. Section 23 of the Main Agreement is hereby amended to extend the term of the Agreement, including all addenda thereto, through September 30, 2027. All other terms and conditions of Section 23 shall remain unchanged.

Section 5. All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE FOLLOWS**

In witness whereof, the Parties execute this First Amendment to be effective the day and year first written above.

ATTEST:

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

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

WITNESS:

PINE LAKE SERVICES, LLC

Print Name: _____

By: _____
Its: _____

TAB 22

PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
K-BAR RANCH II
COMMUNITY DEVELOPMENT DISTRICT

DRAFT

2026

TABLE OF CONTENTS

Public Notice 3

Instructions to Proposers..... 4

Evaluation Criteria..... 10

Affidavit Regarding Proposal 12

Proposal Form 14

 i. General Information ... 14

 ii. Personnel and Equipment..... 16

 iii. Experience..... 22

 iv. Pricing 30

Sworn Statement Regarding Public Entity Crimes 38

Sworn Statement Regarding Scrutinized Companies 41

Form of Landscape Maintenance Services Agreement 43

 Exhibit A – Scope of Services 55

 Exhibit B – Proposal 66

 Exhibit C – Other Forms 67

 Form of Daily Work Journal..... 68

 Form of Pest Management Report 69

 Irrigation Repair Request 70

 Exhibit D – Maintenance Map Exhibit..... 71

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida**

Notice is hereby given that the K-Bar Ranch II Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to patricia@havenmgt.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than **FRIDAY, JULY 31, 2026 at 12:00 PM** at c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746, Attention: Patricia Thibault. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (K-Bar Ranch II Community Development District – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. The District Manager may elect to also make the meeting available electronically, and so please contact the District Manager to obtain the MS Teams or other link.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746, or by sending an email to patricia@havenmgt.com, 407-966-7629

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Kirsten Mood at kirsten.mood@kutakrock.com and Katie Ibarra at katie.ibarra@kutakrock.com, with a further copy to: Patricia Thibault at patricia@havenmgt.com

K-Bar Ranch II Community Development District
Patricia Thibault, District Manager

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services
Hillsborough County, Florida

Instructions to Proposers

- 1. DUE DATE.** One (1) written sealed proposal (“**Proposals**”) with a PDF file on a flash-drive must be received by interested parties (“**Proposer**”) no later than **JULY 31, 2026, at 12:00 PM** (EST) at the offices of Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, Fl 32746, Attention: Patricia Thibault. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.
- 2. SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
June 1, 2026	RFP Notice is issued.
June 4, 2026 at 12 :00 PM	RFP package available for download.
June 8, 2026, at 12:00 PM	Non-Mandatory Pre-Proposal Meeting via Zoom
June 15, 2025, at 12:00 PM	Deadline for questions.
July 31, 2026, at 12:00 PM	Proposals submittal deadline.
July 31, 2026, at 12:15 PM	Bid opening.

- 3. PRE-PROPOSAL MEETING.** There will be a pre-proposal meeting beginning at 12:00 pm on June 8, 2026 via Zoom.
- 4. SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.
- 5. PROPOSAL GUARANTEE.** Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier’s check in the amount of Twenty-Five Thousand Dollars (\$25,000) with its Proposal (“**Proposal Guarantee**”). The Proposal Guarantee shall be held until the time of award of contract – but not to exceed ninety (90) days from the submittal deadline – at which time the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.
- 6. FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the

job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The Proposer agrees to accept the site in an “as is” condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

7. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District’s operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

8. PROJECT MANUAL. The “Project Manual,” and any addenda thereto, will be available from the District Manager’s office by sending an email to patricia@havenmgt.com.

9. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

10. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

11. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Kirsten Mood at Kirsten.mood@kutakrock.com and Katie Ibarra at katie.ibarra@kutakrock.com, with a further copy to patricia@havenmgt.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **June 15, 2025, at 12:00 PM** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

12. SUBMISSION OF PROPOSAL. Submit one (1) written proposal & one (1) digital PDF copy (flash drive or disc required), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through

the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (K-Bar Ranch II Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

13. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

14. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

15. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

16. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

17. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

18. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

19. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

20. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

21. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

22. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

23. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, based on information within the proposals, from reference checks, from staff recommendations, and from any other information available, and shall make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, *Florida Statutes*, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed ninety (90) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

24. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

25. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

26. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

27. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed

to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

28. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

29. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the Project Manual **(i.e., by no later than June 7, 2026, AT 12:00 PM (EST))**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746, Attention: Patricia Thibault**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to twenty percent (20%) of the anticipated total contract award (including the initial one-year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars (\$100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

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

**REQUEST FOR PROPOSALS
LANDSCAPE MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Technical Capability (30 Points Possible) (____ Points Awarded)

Considerations here include adequacy of equipment to perform the work in a high-quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certificates of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. Experience (40 Points Possible) (____ Points Awarded)

The Proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity and reputation of respondent, etc.

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Points will be awarded based on the Proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. Price (20 Points Possible) (____ Points Awarded)

Up to ten (10) points may be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposal and the lowest proposal. The lowest total proposal will be based on the Proposer's price proposal for the initial phases for the initial term. Up to ten (10) points can be awarded for reasonableness of pricing.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

END

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the K-Bar Ranch II Community Development District’s (“District”) request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual’s Table of Contents, as well as the receipt of the following Addendum No.’s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (**i.e., by no later than June 7, 2026, AT 12:00 PM (EST)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 20_____.

Proposer: _____
By: _____
Title: _____

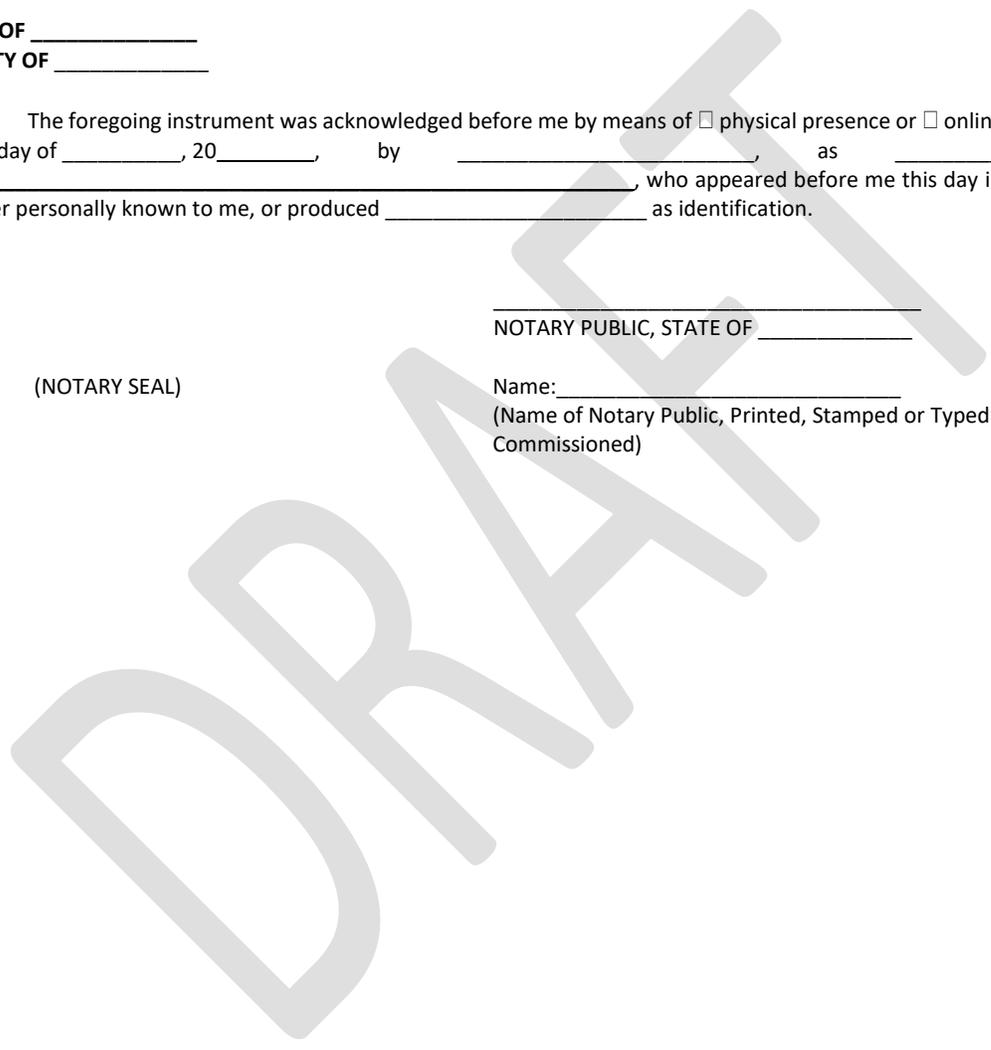
STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20_____, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)



PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

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

If no, please explain _____

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

If no, please explain _____

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

General Liability \$ _____
Automobile Liability \$ _____
Workers Compensation \$ _____
Expiration Date _____

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

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ___ days per week;
_____ Technical personnel, who will be onsite ___ days per ____; and
_____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

DRAFT

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ___ No ___
If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

2025 = _____

2024 = _____

2023 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

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

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

What is the Proposer's current worker compensation rating? _____

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

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

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

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

**PROPOSAL FORM
PART IV PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$_____/hr

- Freeze Protection (description of ability) _____

\$_____/application (**Contractor to identify those plants susceptible to freeze and estimate cost to cover per application**)

- Hand Watering

\$_____/hr for employee with hand-held hose

\$_____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

PART 5

Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:

_____ CY Grade “A” Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY (October Application)

And

_____ CY Grade “A” Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY (April Application)

**Installation of Grade “A” Medium Pine Bark Mulch \$ _____/Yr
(This is the total cost if both topdressings are performed - do not include in Grand Total)**

Each top-dressing shall leave all beds with a depth of 3” after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

Contractor shall install _____ (4”) annuals four (4) times per year **per specs** at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/Yr (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____/Yr

FIRST ANNUAL RENEWAL \$ _____/Yr*

SECOND ANNUAL RENEWAL \$ _____/Yr*

THIRD ANNUAL RENEWAL \$ _____/Yr*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- | | | |
|----|---|------------------|
| A. | Mowers w/operator | \$ _____ Hour |
| B. | Bush-Hog w/operator | \$ _____ Hour |
| C. | Tractor w/operator | \$ _____ Hour |
| D. | Supervisor with Transportation | \$ _____ Hour |
| E. | Laborer with hand equipment | \$ _____ Hour |
| F. | Truck w/driver | \$ _____ Hour |
| G. | Irrigation Tech | \$ _____ Hour |
| H. | Granular Pesticide Applicator
Person with Drop Spreader | \$ _____ Hour |
| I. | Liquid Pesticide Applicator
Person with Spray Truck | \$ _____ Hour |
| J. | Granular Fertilizer Applicator
Person with Drop Applicator | \$ _____ Hour |
| K. | Liquid Fertilizer Applicator
Person with Spray Truck | \$ _____ Hour |
| L. | Granular Weed Control Applicator
Person with Drop Applicator | \$ _____ Hour |
| M. | Liquid Weed Control Applicator
Person with Spray Truck | \$ _____ Hour |
| N. | Laborer for Additional Trash Pick-Up | \$ _____ Hour |
| O. | Lump Sum Mowing ⁽¹⁾ , entire community | \$ _____ Per Mow |

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____ \$_____ per Hour
_____ \$_____ per Hour
_____ \$_____ per Hour

B. Debris removal equipment unit costs:

_____ \$_____ per Hour
_____ \$_____ per Hour
_____ \$_____ per Hour

C. Other emergency/disaster related unit costs:

_____ \$_____ per Hour
_____ \$_____ per Hour
_____ \$_____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 20_____.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20_____, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to K-Bar Ranch II Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____
(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

- a. A predecessor or successor of a person convicted of a public entity crime; or
- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 20_____.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or ____ remote notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202__.

Notary Public

(Notary Seal)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to K-Bar Ranch II Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____
4. Proposer's Federal Employer Identification Number (FEIN) is _____
(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____)
5. I understand that, subject to limited exemptions, Section 287.135, Florida Statutes, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Proposer: _____
Name: _____
Title: _____
Date: _____

STATE OF _____
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or ____ remote notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202__.

Notary Public

(Notary Seal)

FOREIGN COUNTRY OF CONCERN AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with District, must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 287.138, Florida Statutes, for all entities that may have access to individuals' personal identifying information.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. I certify that _____ (insert entity name) ("Vendor"):
 - a. Is not owned by the government of a foreign country of concern;
 - b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
 - c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.

3. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

Printed Name: _____

Title: _____

Nongovernmental entity: _____

Date: _____

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me _____ in person or _____ remote notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202__.

Notary Public

(Notary Seal)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with District, must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. _____ (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, _____ (insert entity name) does not participate in any of the following actions:
 - a. Using or threatening to use physical force against any person;
 - b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - e. Causing or threatening to cause financial harm to any person;
 - f. Enticing or luring any person by fraud or deceit; or
 - g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

 Printed Name: _____
 Title: _____
 Nongovernmental entity: _____
 Date: _____

STATE OF _____
 COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or ____ remote notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202____.

(Notary Seal)

Notary Public

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into to be effective as of the full execution of this Agreement:

K-Bar Ranch II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and having offices at c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746 (“**District**”); and

_____, a _____, whose address is _____ (“**Contractor**,” and collectively with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a “Project Manual,” and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D (“Work”)**. The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District’s best estimate of the District’s landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District

contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor’s acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District’s representatives with respect to the services to be performed under this Agreement (“District Representatives”). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates _____, District Manager, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner’s associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin upon execution of this Agreement and end September 30, 2026 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement shall annually renew with the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor _____ (\$_____) per year, in monthly amounts of _____ (\$_____). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified in Parts 5 and 6 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing

(attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. **WORKERS' COMPENSATION/EMPLOYER'S LIABILITY:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - ii. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and

- completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
- iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
 - iv. UMBRELLA LIABILITY: With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
 - c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
 - d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
 - e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
 - f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
 - g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
 - h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
 - i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor 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.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of

each and any of all of the foregoing entities and individuals (together, “**Indemnitees**”) from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers,

pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an “as is” basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms (“Requisitions”) for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District’s consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor’s possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District’s issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall 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 any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, 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 Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

23. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

24. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

25. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

26. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

27. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

28. **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 the Contractor.

29. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

30. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: K-Bar Ranch II Community Development District
c/o Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746
Attn: District Manager

With a copy to: Kutak Rock LLP

107 W. College Ave.
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

Attn: _____

Except as otherwise provided in this Agreement, 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 Agreement 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 Contractor may deliver Notice on behalf of the District and the Contractor. 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.

31. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor 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. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

32. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Hillsborough County, Florida.

33. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Haven Management Solutions ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor 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 Contractor 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 Contractor'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 Contractor, the Contractor 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 CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-966-7629, OR BY EMAIL AT PATRICIA@HAVENMGTSOL.COM, OR BY REGULAR MAIL AT 255 PRIMERA BLVD, LAKE MARY, FL 32746.

34. **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.

35. **ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm’s length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

36. **COUNTERPARTS.** This Agreement 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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

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

By: _____
Its: _____

Date: _____

By: _____
Its: _____

Date: _____

- Exhibit A: Scope of Services**
- Exhibit B: Proposal Pricing (Part IV of Proposal Form)**
- Exhibit C: Other Forms**
- Exhibit D: Maintenance Map**

EXHIBIT A

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches & Zoysia at a height of one (1) to one and one half (1 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR OR be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval.

Pond Mowing - All ponds identified as such on the overall Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at Bridge entrances water’s edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water’s edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water’s edge, Contractor shall be extremely careful not to scalp at the water’s edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing

height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of District property. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub

grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblines expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for Hillsborough County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf per GIBMP guidelines and University of Florida IFAS Extension.

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July	IFAS approved summer blends with Potassium
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	IFAS approved summer blends with Potassium
October	A complete fertilizer based on soil tests + Pre M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR’S REponsibility TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDcover FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDcovers and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR’S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6” from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf - Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants - The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control - Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as "District Landscape Area" on the Maintenance Exhibit. These areas are indicated with a dark green color. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all of the existing irrigation systems.

These inspections shall include:

A. Irrigation Controllers

1. Semi automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon execution of the Agreement, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately **4550** annuals per planting in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Dec., March, June, and Sept.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to District. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) at no additional cost to District, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered

The District reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT B

PROPOSAL PRICING (PART IV OF PROPOSAL FORM)

EXHIBIT C
OTHER FORMS

DAILY WORK JOURNAL

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

**EXHIBIT D
MAINTENANCE MAP**



Tab 23

From: Gregory Halstead <ghalsteadcdd@gmail.com>
Sent: Sunday, January 25, 2026 2:50 PM
To: Lynn Hayes <LHayes@rizzetta.com>
Cc: Jere L. Earlywine <Jere.Earlywine@kutakrock.com>; Matthew E. Huber <MHuber@rizzetta.com>; Scott Brizendine <sbrizendine@rizzetta.com>; George Ravindran <bpravi@gmail.com>; Jonathan Payne <jonathanpayne@outlook.com>; venkata krishnan <gjv-enkat@gmail.com>; Chaitanya Lanka <chaitanyalsb@gmail.com>
Subject: [EXTERNAL]Safety concerns

I am writing to formally elevate a set of community safety concerns that have been raised by residents and that, in my view, warrant immediate proactive attention by management rather than deferral until the next scheduled Board meeting, as suggested by Mr. Hayes.

The concerns primarily relate to:

-

Vehicles obstructing sidewalks, creating pedestrian and ADA accessibility hazards

-

Young children playing unsupervised in active roadways, creating a serious and foreseeable risk of injury or worse

While I recognize that enforcement authority is shared between the CDD, the HOA, and local law enforcement, the streets fall under the CDD's purview, and there is a clear safety obligation to act where hazards are known.

Given the nature of these concerns, I would like to begin addressing them immediately through actions that do not require full Board approval, including but not limited to:

-

Issuing a joint CDD/HOA safety notice or letter to residents

-

Coordinating with the HOA on sidewalk obstruction messaging

-

Documenting that the District has identified and responded to these risks

These steps are educational, preventative and administrative in nature. They also serve and are intended to reduce the likelihood of serious incidents while establishing that the District acted responsibly once concerns were identified.

I do not believe it is prudent to delay these actions until the next Board meeting, particularly where the risks involve pedestrian safety and children in the roadway. Waiting exposes the District to unnecessary risk should an incident occur in the interim.

Attached, please find a sample letter that can be disseminated to residents.

Dear Residents of K Bar Ranch,

The K Bar Ranch Community Development District (CDD), in coordination with the Homeowners Association (HOA), is issuing this notice to address ongoing safety concerns that require immediate attention from all residents.

Sidewalk Obstructions

It has been observed that sidewalks within the community are frequently being blocked by parked vehicles, particularly during evenings and weekends. Please be advised that:

-

Parking on sidewalks is prohibited under Florida law

-

Blocking sidewalks creates serious pedestrian and ADA accessibility hazards

-

Pedestrians, including children, individuals with disabilities, and those using strollers or mobility devices, are being forced into the street to navigate around parked vehicles

Residents and guests must ensure that sidewalks remain fully clear at all times. Continued violations may result in enforcement action through appropriate authorities.

Children Playing in the Street

The CDD and HOA are also increasingly concerned about young children playing unsupervised in community roadways, including sitting or stopping in active traffic lanes and operating bicycles, scooters, or similar devices without regard for approaching vehicles.

While K Bar Ranch is a family-friendly community, streets are not play areas. Motorists cannot reasonably anticipate or avoid sudden, unpredictable movements by children in the roadway.

Parents and guardians are reminded that:

-

They are legally responsible for supervising their children

-

Allowing young children to play unsupervised in the street creates a serious risk of injury or worse

-

In the event of an accident, law enforcement may determine fault based on supervision and circumstances

Moving Forward

The CDD and HOA are actively monitoring these issues and may At some point coordinate with local law enforcement to increase visibility within the community during high-activity periods.

This notice is intended to prevent serious injury or loss of life. We ask for your immediate cooperation to help keep K Bar Ranch safe for everyone.

Thank you for your attention to this important matter.

Sincerely,

K Bar Ranch Community Development District

In Coordination with the K Bar Ranch Homeowners Association

I would appreciate this matter being treated as a priority and look forward to working with you to address it promptly and collaboratively. Please be advised that I have already spoken with HOA leadership and they are fully committed and onboard. Thank you for your attention to this important issue.

Gregory Halstead

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE K-BAR RANCH II MASTER ASSOCIATION TO ENFORCE PARKING RESTRICTIONS ON DISTRICT-OWNED PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District (hereinafter referred to as the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, the District is responsible for creating and implementing policies for the use of District lands; and

WHEREAS, the District owns real property, including in certain locations the roadway right of way inclusive of the pavement, sidewalk(s) and the area between the pavement and the sidewalk of residential properties; and

WHEREAS, neighborhoods within the District are governed by the K-Bar Ranch II Master Association (hereinafter referred to as the “HOA”), which association is responsible for enforcing homeowners’ association restrictive covenants including but not limited to provisions regarding parking; and

WHEREAS, in order to assist with the enforcement of HOA parking restrictions, the District Board of Supervisors desires to authorize the HOA to enforce its HOA implemented restrictions on District-owned property.

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

Section 1. The above Whereas clauses are ratified and confirmed as true and correct.

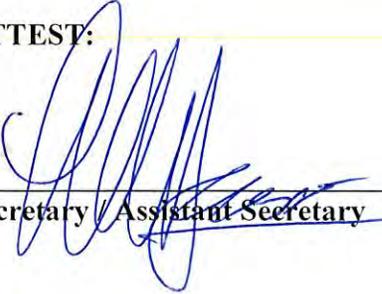
Section 2. The District hereby authorizes the HOA to enforce its duly promulgated parking restrictions on District-owned property.

Section 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED in public session of the Board of Supervisors of the K-Bar Ranch II Community Development District this 17 day of May, 2021.

ATTEST:



Secretary Assistant Secretary

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

 5/17/21
CHAIRMAN/VICE CHAIRMAN

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED PARKING POLICIES STATEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business and to adopt administrative rules with respect to any project of the District; and

WHEREAS, the District has previously established parking policies formally adopted pursuant to Resolution 2020-03 on or about February 13, 2020; and

WHEREAS, the District desires to amend its parking policies pursuant to the revised policies attached hereto; and

WHEREAS, the attached revised parking policies are for immediate use and application, having been adopted after having held a public hearing before the District Board of Supervisors on July 18, 2022.

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

SECTION 1. The Board of Supervisors hereby adopts the revised parking policies, as attached.

SECTION 2. District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of July, 2022.

ATTEST:

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

Taylor Nielsen

Secretary / Assistant Secretary

Betty Valenti

Chairman / Vice Chairman

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
PARKING POLICIES STATEMENT
RESERVATION OF AMENDMENT POWER**

The Board of Supervisors of K-Bar Ranch II Community Development District (hereinafter referred to as the "District") reserves the right to amend, at any time, the policies contained herein at its sole and absolute discretion.

NOTICE

Failure to comply with the policies stated herein may possibly result in towing / removal of the violating personal property (Watercraft, Trailer, RV, etc.) or vehicle (car, truck, motorcycle) at owner's expense.

Park At Your Own Risk: The District assumes no liability for any theft, vandalism and / or damage that might occur to personal property and / or vehicles parked on its property.

In the event theft, vandalism and / or damage occur to either personal property or vehicles, affected owners are advised to contact the local law enforcement. In the event theft, vandalism and / or damage occur, District staff will not contact local law enforcement on behalf of affected owners.

SECTION I: DESIGNATED PARKING AREAS

Street Parking/Recreational Facilities Parking:

- NO OVERNIGHT PARKING permitted anytime between the hours of 12:00 A.M. and 6:00 A.M.
- NO PARKING on the main thoroughfares, at any time except for temporary sightseeing where one does not leave his or her vehicle.

Other District Common Areas (including mailbox kiosks):

- Parking for District Staff, Employee and Vendors / Consultants only (active project or construction related activities).
- NO OTHER PARKING permitted but parking exceptions may be granted (pursuant to the procedures as provided herein).

SECTION II: PARKING EXCEPTIONS / SPECIAL DISPENSATION AND CIRCUMSTANCES

1. Parking exceptions will be granted by way of written correspondence from the District Manager (agent and representative of the management firm hired by the District), or his/her designee, as the designated authority of the District.
 - a. No verbal grants of authority will be issued or be held valid.
 - b. It is the responsibility of the person(s) requesting a parking exception to secure all necessary documentation and approvals.
 - c. Failure to secure all necessary documentation and approvals may result in the towing and / or removal of the vehicle and / or personal property from the premises.

2. Issuance of Written Exception Notice.
 - a. Copy of Notice to be placed on highly visible area of the vehicle and / or personal property for which exception was granted.
 - b. Digital photograph of item (to include identifying license plates or registration numbers if / whenever possible) for which exception was granted.
 - c. Location of vehicle and / or personal property (as described above).
 - d. Reason and special terms of parking exception.
 - e. Date and time of written exception notice issuance.
 - i. Long date format (e.g., Tuesday, May 26, 2009)
 - ii. 24-hour clock format (e.g., 16:30)
 - f. Date and time of written exception notice expiration.
 - i. Long date format (e.g., Tuesday, June 2, 2009)
 - ii. 24-hour clock format (e.g., 16:30)
 - g. Contact information of the District.
 - h. Signature of owner.

3. No parking exceptions will be granted for periods exceeding ten (10) calendar days without prior District approval.

4. Upon expiration of the Written Exception Notice, owner will have twenty-four (24) hours to remove the vehicle and / or personal property. Failure to remove the vehicle and / or personal property within the stated timeframe may result in the commencement of immediate towing and removal without further warning or opportunity for compliance.

SECTION III: TOWING / REMOVAL PROCEDURES

1. Signage and Language Compliance.

The appropriate towing signage and verbiage will be posted on District property in conformance with applicable Florida Statutes and the District shall enter into and maintain a written agreement with a firm authorized by Florida law to perform such towing/removal services.
2. Towing / Removal Discretion Authority.
 - a. Prior to any towing or removal action being taken by anyone other than the District Manager or his/her designee, the authorized individuals must first contact the District Manager for verification that no exceptions were granted for the subject personal property or vehicle.
 - b. The District Manager is to be copied on any written correspondence permitting / granting parking exceptions.
3. Tow / Removal Appeal and Cost Reimbursement.
 - a. Any person(s) has the right to dispute and request cost reimbursement for a tow and / or removal action by appealing to the Board of Supervisors of the District.
 - i. An appeal must be submitted in writing to the District for placement on the next regularly scheduled District meeting agenda.
 - ii. The District must be in receipt of such appeal no fewer than ten (10) calendar days prior to the next regularly scheduled District meeting.
 - b. Any person(s) appealing a tow and / or removal action will be governed by the following conditions:
 - i. Must be physically present at meeting in which the appeal will be heard by the Board of Supervisors.
 1. Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
 - ii. Argument and basis for appeal will be limited to five (5) minutes per account.
 - iii. Must furnish own copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - c. The District's Board of Supervisors reserves the right to grant or deny any appeal and cost reimbursement at its sole and absolute discretion.
 - i. District action(s) will be resolved by way of successful Board motion.
4. Emergencies.

Notwithstanding any provision contained herein, the District specifically reserves the right to immediately tow and/or remove any personal property or vehicle, which poses a safety hazard or is preventing ingress/egress to public and/or another's private property.

Resolution 2022-05- Adopting Revised Parking Policy- K-Bar Ranch II

Final Audit Report

2022-07-20

Created:	2022-07-18
By:	Taylor Nielsen (tnielsen@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9XV05T7ZbwRMrTIdTLCK0je2fBysNUue

"Resolution 2022-05- Adopting Revised Parking Policy- K-Bar Ranch II" History

-  Document created by Taylor Nielsen (tnielsen@rizzetta.com)
2022-07-18 - 5:11:37 PM GMT- IP address: 47.205.74.163
-  Document emailed to Betty Valenti (bvalenti@mihomes.com) for signature
2022-07-18 - 5:11:51 PM GMT
-  Email viewed by Betty Valenti (bvalenti@mihomes.com)
2022-07-20 - 4:09:49 PM GMT- IP address: 64.234.116.4
-  Document e-signed by Betty Valenti (bvalenti@mihomes.com)
Signature Date: 2022-07-20 - 4:10:14 PM GMT - Time Source: server- IP address: 64.234.116.4
-  Agreement completed.
2022-07-20 - 4:10:14 PM GMT

Tab 24

EVENT RESERVATION AGREEMENT
(PICKLE BALL COURTS / K-BAR RANCH II CDD)

This Agreement ("Agreement") governs the reservation and use of the K-Bar Ranch II Community Development District ("District") Tennis/Pickle Ball Courts ("Courts" or "Facilities") based on the reservation set forth in the "Reservation Form" attached hereto as **Exhibit A**. With respect to the reservation, the reserving party ("User" or "Sponsor") agrees to be bound by the following terms and conditions:

- a) The Sponsor acknowledges that the District is not responsible for any damages as a result of harassment or abuse and agrees to indemnify the District from all claims arising under such cause of actions.
- b) The Sponsor must collect completed waiver forms, attached to this document as **Exhibit B**, from each Participant and provide them to the Amenity Manager prior to the Event. The Sponsor shall ensure that any Participant who does not sign a waiver form or does not provide a waiver form will not be allowed to participate in the event.
- c) The Sponsor is responsible for overseeing the event and ensuring that all participants comply with the District's rules and policies (including but not limited to those set forth below). The Sponsor must immediately address any violations.
- d) The District reserves the right to terminate the reservation immediately for any violations of this Agreement or the District's rules and policies (including but not limited to those set forth herein) or for any operational or safety issues. If the event is terminated due to the Sponsor's breach, no refund of any fees or deposits shall be provided. Further, for any termination, Sponsor waives and releases the District from any liability or damages due to any termination of this Agreement by the District pursuant to this paragraph, except to the extent such damages are caused by the District's gross negligence or willful misconduct.
- e) The District and its Staff will not collect any fees or funds related to the reservation of the Courts. Reservations of the Courts will be conducted in accordance with the K-Bar Ranch II Community Development District's Amenity Facility Rules.

The Sponsor shall insure that all participants comply with all District rules and policies, including but not limited to the following:

1. Absolutely no adhesive materials are to be used on fencing, netting, benches or other equipment owned by the District.
2. No District-owned equipment may be removed, nor may any equipment not owned by the District be brought into the Courts beyond the key-card entry gate.
3. The facilities shall be left in the same condition as found prior to the reservation. The Sponsor is responsible for any damage caused by the reserving party, a Member, or Guest who uses the Court under their reservation, and agrees to reimburse the District for the cost of repair or replacement of any damaged property within thirty (30) days of receiving written notice of such damage and associated costs.
4. Time allotted for the reservation may not be exceeded.
5. No excessive noise, profanity, or boisterous actions.

6. Smoking (including vaping and e-cigarettes) is prohibited.
7. Alcohol is not permitted on the Courts.
8. Glass bottles are not permitted on the Courts.
9. Use of speakers, stereos, or other audio amplification equipment is not permitted on the Courts.
10. The reserving party must be present for the entirety of the reservation/events.
11. Players must wear tennis or court shoes with non-marking soles at all times while on the Courts. Other footwear may damage the court surface or cause injury.
12. Bicycles, skateboards, rollerblades, inline skates, scooters, and pets are not permitted on the Courts.
13. Food, sunflower seeds, gum, and picnicking are not permitted on the Courts.
14. Children under the age of 15 must have adult supervision (age 18 or older) on the Courts at all times.
15. Players and spectators must not walk on or behind a court while play is in progress. Wait for a dead ball before crossing.
16. Spectators are not permitted on the Courts. Only active players may be on the court surface.
17. The Courts are designated for tennis and pickleball play only. All other activities are prohibited.
18. Play may be suspended during lightning or severe weather conditions. The court surface may be slippery when wet. Use of the Courts is at the user's own risk.
19. The District has the right to stop play at any time if these policies or the policies listed in the District's rules or policies are broken. Additionally, the District may suspend membership privileges if District's rules or policies are broken.

Events may be held on the Courts subject to advance written approval by the District Board of Supervisors or its designee, which approval may be granted or denied in the District's reasonable discretion based on legitimate operational, safety, or scheduling concerns. Unless waived by the District in writing, applications for event approval must be submitted at least thirty (30) days prior to the proposed event date. Events held on the Courts are subject to the following additional policies:

By signing below, the Sponsor represents that Sponsor is at least 18 years of age and competent to enter into this agreement. Further, Sponsor agrees to all of the above policies and agrees to provide any necessary documentation to the Amenity Manager before the beginning of the event or registration. The Sponsor also represents that they are a resident or non-resident fee paying member of the District as defined in the District Amenity Facility Rules. The Sponsor acknowledges that failure to comply with these policies or to provide required documentation may result in cancellation of the reservation without refund and/or suspension of facility privileges. The Sponsor further agrees to indemnify, defend, and hold harmless the District, its supervisors, officers, agents, and employees from and against any and all claims, losses, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to (i) the Sponsor's negligent or willful acts or omissions, (ii) the Sponsor's breach of this Agreement, or (iii) bodily injury or property damage caused by the Sponsor, any Participants, or any guests during the use of the Courts, except to the extent caused by the sole negligence or willful misconduct of the District.

[Signatures on Next Page]

Sponsor Signature:  Date: 01/22/2026

CDD Staff Signature:  Date: 1/22/2026

**K-BAR RANCH II CDD RESERVATION FORM
TENNIS/PICKLEBALL COURT**

Resident Name: Rameshbabu lakshmanasamy Resident Phone Number: 2148438094

Resident Address: 11004 sundrift dr

Resident Email: ramesh-lakshman@gmail

Facility Access Card # _____ Today's Date: 01/22/2026

Date of Reservation: 01/25/2026

Time Slot (except for private events specially authorized by the CDD Board, maximum of 2 consecutive hours per day per resident)	Full-Court	Half-Court	Event? (Yes/No)
7:00am-8:00am			
8:00am-9:00am			
9:00am-10:00am	✓		
11:00am-12:00pm	✓		
12:00pm -1:00pm	✓		
1:00pm -2:00pm			
2:00pm -3:00pm			
3:00pm -4:00pm			
4:00pm -5:00pm			
5:00pm -6:00pm			
6:00pm -7:00pm			
7:00pm -8:00pm			

Description of Event (If Applicable):

"Behind the Label" - is a student led community awareness group from Middleton High School Freshmen.

**WAIVER AND RELEASE OF LIABILITY
FOR USE OF TENNIS/PICKLE BALL COURTS**

*K-Bar Ranch II Community Development District
Hillsborough County, Florida*

Name of Participant: _____

Home Address: _____

Home Phone: _____ Work Phone: _____

Parent/Guardian Name (if Participant is under 18): _____

The above-named participant, through themselves or through their legal guardian agrees to release, waive, discharge, and hold harmless, the K-Bar Ranch II Community Development District ("District"), and its agents, supervisors, officers, directors, employees, and staff from any and all claims, actions, or losses for which bodily injury, property damage, wrongful death, loss of services, or otherwise which may arise out of the participation in using the District Pickle Ball/Tennis Courts ("Courts").

The above-named Participant further acknowledges that they assume all risk for any and all injuries which may result from participation in using the Courts. Further, the Participant understands that the District is not responsible for property lost or stolen while participating in activity on the Courts and that the District will not be providing accident, medical, or automobile coverage for those activities.

The Participant further understands that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. If any portion of this waiver and release is deemed invalid, the remainder will remain in full force and effect.

The Participant also acknowledges and agrees that the District did not collect any funds related to the reservation of the Courts.

NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF REASONABLE CARE IS USED IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM INDEMNITEES IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD, ANY PROPERTY DAMAGE THAT RESULTS FROM THE ORDINARY NEGLIGENCE OF

INDEMNITEES IN CONNECTION WITH THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY, OR ANY HARRASSMENT WHICH OCCURS DURING THE ACTIVITY. THIS WAIVER DOES NOT APPLY TO INJURIES CAUSED BY GROSS NEGLIGENCE, WILLFUL MISCONDUCT, OR INTENTIONAL ACTS OF THE INDEMNITEES. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND INDEMNITEES HAVE THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

Signature of Participant (Parent/Guardian if Participant is under 18)

Printed Name

Relationship to Participant (if Participant, write "Self")

Date

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE AMENITY MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. Certain personal information, including home addresses, telephone numbers, and emergency contact information, may be exempt from public disclosure under Florida Statutes 119.071. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the Amenity Manager.